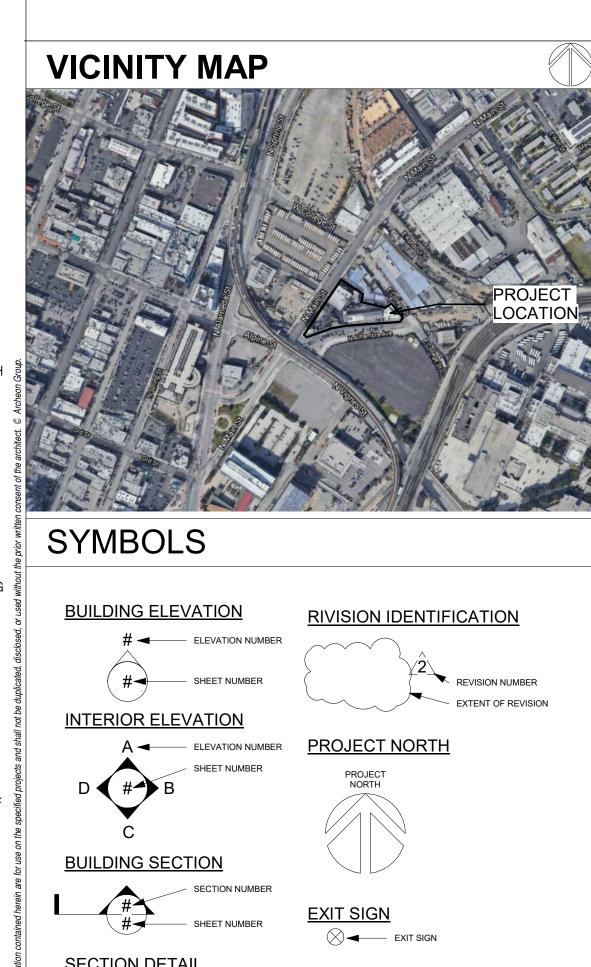
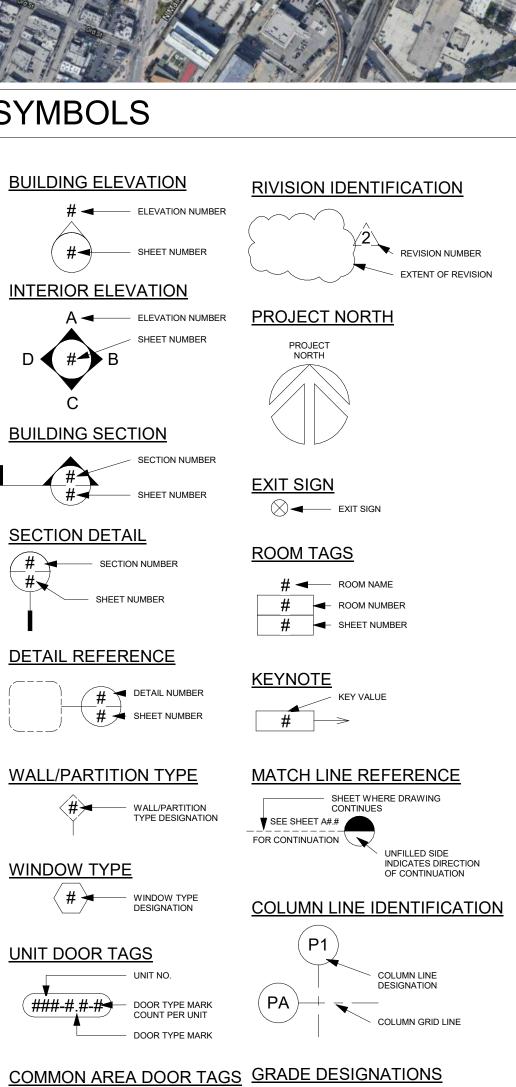
ALHAMBRA WAREHOUSE

1033 N ALHAMBRA AVE / 950 N MAIN STREET, LOS ANGELES, CA 90012





###/# **→** DOOR MARK

/DATUM POINT

■ NEW FINISH GRADE

■ EXISTING GRADE

■ BOTTOM OF CURB OR

SEE ABBREVIATIONS)

TW 168.25 ◀ TOP OF WALL (FOR

TC 72.00 ■ TOP OF CURB

MATERIAL.

INSULATING MATERIAL.

GENERAL NOTES
GENERAL 1. ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.
2. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT (N.I.C.) OR EXISTING, ALL ITEMS, MATERIALS AND INSTALLATION OF SAME ARE PART OF THE CONTRACT AS DEFINED BY THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK DEPICTED OR SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
4. CONTRACTORS ARE RESPONSIBLE FOR ALL WORK REGARDLESS OF THE LOCATION OF THE INFORMATION ON THE DOCUMENTS.
5. PROVIDE SAFEGAURDS FOR CONSTRUCTION, ALTERATIONS, AND DEMOLITION OPERATIONS TO PROVIDE REASONABLE SAFETY TO LIFE AND PROPERTY FROM FIRE DURING SUCH OPERATIONS PER COMPLIANCE WITH "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION" IN ACCORDANCE WITH 2016 CALIFORNIA BUILDING CODE, CALIFORNIA FIRE CODE CHAPTER 33, AND CALIFORNIA CODE OF REGULATIONS TITLE 19, DIVISION 1.
6. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.
COORDINATION 7. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION AMONG HIS VARIOUS SUBCONTRACTORS.
8. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE MORE COSTLY OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING, FROM THE ARCHITECT.
9. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND ITEMS WITH THE PLUMBING, ELECTRICAL, GAS, TELEPHONE, AND CABLE TV DRAWINGS.
10. CONTRATOR SHALL VERIFY DIMENSIONS OF ALL EQUIPMENT PADS AND BASES WITH EQUIPMENT MANUFACTURERS.
11. GENERAL CONTRACTOR SHALL NOTIFY ALL APPLICABLE LOCAL GOVERNING AUTHORITIES AND UTILITIES PRIOR TO COVERING UP ANY WORK REQUIRING INSPECTION.
MISCENLLANEOUS 12. WHERE GAS SERVIICE IS BEING PROVIDED, CONTRACTOR TO PROVIDE AN OUTSIDE GAS SHUT-OFF VALVE CONSPICUOUSLY MARKED PER UTILITY COMPANY REQUIREMENTS.
13. PROVIDE GALVANIC PROTECTION BETWEEN DISSIMILAR MATERIALS, WHERE REQUIRED.

BE THOROUGHLY SEALE WITH APPROPRIATE SEALANT

15. UNLESS OTHERWISE NOTED, ALL EXTERIOR AND

ENVELOPE MANDATORY MEASUREMENTS (TITLE 24) 16. INSTALLED INSULATING MATERIAL SHALL HAVE

BEEN CERTIFIED BY THE MANUFACTURER TO COMPLY

WITH THE CALIFORNIA QUALITY STANDARDS FOR

17. ALL INSULATING MATERIALS SHALL MEET THE

REQUIREMENTS OF CBC CHAPTER 7, SECTION 720

18. ALL EXTERIOR JOINTS AND OPEENINGS IN THE

BUILDING ENVELOPE THAT ARE OBSERVABLE

GASKETED, OR OTHERWISE SEALED.

SOURCES OF AIR LEAKAGE SHALL BE CAULKED,

19. SITE CONSTRUCTED DOORS, WINDOWS, AND

SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED.

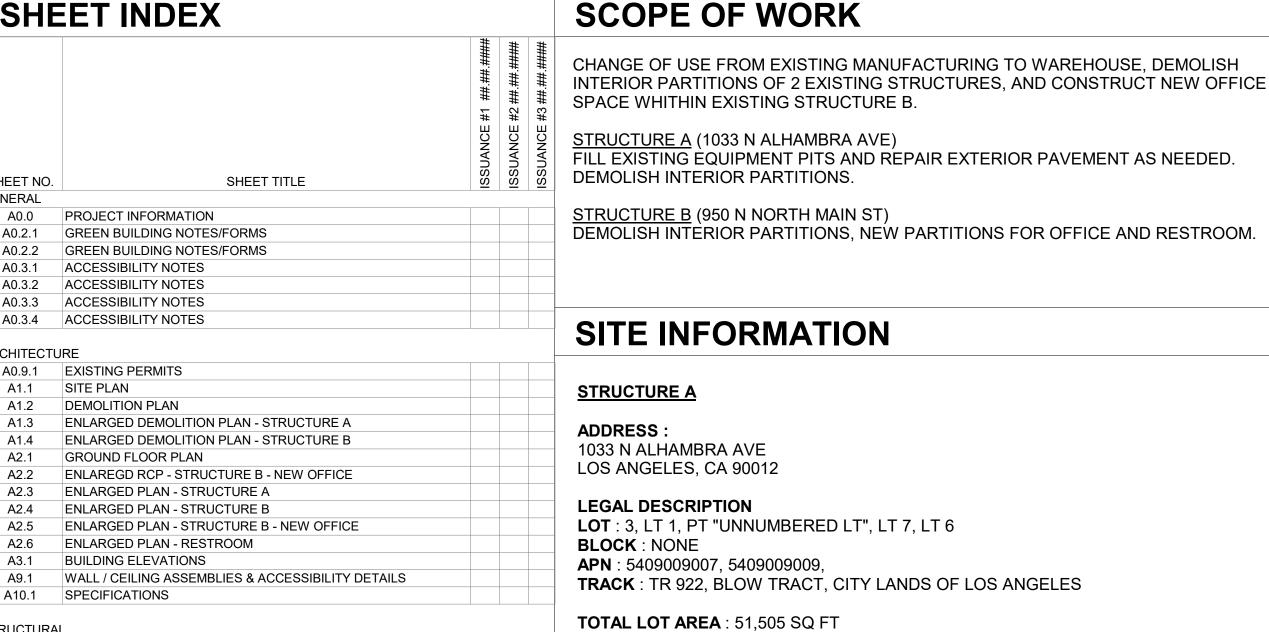
INTERIOR EXPOSED METAL, TRIM, TRELLAGE, RAILINGS,

MOLDING, FRAMES, CASTING, ETC., SHALL BE PAINTED.

ABBF	REVIATIONS
A.S.P.I	ABOVE FINISHED FLOOR AMERICAN STORE PROPERTIES, INC BLOCKING
BM.	BEAM
B.O. C.C.	BOTTOM OF CENTER TO CENTER
CONC.	CONCRETE MASONRY UNIT
D.F. DIM.	DRINKING FOUNTAIN DIMENSION
	DOWNSPOUT ELECTRIC DRINKING FOUNTAIN
	EXTERIOR INSULATED FINISH
	SYSTEM EXPANSION JOINT
ELEV. EQ.	ELEVATION EQUAL
F.D.	FLOOR DRAIN FIRE EXTINGUISHER CABINET
FIN.	FINISH
I	FINISH FLOOR FINISH GRADE
FL.	
F.O.S	FACE OF STUD
I	FOOTING
F.V. GA.	FIELD VERIFY GAUGE
	GALVANIZED GRADE
GYP. BD.	GYPSUM BOARD
HT. H.M.	
I.D. JT.	
MFGD.	MAUFACTURED
MFGR. M.O.	MANUFACTURER MASONRY OPENING
MTD. MTL.	MOUNTED METAL
N.C.	NO CEILING
N.I.C.	NATURAL GRADE NOT IN CONTRACT
N.T.S. O.C.	NOT TO SCALE ON CENTER
O.D.	OUTSIDE DIAMETER OVERFLOW DRAIN
OPG.	OPENING
P.D	OUT TO OUT PANIC DEVICE
	PROPERTY LINE LAM. PLASTIC LAMINATE
PLYWD	PLYWOOD
RCP R.D.	ROOF DRAIN
R.I. R.I.C.	ROUGH IN ROUCH IN AND CONNECT
R.O. SHT.	ROUGH OPENING SHEET
SIM.	SIMILAR
S.S.	SPECIFICATIONS SERVICE SINK
STL. STRUCT.	STEEL STRUCTURAL
	SUSPENDED
T.E.	TOP OF EAVE
T.J. T.M.D.	TOOLED JOINT TOP OF METAL DECK
T.O. T.P.	TOP OF TOP OF PARAPET
T.S. T.M.	TOP OF SLAB
T.R.	TOP OF RIDGE
	UNDERWRITERS LABORATORIES
	UNLESS NOTED OTHERWISE VARIES
V.C.T.	VINYL COMPOSITION TILE
W.C.	VESTIBULE WATER CLOSET
WD. W.H.	WOOD WATER HEATER
W/	WITH WELDED WIRE FABRIC
(E)	EXISTING NEW
(N)	INL VV

SUFET NO.	QUEET TITLE	######################################	- ‡	SSUANCE #2 ##:#####
SHEET NO.	SHEET TITLE	9		
A0.0	PROJECT INFORMATION			
A0.2.1	GREEN BUILDING NOTES/FORMS		+	
A0.2.2	GREEN BUILDING NOTES/FORMS		_	
A0.2.2	ACCESSIBILITY NOTES		\dashv	
A0.3.2	ACCESSIBILITY NOTES			
A0.3.3	ACCESSIBILITY NOTES		\exists	
A0.3.4	ACCESSIBILITY NOTES			
A1.4 A2.1 A2.2	ENLARGED DEMOLITION PLAN - STRUCTURE B GROUND FLOOR PLAN ENLAREGD RCP - STRUCTURE B - NEW OFFICE ENLARGED PLAN - STRUCTURE A			
A2.3 A2.4 A2.5 A2.6	ENLARGED PLAN - STRUCTURE B ENLARGED PLAN - STRUCTURE B - NEW OFFICE ENLARGED PLAN - RESTROOM			
A2.4 A2.5 A2.6 A3.1	ENLARGED PLAN - STRUCTURE B ENLARGED PLAN - STRUCTURE B - NEW OFFICE ENLARGED PLAN - RESTROOM BUILDING ELEVATIONS			
A2.4 A2.5 A2.6 A3.1 A9.1	ENLARGED PLAN - STRUCTURE B ENLARGED PLAN - STRUCTURE B - NEW OFFICE ENLARGED PLAN - RESTROOM BUILDING ELEVATIONS WALL / CEILING ASSEMBLIES & ACCESSIBILITY DETAILS			
A2.4 A2.5 A2.6 A3.1 A9.1 A10.1	ENLARGED PLAN - STRUCTURE B ENLARGED PLAN - STRUCTURE B - NEW OFFICE ENLARGED PLAN - RESTROOM BUILDING ELEVATIONS WALL / CEILING ASSEMBLIES & ACCESSIBILITY DETAILS SPECIFICATIONS			
A2.4 A2.5 A2.6 A3.1 A9.1 A10.1	ENLARGED PLAN - STRUCTURE B ENLARGED PLAN - STRUCTURE B - NEW OFFICE ENLARGED PLAN - RESTROOM BUILDING ELEVATIONS WALL / CEILING ASSEMBLIES & ACCESSIBILITY DETAILS SPECIFICATIONS			
A2.4 A2.5 A2.6 A3.1 A9.1 A10.1 STRUCTURA S1.1	ENLARGED PLAN - STRUCTURE B ENLARGED PLAN - STRUCTURE B - NEW OFFICE ENLARGED PLAN - RESTROOM BUILDING ELEVATIONS WALL / CEILING ASSEMBLIES & ACCESSIBILITY DETAILS SPECIFICATIONS AL GENERAL NOTES			
A2.4 A2.5 A2.6 A3.1 A9.1 A10.1 STRUCTURA S1.1 S1.2	ENLARGED PLAN - STRUCTURE B ENLARGED PLAN - STRUCTURE B - NEW OFFICE ENLARGED PLAN - RESTROOM BUILDING ELEVATIONS WALL / CEILING ASSEMBLIES & ACCESSIBILITY DETAILS SPECIFICATIONS AL GENERAL NOTES TYPICAL CONCRETE DETAILS			
A2.4 A2.5 A2.6 A3.1 A9.1 A10.1 STRUCTURA S1.1 S1.2 S1.3	ENLARGED PLAN - STRUCTURE B ENLARGED PLAN - STRUCTURE B - NEW OFFICE ENLARGED PLAN - RESTROOM BUILDING ELEVATIONS WALL / CEILING ASSEMBLIES & ACCESSIBILITY DETAILS SPECIFICATIONS AL GENERAL NOTES TYPICAL CONCRETE DETAILS TYPICAL GAUGE DETAILS			

CHEET INDEX



ZONING: UC(CA)

STRUCTURE B

950 N NORTH MAIN ST LOS ANGELES, CA 90012

LEGAL DESCRIPTION

MAP REFERENCE : M B 35-50

TOTAL LOT AREA: 25,787 SF (ZIMAS)

APN: 540900901

TRACT: TR 2951

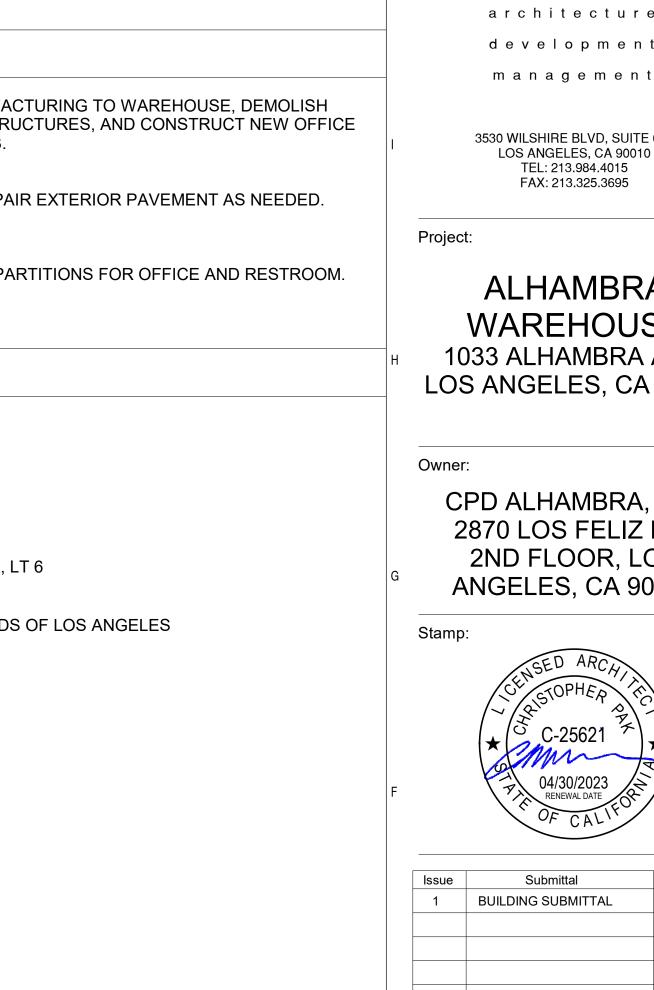
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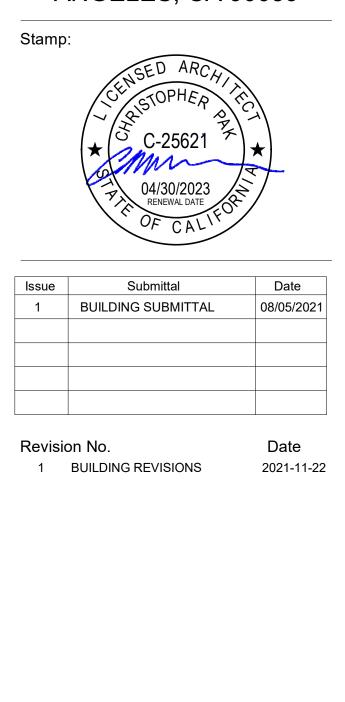
ZONING: UC(CA)

LOT : FR 4

ARB: 3

ADDRESS:





APPLICABLE CODES

APPLICABLE CODES

2019 CALIFORNIA STANDARDS CODE - CCR TITLE 24 PART 1 2019 CALIFORNIA BUILDING CODE - CCR TITLE 24 PART 2 2019 CALIFORNIA ELECTRICAL CODE - CCR TITLE 24 PART 3 24 PART 6

2019 CALIFORNIA FIRE CODE - CCR TITLE 24 PART 9

CITY OF LOS ANGELES MUNICIPAL CODE

2020 LOS ANGELES BUILDING CODE

ALL APPLICABLE CODES ARE AS AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF LOS ANGELES.

NOTE: REFERENCE CODE SECTION FOR NFPA STANDARDS ARE IN 2019 CBC CHAPTER 35 OR 2019 CFC CHAPTER 80. SEE CHAPTER 35 FOR STATE OF CALIFORNIA AMENDMENTS TO NFPA

PROJECT DIRECTORY

OWNER:

STANDARDS

CPD ALHAMBRA LLC. 2870 LOS FELIZ PL., 2ND FLOOR LOS ANGELES, CA 90039

ARCHITECT: ARCHEON GROUP 3530 WILSHIRE BLVD. #615 LOS ANGELES, CA 90010

STRUCTURAL ENGINEER: THANG LE AND ASSOCIATES 319 E FOOTHILL BLVD., SUITE C ARCADIA, CA 91006

EXISTING STRUCTURE A (1033 N ALHAMBRA)

BUILDING INFORMATION

CONSTRUCTION TYPE: EXISTING OCCUPANCY: EXISTING USE BUILDING HEIGHT NUMBER OF STORIES:

IV (PER U.B.C.AND PERMIT 1980LA00629) G1 (PER U.B.C. AND PERMIT 1980LA00629) MANUFACTURING (PERMIT 1980LA00629) 40' - 0" (PERMIT 1956LA54527)

FIRE SPRINKLER INSTALLED:

BUILDING AREA: 15,400 SF (220'x70') (PERMIT 1956LA54527)

EXISTING STRUCTURE B (950 N MAIN ST)

CONSTRUCTION TYPE: EXISTING OCCUPANCY: EXISTING USE **BUILDING HEIGHT**

IV (PER U.B.C. AND PERMIT 1978LA60545) G1 (PER U.B.C. AND PERMIT 1978LA60545) MANUFACTURING (PERMIT 1978LA60545) 24' - 0" (PERMIT 1978LA60545) NUMBER OF STORIES:

FIRE SPRINKLER INSTALLED:

8,000 SF (80'x100') (PERMIT 1978LA60545)

PROPOSED STRUCTURE A (1033 N ALHAMBRA)

OCCUPANCY S-2 (15,400 SF) WAREHOUSE

PROPOSED STRUCTURE B (950 N MAIN ST)

OCCUPANCY USE:

BUILDING AREA:

S-2 (8,000 SF) WAREHOUSE (PRIMARY USE), OFFICE (ACCESSORY USE, <10% OF PRIMARY

OCCUPANCY)

13

ARCHEON architecture development

3530 WILSHIRE BLVD, SUITE 615 LOS ANGELES, CA 90010 TEL: 213.984.4015 FAX: 213.325.3695

ALHAMBRA WAREHOUSE 1033 ALHAMBRA AVE. LOS ANGELES, CA 90012

CPD ALHAMBRA, LLC 2870 LOS FELIZ PL., 2ND FLOOR, LOS ANGELES, CA 90039

Keyplan:

Date: Issue Date

Issued For **Project Status**

21-CTI-02 Job Number: 11/23/2021 5:07:11 PM

Scale

Sheet Title

PROJECT INFORMATION

Sheet No.

Nonflat-high gloss coatings

Basement specialty coatings

turninous roof coatings

Concrete curing compounds

tuminous roof primers

oncrete/masonry seale:

Clear Top Coat

Fire resistive coatings

rm-release compounds

High temperature coatings

Magnesite cement coatings

Metallic pigmented coatings

retreatment wash primers

Reactive penetrating sealers

Recycled coatings

Clear

Opaque

Stone consolidants

Vood coatings

Wood preservatives

Swimming pool coatings Traffic marking coatings

Tub and tile refinish coatings

Vaterproofing membranes

Roof coatings, aluminum

Rust preventative coatings

Specialty primers, sealers and undercoaters

Primers, sealers, and undercoate

Mastic texture coatings

Low solids coatings¹

Floor coatings

Decorative Coatings

Trowel Applied Coatings

Graphic arts coatings (sign paints)

industrial maintenance coatings

riveway sealers

ry fog coatings

Bond breakers

Bridges

Specialty Coatings
Aluminum roof coatings

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS 1

Grams of VOC per Liter of Coating,

Less Water and Less Exempt Compound

2020 Los Angeles Green Building Code Tables 4,504.1, 4,504.2, 4,504.3, 4,504.5, 5,504.4.1, 5,504.4.2, 5,504.4.3, 5,504.4.5

ardwood plywood veneer core

irdwood plywood composite core

FORMALDEHYDE LIMITS'

Maximum Formaldehyde Emissions in Parts per Million PRODUCT CURRENT LI

STORM WATER POLLUTION CONTROL

MANDATORY REQUIREMENTS CHECKLIST ADDITIONS AND ALTERATIONS TO NON-RESIDENTIAL BUILDINGS

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # REFERENCE COMMENTS SHEET ITEM CODE REQUIREMENTS Sheet # # SECTION e.g. note #, detail # or N/A or reason for N/A PLANNING AND DESIGN Storm water drainage and retention during A0.2.1 GRN 1 1 5.106.1 construction Short-term bicycle parking O NEW PARKIN 2 5.106.4.1 (≥ 10 vehicular parking spaces) NO NEW Long-term bicycle parking 3 5.106.4.1 N/A **PARKING** (≥ 10 vehicular parking spaces) Designated parking NO NEW 4 5.106.5.2 N/A (≥ 10 vehicular parking spaces) **PARKING** N/A EXISTING 5 5.106.10 Grading and Paving ENERGY EFFICIENCY 6 5.211.1 Solar ready (additions \geq 2,000 sq. ft.) N/A N/A WATER EFFICIENCY & CONSERVATION N/A (E) METERING 7 | 5.303.1.1 | Additions in excess of 50,000 sq. ft. A0.2.1 8 5.303.1.2 Excess consumption #2 GRN 15 A0.2.1 #2 GRN 18N Water reduction 9 5.303.2 Water conserving plumbing fixtures and fittings 10 5.303.3 GRN 15, 17, 18 11 5.303.3.3 Showerheads A0.2.1 #4 GRN 15, 18N 12 5.304.1 Outdoor water use in landscape areas N/A Irrigation controller and sensor application 13 5.304.3 N/A PROJECT ONL N/A 14 5.304.4 Outdoor water use meters **Exterior faucets** 15 5.304.5 N/A N/A II PROJECT ONI 16 5.305.1 Graywater ready 17 | 5.305.2 | Recycled water supply to fixtures N/A ITI PROJECT ONI MATERIAL CONSERVATION & RESOURCE EFFICIENCY 18 5.407.1 Weather protection N/A 19 | 5.407.2.1 | Sprinklers N/A Nonabsorbent floor and wall finishes #10 GRN 15 **Exterior door protection** N/A 22 5.407.2.2.2 Flashing N/A

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities

(Rev. 02/12/2020) Page 1 of 2 www.ladbs.org

LADBS DEPARTMENT OF BUILDING AND SAFETY

23 5.408.1 Construction waste reduction

24 5.408.3 Excavated soil and land clearing debris

2020 Los Angeles Green Building Code

FORM GRN 10

#12 GRN 15

NO ADDITION

A0.2.1

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A	COMMENTS (e.g. note #, detail # or reason for N/A)
25	5.410.1	Recycling by occupants (additions that are > 30% of existing floor area)	N/A	NO ADDITION
26	5.410.4	Testing, adjusting and balancing	N/A	NOT INSTALLED
27	5.410.4.2	- Systems	N/A	NOT INSTALLED
28	5.410.4.3	- Procedures	N/A	NOT INSTALLED
29	5.410.4.4	- Reporting	N/A	#14 GRN 15
30	5.410.4.5	 Operation and maintenance manual 	N/A	#15 GRN 15
31	5.410.4.5.1	- Inspections and reports	N/A	#15 GRN 15
		ENVIRONMENTAL QUALITY		
32	5.503.1	Fireplace and Woodstoves	N/A	N/A
33	5.504.1.3	Temporary ventilation	A0.2.1	#17 GRN 15
34	5.504.3	Covering of duct openings and protection of mechanical equipment during construction	A0.2.1	#18 GRN 15
35	5.504.4	Finish material pollutant control		
	5.504.4.1	- Adhesives, sealants, and caulks		
37	5.504.4.3	- Paints and coatings		
38	5.504.4.3.1	- Aerosol paints and coatings		
	5.504.4.3.2	- Verification	A0.2.1	#20 GRN 15
40	5.504.4.4	Carpet systems	A0.2.1	#21 GRN 15
41	5.504.4.4.1	Carpet cushion	A0.2.1	#22 GRN 15
42	5.504.4.5	Composite wood products	A0.2.1	#23 GRN 15
	5.504.4.6	Resilient flooring systems	A0.2.1	#25 GRN 15
44	5.504.5.3	Filters	A0.2.1	#26 GRN 15
10000100	5.504.7	Environmental tobacco smoke (ETS) control	A0.2.1	#27 GRN 15
	5.505.1	Indoor moisture control	A0.2.1	#28 GRN 15
	5.506.2	Carbon dioxide (CO ₂) monitoring	A0.2.1	#29 GRN 15
48		Exterior noise transmission prescriptive method		EXPOSED/TI PROJECT ONL
49	E 507 4 1	 Exterior noise transmission for roof 		EXPOSED/TI PROJECT ONL
50	5.507.4.1	 Exterior noise transmission for walls 		EXPOSED/TI PROJECT ONL
51	5	 Exterior noise transmission for windows 		EXPOSED/TI PROJECT ONL
52	5.507.4.2	Exterior noise transmission performance method		/TI PROJECT ONLY
52	5.507.4.3	Interior sound transmission	N/A	(E) TENANT SUITE
53	5.508.1	Ozone depletion and greenhouse gas reductions	A0.2.1	#30 GRN 15
2000000		A SECOND CONTROL OF THE PROPERTY OF THE PROPER		

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54 | 5.508.2 | Supermarket refrigerant leak reduction

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Construction Projects The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects. Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 - Part 5: Definitions)

 Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.

