

TENANT IMPROVEMENT FOR:

ILLINOIS AVE. T.I.

15939 ILLINOIS AVENUE
PARAMOUNT, CA 90723

15939 Illinois Ave
Paramount, CA 90723

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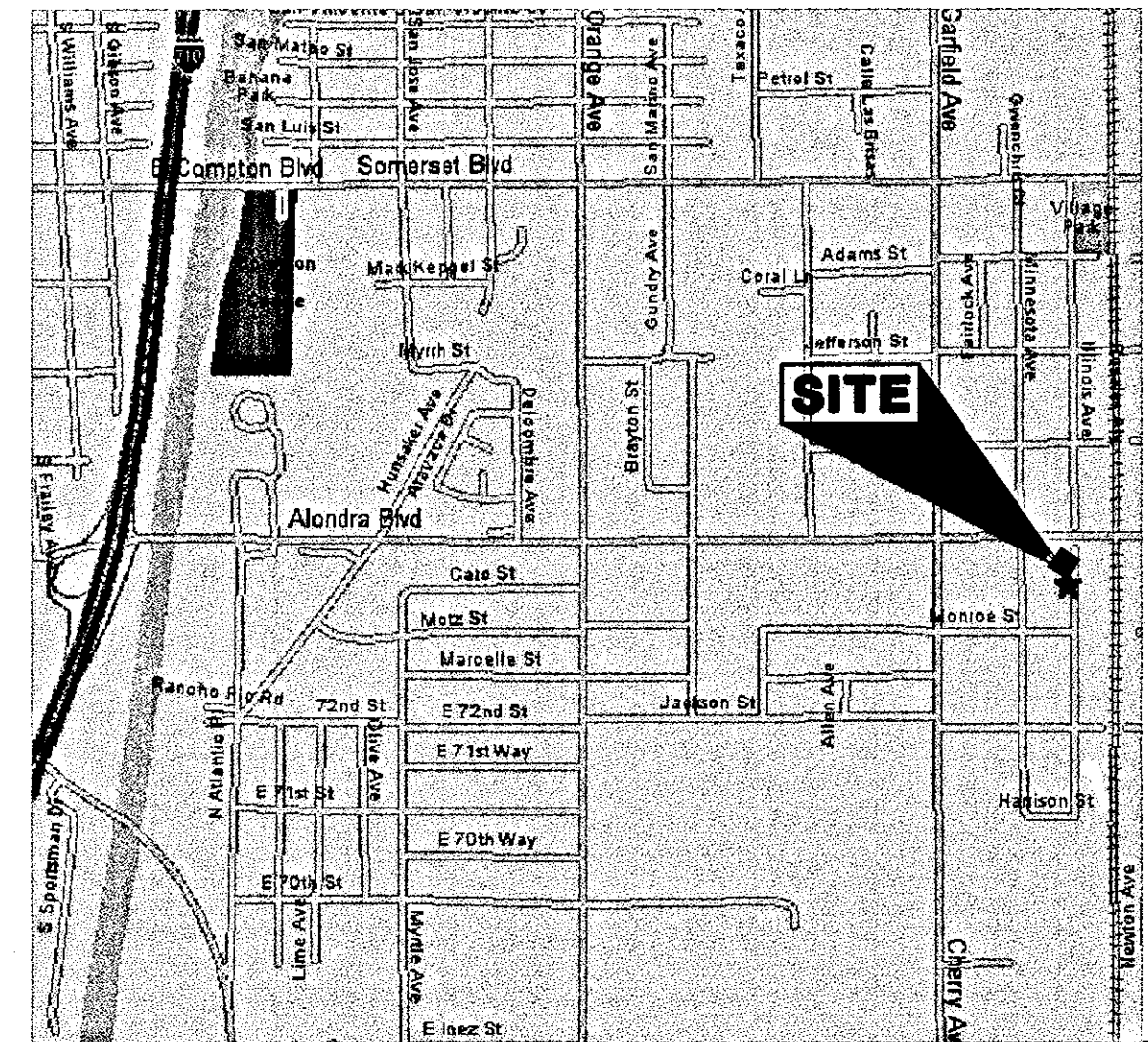
BUILDING INFORMATION

CONSTRUCTION DATA:	
TYPE OF CONSTRUCTION :	V-N (SPRINKLERED)
OCCUPANCY CLASSIFICATIONS :	B/S1
BUILDING FOOTPRINT :	15,387 S.F.
NEW OFFICE AREA :	2183 S.F.
EXISTING WAREHOUSE & OFFICE AREA:	15183.15 S.F.
AREA OF NEW WORK :	2183 S.F.

ALL NEW CONSTRUCTION SHALL COMPLY WITH:
2001 CALIFORNIA BUILDING CODE'S

- NOTES :
- THE PURPOSE OF THIS APPLICATION IS FOR AN OFFICE TENANT IMPROVEMENT WITHIN AN EXISTING WAREHOUSE FACILITY.
 - FIRE SPRINKLER SYSTEM SHALL BE UNDER A SEPARATE PERMIT AND SHALL BE VENDOR DESIGNED BY OTHERS, DESIGN OF SUCH SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - STORAGE RACKS ARE NOT A PART OF THIS PERMIT AND SHALL BE UNDER A SEPARATE PERMIT AND SHALL BE VENDOR