2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.

3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.

 Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.

5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.

6. Trash and construction -related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the

street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means. 8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be

9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed

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EPARTMENT OF BUILDING AND SAFE

(Rev. 01/01/20)

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(5.504.4.5, 10.504.4.5)

PLUMBING FIXTURE FLOW RATES Non-Residential Occupancies Non-Residential Occupancies

2020 Los Angeles Green Building Code (Incorporate this form into the plans)

SECTION 5.303.2 WATER REDUCTION FIXTURE FLOW RATES			
FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE		
Showerheads	1.8 gpm @ 80 psi		
Lavatory faucets, residential	1.2 gpm @ 60 psi ^{1,3}		
Lavatory Faucets, nonresidential	0.4 gpm @ 60 psi ^{1,3}		
Kitchen faucets	1.5 gpm @ 60 psi ^{2,4,5}		
Wash fountains	1.8 gpm for every 20 in. of rim space @60 ps		
Metering faucets	0.2 gallons/cycle		
Metering faucets for wash fountains	0.2 gpm for every 20 in. of rim space @ 60 ps		
Gravity tank type water closets	1.28 gallons/flush ⁶		
Flushometer tank water closets	1.28 gallons/flush ⁶		
Flushometer valve water closets	1.28 gallons/flush ⁶		
Urinals	0.125 gallons/flush		
Clothes Washers	ENERGY-STAR certified		
Dishwashers	ENERGY-STAR certified		

⁴ Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout

Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The

effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

(Rev. 01/01/20) Page 1 of 1

Values in this table are derived from those specified by the California Air Resources Board, Air oxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For different information, see California Code of Regulations, Title 17, Sections \$3120 through Less Water and Less Exempt Compounds in Grams per Liter
SEALANTS CURRENT VOC LIMIT onmembrane ro Nonporous Porous Modified bituminous 5 Marine deck these tables, see South Coast Air Quality Management District Rule 1169.

ADHESIVE VOC LIMIT 1,2 Less Water and Less Exempt Compounds in Grams per Liter ARCHITECTURAL APPLICATIONS CURRENT VOC LIMIT door carpet adhesives arpet pad adhesives tdoor carpet adhesive ubfloor adhesives eramic tile adhesives rywall and panel adhesives ove base adhesives. tructural glazing adhesives ingle-ply roof membrane adhesives SPECIALTY APPLICATIONS astic cement welding pecial purpose contact adhesive tructural wood member adhesive SUBSTRATE SPECIFIC APPLICATIONS lastic foams

Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board. Derglass

I an adhesive is used to bond dissimilar substrates together, the adhesive with the highest.

Page 1 of 1

table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ce.gov/DRDB/BC/CURHTML/R1168.PDF. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will

(Rev. 01/01/20)

ELA DBS

GRN 15 2020 Los Angeles Green Building Code

requirements of one of the following

NSF/ANSI 140 at the Gold level

meet the formaldehyde limits.

more of the following:

intake or operable windows.

additional measures, see Section 5.407.2

b. Certified under UL GREENGUARD Gold

with the Volatile Organic Compound (VOC) limits listed in Tables 5.504.4.1-

20. The VOC Content Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications

21. All new carpet installed in the building interior meets the testing and product

California Department of Public Health's Specification 01350

a. Carpet and Rug Institute's Green Label Plus Program

d. Scientific Certifications Systems Indoor Advantage™ Gold

22. All new carpet cushion installed in the building interior shall meet the

23. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall

24. The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be

completed prior to final inspection approval. The manufacturer's specifications

available at the job site and be provided to the field inspector for verification.

a. VOC emission limits defined in the CHPS High Performance Products

d. Meet the California Department of Public Health's Specification 01350

Efficiency Reporting Value (MERV) of 13 or higher. Filters shall be installed

prior to occupancy and recommendations for maintenance with filters of the

same value shall be included in the operation and maintenance manual.

27. Designated outdoor smoking area shall be at least 25 feet from an outdoor air

Title 24, Part 2 Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For

ventilation controls installed in accordance with the requirements of the current

edition of the California Energy Code, CCR, Title 24, Part 6, Section 121(c).

30. The HVAC, refrigeration, and fire suppression equipment shall not contain CFC

26. Mechanically ventilated buildings shall have air filter with a Minimum

c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore

showing formaldehyde content for all applicable wood products shall be readily

showing VOC content for all applicable products shall be readily available at the

job site and be provided to the field inspector for verification. (5.504.4.3.2)

requirements of the Carpet and Rug Institute Green Label program. (5.504.4.4.1)

GREEN BUILDING CODE PLAN CHECK NOTES NON-RESIDENTIAL BUILDINGS

1. State on plans that the outdoor lighting systems shall be designed and installed to 19. Architectural paints and coatings, adhesives, caulks and sealants shall comply comply with all of the following: a. The minimum requirements in California Energy Code for Lighting Zones 1-4 b. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11 c. Allowable BUG ratings not exceeding those shown in on Table 5.106.8. (5.106.8)

Some values in this table are derived from those specified by the California Air Resources Board

provide reasonable accommodation to ensure equal access to its programs, services and activities

2. Separate submeters shall be installed in any building or new space within a building that is projected to consume more than 1,000 gal/day. (5.303.1.2)

3. New plumbing fixtures and fittings shall not exceed the maximum allowable flow rate specified in Section 5.303.3. 4. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve

to only allow one showerhead to be in operation at a time. 5. For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval.

shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed

(State Assembly Bill No. 1881) 6. Installed automatic irrigation system controllers are weather- or soil-based (WMELO, § 492.7)

7. Weather-resistant exterior wall and foundation envelope shall be detailed in conformance with Los Angeles Building Code Section 1403.2 and California Energy Code Section 150.

8. Automatic landscape irrigators shall be installed such that it doesn't spray on the (5.407.2.1) 25. 80% of the total area receiving new resilient flooring shall comply with one or

9. New exterior entries and openings subject to foot traffic shall be protected against water intrusion using features such as overhangs, awnings and/or recesses for a combined depth over the entry of at least 4 feet. (5.407.2.2.1)

10. Nonabsorbent interior floor and wall finishes shall be used within at least two feet around and perpendicular to new exterior entries and/or opening subject to (5.407.2.2.1)

Exterior entries shall have flashing integrated with the drainage plane.

(5.407.2.2.2)12. Only a City of Los Angeles certified hauler will be used for hauling of

construction waste. 13. 100% of excavated soil and vegetation resulting from land clearing shall be reused or recycled.

14. A final report for the testing and adjusting of all new systems shall be completed 28. Buildings shall meet or exceed the provisions of California Building Code, CCR, and provided to the field inspector prior to final approval. This report shall be signed by the individual responsible for performing these services. (5.410.4.4)

15. For all new equipment, an Operation & Systems Manual shall be provided to the 29. Buildings that use Demand Control Ventilation shall have CO₂ sensors and owner and the field inspector at the time of final inspection. (5.410.4.5)16. All new gas fireplaces must be direct-vent, sealed combustion type. Wood

burning fireplaces are prohibited per AQMD Rule 445. (5.503.1, AQMD Rule 445)

17. If the new HVAC system is used during construction, use return air filters with a MERV of 8. Replace all filters immediately prior to occupancy. (5.504.1.3) 18. All new ducts and other new related air distribution components openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating,

cooling and ventilating equipment.

31. Retail food stores of 8,000 sq. ft. or more of conditioned area that have a

commercial refrigeration system with a global warming potential (GWP) of 150 or greater shall have leak reduction measures in accordance with LAGBC Section 5.508.2. Separate mechanical plan check is required.

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(Rev. 01/01/20) Page 1 of 1 www.ladbs.org

properly located to collect all tributary site runoff.

and maintained on-site during the construction duration.

provide reasonable accommodation to ensure equal access to its programs, services and activities.

FORM GRN 17

Dishwashers	ENERGY-STAR certified
¹ Lavatory faucets shall not have a flow r	가게 하는 마음이 살 있는 사람들이 내려가 있는 아무리를 가지 않아 있다. 아무리를 다 어려면
² Kitchen faucets may temporarily increa and must default to a maximum flow rate	ase flow above the maximum rate, but not above 2.2gpm @ 60ps e of 1.8 gpm @ 60psi.

³Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. ⁵ This requirement does not apply to faucets in commercial kitchens.

⁶ Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.

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ARCHEON architecture development

management

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LOS ANGELES, CA 90010

TEL: 213.984.4015

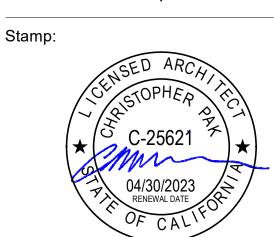
FAX: 213.325.3695

Project:

ALHAMBRA WAREHOUSE 1033 ALHAMBRA AVE. LOS ANGELES, CA 90012

Owner:

CPD ALHAMBRA, LLC 2870 LOS FELIZ PL., 2ND FLOOR, LOS ANGELES, CA 90039



	Issue	Submittal	Date
	1	BUILDING SUBMITTAL	08/05/2021
E			

Revision No. 1 BUILDING REVISIONS 2021-11-22

Keyplan:

Issue Date Issued For **Project Status**

21-CTI-02

11/23/2021 5:07:12 PM

Job Number:

Sheet Title **GREEN BUILDING NOTES/FORMS**

- DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Our mission is to provide the highest level of safety, and to protect public health and the environment from toxic harm.

Households and Conditionally Exempt Small Quantity Universal Waste Generators (CESQUWG)

Two categories of universal waste handlers—households and CESOUWGs—are exempt from most of the requirements of the universal waste regulations provided they comply with certain conditions. Handlers who qualify for these exemptions are not required:

- To obtain an EPA ID number or otherwise notify DTSC;
- To keep records of shipments or provide annual reports to DTSC; or
- To label their universal waste.

A household is defined to include a single detached residence (e.g., a house) or a single unit of a multiple residence unit (e.g., an apartment or condominium). Households that generate hazardous wastes other than universal wastes (e.g., paints and motor oil) can visit DTSC's household hazardous waste Web page (http://www.dtsc.ca.gov/HazardousWaste/UniversalWaste/HHW.cfm) for information on how to properly dispose of them.

A Conditionally Exempt Small Quantity Universal Waste Generator (CESQUWG) is a universal waste generator who produces less than 100 kilograms (220 pounds) of RCRA hazardous waste, including universal waste that is RCRA universal waste and less than 1 kilogram of acutely hazardous waste in a calendar month. (RCRA hazardous waste is hazardous waste that is regulated under the hazardous waste regulations adopted by the U.S. Environmental Protections

Pursuant to section 66273.8 of title 22 of the California Code of Regulations, a generator who meets the definition of a household or a CESQUWG is exempt from universal waste handler requirements provided he or she:

- Does not dispose of universal waste;
- 2) Relinquishes universal waste only to another universal waste handler, a universal waste transporter, a destination facility, or a curbside household hazardous waste collection program; and
- 3) Does not conduct treatment of universal waste, except for limited activities enumerated in the regulations (e.g., removing batteries, light bulbs, or mercury switches). This exemption applies only to universal waste generated by the household (e.g. light bulbs, computers, televisions, thermostats, cell phones, etc.), not to universal waste accepted from other people.

Where can I send universal wastes?

A handler may not send universal waste to a municipal solid waste (garbage) landfill or a non-hazardous waste recycling center. All handlers of universal waste must relinquish their universal waste to one of the following:

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- DEPARTMENT OF TOXIC SUBSTANCES CONTROL

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Regulatory Standards for Universal Waste

1. Universal waste handlers

3. Destination Facilities

Universal Waste Handlers

waste, or a foreign country.

regulations

A universal waste handler may be:

accept universal waste from others

Cal. Code Regs, tit. 22, sections 66273.70-.77)

Segregate universal waste in distinct areas

• Notify DTSC and/or obtain an EPA identification number

Comply with applicable requirements for hazardous waste

• Use proper containment—non-leaking, compatible containers

2. Universal waste transporters

Our mission is to provide the highest level of safety, and to protect public health and the environment from toxic harm.

- 1. Another handler (typically a business that specializes in collecting, storing, accumulating and shipping universal wastes). Examples:
- A household hazardous waste facility
- A "Take-it-Back Partner" such as a retailer or manufacturer
- A collection event
- 2. A universal waste transporter. Examples:
 - A curbside HHW collection program
 - A package service (e.g., postal service, UPS)
 - A destination facility that offers a pick-up service
- 3. A universal waste destination facility (generally, a facility with a permit to treat, store, or dispose of hazardous waste).

Search engines available to find locations accepting universal waste in your area: E-Recycle.org; Earth911.org; CalRecyle database; DTSC map; HHW list;

> For more information, see DTSC's Universal Waste Web page at: http://www.dtsc.ca.gov/HazardousWaste/UniversalWaste/index.cfm

Contact your DTSC regulatory assistance officer at: (800) 728-6942

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Fact Sheet, January 2010

Universal Waste Fact Sheet

California's Universal Waste Rule allows individuals and businesses to transport, handle and recycle certain common hazardous wastes, termed universal wastes, in a manner that differs from the requirements for most hazardous wastes. The more relaxed requirements for managing universal wastes were adopted to ensure that they are managed safely and are not disposed of in the trash.

What are Universal Wastes?

Universal wastes are hazardous wastes that are widely produced by households and many different types of businesses. Universal wastes include televisions, computers and other electronic devices as well as batteries, fluorescent lamps, mercury thermostats, and other mercury containing equipment, among others.

The hazardous waste regulations (Cal. Code Regs, tit. 22, div. 4.5, ch. 11 section 66261.9) identify seven categories of hazardous wastes that can be managed as universal wastes. Any unwanted item that falls within one of these waste streams can be handled, transported and recycled following the simple requirements set forth in the universal waste regulations (UWR) (Cal. Code Regs, tit. 22, div. 4.5, ch. 23)

- 1. Electronic devices: Includes any electronic device that is a hazardous waste (with or without a Cathode Ray Tube (CRT)), including televisions, computer monitors, cell phones, VCRs, computer CPUs and portable DVD players.
- 2. <u>Batteries</u>: Most household-type batteries, including rechargeable nickel-cadmium batteries, silver button batteries, mercury batteries, alkaline batteries and other batteries that exhibit a characteristic of a hazardous waste
- 3. Electric lamps: Fluorescent tubes and bulbs, high intensity discharge lamps, sodium vapor lamps and electric lamps that contain added mercury, as well as any other lamp that exhibits a characteristic of a hazardous waste. (e.g., lead). 4. Mercury-containing equipment: Thermostats, mercury switches, mercury thermometers,
- pressure or vacuum gauges, dilators and weighted tubing, mercury rubber flooring, mercury gas flow regulators, dental amalgams, counterweights, dampers and mercury added novelties such as jewelry, ornaments and footwear.
- 5. <u>CRTs</u>: The glass picture tubes removed from devices such as televisions and computer
- 6. CRT glass: A cathode ray tube that has been accidently broken or processed for recycling.
- 7. Non-empty aerosol cans

Universal Wastes may not be disposed of in the trash!

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A universal waste handler is a generator of universal waste or the owner or operator of a facility

that receives universal waste from another universal waste handler, accumulates universal waste,

and sends universal waste to another universal waste handler, a facility that accepts hazardous

1. A person (e.g., a household or business) who generates universal waste but does not

and recycling activities allowed by the universal waste handler regulations

Management Requirements for Universal Waste Handlers (Cal. Code Regs, tit. 22, sections

• Determine if materials generated when handling/recycling are hazardous wastes

• If applicable, comply with zoning requirements when storing universal wastes

66273.30-66273.39; additional requirements for handlers who conduct authorized treatment,

• Do not dispose of universal waste or treat universal waste except as provided for in the

2. A person who accepts and accumulates universal waste generated by others at his or her

3. A person who accepts universal waste generated by others and conducts certain treatment

The UWR has separate requirements for of each of the three types of regulated entities:

LABORS

2020 Los Angeles Green Building Code

NON-RESIDENTIAL BUILDINGS

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DEPARTMENT OF TOXIC SUBSTANCES CONTROL

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• Provide personnel training to personnel who manage universal waste, or who supervise

• Respond to releases of universal waste or its contents; determine if spill residuals are

• Track shipments by keeping records of what was received and shipped (name, address,

A universal waste transporter is a person engaged in the offsite transportation of universal waste

3. A commercial carrier (e.g., a trucking company, a hauler specializing in universal waste,

or the operator of a destination facility that offers a universal waste pick-up service)

> If you do not own or operate a facility that accepts, generates, accumulates, or stores

➤ Universal waste transporters may store universal waste at a transfer facility for up to 10 days (depending on local zoning). A universal waste transporter who exceeds this

limit is considered a universal waste handler and is subject to the handler

A destination facility is a fully-regulated hazardous waste facility that treats, disposes of, or

recycling facilities and hazardous waste landfills. A destination facility shall manage the

universal waste in accordance with the requirements and conditions in its hazardous waste

facility permit, unless authorized by section 66273.60 of title 22 of the California Code of

waste is not a destination facility. Such a facility is regulated as a universal waste handler.

Regulations to manage it pursuant to the reduced requirements applicable to universal waste

handlers. A destination facility is required to follow certain rules for shipping universal wastes

off-site and for rejecting shipments that contain universal waste and is required to keep records

of all shipments received for three years. A facility that only accepts and accumulates universal

universal waste transporter. <u>Universal waste transporters do not need to notify DTSC</u>

universal waste, but you pick up and transport universal waste (e.g., electronic

devices from office complexes) to a recycling or collection facility, you are a

1. Universal waste handler carrying universal waste in his or her own vehicle

2. A package shipping service (e.g., US Postal Service; FedEx, UPS)

or submit annual reports for their transportation activities.

requirements summarized above.

personnel who manage universal waste and keep training records

by air, rail, highway or water. A universal waste transporter may be:

hazardous waste

Universal Waste Transporters

Destination Facilities

quantities) for three years

GRN 18N WATER CONSERVATION ORDINANCE NOTES

- 1. For new buildings or additions exceeding 50,000 ft², install a separate water meter or sub-meter for the following areas:
- A. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gpd (380 L/day).
- B. Where potable water is used for industrial/process uses, for water supplied to the following
 - a. Makeup water for cooling towers where flow through is greater than 500 gpm (30
- b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
- c. Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW). C. For each building that uses more than 100 gpd on
 - a parcel containing multiple buildings.
- 2. Provide a 20% reduction in the overall potable water use for each building. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the Los Angeles Plumbing Code. New projects having a water supply of 2"or less and additions and alterations projects may use the prescriptive method outlined in this section. (5.303.2)
- 3. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sqft or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or
- 4. New buildings on a site with 1,000 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (5.304.4)

water treated for irrigation purposes and conveyed by

a water district or public entity. (5.304.1, 5.304.2)

Additions and alterations on a site with 1,000 square feet of cumulative landscape area which require water service upgrade shall have separate meters or submeters for outdoor water use.

recycles a specific type of universal waste. Examples of destination facilities are hazardous waste

Project:

Owner:

2ND FLOOR, LOS ANGELES, CA 90039 Stamp:

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development

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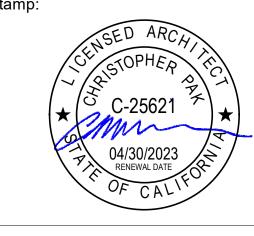
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LOS ANGELES, CA 90012

CPD ALHAMBRA, LLC

2870 LOS FELIZ PL.,



Issue	Submittal	Date
1	BUILDING SUBMITTAL	08/05/2021

visio	on No.	Da

2021-11-22

BUILDING REVISIONS

Keyplan:

accordance with the Los Angeles Plumbing Code. 9. Cooling towers shall comply with one of the following:

FORM

concentration (blowdown) B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash.

6. Locks shall be installed on all publicly accessible

clothes washer, bathtub, showers, and

future graywater irrigation system

7. Except as provided in this section, for sites with over

500 square feet of landscape area, alternate waste

bathroom/restrooms wash basins to be used for a

recycled water is available within 200 feet of the

property line, water closets, urinals, floor drains, and

process cooling and heating in the building shall be

supplied from recycled water and shall be installed in

3. Except as provided in this section, where City-

A. Shall have a minimum of 6 cycles of

piping shall be installed to permit discharge from the

exterior faucets and hose bibs.

- 10. Develop and construct a system for onsite reuse of the groundwater where groundwater is being extracted and discharged. Alternatively, the groundwater may
- be discharged to the sewer. 11. Provide a hot water system complying with one of the
 - following: A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture
 - B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.

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Issue Date

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Job Number: 21-CTI-02 11/23/2021 5:07:12 PM

Scale

before hot water arrives.

(Los Angeles Plumbing Code Section 610.4.1)

(Rev. 01/01/20) Page 1 of 1

• Have spill kits readily available to deal with accidental spills (mercury-containing Use proper labeling and markings Accumulate universal waste no longer than one year

STATE OF CALIFORNIA

13

Sheet Title **GREEN BUILDING** NOTES/FORMS

Sheet No.

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NOTE: Code references are to the 2020 edition of the Los Angeles Building Code

The State of California delegates authority to the local jurisdiction to ensure compliance with Title 24. Part 2 of the California Code of Regulations. The following general notes indicate specific areas of Title 24, Part 2 which are applicable to your project. Please be aware that the owner(s) of the building and his/her consultants are responsible for compliance with the most current Federal Regulations contained in the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA). Where the ADA & HA requirements exceed those contained in Title 24, Part 2, it is the responsibility of the owners and their consultants to ensure compliance with the most current ADA & FHA regulations, as the City is not authorized to review plans or inspect projects for ADA & FHA compliance

The following, applicable, general notes shall be provided on the plans.

A. APPLICATION AND ADMINISTRATION

1. Public accommodations shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and useable by persons with disabilities. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted. §11B-

B. BUILDING BLOCKS

FLOOR OR GROUND SURFACES

- 1. Floor and ground surfaces shall be stable, firm, and slip resistant. §11B-302.1
- 2. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch maximum. §11B-302.2, Figure 11B-302.2 **CHANGES IN LEVEL**
- 3. Vertical changes in level for floor or ground surfaces may be $\frac{1}{4}$ inch high maximum and without edge treatment. Changes in level greater than $\frac{1}{4}$ inch and not exceeding $\frac{1}{2}$ inch in height shall be beveled with a

apply between a walk or sidewalk and an adjacent street or driveway. §11B-303.5

- slope not steeper than 1:2. §11B-303, Figures 11B-303.2 & 11B-303.3 4. Changes in level greater than 1/2 inch in height shall be ramped and shall comply with the requirements of
- 11B-405 Ramps or 11B-406 Curb Ramps as applicable. §11B-303 5. Abrupt changes in level exceeding 4 inches in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6 inches in height above the walk or sidewalk surface or by guards or handrails with a guide rail centered 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk. These requirements do not
- TURNING SPACE
- 6. Circular turning spaces shall be a space of 60 inches diameter minimum and may include knee and toe clearance complying with 11B-306 Knee and Toe Clearance. §11B-304.3.1
- 7. T-Shaped turning spaces shall be a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. §11B-304.3.2, Figure 11B-304.3.2

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ELA BDBS

P/GI 2020- 143

KNEE AND TOE CLEARANCE

REACH RANGES

depth. §11B-308.2.2, Figure 11B-308.2.2

- 8. For lavatories and built-in dining and work surfaces required to be accessible, toe clearance shall be provided that is 30 inches in width and 9 inches in height above the finish floor or ground for a depth of 19 inches minimum. §11B-306.2.1
- 9. Toe clearance shall extend 19 inches maximum under lavatories for toilet and bathing facilities and 25 inches maximum under other elements. §11B-306.2.2
- 10. At lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in width for a depth of 11 inches at 9 inches above the finish floor or ground and for a depth of 8 inches at 27 inches above the finish floor or ground increasing to 29 inches high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. §11B-
- 11. At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in width at 27 inches above the finish floor or ground for a depth of at least 19 inches. §11B-306.3
- PROTRUDING OBJECTS 12. 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 41/2 inches maximum. §11B-307.2, Figure 11B-307.2 13. Freestanding objects mounted on posts or pylons shall overhang circulation paths no more than 12 inches when located from 27 to 80 inches above the finish floor or ground. §11B-307.3, Figure 11B-307.3(a)
- 14. Protruding objects shall not reduce the clear width required for accessible routes. §11B-307.5
- 15. Lowest edge of a sign or other obstruction, when mounted between posts or pylons separated with a clear distance greater than 12 inches, shall be less than 27 inches or more than 80 inches above the finish floor
- or ground. §11B-307.3, Figure 11B-307.3(b) Vertical clearance shall be at least 80 inches high on circulation paths except at door closers and door
- stops, which may be 78 inches minimum above the finish floor or ground. §11B-307.4 17. Guardrails or other barriers with a leading edge located 27 inches maximum above the finish floor or ground
- shall be provided where the vertical clearance on circulation paths is less than 80 inches high. §11B-307.4, Figure 11B-307.4 18. Where a guy support is used within either the width of a circulation path or 24 inches maximum outside of a
- circulation path, a vertical guy brace, sidewalk guy or similar device shall be used to prevent a hazard or an overhead obstruction. §11B-307.4.1, Figure 11B-307.4.1

19. Electrical controls and switches intended to be used by the occupant of a room or area to control lighting

- and receptacle outlets, appliances or cooling, heating and ventilating equipment shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. §11B-308.1.1 20. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system
- receptacles shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. §11B-308.1.2.
- 21. High forward reach that is unobstructed shall be 48 inches maximum and the low forward reach shall be 15 nches minimum above the finish floor or ground. §11B-308.2.1, Figure 11B-308.2.1
- 22. 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
- 23. High side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the ish floor where the side reach is unobstructed or the depth of any obstruction does not exceed 10 inches. §11B-308.3.1, Figure 11B-308.3.1

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable

LADBS

- 24. High side reach shall be 46 inches maximum above the finish floor or ground where the high side reach is over an obstruction more than 10 inches but not more than 24 inches in depth. §11B-308.3.2. Figure 11B-
- 25. Obstructions for high side reach shall not exceed 34 inches in height and 24 inches in depth. §11B-308.3.2, Figure 11B-308.3.2
- 26. Obstructed high side reach for the top of washing machines and clothes dryers shall be permitted to be 36
- inches maximum above the finish floor. §11B-308.3.2 27. 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
- **OPERABLE PARTS** 28. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of

the wrist. Force required to activate operable parts shall be 5 pounds maximum. §11B-309.4 C. ACCESSIBLE ROUTES

- . Detectable warning surfaces shall be yellow and approximate FS 33538 of Federal Standard 595C. §11B-
- 2. Detectable warning surfaces shall provide a 70 percent minimum visual contrast with adjacent walking surfaces. Contrast in percent shall be determined by:
- Contrast percent = [(B1-B2)/B1] x 100 where

DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

B1 = light reflectance value (LRV) of the lighter area and B2 = light reflectance value (LRV) of the darker area

§11B-705.1.1.3.2 (See exception)

- DOORS, DOORWAYS, AND GATES
- 3. Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, oorways, and Gates. §11B-206.5
- 4. Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates. §11B-404.1
- 5. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. §11B-404.2.3
- 6. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. §11B-
- 7. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404.2.4.2. §11B-404.2.4.2
- 8. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate. §11B-
- 9. Thresholds, if provided at doorways, shall be ½ inch high maximum. Raised thresholds and changes in level at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. §11B-
- 10. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above

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- the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. §11B-404.2.7
- 11. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: §11B-404.2.9 a. Interior hinged doors and gates: 5 pounds maximum. b. Sliding or folding doors: 5 pounds maximum.
- c. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds. d. Exterior hinged doors: 5 pounds maximum.
- 12. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. §11B-404.2.10
- 13. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-405.2
- 14. Cross slope of ramp runs shall not be steeper than 1:48 (2.083%), §11B-405.3
- 15. Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope and cross slope are not permitted on ramp runs. §11B-405.4
- 16. The clear width of a ramp run shall be 48 inches minimum. §11B-405.5
- 17. The rise for any ramp run shall be 30 inches maximum. §11B-405.6
- 18. Ramps shall have landings at the top and the bottom of each ramp run. §11B-405.7 19. Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level are not permitted. §11B-
- 20. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. §11B-
- 21. Top landings shall be 60 inches wide minimum. §11B-405.7.2.1 22. The landing clear length shall be 60 inches long minimum. §11B-405.7.3
- 23. Bottom landings shall extend 72 inches minimum in the direction of ramp run. §11B-405.7.3.1 24. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72
- inches minimum in the direction of downward travel from the upper ramp run. §11B-405.7.4 25. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not
- reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. §11B-405.7.5
- 26. Ramp runs shall have compliant handrails per 11B-505 Handrails. §11B-405.8
- 27. Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings. §11B-405.9 (See exceptions 28. A curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb
- or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. §11B-405.9.2 29. Landings subject to wet conditions shall be designed to prevent the accumulation of water. §11B-405.10
- 30. Handrails shall be provided on both sides of stairs and ramps. §11B-505.2
- 31. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on
- switchback or dogleg stairs and ramps shall be continuous between flights or runs. §11B-505.3 32. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking

surfaces, stair nosings, and ramp surfaces. §11B-505.4
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- LADBS
- **E. PLUMBING FIXTURES AND FACILITIES** DRINKING FOUNTAINS
- 1. Drinking fountains shall comply with Sections 11B-307 Protruding Objects and 11B-602 General Requirements. §11B-602.1
- 2. Units shall have a clear floor or ground space complying with Section 11B-305 Clear Floor or Ground Space ositioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section

- 5. The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of
- 6. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches
- aximum above the finish floor or ground. §11B-602.7 in depth. §11B-602.8

surface. §11B-602.9

- 9. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches. §11B-213.2.1
- 10. Mirrors located above the lavatories or countertops shall be installed within the bottom edge of the reflecting
- 11. Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be
- 12. Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet with Section 11B-603.5 (See exception) §11B-603.5

WATER CLOSETS AND TOILET COMPARTMENTS

- 13. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309.4 Operation except they shall be located 44 inches maximum above the floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with Section 11B-604.8.2 Ambulatory Accessible Compartments. §11B-604.6
- behind the grab bars. Dispensers shall not be of a type that control delivery or that does not allow continuous paper flow. §11B-604.7

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- 15. Sanitary napkin disposal units, if provided, shall comply with Section 11B-309.4 and shall be wall mounted
- and located on the sidewall between the rear wall of the toilet and the toilet paper dispenser, adjacent to the toilet paper dispenser. The disposal unit shall be located below the grab bar with the opening of the disposal unit 19 inches minimum (483 mm) above the finish floor. §11B-604.7.2
- 16. 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 131/2 inches deep minimum measured from the outer face of the urinal rim to the back of the fixture. §11B-605.2
- 17. 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
- 18. For lavatories and sinks, a clear floor space complying with Section 11B-305 Clear Floor or Ground
- Surfaces, positioned for a forward approach, and knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. §11B-606.2
- 19. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground. §11B-606.3

SIGNS RELATED TO TOILETS AND BATHING FACILITIES

- 20. Entrances leading to toilet rooms and bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6 Toilet and Bathing Room Geometric Symbols. Where existing toilet rooms or bathing rooms do not comply with 11B-603 Toilet and Bathing Rooms, directional signs indicating the location of the nearest compliant toilet room or bathing room within the facility shall be provided. Signs shall comply with 11B-703.5 Visual Characters and shall include the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. Where existing toilet rooms or bathing rooms do not comply with 11B-603 Toilet and Bathing Rooms, the toilet rooms or bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. Where clustered single user toilet rooms or bathing facilities complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA unless all toilet rooms and bathing facilities comply with 11B-603 Toilet and Bathing Rooms. Existing buildings that have been remodeled to provide specific toilet rooms or bathing rooms for public use that comply with these building standards shall have the location of and the directions to these rooms posted in or near the building lobby or entrance on a sign complying with 11B-703.5 Visual Characters, including the International Symbol of Accessibility complying with 11B-703.7.2.1
- ISA. §11B-216.8 21. Pictograms shall comply with the following:
- a. Pictograms shall have a field height of 6 inches minimum. Characters and Braille shall not be located in the pictogram field. §11B-703.6.1
- b. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with
- either a light pictogram on a dark field or a dark pictogram on a light field. §11B-703.6.2 c. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.4 Installation Height and Location, §11B-703.6.3
- d. The installation height and location of Pictogram signs shall be per §11B-703.4.1.
- 22. Symbols shall comply with the following:
- a. Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6 Toilet and Bathing Facilities Geometric Symbols. The symbol shall be mounted at 58 nches minimum and 60 inches maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided, the symbol shall be mounted within 1 inch of the vertical centerline of the door. §11B-703.7.2.6 (See exception)
- b. A triangle symbol shall be located at entrances to men's toilet and bathing facilities and it shall be identified by an equilateral triangle, ¼ inch thick with edges 12 inches long and a vertex pointing upward The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. §11B-703.7.2.6.1

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- c. A circle symbol shall be located at entrances to women's toilet and bathing facilities and it shall be identified by a circle, 1/4 inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. §11B-703.7.2.6.2
- d. A combined circle and triangle symbol shall be located at entrances to unisex toilet and bathing facilities and it shall be shall be identified by a circle, 1/4 inch thick and 12 inches in diameter with a 1/4 inch thick triangle with a vertex pointing upward superimposed on the circle and within the 12-inch diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a

light background. §11B-703.7.2.6.3 WASHING MACHINE AND CLOTHES DRYERS

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- 23. Washing machines and clothes dryer's operable parts must comply with Section 11B-309 Operable Parts.
- 24. Top loading machines shall have the door to the laundry compartment located 36 inches maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches minim and 36 inches maximum above the finish floor. §11B-611.4

F. COMMUNICATION ELEMENTS AND FEATURES FIRE ALARM SYSTEMS

- 1. Where fire alarm systems and carbon monoxide alarm systems provide audible alarm coverage, alarms shall comply with 11B-215 Fire Alarm Systems. §11B-215.1 (See exception)
- 2. Alarms in public use areas and common use areas shall comply with 702 Chapter 9, Section 907.5.2.3.1.
- 3. Where employee work areas have audible alarm coverage, the wiring system shall be designed so that visible alarms complying with 702 Chapter 9, Section 907.5.2.3.2 can be integrated into the alarm system.
- 4. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition), and Chapter 9, Sections 907.5.2.1 and 907.5.2.3. §11B-702.1
- ASSISTIVE LISTENING SYSTEMS 5. Assistive listening systems shall be provided in assembly areas, including conference and meeting rooms, used for the purpose of entertainment, educational or civic gatherings, or similar purposes. §202, §11B-
- Note: Assembly areas include, but are not limited to, classrooms, lecture halls, courtrooms, public meeting rooms, public hearing rooms, legislative chambers, motion picture houses, auditoria, theaters, playhouses, dinner theaters, concert halls, centers for the performing arts, amphitheaters, arenas, stadiums, grandstands, or convention centers. §202, §11B-219.2
- 6. Assistive listening system shall provide an amplification system utilizing transmitters, receivers, and coupling devices to bypass the acoustical space between a sound source and a listener by means of induction loop. radio frequency, infrared, or direct-wired equipment. §202
- 7. Where a building contains more than one assembly area under one management, the total number of required receivers may be calculated using the total number of seats in the assembly areas provided that all receivers are usable with all systems. §11B-219.3 (See exception)
- 8. Twenty-five percent minimum of receivers provided for assistive listening systems, but no fewer than two, shall be hearing-aid compatible except when all seats in an assembly area are served by means of an induction loop. §11B-219.3

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- 9. When assistive-listening systems are limited to specific areas or seats, such areas or seats shall be within a 50-foot viewing distance of the stage or playing area and shall have a complete view of the stage or playing
- area. §11B-219.4 10. Permanently installed assistive-listening systems are required in areas if (1) they have fixed seating and (2a) they accommodate at least 50 persons or (2b) they have audio-amplification systems, except those
- used exclusively for paging and/or background music. §11B-219.2, §11B-219.5 11. 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
- 12. Receivers required for use with an assistive listening system shall include a 1/8 inch standard mono jack.
- 13. Receivers required to be hearing aid compatible shall interface with telecoils in hearing aids through the provision of neck loops. §11B-706.3
- Assistive listening systems shall be capable of providing a sound pressure level from 110 118 dB with a dynamic range on the volume control of 50 dB. §11B-706.4 15. Signal-to-noise ratio for internally generated noise in assistive listening systems shall be 18 dB minimum.

16. Peak clipping shall not exceed 18 dB of clipping relative to the peaks of speech. §11B-706.6

shall be 29 inches long minimum. §11B-230.1, §11B-708

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- TWO-WAY COMMUNICATION SYSTEMS 17. Two-way communication systems that are provided to gain admittance to a building or facility or to restricted areas within a building or facility shall provide both audible and visual signals. Handset cords, if provided,
- 18. Common use or public use system interface of communications systems between a residential dwelling unit and a site, building, or floor entrance shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface. §11B-708.4.1 19. Residential dwelling unit system interface of communications systems between a residential dwelling unit
- communication with the common use or public use system interface. §11B-708.4.2 20. Where coin-operated public pay telephones, coin less public pay telephones, public closed-circuit telephones, public courtesy phones, or other types of public telephones are provided, public telephones shall be provided in accordance with 11B-217 Telephones for each type of public telephone provided. For

and a site, building, or floor entrance shall include a telephone jack capable of supporting voice and TTY

purposes of this section, a bank of telephones shall be considered to be two or more adjacent telephones.

- 21. Except drive-up only public telephones, where public telephones are provided, wheelchair accessible telephones complying with 11B-704.2 shall be provided in accordance with Table 11B-217.2. §11B-217.2 22. All public telephones shall have volume controls complying with 11B-704.3. §11B-217.3
- 23. TTYs complying with 11B-704.4 shall be provided in accordance with 11B-217.4. 24. Where a bank of telephones in the interior of a building consists of three or more public pay telephones, at least one public pay telephone at the bank shall be provided with a shelf and an electrical outlet in accordance with 11B-704.5. §11B-217.5 (See exception)

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ARCHEON architecture

development management

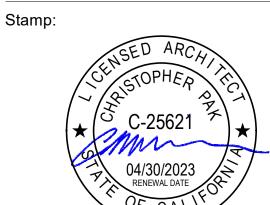
3530 WILSHIRE BLVD, SUITE 615 LOS ANGELES, CA 90010 TEL: 213.984.4015 FAX: 213.325.3695

Project:

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Owner:

CPD ALHAMBRA, LLC 2870 LOS FELIZ PL., 2ND FLOOR, LOS ANGELES, CA 90039



Date Submittal **BUILDING SUBMITTAL** 08/05/2021

Keyplan:

Revision No.

Issue Date Date: Issued For **Project Status** 21-CTI-02 Job Number:

Scale

ACCESSIBILITY NOTES

Sheet No.

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above the top of the handrail. §11B-505.5

handrail-gripping surface. §11B-505.6

inimum and 2 inches maximum. §11B-505.7.1

to the handrail of an adjacent ramp run. §11B-505.10.1

handrail of an adjacent stair flight. §11B-505.10.3

43. Open risers are not permitted. §11B-504.3 (See exceptions)

requirement. §11B-504.4.1

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Figure 11B-406.2.2

accordance with Section 11B-505.10 Handrail Extensions. §11B-505.10

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33. Clearance between handrail gripping surfaces and adjacent surfaces shall be 11/2 inches minimum.

34. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops

35. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 11/4 inches

36. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches

37. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in

38. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and

39. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum

40. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance

42. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4

44. Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual

contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear

visual contrast. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed

parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend

the full width of the step or upper approach and shall be of material that is at least as slip resistant as the

other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this

beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to

slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the

nosing shall extend 11/4 inches maximum over the tread below. §11B-504.5 (See exception for existing

45. The radius of curvature at the leading edge of the tread shall be 1/2 inch maximum. Nosings that project

47. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

Floor identification signs required by Chapter 10, Section 1022.9 complying with Sections 11B-703.1 Signs General, 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.5 Visual Characters shall be located

at the landing of each floor level, placed adjacent to the door on the latch side, in all enclosed stairways ir

buildings two or more stories in height to identify the floor level. At the exit discharge level, the sign shall

include a raised five pointed star located to the left of the identifying floor level. The outside diameter of the

50. For perpendicular ramps, where provided, curb ramp flares shall not be steeper than 1:10. §11B-406.2,

51. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp

52. A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp.

54. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular

55. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall

56. Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not

57. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp

59. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the

60. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes

61. Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable

62. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The

1. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind

2. Where passenger loading zones, drop-off zones, and/or bus stops are provided, accessible passenger

3. Where Electric vehicle charging stations (EVCS) are provided, they shall comply with Section 11B-812 as required by

4. EVCS complying with Section 11B-812 that serve a particular building or facility shall be located on an accessible route

to an entrance complying with Section 11B-206.4. Where EVCS do not serve a particular building or facility, EVCS

complying with Section 11B-812 shall be located on an accessible route to an accessible pedestrian entrance of the EV

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clear width of the accessible route at islands shall be 60 inches wide minimum. Where curb ramps are

provided, they shall comply with 11B-406 Curb Ramps, Blended Transitions and Islands. Landings

complying with 11B-406.5.3 Landings and the accessible route shall be permitted to overlap. Islands shall

ectable warnings complying with 11B-705 Detectable Warnings and Detectable Directional Texture.

curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curb ramps to walks.

of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. §11B-406.5.9

58. The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. §11B-406.5.7

be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall

be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum. §11B-406.5.3

run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes

traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly

runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.3.1, Figure 11B-406.3.2

The slope of the turning space in all directions shall be 1:48 maximum (2.083%). §11B-406.3.2

53. Blended transition ramps hall have a running slope not steeper than 1:20 (5%). §11B-406.4.1

49. Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.2.1

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inches high minimum and 7 inches high maximum. Treads shall be 11 inches deep minimum. Curved stairways with winder treads are permitted at stairs which are not part of a required means of egress. (See

equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12

inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the

stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the

surface, or shall be continuous to the handrail of an adjacent stair flight. §11B-505.10.2

41. A stair is defined as a change in elevation, consisting of one or more risers. §11B-202

46. Stairs shall have handrails complying with Section 11B-505 Handrails. §11B-504.6

star shall be the same as the height of the raised characters. §11B-504.8

contained within the markings, excluding any flared sides. §11B-406.5.1

CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

be 48 inches minimum. §11B-406.5.2

Warnings. §11B-406.5.12

§11B-406.6, Figure 11B-406.6

D. GENERAL SITE AND BUILDING ELEMENTS

required per Section 11B-208 Parking Spaces. §11B-208.1

loading zones, drop-off zones, and/or bus stops are required.

that meet at grade breaks shall be flush. §11B-406.5.6

gutters, and streets shall be at the same level. §11B-406.5.8

bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous

beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing

minimum and 6½ inches maximum, and a cross-section dimension of 2½ inches maximum. §11B-505.7.2

Handrails may be located in a recess if the recess is 3 inches maximum deep and 18 inches minimum clear

or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their

length. Where provided, horizontal projections shall occur 1½ inches minimum below the bottom of the

11B-306 Knee and Toe Clearance shall be provided. §11B-602.2

3. Spout outlets shall be 36 inches maximum above the finish floor or ground, §11B-602.4 4. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. §11B-602.5

the unit. Where spouts are located less than 3 inches from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. §11B-602.6

7. Wall and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum

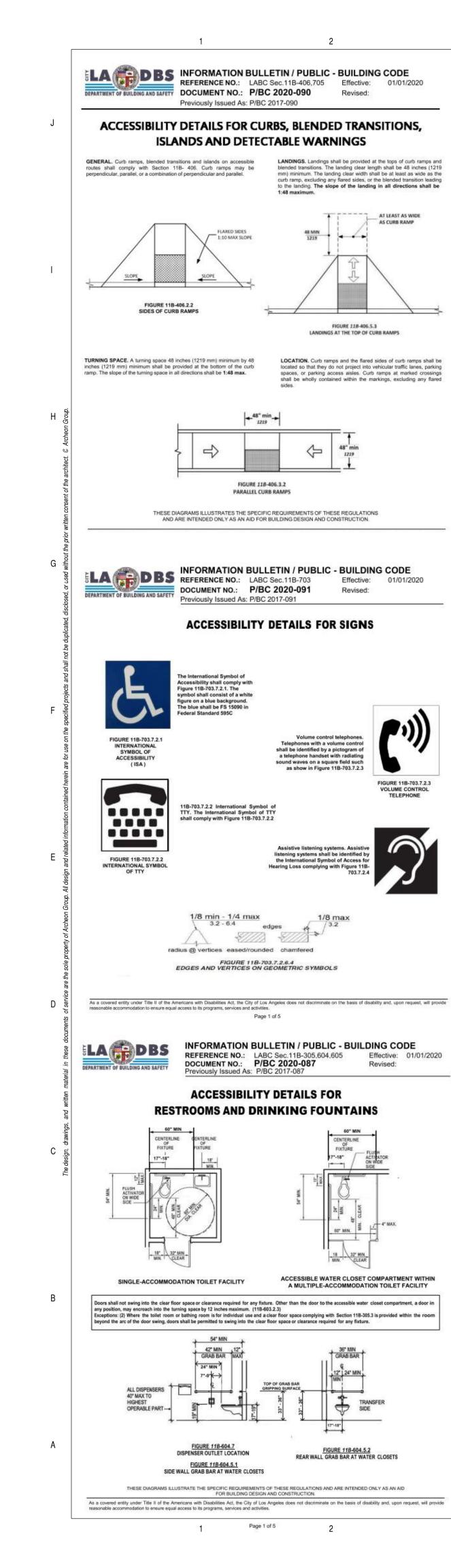
8. All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within such a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7 Maneuvering Clearance. When used, wing walls or barriers shall protect

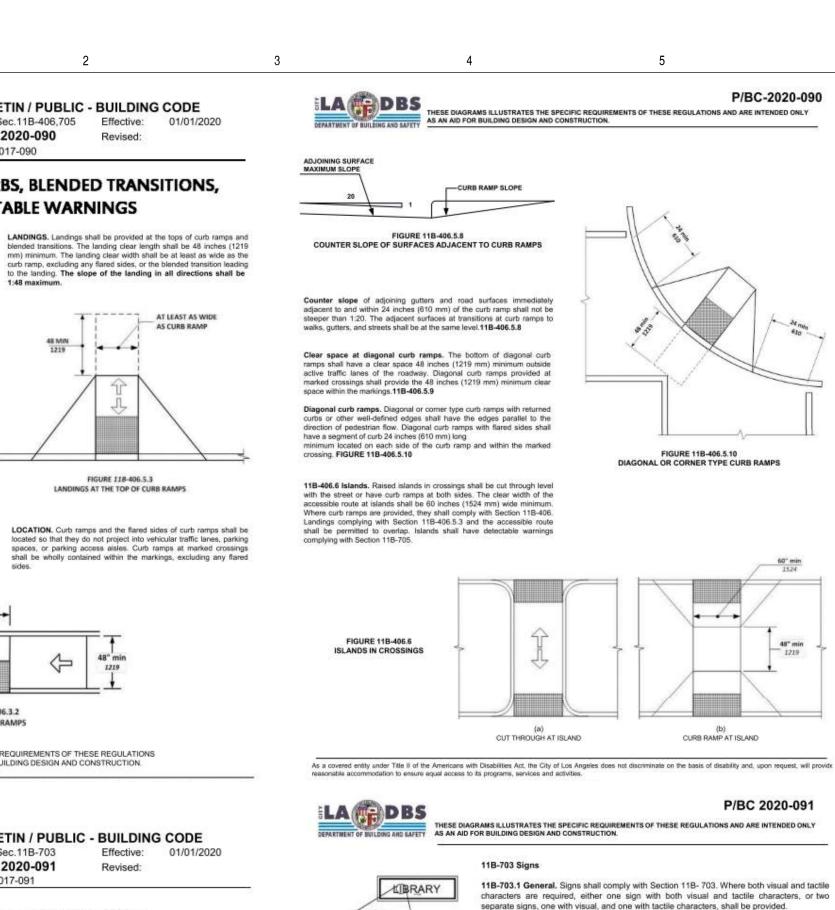
horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground **TOILET AND BATHING ROOM CLEARANCES**

- surface 40 inches maximum above the finish floor or ground. Mirrors not located above the lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground. §11B-603.3
- located 40 inches minimum and 48 inches maximum above the finish floor. Medicine cabinets shall be located with a usable shelf no higher than 44 inches maximum above the finish floor. §11B-603.4
- facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches maximum above the finish floor. Baby changing stations are not required to comply
- 14. Toilet paper dispensers shall comply with Section 11B-309.4 Operation and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches minimum above the finish floor and shall not be located

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable







in compliance with these regulations.

TABLE 11B-703.3.1

FIGURE 11B-703.3.1 BRAILLE MEASUREMENT

recessed objects

GRAB BAR NON-CIRCULAR CROSS SECTION

WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

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MAXIMUM IN INCHES

0.059 - 0.063

0.100

Blank cell space between words

P/BC 2020-087

children

Distance between dots in the

Raised Dot

◆ ○ ◆ ○ ○ Single Braille cell

Base diameter

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

adult

FIGURE 11B-6048.1.4

WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

── No raised dot

FIGURE 11B-703.2.5

Dot base diameter

Distance between two dots in the same cell

Distance between corresponding dots from one cell directly below

dots in adjacent cells

Distance between dots

Distance between corresponding

dots from one cell directly below

1½ min 💉

projecting objects

FIGURE 11B-609.3

SPACING OF GRAB BARS

FIGURE 11B-604.8.1.2

HEIGHT OF RAISED CHARACTERS

AT LEAST AS WIDE

AS CURB RAMP

FIGURE 118-406.5.3

LANDINGS AT THE TOP OF CURB RAMPS

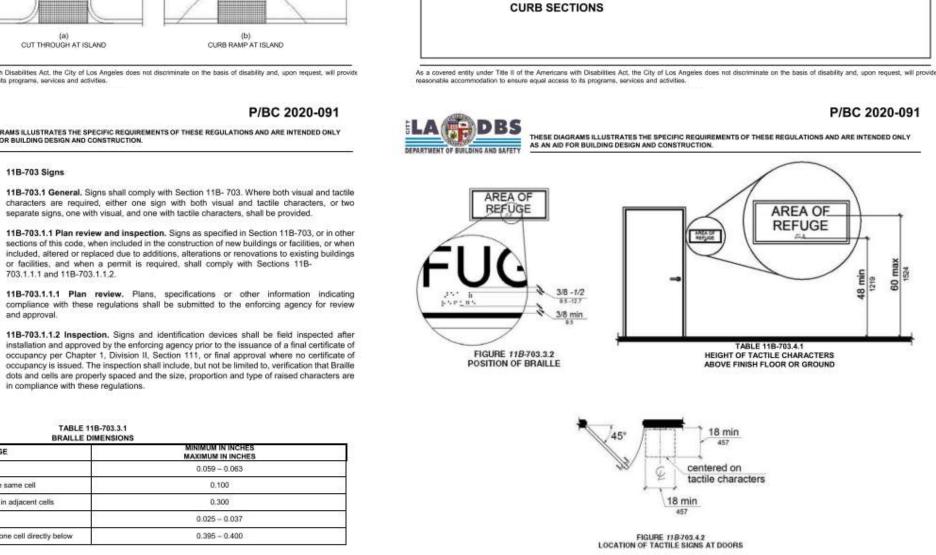
Revised:

FIGURE 11B-703.7.2.3

Effective: 01/01/2020

A MULTIPLE-ACCOMMODATION TOILET FACILITY

Volume control telephones. Telephones with a volume control



DBS

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AS AN AID FOR BUILDING AND SAFETY

AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

CURB RAMP

1305 WX

SECTION A-A

V

P/BC-2020-090

SEQUENT OF STRAIGHT CLIRE

CURB RAMPS

AT MARKED CROSSING

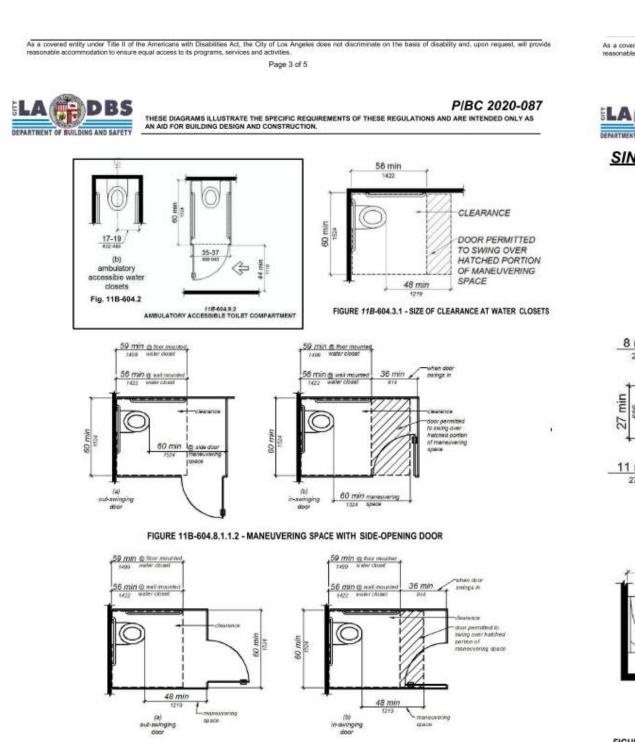
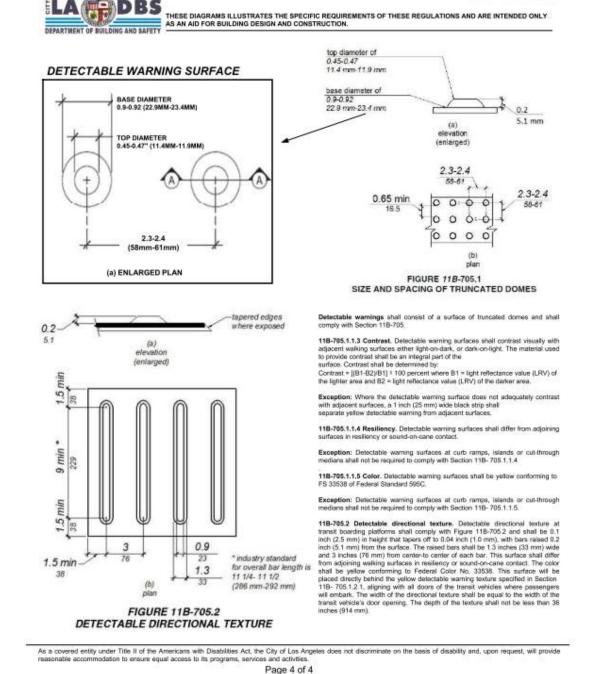
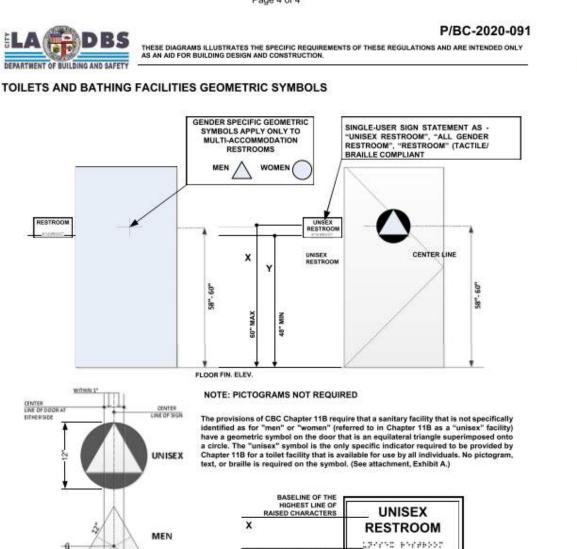


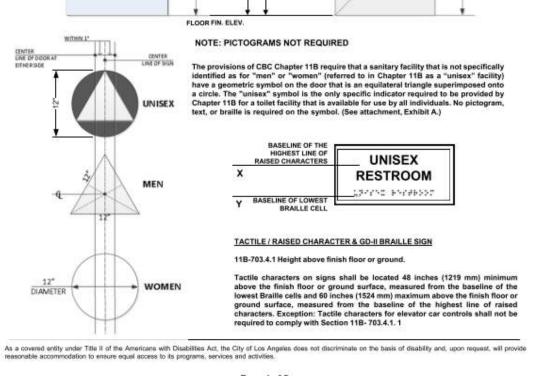
FIGURE 11B-604.8.1.1.3 - MANEUVERING SPACE WITH END-OPENING DOOR

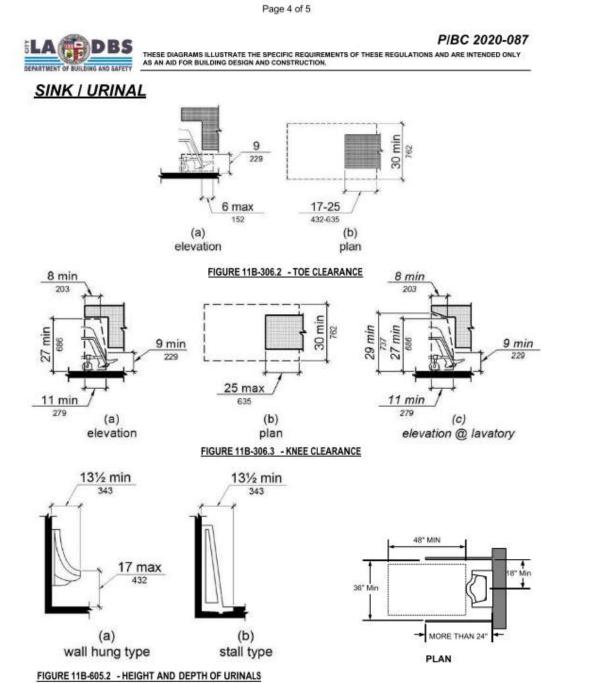
covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide mable accommodation to ensure equal access to its programs, services and activities.



P/BC-2020-090







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Page 4 of 5



management

3530 WILSHIRE BLVD, SUITE 615

LOS ANGELES, CA 90010

TEL: 213.984.4015 FAX: 213.325.3695

Project:

ALHAMBRA WAREHOUSE 1033 ALHAMBRA AVE. LOS ANGELES, CA 90012

Owner:

P/BC-2020-091

UNISEX

RESTROOM

LECCHO PROGRESSE

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

IDENTIFICATION OF ALL GENDER SINGLE-USER TOILET FACILITIES

This image represents the door symbol that is required by CBC 11B-216.8 to identify

an all-gender/unisex single-user toilet facility. The symbol must comply with the

requirements of CBC 11B-703.7.2.6.3. No pictogram, text, or braille is required on

Designation signs are not required to be provided by the CBC or the 2010 ADAS.

If provided, a designation sign adjacent to the door must comply with the scoping

requirements of CBC 11B-216.2, and the technical requirements for raised characters (CBC 11B-703.2), braille (CBC 11B-703.3), visual characters (CBC

11B-703.5), and requirements for installation height and location (CBC 11B-

703.4). No pictogram is required. The following signs illustrate acceptable examples

RESTROOM

F764F55T

Compliant with the California Building Code (CBC) Chapter 11B

EXHIBIT A - Door Symbol (required by the CBC)

EXHIBIT B - Designation sign on wall

for designation sign text:

ALL GENDER

RESTROOM

the symbol.

CPD ALHAMBRA, LLC 2870 LOS FELIZ PL., 2ND FLOOR, LOS ANGELES, CA 90039

Stamp: C-25621

logue	Submittal	Dete
Issue	Submiliai	Date
1	BUILDING SUBMITTAL	08/05/2021

2021-11-22

Revision No. 1 BUILDING REVISIONS

Keyplan:

Date: Issue Date Issued For

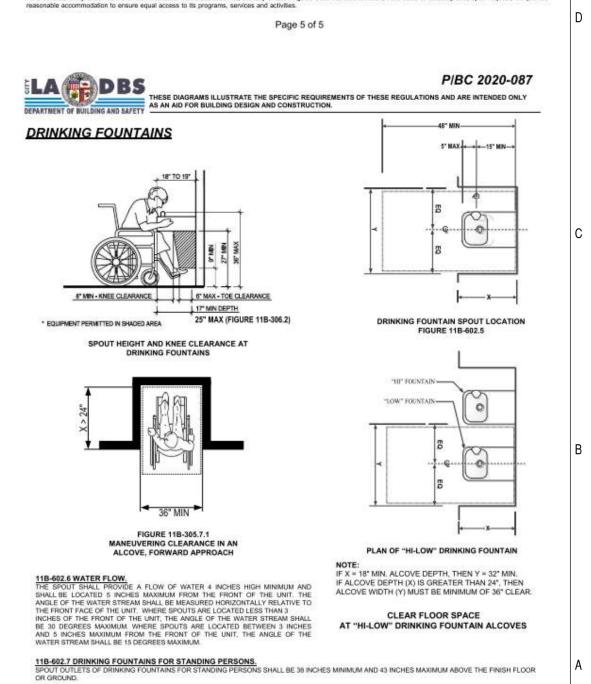
Project Status 21-CTI-02 Job Number: 11/23/2021 5:07:13 PM

Scale

ACCESSIBILITY NOTES

Sheet No.

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118-602.9 PEDESTRIAN PROTECTION.
ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCROSEN INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 NICHES WIDE MINIMUM AND 18 INCHES WIDE MINIMUM, AND SHALL COMPLY WITH SECTION 118-30S.7. WHEN USED, WING WALLS OR BAPRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE.

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asonable accommodation to ensure equal access to its programs, services and activitie

ACCESSIBILITY DETAILS FOR PARKING

Minimum number. Parking spaces complying with Section 11B-502 shall be provided in accordance with Table 11B-208.2 except as required by Sections 11B-208.2.1, 11B-208.2.2, and 11B-208.2.3. Where more than one parking each parking facility.

Hospital outpatient facilities. Ten percent of patient and visitor parking spaces provided to serve hospital outpatient facilities, and free-standing buildings providing outpatient clinical services of a hospital, shall comply with

Rehabilitation facilities and outpatient physical therapy facilities. Twenty percent of patient and visitor parking spaces provided to serve and outpatient physical therapy facilities shall comply with Section 11B

Residential facilities. Parking spaces provided to serve residential facilities shall comply with Section 118-208.2.3.

Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 11B-208.2. tequests for accessible parking spaces. When assigned parking is

shall be a van parking space complying with Section 11B-502.

accessible pedestrian entrance of the parking facility.

Location, Parking facilities shall comply with Section 11B-208.3.

Access aisle. Passenger drop-off and loading zones shall provide access provided, designated accessible parking for the adaptable residential dwelling units shall be provided on requests of residents with disabilities on the aisles complying with Section 11B-503 adjacent and parallel to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap ame terms and with the full range of choices (e.g., off-street parking, carport the vehicular way. or garage) that are available to other residents. Van parking spaces. For every six or fraction of six parking spaces required by Section 11B-208.2 to comply with Section 11B-502, at least one

General. Parking spaces complying with Section 118-502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with Section 11B-206.4. Where parking serves more than one accessible entrance, parking spaces AREA TO BE WARKED omplying with Section 11B-502 shall be dispersed and located on the shorter coessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with Section 118-502 shall be located on the shortest accessible route to an

LABDBS

PASSENGER DROP-OFF AND LOADING ZONES

General. Passenger drop-off and loading zones shall comply with Section

Vehicle pull-up space. Passenger drop-off and loading zones shall provide a vehicular pull-up space 96 inches wide minimum and 20 feet long minimum.

FIGURE 11B-503.3 PASSENGER DROP-OFF AND LOADING ZONE ACCESS AISLE

Width. Access alsies serving vehicle pull-up spaces shall be 60 inches wide Length. Access aisles shall extend the full length of the vehicle pull-up spaces perimeter. The area within the borderlines shall be marked with hatched

Floor and ground surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with Section 118-302, Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not

Exception: Slopes not steeper than 1:48 shall be permitted.

LAGDBS

charging cord storage shall comply with Section 11B-309

26 to 50 51 to 75

76 to 100

101 and over

lines a maximum of 36 inches on center in a color contrasting with that of the

Vertical clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches minimum.

Identification. Each passenger loading zone designated for persons with

disabilities shall be identified with a reflectorized sign complying with Section 11B-703.5. It shall be permanently posted immediately adjacent to and visible from the passenger loading zone stating "Passenger Loading Zone nlv" and including the International Symbol of Accessibility complying with Medical care and long-term care facilities. At least one passenger loading

zone complying with Section 11B-503 shall be provided at an accessible the period of stay may exceed twenty-four hours.

EV chargers shall comply with Section 11B-812.10.Operable parts and

FIGURE 118-502.2 VEHICLE PARKING SPACES As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

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Exceptions:11B-812.10.4

MINIMUM NUMBER (by type) OF EVCS REQUIRED TO COMPLY WITH SECTION 118-812

Point-of-sale devices. Where provided, point-of-sale devices shall comply

Location. EV chargers shall be adjacent to, and within the projected width

Ambulatory

P/BC 2020-086

with Sections 11B-707.2, 11B-707.3, 11B-707.7.2, and 11B-07.9.

AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

L plus I for each 300

TABLE 11B-228.3.2.1 ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE

!. Where an EV charger can simultaneously charge more than one vehicle, the number of EVCS provided shall be considered equivalent to the number of

clear floor space EV changer

covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide proble accommodation to ensure equal access to its programs, services and activities.

12"-0"

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PARKING SPACES

parking space or access aisk, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

5'-0" / MIN

perpendicular parking

PIBC 2020-084

nimum and van parking spaces shall be 144 inches (12 feet) wide Valet parking. Parking facilities that provide valet parking services shall minimum, shall be marked to define the width, and shall have an adjacen access aisle complying with Section 11B-502.3. provide at least one passenger loading zone complying with Section 11B-Exception: Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide 503. The parking requirements of Section 11B-208.1 apply to facilities with Mechanical access parking garages. Mechanical access parking garages shall provide at least one passenger loading zone complying with Section 11B-503 at vehicle drop-off and vehicle pick-up areas. Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Width. Access aisles serving car and van parking spaces shall be 60 inches (5 feet) wide minimum. Length. Access aisles shall extend the full required length of the 36" BY 36" ing spaces they serve. General. Car and van parking spaces shall comply with Section 11B-502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the Marking. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be Exception: Where parking spaces or access aisles are not adjacent to another

marked with hatched lines a maximum of 36 inches (3 feet) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (1 foot) in height and located to be visible from the adjacent vehicular war Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles

Vehicle spaces. Car and van parking spaces shall be 216 inches (18

P/BC 2020-084

located on the passenger side of the parking spaces. Floor or ground surfaces. Parking spaces and access aisles serving same level as the parking spaces they serve. Changes in level are not Exception: Slopes not steeper than 1:48 shall be permitted. Vertical clearance. Parking spaces, access aisles and vehicular

routes serving them shall provide a vertical clearance of 98 inches. (2489 mm) minimum. Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches Exception: In existing multistory parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 96 inches (2489 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them. Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-

703.7.2.1. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches (5 feet) minimum above the finish floor or ground Exception: Signs located within an accessible route shall be a minimum of 80 inches (6 feet, 8 inches) above the finish floor or ground Finish and size. Parking identification signs shall be reflectorized with

Minimum fine. Additional language or an additional sign below the VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES /9 FEET) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (8 FEET) WIDE MINIMUM

A4, NIN OC

8'-0" MIN AT VAN ACCESSIBLE

5'-0" MIN AT STD. ACCESSIBLE

- SURFACE SLOPE IN ANY DIRECTION

International Symbol of Accessibility shall state "Minimum Fine \$250." As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide

WITHIN THE LOADING &

P/BC 2020-084 THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION (1.48% CROSS SLOPE MAX) 70 SQ INCH ACCESSIBILITY SIGN PER SECTION 11298.4 identification sign _access aisle blue border 1.48% MAX SLOPE at 36 inches (914 mm) or center max white lettering. 5'-0" MIN. AT TYPICAL ACCESSIBLE 12 inches perpendicular parking (305 mm) min 8'-0" MIN. AT VAN ACCESSIBI height FIGURE 11B-502.3.3 PARKING STALL FIGURE 118-502.3.3 PERPENDICULAR PARKING IDENTIFICATION ANGLED PARKING IDENTIFICATION

Location. A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.

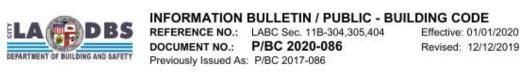
identification complying with either Sections 11B-502.6.4.1 or 11B-

The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.

he parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the Internations Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.

Relationship to accessible routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

a covered entity under Title. If of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide a covered entity under Title. If of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide a covered entity under Title. Page 4 of 7



ACCESSIBILITY DETAILS

P/BC 2020-084

11B-502.7.1 Arrangement. Parking spaces and access aisles shall be

spaces other than to pass behind the parking space in which they parked.

11B-502.7.2 Wheel stops. A curb or wheel stop shall be provided if

equired to prevent encroachment of vehicles over the required clear

1) In a conspicuous place at each entrance to an off-street

11B-502.8.1 Size. The additional sign shall not be less than 17 inches

11B-502.8.2 Lettering. The additional sign shall clearly state in letters

Ath a minimum height of 1 inch the following:

Unauthorized vehicles parked in designated accessible spaces not

displaying distinguishing placards or special license plates issued for

persons with disabilities will be towed away at the owner's expense Towed vehicles maybe reclaimed at:

part of the sign. (NOTE: Towing Co.'s Name and Telephone Number must

or by telephoning ____."

Blank spaces shall be filled in with appropriate information as a permanent

2) Immediately adjacent to on-site accessible parking and visible

11B-502.8 Additional signage. An additional sign shall be posted

width of adjacent accessible routes.

from each parking space.

DEPARTMENT OF BUILDING AND SAFE

ONLY

FINE \$250

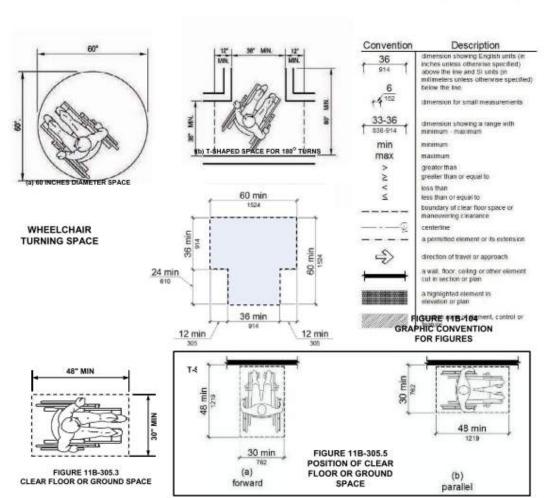
GROUND SURFACE FINISH LINE

36" MIN

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY

AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

FOR DOORS, MANEUVERING SPACES & ROUTES UNLESS SPECIFICALLY STATED OTHERWISE, FIGURES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. (11B-104.3 FIGURES)



As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide

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DOORS & MANEUVERING SPACE

is a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide

INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE

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

ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE

OR BY TELEPHONING

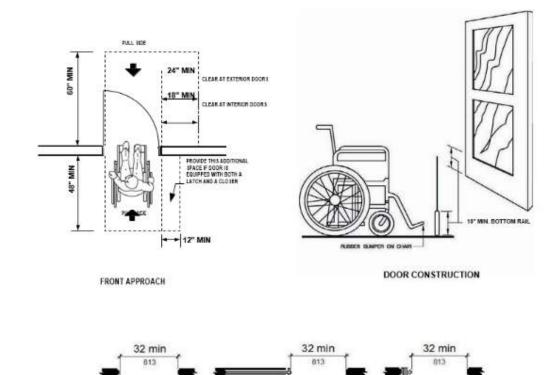
PARKING

OTE: SIGNS LOCATED W/IN

SIGNS MAY ALSO BE PERMANENTI

ACCESSIBLE ROUTE SHALL BE 80" MIN. A.F.F. OR ABOVE GROUND SURFACE.

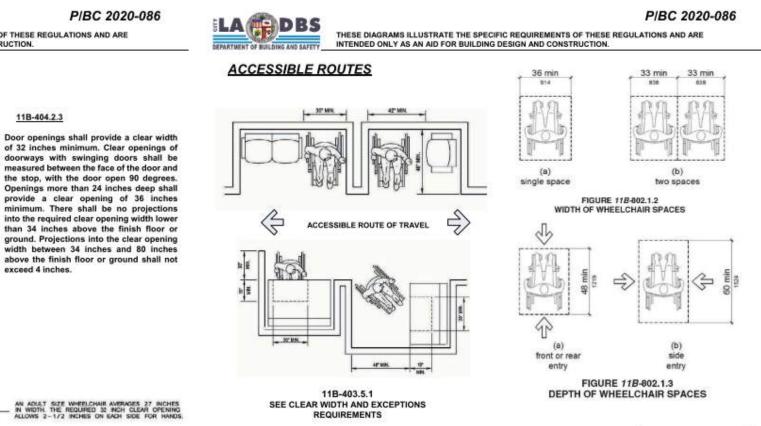
POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.



s a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will rovide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to its new format of code related and administrative information bulletins including MGD and RGA that were previously issued will also allow flexibility and timely distribution of

sliding door

FIGURE 11B-404.2.3 CLEAR WIDTH OF DOORWAYS folding door



180 degree turn CLEAR WIDTH AT TURN As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide format of code related and administrative information bulletins including MGD and RGA that were previously issued will also allow flexibility and timely distribution of

Keyplan:

Project Status 21-CTI-02 Job Number: 11/23/2021 5:07:14 PM

Scale

WHERE ACCESSIBLE PARKING IS REQUIRED. Where parking spaces are provided, parking spaces shall be provided in

accordance with Section 11B-208. Exception: Parking spaces used exclusively for buses, trucks, other delivery vehicles, or vehicular impound shall not be required to comply with Section 118-208 provided that lots accessed by the public are provided with a passenger loading zone complying with Section 11B-503.

facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for

Section 11B-502

1. All van parking spaces shall be permitted to be grouped on one level within a multi-story parking facility.

2. Parking spaces shall be permitted to be located in different parking facilities. distance from an accessible entrance or entrances, parking fee, and user

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	î
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

TABLE 11B-208.2 PARKING SPACES

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



Electrical Vehicle Charging Stations

Electric vehicle charging stations (EVCS) shall comply with Section 118-812 as required by Section 118-228.3. Where vehicle spaces and access aisles are marked with lines, measurements shall be made from the centerline of

Exception: 11B-812.1 Operable parts shall comply with Section 11B-309.

MultiFamily Dwellings shall be on accessible route per 1113A and shall be compliance with section 1138A reach range requirements Floor or ground surfaces. Vehicle spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle space they serve. Changes in level, slopes exceeding 1:48

Future installation of Electric Vehicle (EV) Chargers serving Covered

and detectable warnings shall not be permitted in vehicle spaces and access

Vertical clearance. Vehicle spaces, access aisles serving them, and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum. Where provided, overhead cable management systems shall not obstruct required vertical clearance.

Accessible route to building or facility. EVCS complying with Section 118-812 that serve a particular building or facility shall be located on an accessible route to an entrance complying wit ection 11B-206.4. Where EVCS do not serve a particular building or facility EVCS complying with Section 11B-812 shall be located on an accessible

Exception: 11B-812.5.1 Accessible route to EV charger. An accessible route complying with charger which serves it

designed so that when the vehicle space is occupied the required clear width of adjacent accessible routes is not obstructed. A curb, wheel stop bollards, or other barrier shall be provided if required to preven incroachment of vehicles over the required clear width of adjacent

Arrangement. Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has Exceptions: 11B-812,5.4

Obstructions. EVCS shall be designed so accessible routes are not obstructed by cables or other elements.

Vehicle spaces. Vehicle spaces serving van accessible, standard accessible, ambulatory and drive-up EVCS shall be 216 inches (5486 mm) long minimum and shall com ply with Sections 118-812.6.1 through 118-812.6.4 as applicable. All vehicle spaces shall be marked to define their Exceptions: 11B-812.6

complying with Section 11B-812.7.

nches (3658 mm) wide minimum and shall have an adjacent access aisle Standard accessible. Vehicle spaces serving standard accessible EVCS shall be 108 inches (2743 mm) wide minimum and shall have an adjacent access aisle complying with Section 11B-812.7. ole EVCS shall be identified by an ISA complying with Section

dentified by an ISA complying with Section 11B-703.7.2.1. Ambulatory. Ambulatory EVCS shall not be required to be identified by an

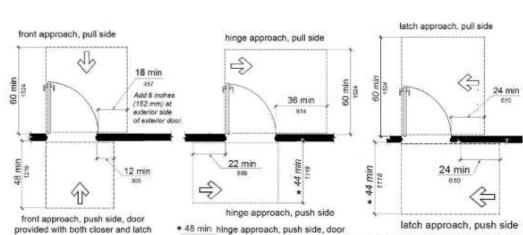
mm) minimum above the finish floor or ground surface measured to th

The centerline of the text shall be a maximum of 6 inches (152 mm) from the centerine of the vehicle space and its lower corner at, or lower side aligned with, the end of the parking space length.

provided with both closer and latch

DOORS & MANEUVERING SPACE

INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.



MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will

vay and may be placed on either side of the vehicle space they serve except or van accessible spaces which shall have access aisles located on the passenger side of the vehicle spaces. Marking. Access aisles at vehicle spaces shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center. The color of the borderlines, hatched lines, and letters shall contrast with that of

the surface of the access aisle. The blue color required for identification of access aisles for accessible parking shall not be used. Access aisle Lettering. The words "NO PARKING" shall be painted on the surface within each access aisle in letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way.

Ambulatory. Vehicle spaces serving ambulatory EVCS shall be 120 inches

Drive-up. Vehicle spaces serving drive-up EVCS shall be 204 inches (5182

mm) wide minimum and shall not be required to have an adjacent access

Access aisle. Access aisles shall adjoin an accessible route. Two vehicle

spaces shall be permitted to share a common access aisle. Access aisles shall be 60 inches (1524 mm) wide minimum and shall extend the full

ocation. Access aisles at vehicle spaces shall not overlap the vehicular

required length of the vehicle spaces they serve.

048 mm) wide minimum and shall not be required to have an adjacent

Identification signs. EVCS identification signs shall be provided in with an International Symbol of Accessibility (ISA) shall not be required. Five to twenty-five. Where five to twenty-five total EVCS are provided, on

Twenty-six or more. Where twenty-six or more total EVCS are provided, at quired van accessible and all required standard accessible EVCS shall be

Drive-up. Drive-up EVCS shall not be required to be identified by an ISA. Finish and size, Identification signs shall be reflectorized with a minimum area of 70 square inches (45 161 mm2).

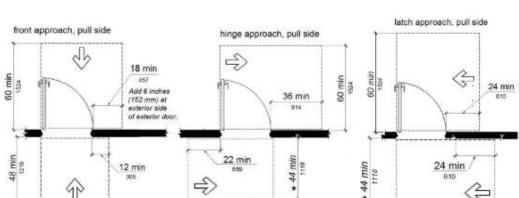
Location. Required identification signs shall be visible from the EVCS in serves. Signs shall be permanently posted either immediately adjacent to the vehicle space or within the projected vehicle space width at the head end of the vehicle space signs identifying van accessible vehicle spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525) bottom of the sign. Signs located within an accessible route shall be 80 inches (2032 mm) minimum above the finish floor or ground surface

Surface marking. EVCS vehicle spaces shall provide surface marking stating "EV CHARGING ONLY" in letters 12 inches (305 mm) high minimu

provided with both closer and latch * 48 min latch approach, push side,

As covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

P/BC 2020-086 THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE



219 door provided with closer

MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND

APPROACH DIRECTION	DOOR or GATE SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond latch side unless noted)
From front	Pull	60 inches	18 inches
From front	Push	48 inches	0 inches
From hinge side	Pull	60 inches	36 inches
From hinge side	Push	44 inches	22 inches
From latch side	Pull	60 inches	24 inches
From latch side	Push	44 inches	24 inches

DOORS & MANEUVERING SPACE

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

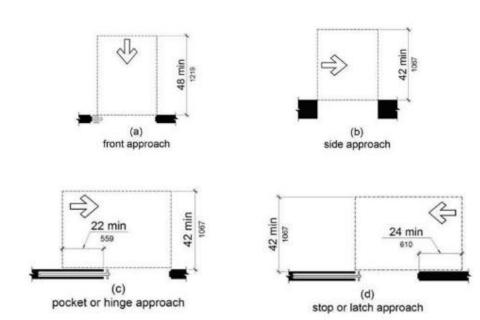
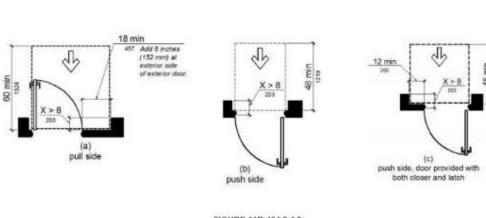


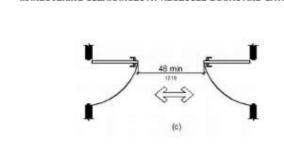
FIGURE 11B-404.2.4.2 MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS GATES, AND FOLDING DOORS

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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will

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





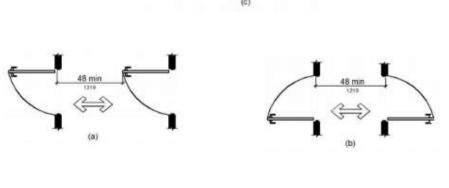
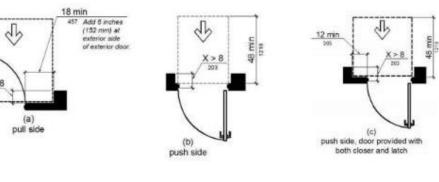
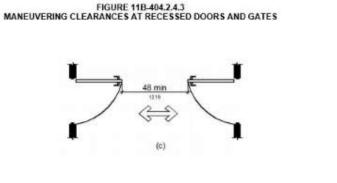
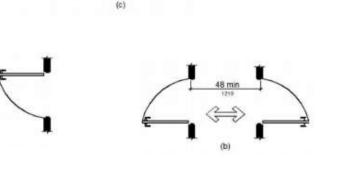


FIGURE 11B-

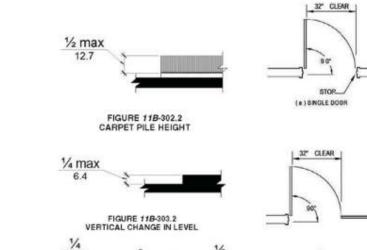
DOORS IN SERIES AND GATES IN As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will s new format of code related and administrative information builetins including MGD and RGA that were previously issued will also allow flexibility and timely distribution of

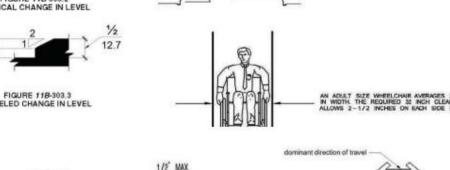


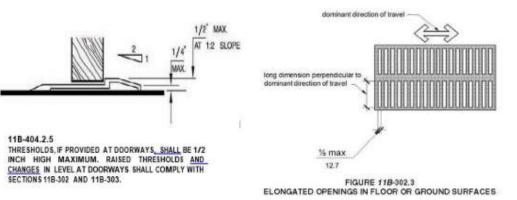




P/BC 2020-086 LABDBS ACCESSIBLE ROUTES



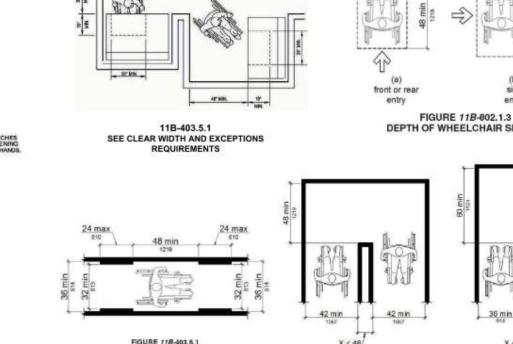




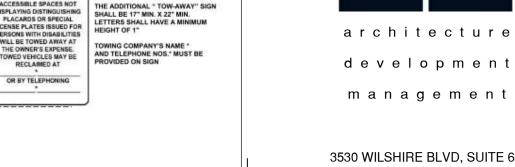
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide format of code related and administrative information bulletins including MGD and RGA that were previously issued will also allow flexibility and timely distribution of

11B-404.2.3

exceed 4 inches.



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P/BC 2020-084

3530 WILSHIRE BLVD, SUITE 615 LOS ANGELES, CA 90010 TEL: 213.984.4015

Project:

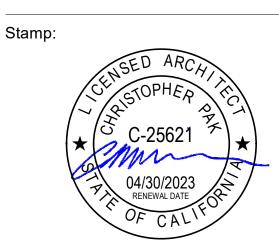


ARCHEON

FAX: 213.325.3695

Owner:

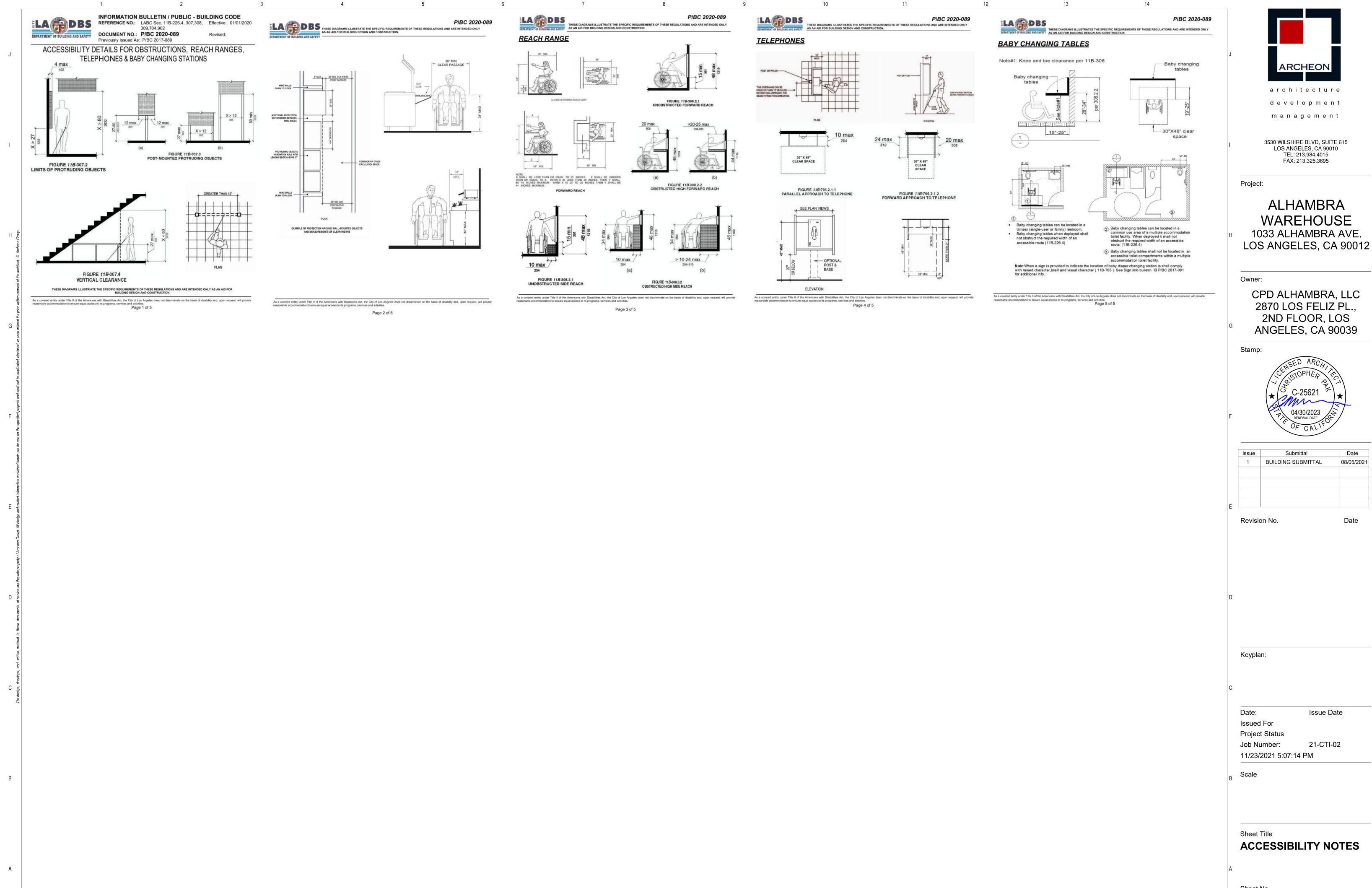
CPD ALHAMBRA, LLC 2870 LOS FELIZ PL., 2ND FLOOR, LOS ANGELES, CA 90039



Issue	Submittal	Date
1	BUILDING SUBMITTAL	08/05/2021
	-	
Revision	on No.	Date

Date: Issue Date Issued For

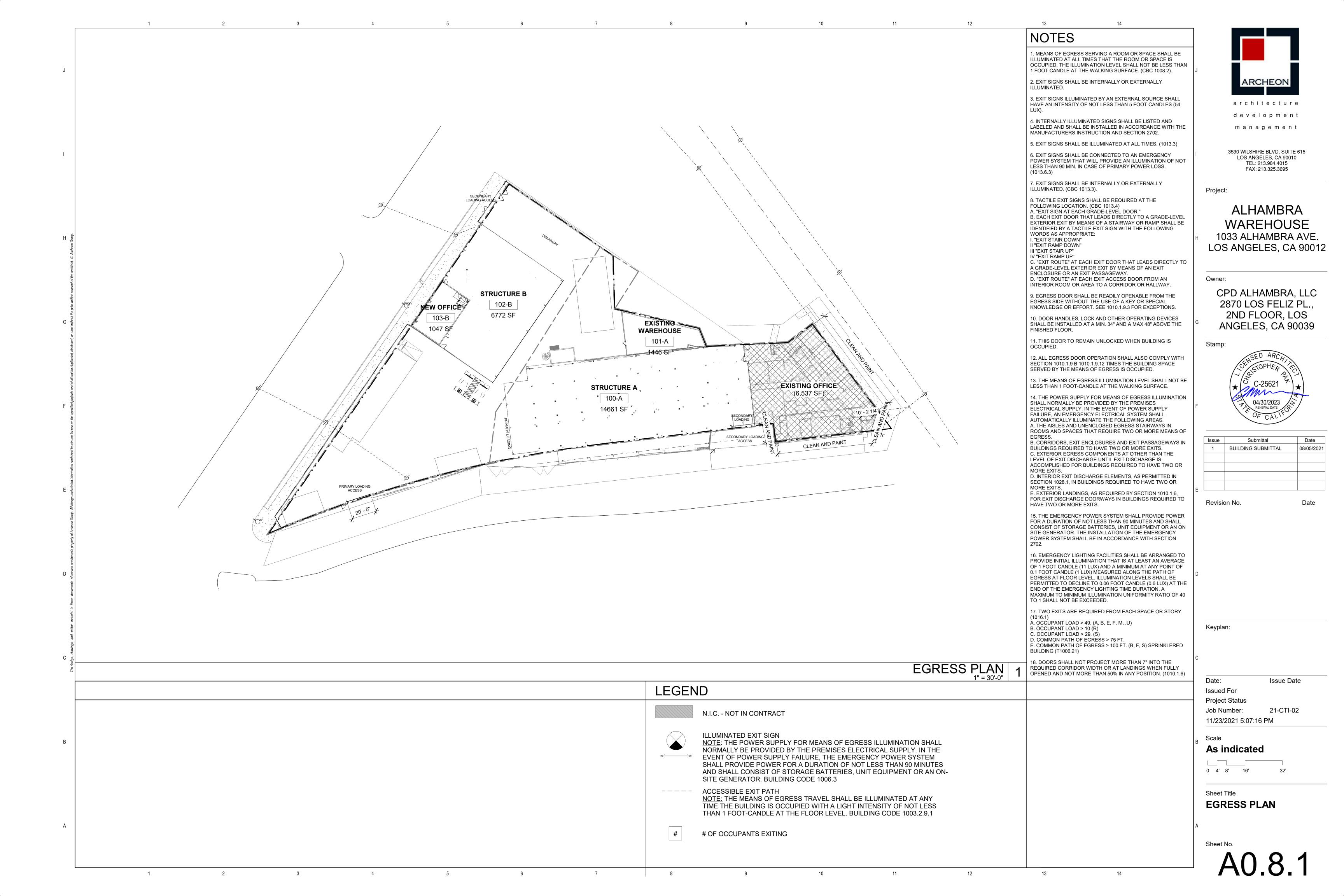
Sheet Title **ACCESSIBILITY NOTES**

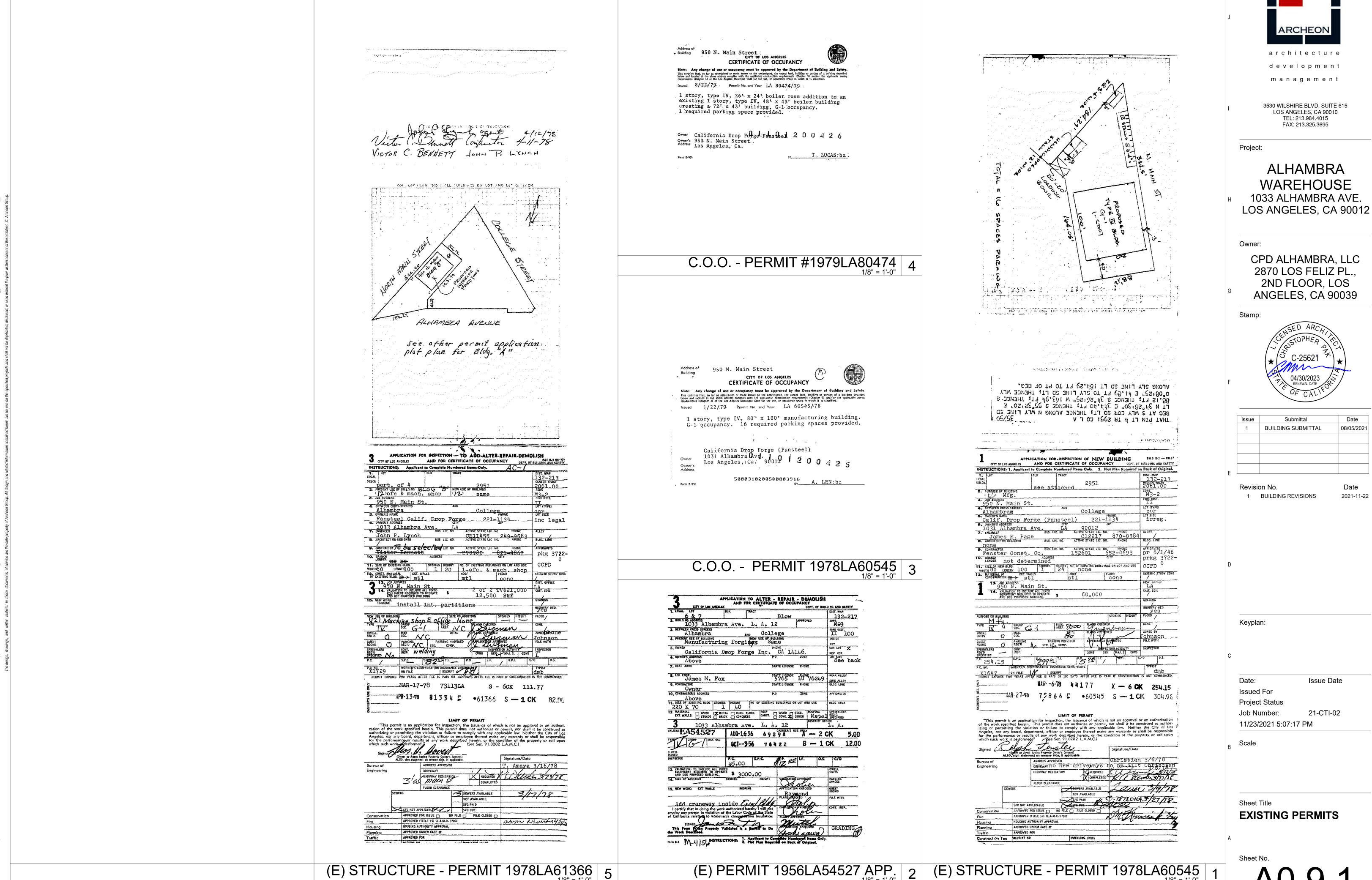


WAREHOUSE 1033 ALHAMBRA AVE.

2870 LOS FELIZ PL., 2ND FLOOR, LOS ANGELES, CA 90039

Issue	Submittal	Date
1	BUILDING SUBMITTAL	08/05/2021

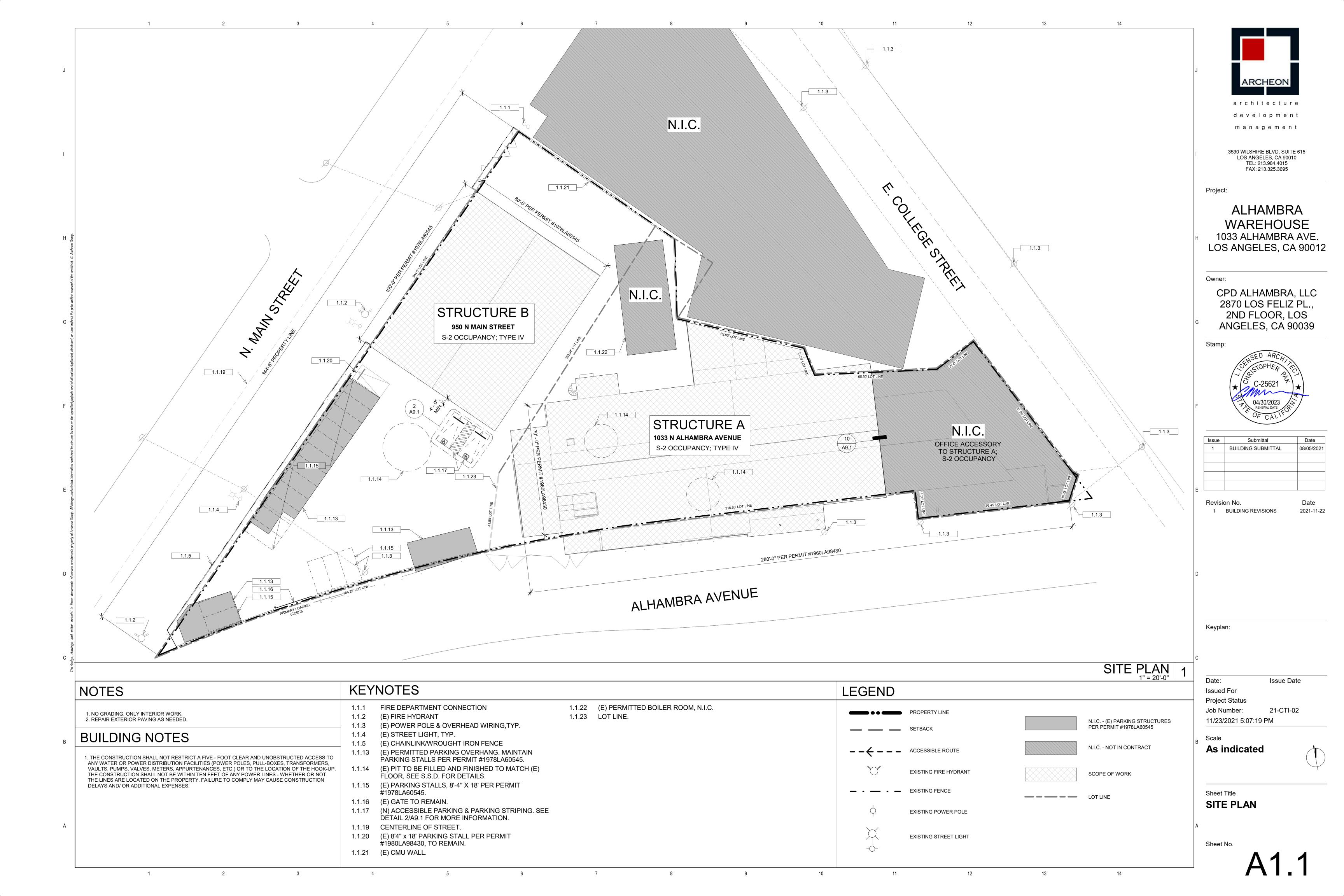


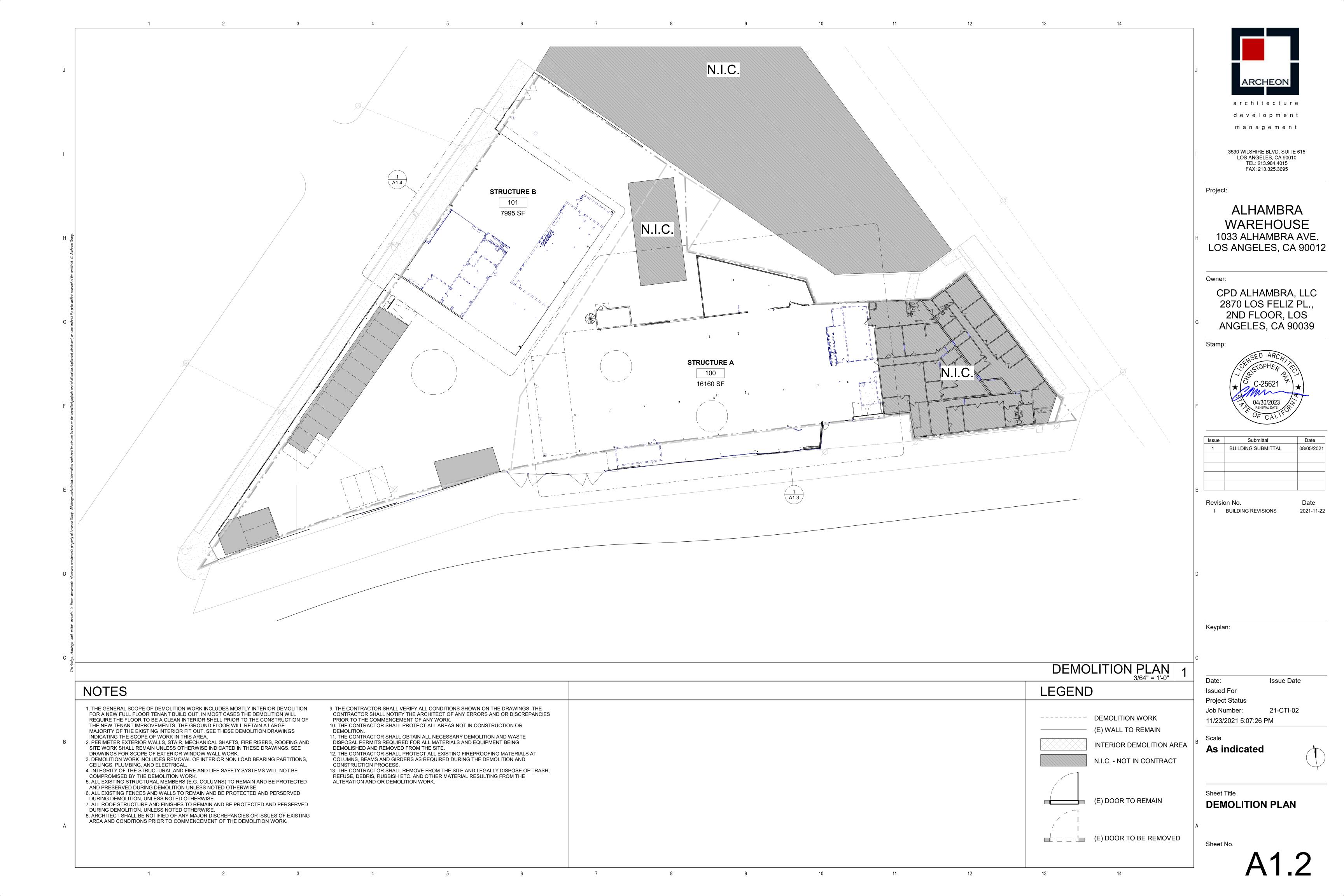


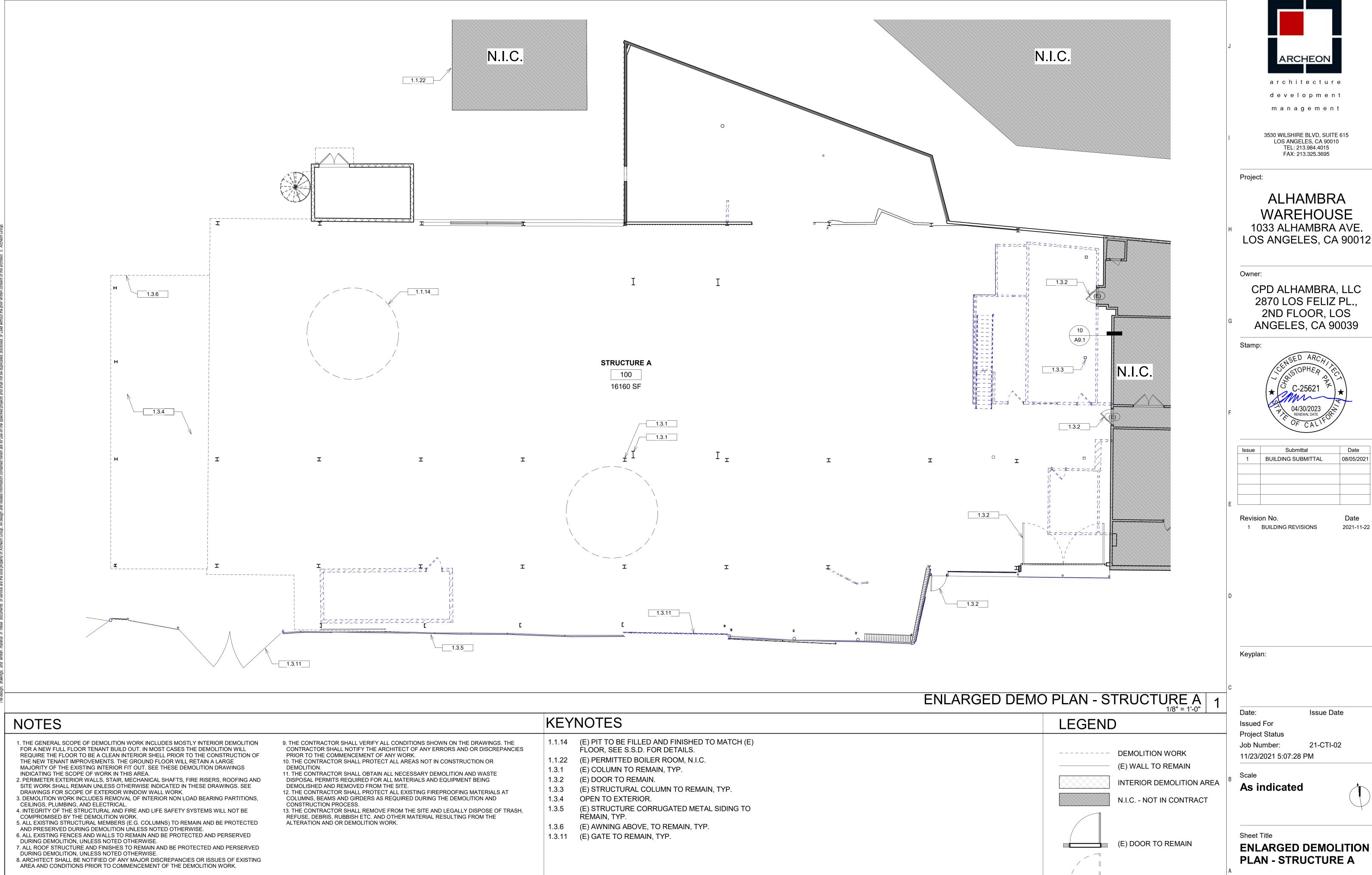
WAREHOUSE 1033 ALHAMBRA AVE.

2ND FLOOR, LOS

Issue	Submittal	Date
1	BUILDING SUBMITTAL	08/05/2021







ARCHEON architecture

development

3530 WILSHIRE BLVD, SUITE 615 LOS ANGELES, CA 90010 TEL: 213.984.4015 FAX: 213.325.3695

ALHAMBRA WAREHOUSE 1033 ALHAMBRA AVE.

CPD ALHAMBRA, LLC 2870 LOS FELIZ PL., 2ND FLOOR, LOS ANGELES, CA 90039



Issue	Submittal	Date
1	BUILDING SUBMITTAL	08/05/2021

2021-11-22

Revision No. 1 BUILDING REVISIONS

Issue Date

Project Status Job Number: 21-CTI-02

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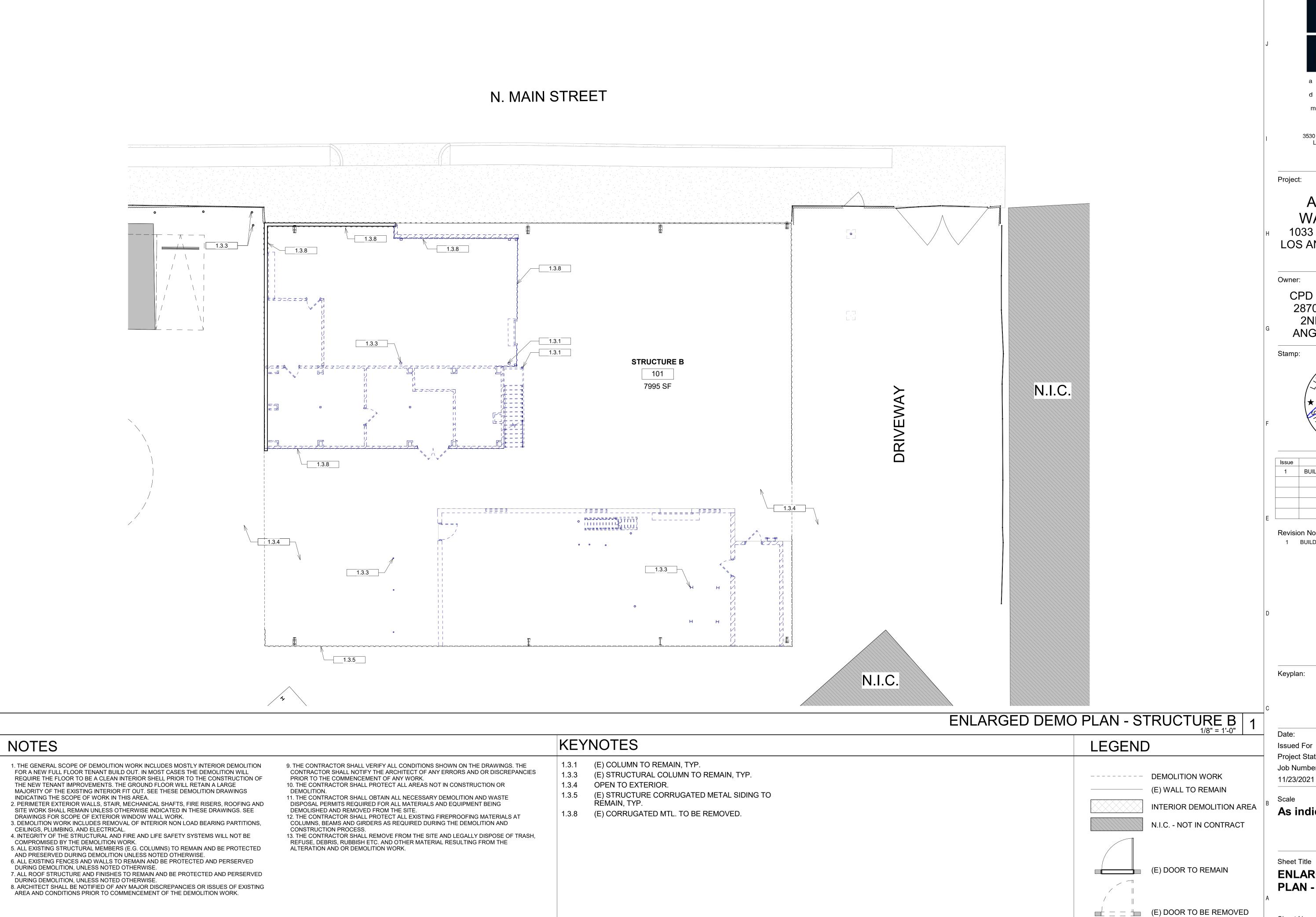
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ENLARGED DEMOLITION PLAN - STRUCTURE A

Sheet No.

 \perp \perp \perp \perp (E) DOOR TO BE REMOVED

13



ARCHEON architecture

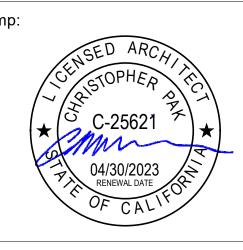
> development management

3530 WILSHIRE BLVD, SUITE 615 LOS ANGELES, CA 90010 TEL: 213.984.4015 FAX: 213.325.3695

ALHAMBRA WAREHOUSE 1033 ALHAMBRA AVE. LOS ANGELES, CA 90012

Owner:

CPD ALHAMBRA, LLC 2870 LOS FELIZ PL., 2ND FLOOR, LOS ANGELES, CA 90039



	Issue	Submittal	Date
	1	BUILDING SUBMITTAL	08/05/2021
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2021-11-22

Revision No. 1 BUILDING REVISIONS

Issue Date

Project Status Job Number: 21-CTI-02

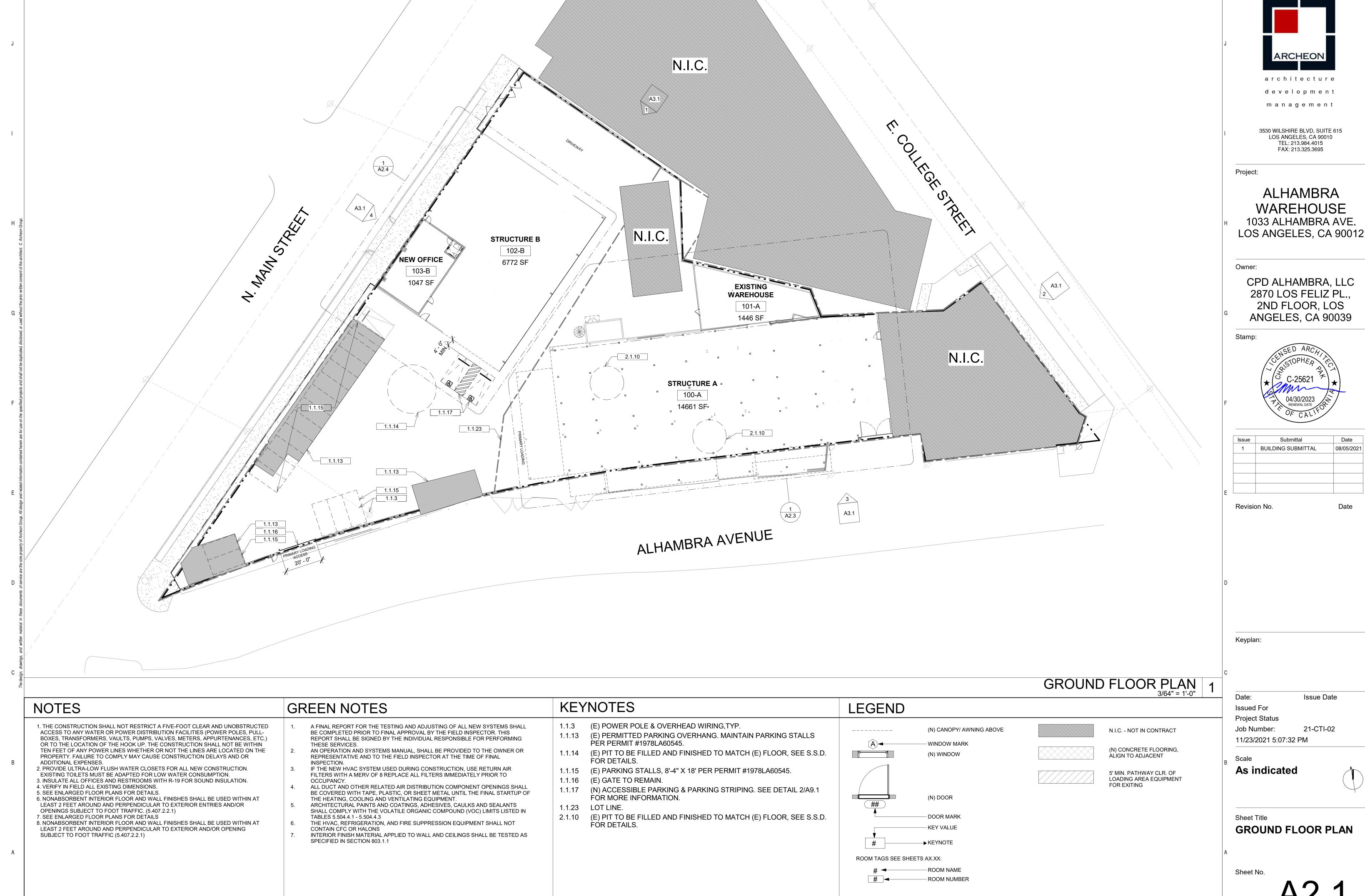
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ENLARGED DEMOLITION PLAN - STRUCTURE B

Sheet No.

13



Issue	Submittal	Date
1	BUILDING SUBMITTAL	08/05/2021

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ARCHEON architecture

development management

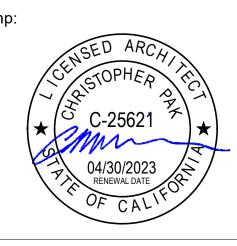
3530 WILSHIRE BLVD, SUITE 615 LOS ANGELES, CA 90010 TEL: 213.984.4015 FAX: 213.325.3695

Project:

ALHAMBRA WAREHOUSE 1033 ALHAMBRA AVE. LOS ANGELES, CA 90012

Owner:

CPD ALHAMBRA, LLC 2870 LOS FELIZ PL., 2ND FLOOR, LOS ANGELES, CA 90039



Issue	Submittal	Date
1	BUILDING SUBMITTAL	08/05/2021

Revision No.

Keyplan:

Date: Issue Date

Issued For Project Status Job Number:

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As indicated

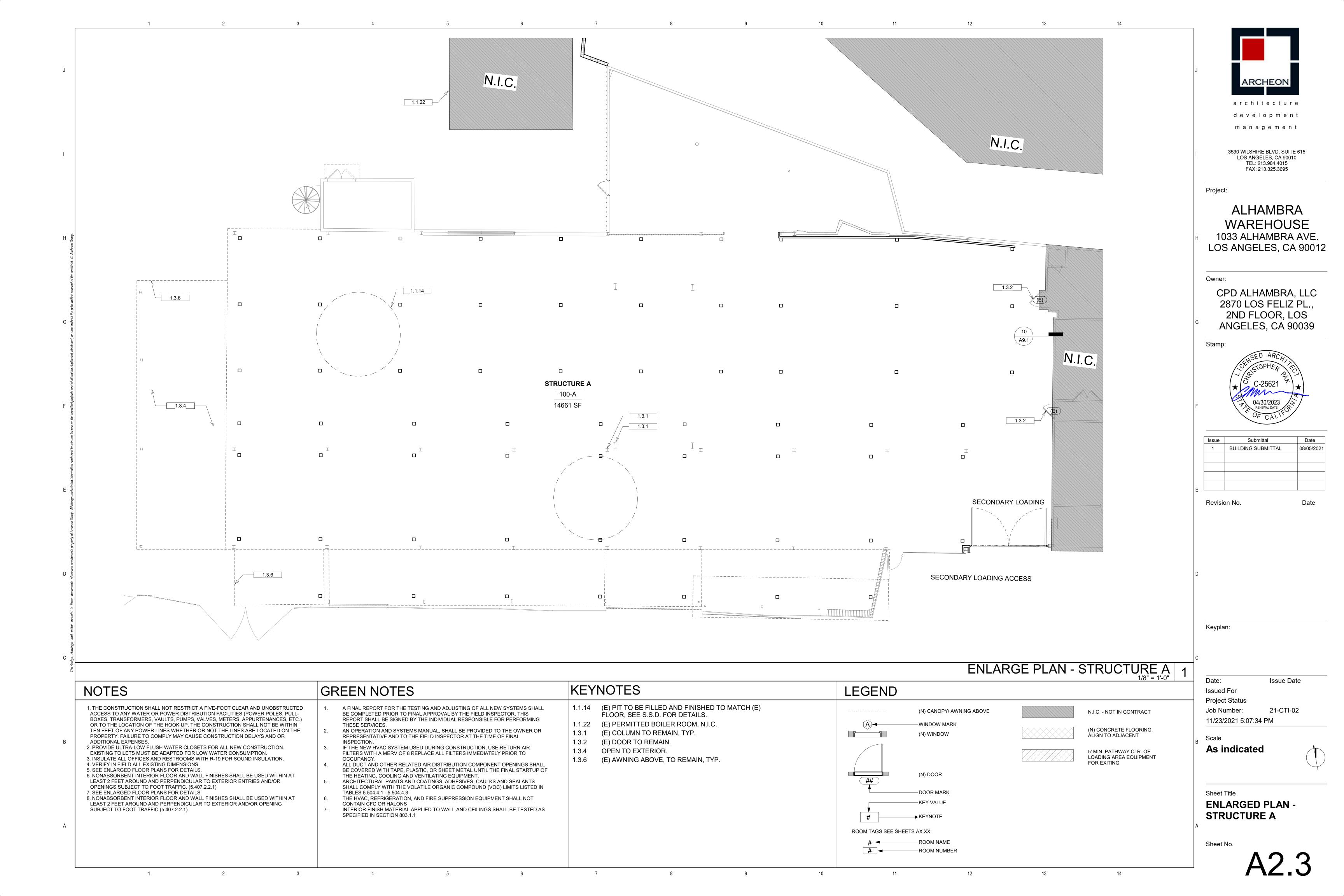
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ENLAREGD RCP -STRUCTURE B - NEW ^A OFFICE

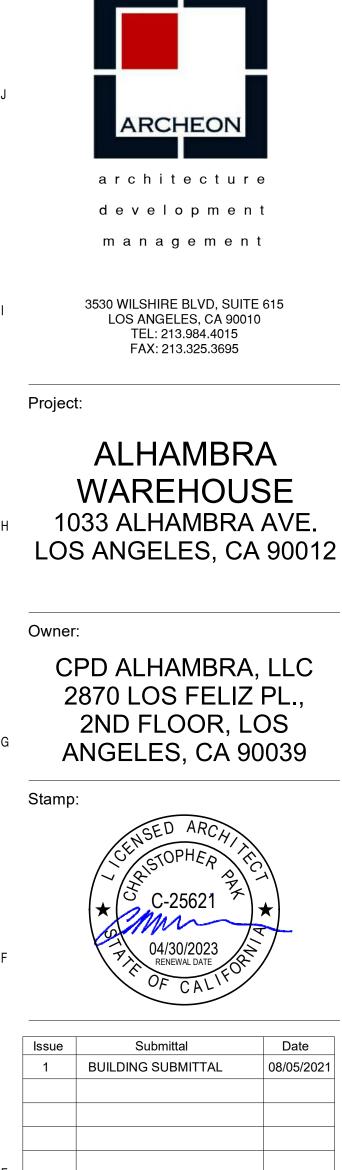
Sheet No.

21-CTI-02

		ENLARGED RCP - NEW	OFFICE 1
NOTES	KEYNOTES	CEILING LEGEND	
1. ALL EXISTING CEILING AND STRUCTURAL ELEMENTS ARE TO REMAIN AND BE PROTECTED AND PRESERVED DURING CONSTRUCTION. 2. ALL CEILING HEIGHTS NOTED IN THE REFLECTED CEILING PLAN ARE MEASURED FROM TOP OF FINISH FLOOR. 3. CENTER EXIT LIGHTS ON THEIR CORRESPONDING DOORS WHERE APPLICABLE. 4. COORDINATE SPACING OF CEILING FRAMING TO ACCOMMODATE LIGHT FIXTURES, DIFFUSERS, ETC. AS LOCATED IN THE REFLECTED CEILING PLAN. 5. IN AREAS WITH NO CEILING, ARCHITECT TO APPROVE SPRINKLER HEAD LAYOUT PRIOR TO INSTALLATION. 6. ALL TRADES ARE TO ATTEND MANDATORY COORDINATION MEETINGS WITH THE ARCHITECT/ENGINEERS PRIOR TO FABRICATION/INSTALLATION OF ALL CONDUIT, PIPING, DUCTWORK, SPRINKLERS, AND OTHER SYSTEMS. THE AESTHETIC DESIGN INTENT IS SHOWN IN THE ARCHITECTURAL DRAWINGS BUT FINAL PLACEMENT SHALL BE PER THE ARCHITECT'S DECISION, WHICH IS SUBJECT TO REVIEW IN THE FIELD. GENERAL CONTRACTOR SHALL ALLOW FOR THIS SPECIAL COORDINATION.		CEILING ELEVATION RECESSED CAN LIGHT 2' X 4' RECESSED TROFFER CEILING LIGHT ENERGY STAR EXHAUST FAN CONTROLLED BY A HUMIDITY CONTROL AND DUCTED TO TERMINATE TO THE OUTSIDE OF THE BLDG. GYPSUM CEILING ACOUSTIC CEILING TILE	



N. MAIN STREET



Submittal	Date
BUILDING SUBMITTAL	08/05/2021

Revision No.

Keyplan:

Issue Date Issued For

Project Status Job Number: 21-CTI-02

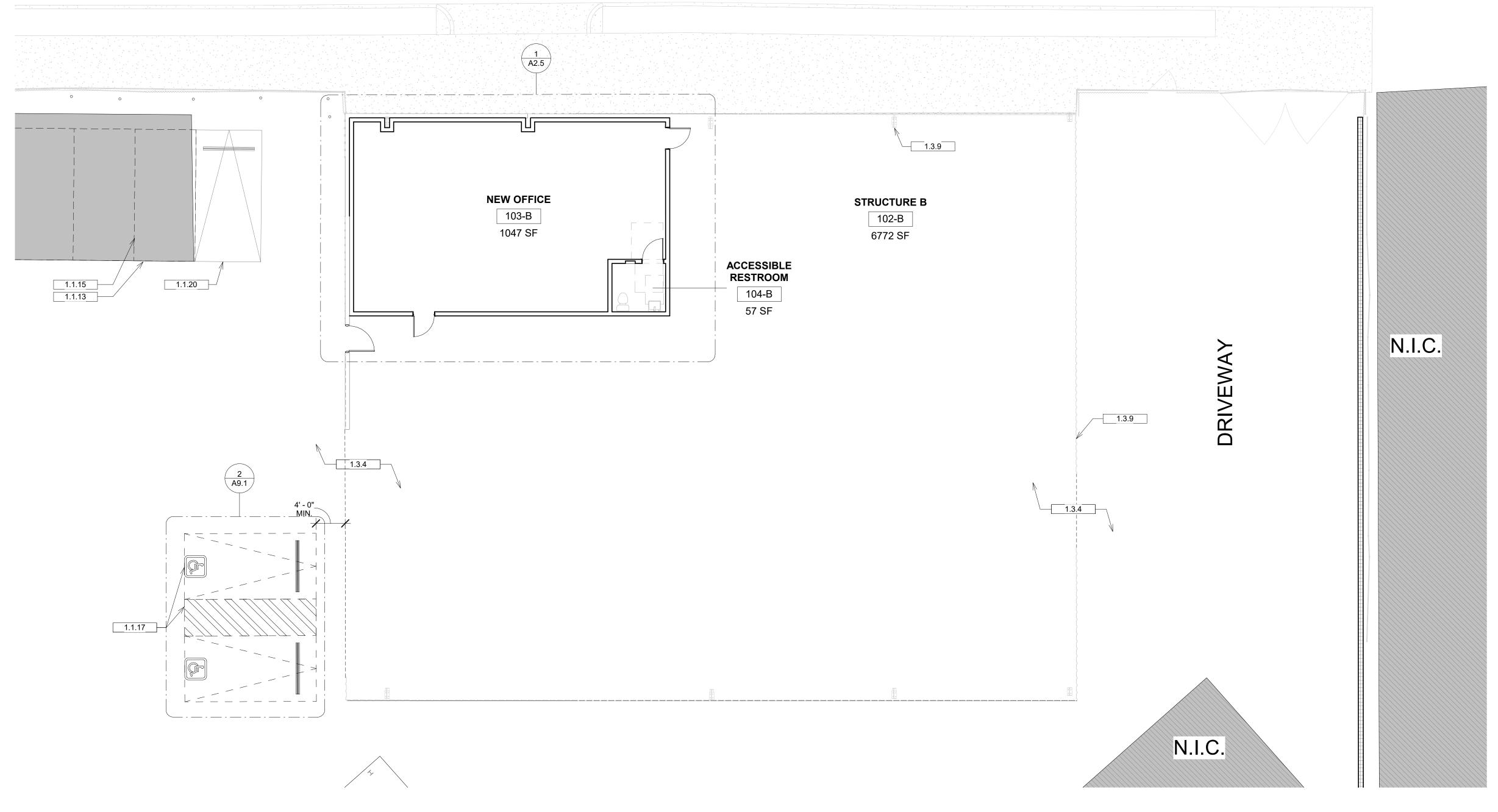
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As indicated

Sheet Title

ENLARGED PLAN -STRUCTURE B

Sheet No.



1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND OR

ADDITIONAL EXPENSES. 2. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. 3. INSULATE ALL OFFICES AND RESTROOMS WITH R-19 FOR SOUND INSULATION. 4. VERIFY IN FIELD ALL EXISTING DIMENSIONS.

NOTES

- 5. SEE ENLARGED FLOOR PLANS FOR DETAILS. 6. NONABSORBENT INTERIOR FLOOR AND WALL FINISHES SHALL BE USED WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO EXTERIOR ENTRIES AND/OR OPENINGS SUBJECT TO FOOT TRAFFIC. (5.407.2.2.1)
- 7. SEE ENLARGED FLOOR PLANS FOR DETAILS 8. NONABSORBENT INTERIOR FLOOR AND WALL FINISHES SHALL BE USED WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO EXTERIOR AND/OR OPENING SUBJECT TO FOOT TRAFFIC (5.407.2.2.1)

GREEN NOTES

- A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING
- AN OPERATION AND SYSTEMS MANUAL, SHALL BE PROVIDED TO THE OWNER OR REPRESENTATIVE AND TO THE FIELD INSPECTOR AT THE TIME OF FINAL
- IF THE NEW HVAC SYSTEM USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV OF 8 REPLACE ALL FILTERS IMMEDIATELY PRIOR TO
- OCCUPANCY. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS

SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN

- TABLES 5.504.4.1 5.504.4.3 THE HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CFC OR HALONS
- INTERIOR FINISH MATERIAL APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.1.1

KEYNOTES 1.1.13 (E) PERMITTED PARKING OVERHANG. MAINTAIN

PARKING STALLS PER PERMIT #1978LA60545. 1.1.15 (E) PARKING STALLS, 8'-4" X 18' PER PERMIT

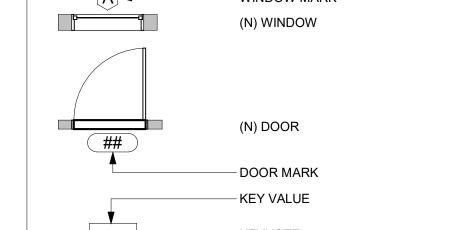
#1978LA60545. 1.1.17 (N) ACCESSIBLE PARKING & PARKING STRIPING. SEE

DETAIL 2/A9.1 FOR MORE INFORMATION. 1.1.20 (E) 8'4" x 18' PARKING STALL PER PERMIT

1.3.4 OPEN TO EXTERIOR.

#1980LA98430, TO REMAIN. (E) RIGID FRAME AND BASEPLATES TO REMAIN, TYP.

(N) CANOPY/ AWNING ABOVE _____ - WINDOW MARK (N) WINDOW (N) DOOR



ÀLÍGN TO ADJACENT 5' MIN. PATHWAY CLR. OF LOADING AREA EQUIPMENT FOR EXITING → KEYNOTE

ROOM TAGS SEE SHEETS AX.XX: -ROOM NAME

LEGEND

13

ENLARGED PLAN - STRUCTURE B

- ROOM NUMBER

N.I.C. - NOT IN CONTRACT

(N) CONCRETE FLOORING,

NEW OFFICE 103-B 1047 SF **ACCESSIBLE** RESTROOM (1) (A2.6) 104-B ENLARGED OFFICE PLAN 1/4" = 1'-0"

KEYNOTES

GREEN NOTES

THESE SERVICES.

OCCUPANCY.

CONTAIN CFC OR HALONS

SPECIFIED IN SECTION 803.1.1

A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL

REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING

AN OPERATION AND SYSTEMS MANUAL, SHALL BE PROVIDED TO THE OWNER OR

ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL

ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS

THE HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL NOT

BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF

SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN

INTERIOR FINISH MATERIAL APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS

BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS

REPRESENTATIVE AND TO THE FIELD INSPECTOR AT THE TIME OF FINAL

THE HEATING, COOLING AND VENTILATING EQUIPMENT.

IF THE NEW HVAC SYSTEM USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV OF 8 REPLACE ALL FILTERS IMMEDIATELY PRIOR TO

NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED

ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-

BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR

OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY.

3. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL

OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN

AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A

LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2

TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

5. VERIFY IN FIELD ALL EXISTING DIMENSIONS.

PROTECTED AND PRESERVED.

HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 and 1205.30.

4. INSULATE ALL OFFICES AND RESTROOMS WITH R-19 FOR SOUND ISOLATION.

6. ALL EXISTING FENCE, WALLS, AND STRUCTURAL COLUMNS TO REMAIN MUST BE

TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET

FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND OR ADDITIONAL EXPENSES. 2. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING

LEGEND

(N) CANOPY/ AWNING ABOVE

- WINDOW MARK

(N) WINDOW

(N) DOOR

- DOOR MARK

- KEY VALUE

-ROOM NAME

- ROOM NUMBER

→ KEYNOTE

ROOM TAGS SEE SHEETS AX.XX:



development management

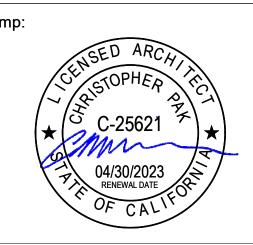
3530 WILSHIRE BLVD, SUITE 615 LOS ANGELES, CA 90010 TEL: 213.984.4015 FAX: 213.325.3695

Project:

ALHAMBRA WAREHOUSE 1033 ALHAMBRA AVE. LOS ANGELES, CA 90012

Owner:

CPD ALHAMBRA, LLC 2870 LOS FELIZ PL., 2ND FLOOR, LOS ANGELES, CA 90039



Issue	Submittal	Date
1	BUILDING SUBMITTAL	08/05/2021

Revision No.

Keyplan:

N.I.C. - NOT IN CONTRACT

(N) CONCRETE FLOORING,

5' MIN. PATHWAY CLR. OF

6 3/4" MTL. FURRING PARTITION

LOADING AREA EQUIPMENT

ALIGN TO ADJACENT

FOR EXITING

6 3/4" MTL. PARTITION

(E) EXTERIOR WALL

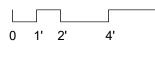
WALL TYPES

13

Date: Issue Date Issued For Project Status

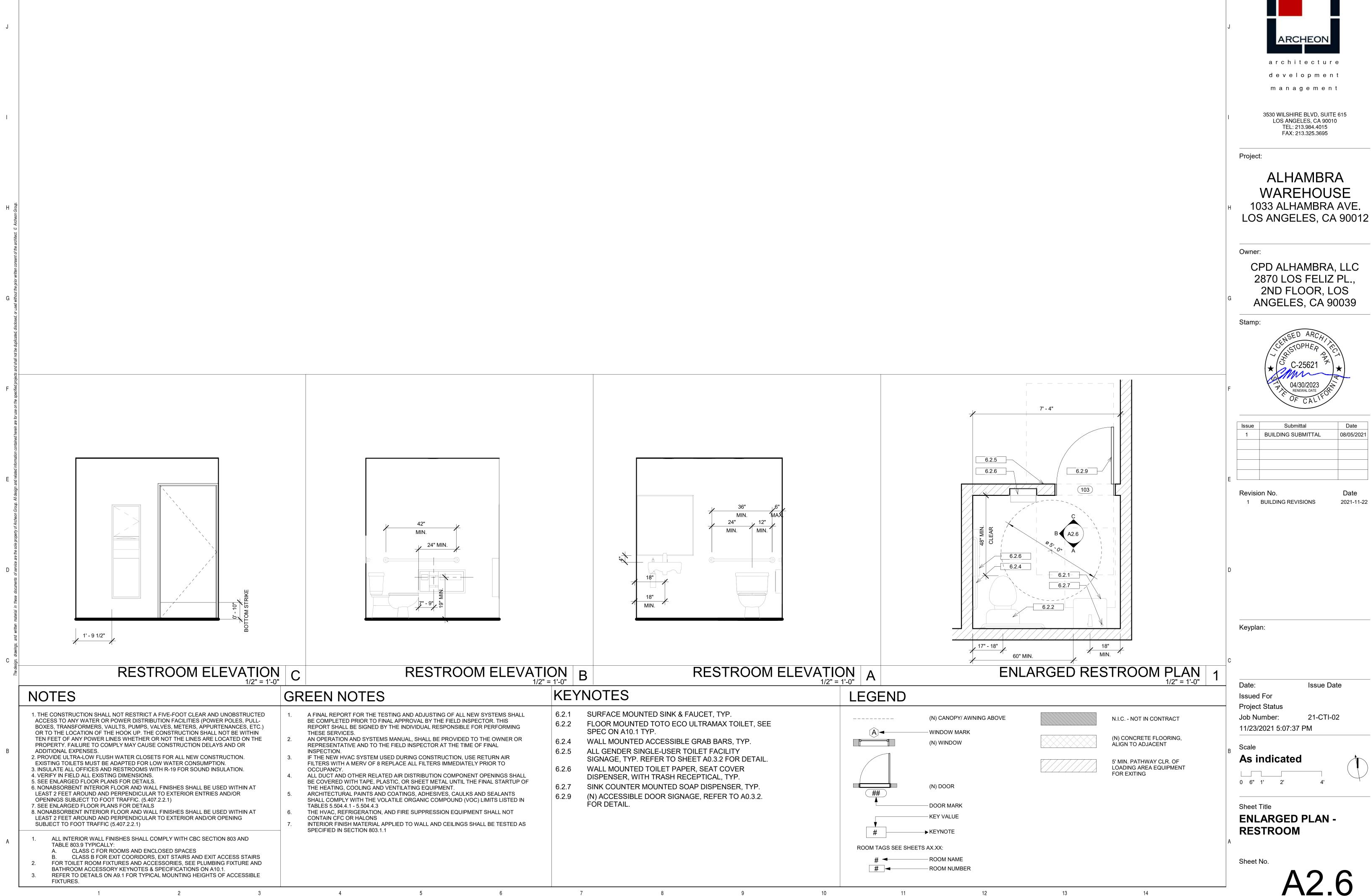
Job Number: 21-CTI-02 11/23/2021 5:07:36 PM

1/4" = 1'-0"



ENLARGED PLAN -STRUCTURE B - NEW OFFICE

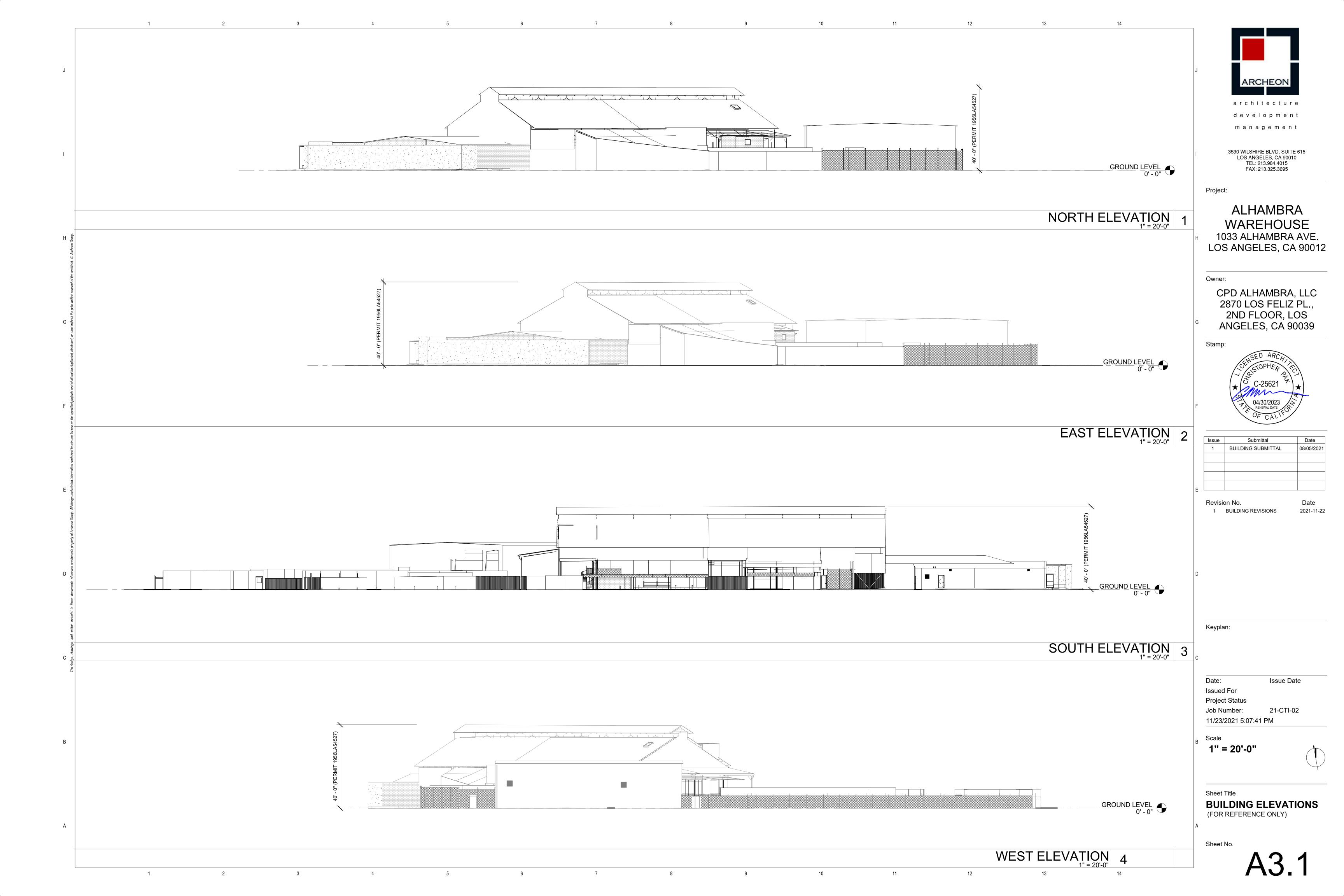
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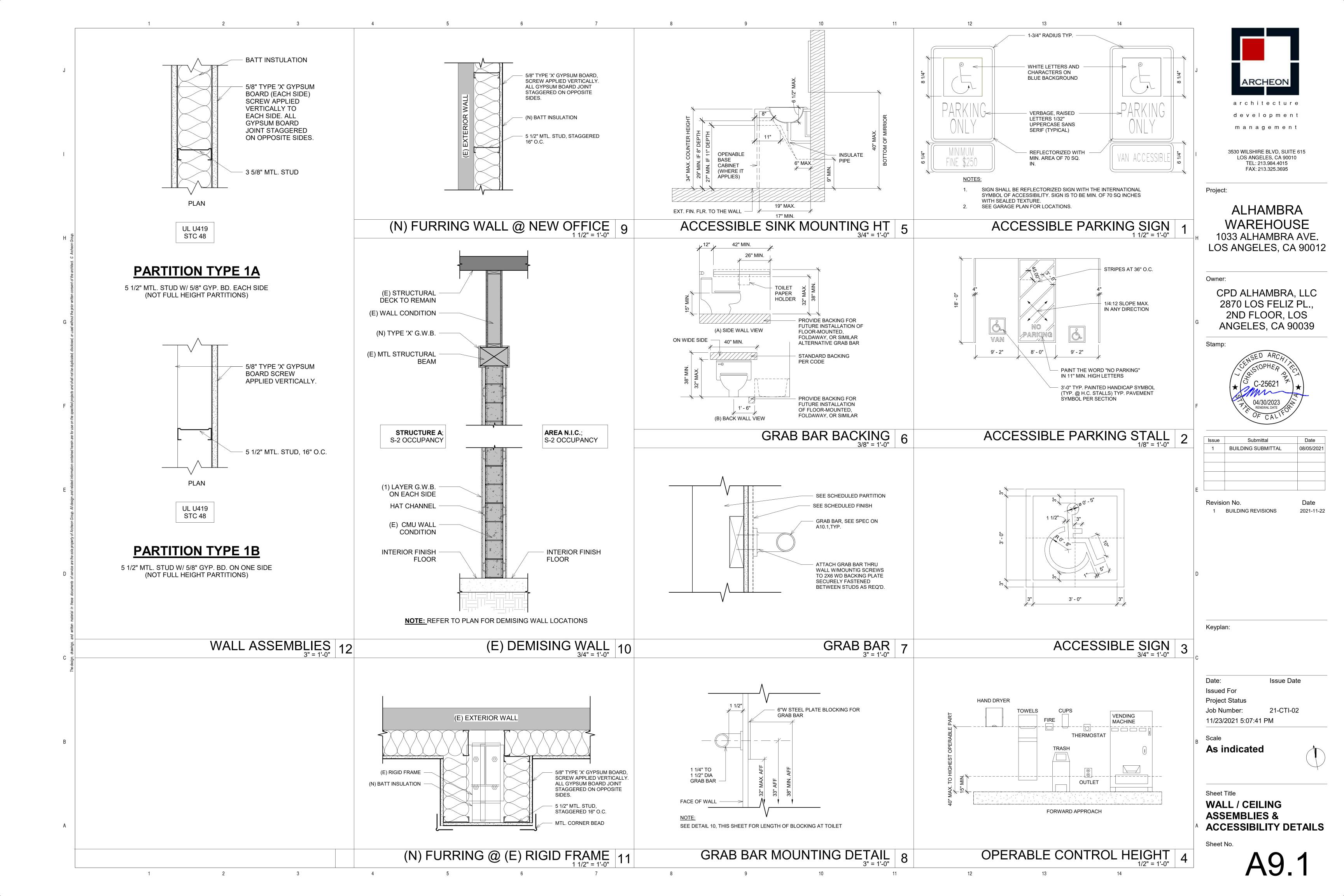


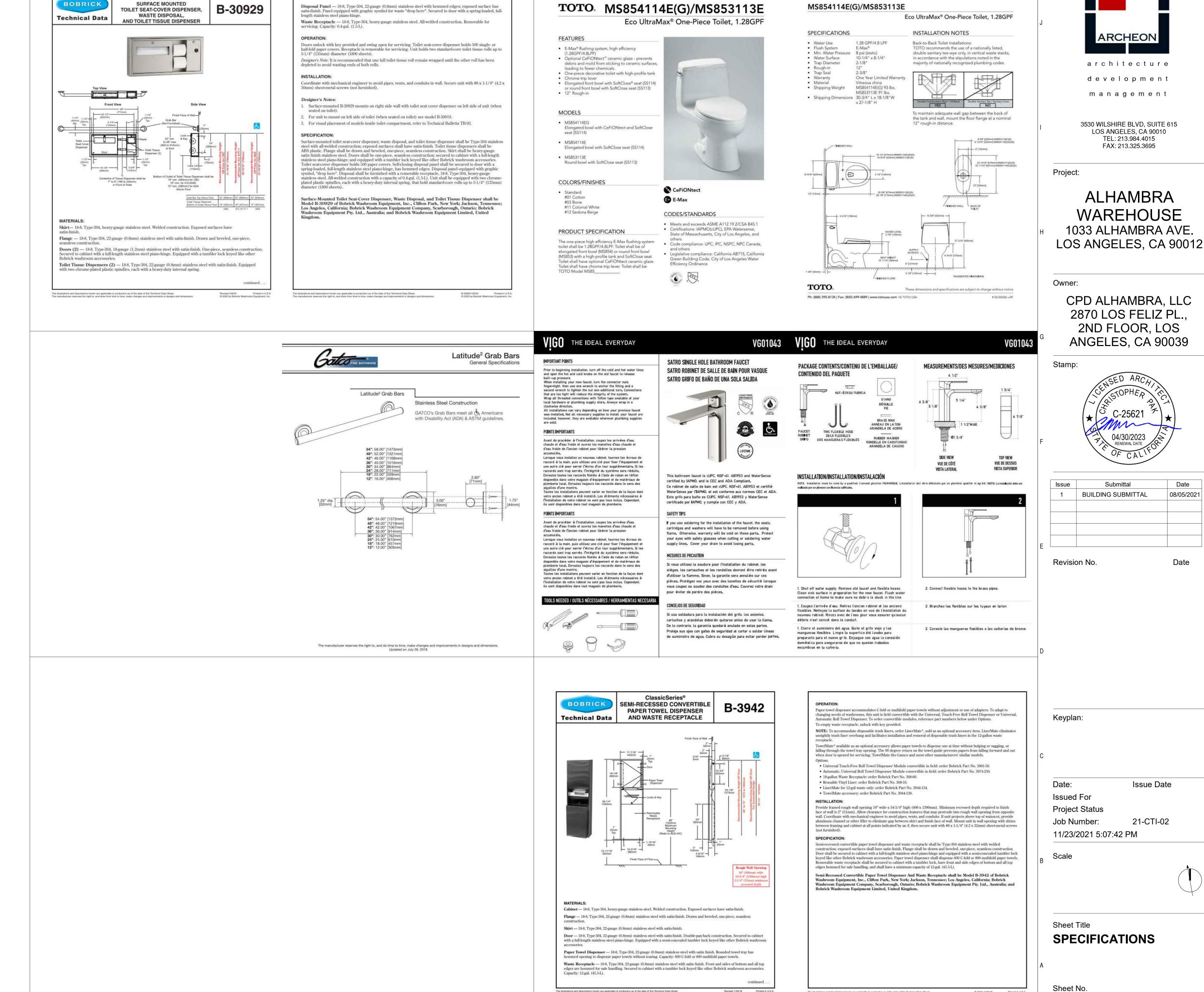
WAREHOUSE 1033 ALHAMBRA AVE.

CPD ALHAMBRA, LLC 2870 LOS FELIZ PL., 2ND FLOOR, LOS

Issue	Submittal	Date
1	BUILDING SUBMITTAL	08/05/2021







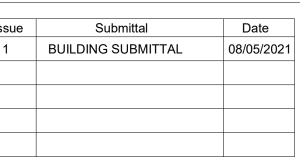
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GENERAL NOTES

STATEMENT OF SPECIAL INSPECTIONS

- 1. THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION DURING CONSTRUCTION. THE SPECIAL INSPECTOR(S) SHALL BE QUALIFIED TO THE SATISFACTION OF THE BUILDING OFFICIAL TO INSPECT THE KIND OF CONSTRUCTION BEING EMPLOYED IN THIS PROJECT. THE SPECIAL INSPECTOR SHALL SUBMIT REPORTS INDICATING RESULTS AND OBSERVATIONS OF TESTS AND INSPECTIONS AND STATING COMPLIANCE OR NONCOMPLIANCE WITH CONTRACT DOCUMENTS TO STRUCTURAL ENGINEER AND TO GOVERNING CODE AUTHORITY.
- 2. TESTING LABORATORY SHALL PROVIDE SPECIAL INSPECTION, COMPLYING WITH CBC SECTION 1701 (UNLESS OTHERWISE NOTED), FOR THE FOLLOWING:
- A. EPOXY ANCHORS
- B. BOLTS INSTALLED IN CONCRETE
 C. SHEATHED SHEAR WALL WHEN SHEAR EXCEEDS 350 POUNDS PER LINEAR FOOT
- ONCRETE AND REINFORCING STEEL WHERE SPECIFIED CONCRETE COMPRESSIVE STRENGTH IS GREATER THAN 2,500 PSI.
- E. SHOP WELDS MUST BE PERFORMED IN A CITY LICENSED FABRICATOR'S SHOP.
- CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE CITY INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECTION 1706.1.
- 4. CONTINUOUS SPECIAL INSPECTOR BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH f'c > 2,500 PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES.
- 5. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM.



Los Angeles Regional Uniform
Code Program
Committee I-3: Structural Observation



STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

PROJECT ADDRESS: 1033 Alhambra Ave, Los Angeles, CA 90012 PERMIT APPL. NO.:

Description of Work: Tenant Improvement

Owner: CPD Alhambra, LLC Architect: Archeon

Engineer: Thang Le, S.E.

STRUCTURAL OBSERVATION (only checked items are required)				
Firm or Individual to be responsible for the Structural Observation:				
Name: Thang Le, S.E. Phone: (626) 731-1539 Calif. Registration: S 4			stration: S 4978	
FOUNDATION	WALL	FRAME		DIAPHRAGM
☑ Footing, Stem Walls, Piers	□ Concrete	☐ Steel Moment Frame		□ Concrete
☐ Mat Foundation	□ Masonry	☐ Steel Braced Frame		☐ Steel Deck
☐ Caisson, Piles, Grade Beams	☑ Wood	☐ Concrete Moment Frame		☑ Wood
□ Stepp'g/Retain'g Foundation, Hillside Special Anchors	☑ Others: Metal Stud	☐ Masonry Wall Frame		□ Others:
□ Others:		□ Others:		

DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is

11/19/21

www.ladbs.org

License No. Date

Signature

2) (Rev. 1/1/2007)

designated by me to be responsible for the Structural Observation.

IN/Form.08 (Part 2) (Rev. 1/1/2007)

F. ROUGH CARPENTRY

1. ALL LUMBER SHALL BE GRADE MARKED DOUGLAS FIR — LARCH (DF-L). MAXIMUM MOISTURE CONTENT — 19%.

- 3. ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY, SLAB,
 WHICH IS DIRECT CONTACT WITH EARTH, AND SILLS THAT REST ON CONCRETE OR MASONRY
 FOUNDATIONS SHALL BE PRESSURE TREATED DOUGHLAS FIR.
- 4. WOOD SILL PLATES SHALL BE PRESSURE TREATED, UNLESS OTHERWISE NOTED, WITH 5/8" DIAMETER ANCHOR BOLTS BY 12" EMBEDMENT AT 4'-0"o.c. WITH 3"x3"x0.229" PLATE WASHERS (MINIMUM 2 ANCHOR BOLTS PER PIECE) LOCATED NOT MORE THAN 12" OR LESS THAN 7 DIAMETERS FROM EACH END OF THE PIECE. A PROPERLY SIZED NUT AND 3"x3"x0.229" THICK WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE PER CBC 2305.3.11.
- 5. PROVIDE WASHERS UNDER HEADS AND NUTS OF BOLTS AND LAG SCREWS BEARING ON WOOD. NUTS ON ALL BOLTS SHALL BE TIGHTENED BEFORE CLOSING IN AND/OR ON COMPLETION OF THE JOB. CUT WASHERS MAY BE USED EXCEPT FOR SILL BOLTS AT SHEARWALLS AND WHERE NOTED OTHERWISE.
- 6. INTERIOR NON-BEARING WALL SILLS MAY BE CONNECTED WITH ICC-ES APPROVED HILTI "X-DNI" (LARR #25646) WITH 1-1/4" MINIMUM EMBEDMENT POWER DRIVEN FASTENERS, WITH CADMIUM WASHERS, AT 32" ON CENTER. DO NOT USE POWER DRIVEN FASTENERS IN CONCRETE CURBS.
- BOLTS SHALL CONFORM TO ASTM A307. ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED.
- 8. NO STRUCTURAL MEMBER INCLUDING STUDS AND PLATES SHALL BE CUT OR NOTCHED FOR PIPES, ETC... UNLESS SPECIFICALLY SHOWN, NOTED OR ACCEPTABLE TO THE ARCHITECT OR ENGINEER. FOR REQUIREMENT OF BORED HOLES, CONFORM TO CBC SECTION 2308.9.10 AND 2308.9.11.
- 9. NAILING SHALL CONFORM TO CBC TABLE 2304.9.1 IN ADDITION TO NAILING SPECIFIED IN THESE DRAWINGS. USE COMMON NAILS UNLESS SPECIFICALLY OTHERWISE NOTED ON THESE DRAWINGS.
- 10. PROVIDE FULL HEIGHT STUDS FROM FLOOR TO ROOF UNLESS OTHERWISE NOTED.
- F. STRUCTURAL STEEL
- f. THREADED ROUND STOCK ASTM A36
 g. REINFORCING STEEL SEE REINFORCING STEEL SECTION
- 2. HIGH STRENGTH BOLTS

 a. PROVIDE HIGH STRENGTH BOLTS, NUTS, AND WASHERS COMPLYING WITH ASTM A325

 UNLESS OTHERWISE NOTED. ALL HIGH STRENGTH BOLTS SHALL BE BEARING TYPE

 WITH THREADS INCLUDED IN SHEAR PLANE (A325-N), UNLESS OTHERWISE NOTED.

 PROVIDE SLIP-CRITICAL HIGH STRENGTH BOLTS (A325-SC) ONLY WHERE SPECIFICALLY INDICATED ON PLANS.
- b. ASSEMBLE HIGH STRENGTH BOLTS IN COMPLIANCE WITH "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 FOR A490 BOLTS" AND THE IBC STANDARD 27-1 AND 27-7.
- 3. FABRICATE AND ERECT STRUCTURAL STEEL IN COMPLIANCE WITH THE LATEST EDITION OF AISC "LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
- 4. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI / AWS D1.1 AND AISC "SPECIFICATIONS," CHAPTER J.

f. PROVIDE SPECIAL INSPECTION FOR ALL FIELD WELDING.

- a. WELDERS SHALL CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY
 b. WELDING SHALL BE DONE BY ELECTRONIC ARC PROCESS USING E70XX ELECTRODES UNLESS OTHERWISE NOTED.
- c. WELDING MAY BE PERFORMED USING SUBMERGED ARC PROCESS WITH AUTOMATIC WELDING (SAW-1).
- d. PERFORM SHOP WELDING AND BY A FABRICATOR APPROVED BY GOVERNING CODE
- 5. FIELD WELDING TO BE DONE IN WELDERS CERTIFIED BY THE CITY FOR STRUCTURAL STEEL, REINFORCING STEEL AND LIGHT GAGE STEEL. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.
- 6. SHOP WELDS MUST BE PERFORMED IN THE CITY OF BEVERLY HILLS LICENSED FABRICATOR
- 7. CITY OF BEVERLY HILLS LICENSED OR ICC CERTIFIED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL.
- G. METAL STUD LIGHT GAUGE STEEL (ICC-ES ESR-3064P)
- 1. ALL WORK SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS:

 a. AMERICAN IRON AND STEEL INSTITUTE (AISI) DESIGN OF COLD FORMED STEEL

 STRUCTURAL MEMBERS.
- b. AMERICAN WELDING SOCIETY (AWS) D1.1 AND D1.3 SPECIFICATION FOR WELDING SHEET STEEL IN STRUCTURE.
- c. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
- 2. ALL STUD AND TRACK MATERIAL TO COMFORM TO THE FOLLOWING: a. 16 GAUGE AND HEAVIER:

 - + GALVANIZED STEEL ASTM A653 GRADE 50 b. 18 GAUGE AND LIGHTER:
 - + 33 KSI MINIMUM YIELD, 45 KSI MINIMUM TENSILE STRENGTH + PAINTED STEEL...... ASTM A611 — GRADE C
 - + GALVANIZED STEEL ASTM A653 GRADE 33
- ALL WELDING TO BE PERFORMED BY CERTIFIED LIGHT GAUGE WELDERS CERTIFIED FOR ALL APPROPRIATE DIRECTION COMPLYING WITH AWS D1.2.
- 4. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY OR ON AN ANGLE SUCH AS BRACING TO SQUARELY FIT AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELD FIRMLY IN POSITION UNTIL PROPERLY FASTENED.
- 5. LOW VELOCITY FASTENERS (SHOTPINS) WHERE CALLED OUT ON PLAN SHALL BE HILTI "X-U" POWDER DRIVEN FASTENERS INSTALLED IN ACCORDANCE WITH ICC ESR-2269 OR OR OTHER LISTED MAKE, APPROVED BY BUILDING OFFICIAL. LOW VELOCITY FASTENERS WITH 1" MINIMUM EMBEDMENT, UNLESS OTHERWISE NOTED.
- 6. EXPANSION ANCHOR SHALL BE HILTI KB-TZ ¾" DIAMETER x 2¾" INSTALLED IN ACCORDANCE WITH ICC ESR-1917 OR OTHER LISTED MAKE, APPROVE BY BUILDING OFFICIAL.
- 7. SCREWS SHALL BE #10 SHEET METAL SELF DRILLING/SELF—TAPPING STEEL SCREWS
 INSTALLED IN ACCORDANCE WITH BUILDING DEPARTMENT. SCREWS SHALL BE SUFFICIENT
 LENGTH TO ENSURE PENETRATION INTO STEEL STUD BY AT LEAST 2 FULL DIAMETER
 THREADS.
- 8. ANCHOR BOLT INSTALLATION WITH SPECIAL INSPECTIONS.

B. FOUNDATION

PERFORM FOUNDATION WORK COMPLYING WITH THE LABC 2020 CHAPTER 18.
 ASSUMED ALLOWABLE SOIL BEARING = 500 PSF

C. REINFORCING STEEL

CONCRETE ONLY):

- 1. REINFORCING STEEL COMPLYING WITH ASTM A615, GRADE 60 DEFORMED BARS, EXCEPT #3 BAR CAN BE GRADE 40 OR STRONGER.
- 2. WELDED REINFORCING STEEL COMPLYING WITH ASTM A706, GRACE 60 DEFORMED BARS.
- 3. SMOOTH WELDED WIRE FABRIC COMPLYING WITH ASTM A185. LAP FABRIC 1-1/2 SPACES (12" MINIMUM). PROVIDE DEFORMED WIRE STIRRUPS, SIZE D4 AND
- LARGER ONLY, COMPLYING WITH ASTM 497.

 2. SPLICE REINFORCING STEEL WHERE INDICATED. IF SPLICE LOCATIONS ARE NOT SPECIFICALLY SHOWN OR INDICATED, VERIFY SPLICE LOCATIONS WITH ARCHITECT/
- ENGINEER PRIOR TO DEVELOPING REINFORCING STEEL SHOP DRAWINGS.

 3. LAP REINFORCING STEEL AT SPLICES TO THE FOLLOWING MINIMUM LENGTHS, UNLESS OTHERWISE NOTED, (APPLICABLE TO 3,000 PSI OR HIGHER, NORMAL WEIGHT

BAR	TOP	OTHER	BAR	TOP	OTHE
SIZE	BARS	BARS	SIZE	BARS	BARS
#3	1'-9"	1'-4"	#8	6' - 10"	5'-3
#4	2'-4"	1'-10"	<u>#</u> 9	8'-8"	6'-8
#5	2'-11"	2'-3"	<i>#</i> 10	11'-0"	8'-6
<u>#</u> 6	3'-10"	2'-11"	#11	13'-6"	10'-
" 7	5' – 3"	4'-0"	"		

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW REBAR.

OTHER BARS ARE HORIZONTAL BARS WITH LESS THAN 12 INCHES OF CONCRETE CAST BELOW BARS AND ALL VERTICAL BARS.

- 4. MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL, INCLUDING SPLICED REINFORCING STEEL, SHALL BE 1 INCH OR 1 BAR DIAMETER, WHICHEVER IS GREATER. FOR BUNDLED BARS, MINIMUM CLEAR DISTANCES BETWEEN UNITS OF BUNDLED BARS SHALL BE SAME AS SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.

a. SLAB—ON—GRADE	C/L OF SLAB
b. CONCRETE BELOW GRADE, FORMED	2 INCHES
c. CONCRETE BELOW GRADE, UNFORMED	3 INCHES
d. WALLS ABOVE GRADE, EXPOSED TO WEATHER	
e. WALLS ABOVE GRADE, NOTE EXPOSED TO WEATHER	1 INCHES
f. COLUMNS, CLEAR TO FACE OF TIES	1-1/2 INCHES
g. BEAMS, CLEAR TO FACE OF TIES	1-1/2 INCHES
	•

- 6. BEND REINFORCING STEEL COLD UNLESS OTHERWISE ACCEPTED BY ARCHITECT OR ENGINEER.
- 7. CHAIRS OR SPACERS FOR REINFORCING SHALL BE PLASTIC OR PLASTIC COATED WHEN RESTING ON EXPOSED SURFACES.
- 8. WELD REINFORCING STEEL COMPLYING WITH AWS D1.4. DO NOT WELD REINFORCING STEEL OTHER THAN THOSE CONFORMING TO ASTM A706.
- 9. SECURELY TIE ANCHOR BOLTS, REINFORCING STEEL, INSERTS, ETC... IN PLACE PRIOR TO PLACING CONCRETE OR GROUT.
- 10. SUBMIT REINFORCING STEEL SHOP DRAWINGS INDICATING REINFORCING PLACEMENT INCLUDING SPLICE LOCATIONS AND LENGTHS, TO ARCHITECT/ENGINEER FOR REVIEW AND ACCEPTANCE.
- D. CAST-IN-PLACE CONCRETE
- 1. NORMAL WEIGHT AGGREGATES OF NATURAL SAND AND ROCK COMPLYING WITH ASTM C33.
- 2. PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE II.
- 3. NORMAL WEIGHT CONCRETE (145 PCF), WITH PROVEN SHRINKAGE CHARACTERISTICS
 OF LESS THAN 0.05%, ATTAINING MINIMUM COMPRESSIVE STRENGTHS (f'c)
 AT 28 DAYS AS FOLLOWS:

٠.	20 27110 710 1 02201101		
	FOUNDATIONS	3,000	PS
	SLAB-ON-GRADE	3,000	PS
	CONCRETE GRADE BEAM	3,000	PS
	UNLESS OTHERWISE NOTED	3.000	PS

- 4. SLUMP NOT TO EXCEED 4 INCHES.
- 5. DO NOT USE CONCRETE OR GROUT CONTAINING CHLORIDES
- 6. DO NOT EMBED CONDUITS, PIPES, OR SLEEVES OTHER THAN ELECTRICAL CONDUITS
 1 INCH DIAMETER AND SMALLER IN STRUCTURAL CONCRETE EXCEPT WHERE
 SPECIFICALLY DETAILED OR ACCEPTED BY ARCHITECT OR ENGINEER.
- 7. FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC... WITH 3/4 INCH CHAMFERS UNLESS OTHERWISE DETAILED.
- 8. PROVIDE KEYS IN CONSTRUCTION JOINTS UNLESS OTHERWISE DETAILED.
- 9. ROUGHED CONCRETE SURFACE TO FULL AMPLITUDE OF 1/16 INCH WHERE MASONRY WALLS INTERSECT CONCRETE.
- 10. PERFORM WORK IN COMPLIANCE WITH ACI 301.
- E. SHEATHING
- ROOF SHEATHING SHALL BE 15/32" APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATED 24/0, PRODUCT STANDARD PS I-95, DOUGLAS FIR-LARCH, STRUCTURAL I (OR CDX).
- 2. FLOOR PANELS SHALL BE 23/32" APA RATED PLYWOOD STURDI-I-FLOOR, TONGUE AND GROOVE, EXPOSURE 1, SPAN RATED 24"o.c. PRODUCT STANDARD PS I-95, DOUGLAS FIR-LARCH, STRUCTURAL I (OR CDX).
- 3. WALL SHEATHING SHALL BE APA RATED AS FOLLOWS:
 a. 15/32" APA RATED SHEATHING, EXPOSURE 1, SPAN RATED 32/16.
 b. 19/32" APA RATED SHEATHING, EXPOSURE 1, SPAN RATED 40/20.
- 4. ALL SHEATHING SHALL BE 2'-0" IN THE LEAST DIMENSION UNLESS ALL EDGES ARE BLOCKED AND NAILED.

A. GENERAL

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOS ANGELES BUILDING CODE 2020 EDITION (LABC 2020), REFERENCED STANDARDS OF CHAPTER 35 AND ALL APPLICABLE CODES AND ORDINANCES.

BASIS OF DESIGN:

a. SEISMIC LOADS
+ IMPORTANCE FACTOR, le = 1.0
+ Ss = 1.998q

+ S1 = 0.714g + SITE CLASS: D

+ SITE CLASS: D + Sds = 1.599g

+ Sd1 = 0.714g + Rho = 1.3 (REDUNDANCY FACTOR)

+ SEISMIC DESIGN CATEGORY: D + BASIC SEISMIC-FORCE-RESISTING SYSTEM: LIGHT FRAME SHEAR WALLS + SEISMIC RESPONSE COEFFICIENT, Cs = 0.246 (STRENGTH), Cs = 0.176 (SERVICE)

+ RESPONSE MODIFICATION FACTOR, R = 6.5 + ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE

b. WIND LOAD + BASIC WIND SPEED = 110 MPH (ULTIMATE)

+ EXPOSURE C + IMPORTANCE FACTOR, Iw=1.0

+ IMPORTANCE FACTOR, IW=1.0
+ INTERNAL PRESSURE COEFFICIENT = 0.18
+ DESIGN WIND PRESSURE = 27.5 PSF

+ COMPONENTS AND CLADDING WIND PRESSURE = 39 PSF c. LIVE LOADS

c. LIVE LOADS + ROOF = 20 PSF

2. AISC360-05 - SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING.

3. ACI318-08 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

4. ALL ASTM SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE OF THE LATEST REVISION.

5. WRITTEN INFORMATION AND DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC INFORMATION. DO NOT SCALE DRAWINGS.

ALL DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, ELEVATIONS, SECTIONS, AND DETAILS.
 ANY DISCREPANCIES ON THE PLANS OR ANY DEVIATIONS FROM THE PLANS

WHICH ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITION
DIFFERENT FROM THOSE INDICATES ON THE PLANS, SHALL BE CALLED TO
THE ATTENTION OF THANG LE, S.E. PRIOR TO CONTINUING
CONSTRUCTION. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION
BETWEEN THE TRADES WHERE REQUIRED, IS ACCOMPLISHED.

8. SEE ARCHITECTURAL DRAWING FOR KINDS OF FLOOR FINISH, DEPRESSION IN SLAB, OPENINGS IN WALLS AND ROOF REQUIRED BY DOOR, WINDOWS, DUCTS, VENTS, HATCHES, PLUMBING, ETC...; ALL TYPE OF FLASHING, INSERTS, ANCHORS, HANGERS, ETC... EMBEDDED OR ATTACHED TO CONCRETE STRUCTURE; PAVING, WALKS, STAIRS, RAMPS, CURBS, PARAPETS, TERRACES, ETC...; EXTERIOR GRADES; ROOF SLABS, CRICKETS AND DRAINS.

9. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AS TO LAYOUT DIMENSIONS AND ELEVATIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THANG LE, S.E. AND THE OWNER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

10. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT

NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR CONDITIONS THAT ARE SHOWN OR CALLED FOR.

11. THE BUILDER SHALL TAKE FULL AND FINAL RESPONSIBILITY FOR CONSTRUCTING A FINAL PRODUCT OF APPROPRIATE QUALITY AND SERVICEABILITY CONSISTENT WITH THE INFORMATION AND REQUIREMENTS

FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE THE GENERAL

CONTAINED IN THE CONSTRUCTION DOCUMENTS OR REASONABLY INFERABLE

WITHOUT LIMITATION DEMOLITION, EXCAVATION AND ERECTION PROCEDURES.

GOVERNMENTAL ENTITY WITH JURISDICTION OVER THE PROJECT.

12. THE BUILDER SHALL TAKE FULL RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES INCLUDING

THEREFROM, AND/OR CONTAINED IN THE REQUIREMENTS OF ANY

13. STRUCTURAL OBSERVATION VISITS TO SITE BY REPRESENTATIVES OF THANG LE, S.E. DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION MEANS AND METHODS. OBSERVATIONS PERFORMED BY ENGINEER DURING CONSTRUCTION ARE NOT CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE PERFORMED BY OTHERS. OBSERVATIONS PERFORMED BY ENGINEER ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTAND DESIGN INTENT CONVEYED IN CONTRACT DOCUMENTS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS

SUPERVISION OF CONSTRUCTION.

APPROVED LATERAL OR SWAY BRACING.

14. MODIFICATIONS OR SUBSTITUTIONS: DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE INDICATED OR SPECIFIED MAY BE CONSIDERED FOR USE PROVIDED A WRITTEN REQUEST, SUBJECT TO REVIEW, IS SUBMITTED TO OWNER, ARCHITECT, ENGINEER AND GOVERNING CODE AUTHORITY PRIOR TO ITS USE OR INCLUSION ON ANY SHOP DRAWING.

15. BRACE PIPING AND DUCTS COMPLYING WITH LATEST ADDITION OF GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION.

16. INSTALL AND ANCHOR MECHANICAL AND ELECTRICAL EQUIPMENT TO STRUCTURE COMPLYING ASCE/SEI 7-05, CHAPTER 13, AS MODIFIED BY CBC 1614.1.11 THROUGH 1614.1.16. ISOLATORS, FASTENERS AND ANY OTHER ELEMENT PROVIDING STABILITY FOR EQUIPMENT SHALL BE APPROVED BY ICC-ES OR EQUIVALENT TESTING PROCEDURE. PROVIDE SUSPENDED EQUIPMENT WITH

17. TESTING LABORATORY SHALL PROVIDE SPECIAL INSPECTION, COMPLYING WITH CBC SECTIONS 1704 AND 1705 (UNLESS OTHERWISE NOTED), FOR THE

FOLLOWING:

a. CONCRETE AND REINFORCING STEEL WHERE SPECIFIED CONCRETE COMPRESSIVE STRENGTH IS GREATER THAN 2,500 PSI.

b. BOLTS INSTALLED IN CONCRETEc. FIELD WELDINGd. EPOXY ANCHORS

18. ALL STRUCTURAL WELDING SHALL BE DONE IN AN APPROVED FABRICATING SHOP. IN ABSENCE OF AN APPROVED FABRICATING SHOP, STRUCTURAL WELDING SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED

SPECIAL INSPECTOR PER CBC 1704.3.

19. STRUCTURAL WELDING SHALL CONFORM TO AWS D1.1 AND THE AISC ASD SPECIFICATIONS.

20. FABRICATION OF STRUCTURAL STEEL SHALL BE BY AN AISC LICENSED FABRICATOR OR FABRICATOR SHALL BE CONTINUOUSLY INSPECTED BY A REGISTERED INSPECTOR.

ARCHEON

3530 West Wilshire Blvd. 6th Floor, Suite 615 Los Angeles, CA 90010 Tel: 213.984.4015 Fax: 213.380.3898

architecture

development

planning

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PROJECT:

ALHAMBRA WAREHOUSE

1033 ALHAMBRA AVE. LOS ANGELES, CA 90012

OWNER:

CPD ALHAMBRA, LLC 2870 LOS FELIZ P.L., 2ND FLOOR LOS ANGELES, CA 90039

CONSULTANT:

ISSUE REVISION



DATE

KEY PLAN

SCALE:

PLOT DATE: 11-22-2021

As Indicated

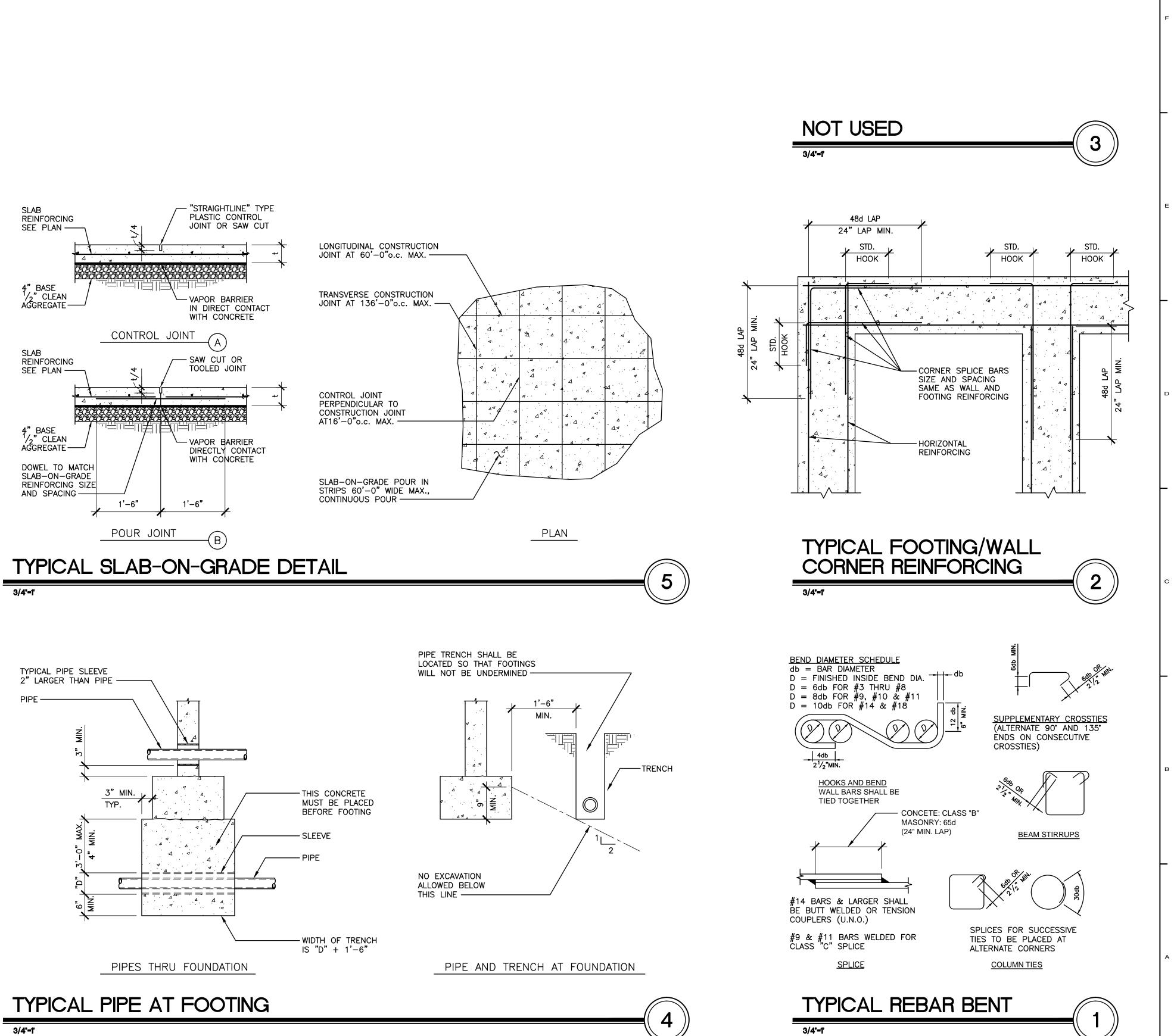
PROJECT NO.

GENERAL NOTES

SHEET NO.

SHEET TITLE

S1 1



architecture planning development **ARCHEON**

3530 West Wilshire Blvd. 6th Floor, Suite 615 Los Angeles, CA 90010 Tel: 213.984.4015 Fax: 213.380.3898

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PROJECT:

ALHAMBRA WAREHOUSE

1033 ALHAMBRA AVE. LOS ANGELES, CA 90012

OWNER:

CPD ALHAMBRA, LLC 2870 LOS FELIZ P.L., 2ND FLOOR LOS ANGELES, CA 90039

CONSULTANT:



DATE **ISSUE REVISION**

KEY PLAN

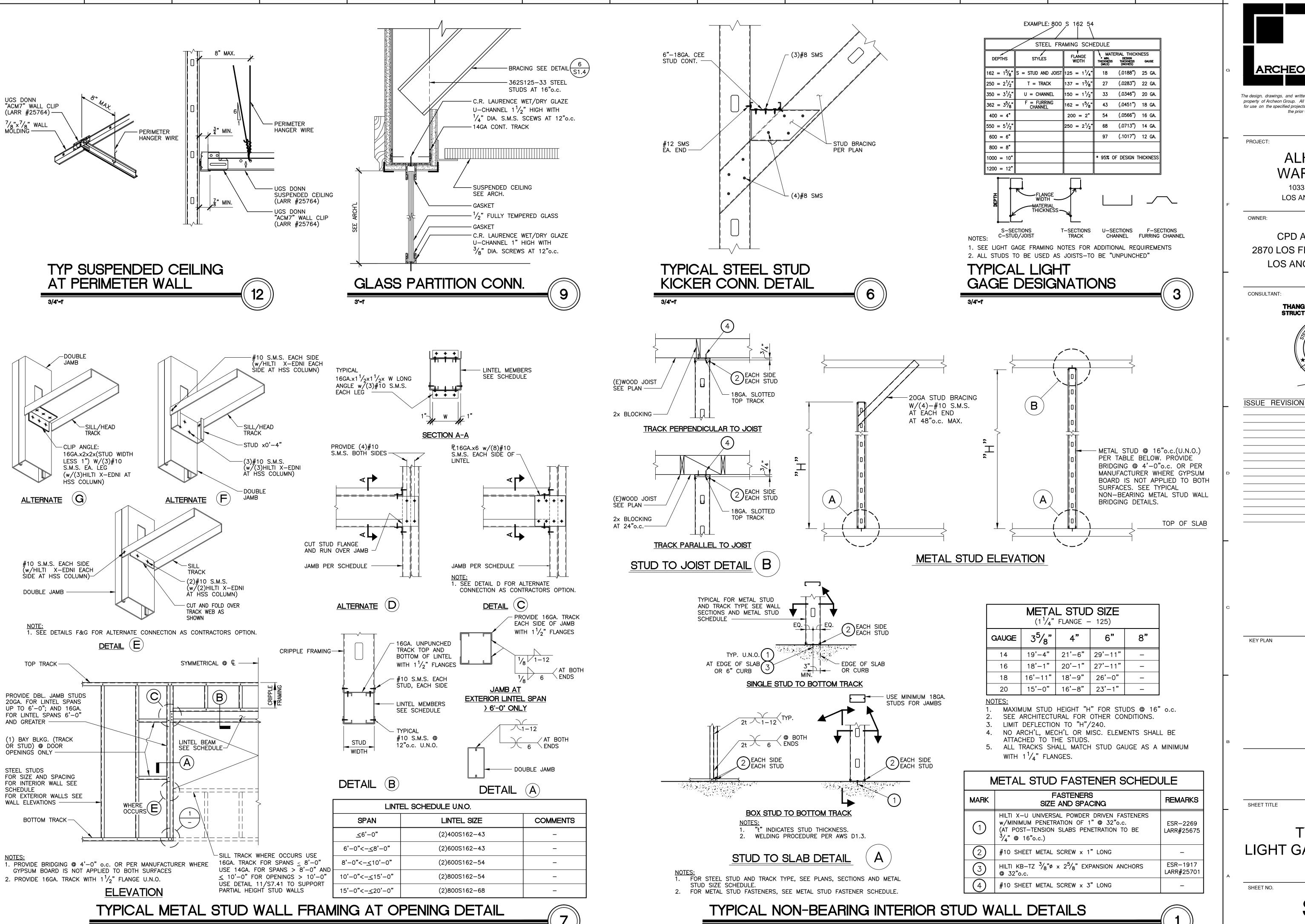
PROJECT NO.

PLOT DATE: 11-22-2021 SCALE:

SHEET TITLE

TYPICAL CONCRETE DETAILS

S1.2



3/4"=1"

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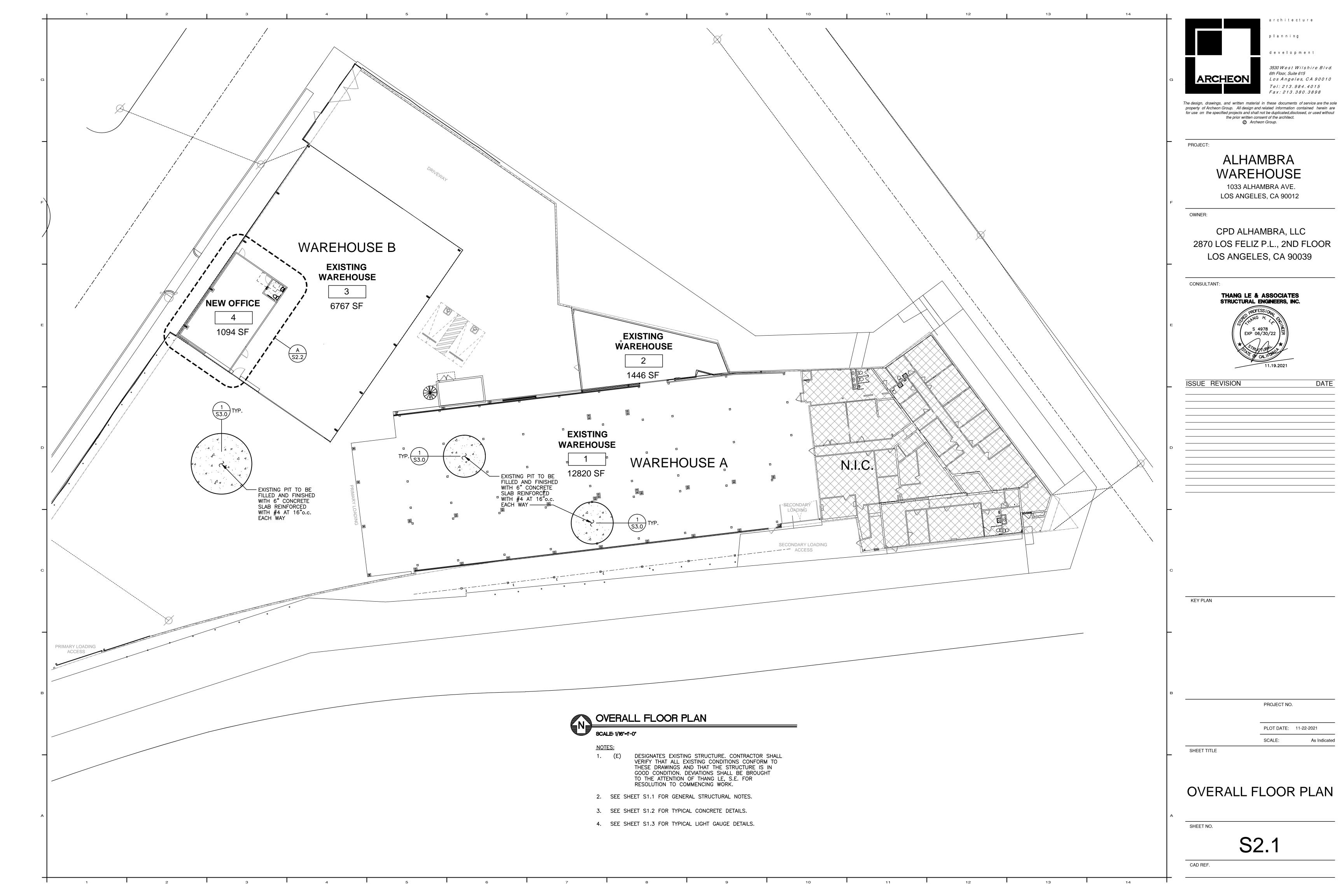
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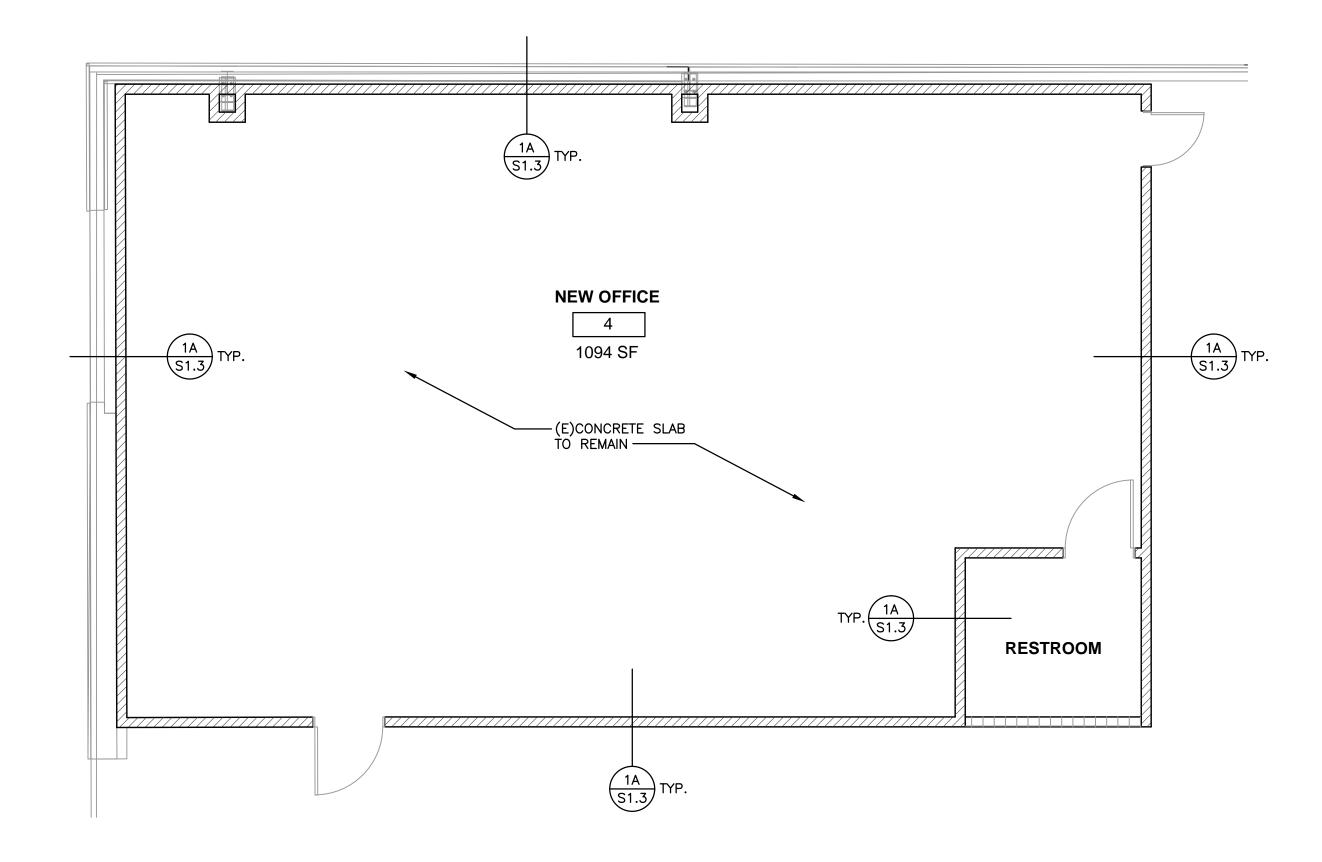
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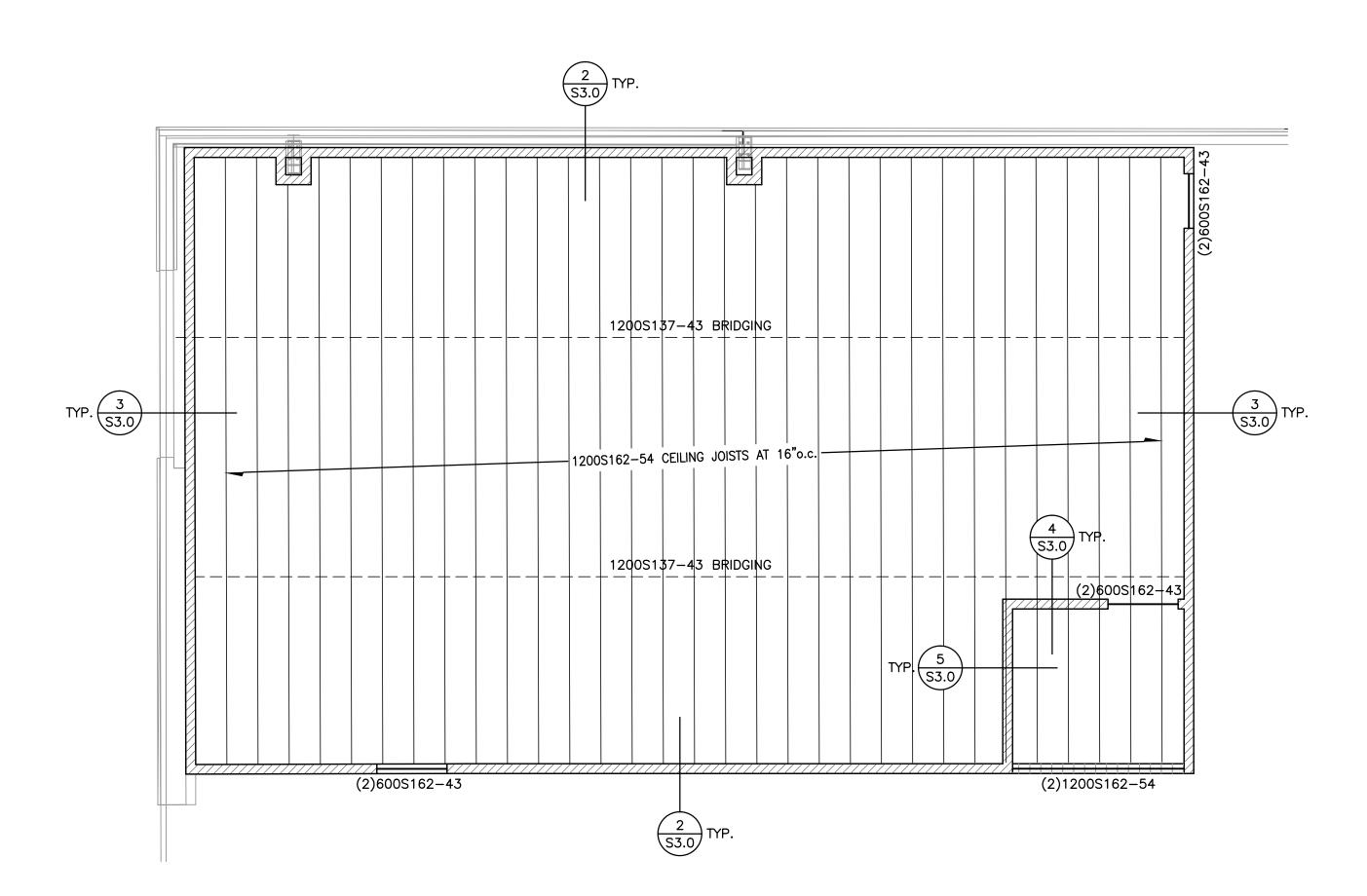
TYPICAL LIGHT GAUGE DETAILS

S1.3













DESIGNATES EXISTING STRUCTURE. CONTRACTOR SHALL VERIFY THAT ALL EXISTING CONDITIONS CONFORM TO THESE DRAWINGS AND THAT THE STRUCTURE IS IN GOOD CONDITION. DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THANG LE, S.E. FOR RESOLUTION TO COMMENCING WORK.

- 2. SEE SHEET S1.1 FOR GENERAL STRUCTURAL NOTES.
- 3. SEE SHEET S1.2 FOR TYPICAL CONCRETE DETAILS.
- 5. SEE SHEET S1.4 FOR TYPICAL LIGHT GAUGE DETAILS.
- 6. VERIFY SHOWN DIMENSIONS WITH ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
- 7. DESIGNATES NEW STEEL STUD PARTITION WALL WITH 362S125-33 ($3^{5}/8$ " x20GA) STEEL STUDS AT 16"o.c. FOR TYPICAL FRAMING SEE DETAILS 1 S1.3 S1.3
- 8. DESIGNATES (E)WOOD STUD WALL TO REMAIN.
- 9. ——— DESIGNATES NEW FOOTING, SEE PLAN FOR ——— REINFORCEMENT
- 10. DESIGNATES EXISTING FOOTING
- 11. [] DESIGNATES NEW PAD FOOTING, SEE PLAN I I FOR REINFORCEMENT
- 12. CONCRETE STRENGTH FOR FOUNDATION/SLAB SHALL BE 3,000 PSI MINIMUM, TYPE V CEMENT, AND WATER/CEMENT RATIO = 0.45 MAX.
- 13. NOT USED.
- 14. MINIMUM ANCHOR BOLT SIZE AND SPACING SHALL BE 5/8" DIA. A.B. AT 48"o.c., WITH 7" EMBEDMENT, AND 3"x3"x0.229" STAINLESS STEEL PLATE WASHERS. ANCHOR BOLTS SHALL BE LOCATED A MAXIMUM OF 12" AND 7" MINIMUM FROM THE END OF THE PLATE AND SPACED NOT MORE THAN 6 FEET APART.
- 15. PLATE WASHERS ARE REQUIRED FOR ALL HOLD-DOWNS.
- 15. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS. HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.
- 17. ALL ANCHOR BOLTS (INCLUDING HOLD-DOWN BOLT ANCHORS) SHALL HAVE MINIMUM EDGE DISTANCE OF $1\frac{3}{4}$ ".
- 18. FASTENERS AND CONNECTORS IN PRESERVATIVE TREATED WOOD OR RETARDANT TREATED WOOD SHALL BE OF HOT DIP ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
- 19. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE—TREATED WOOD.
- 20. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
- 21. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPAN SHALL CONFORM WITH TABLE 2304.8.
- 22. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS.
- 23. ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED.
- 24. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- 25. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.



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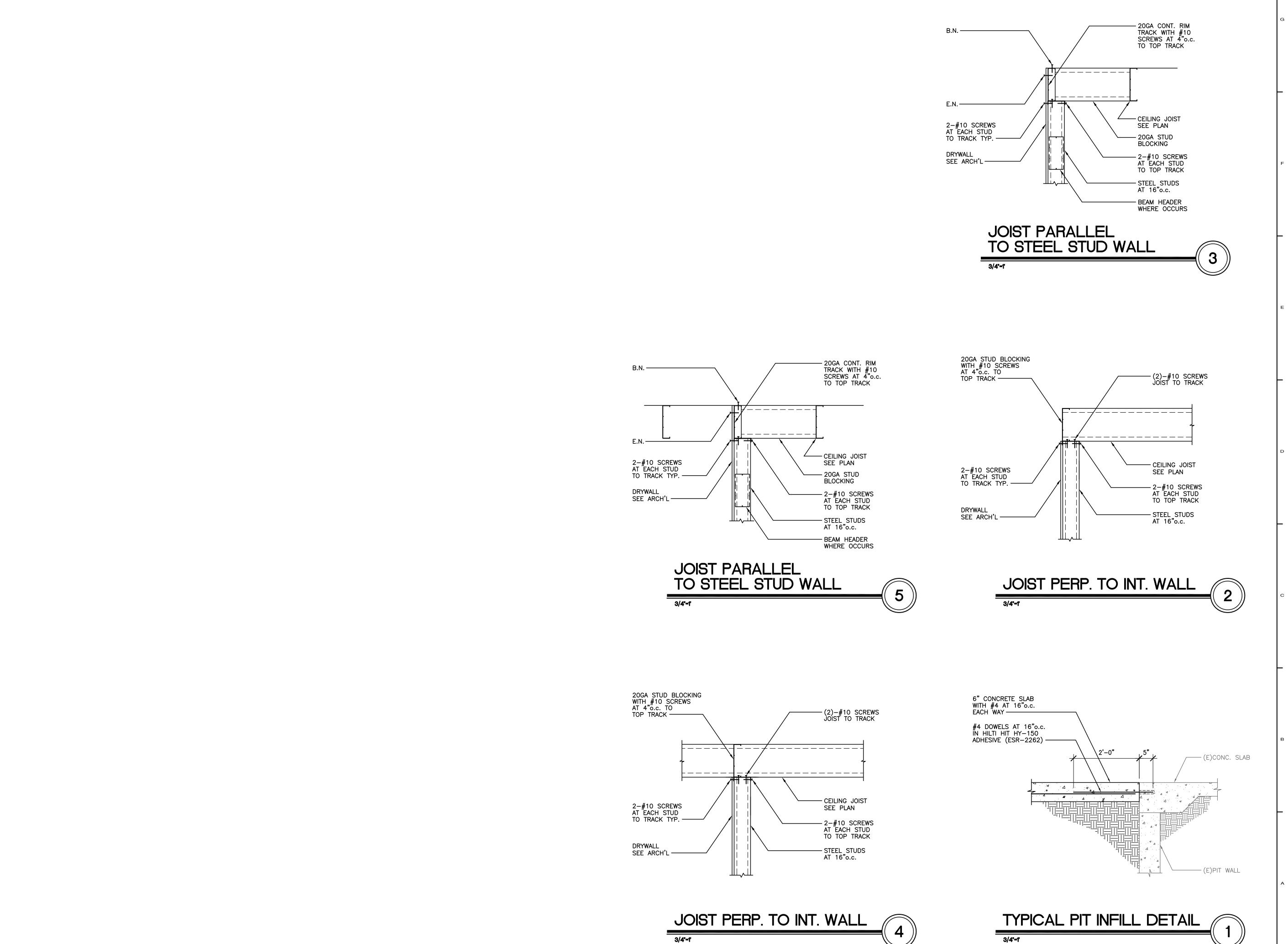
SCALE:

PLOT DATE: 11-22-2021

As Indicated

SHEET TITLE

ENLARGED OFFICE FLOOR PLAN





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PLOT DATE: 11-22-2021 SCALE: As Indicated

SHEET TITLE

STRUCTURAL DETAILS

SHEET NO.

S3.0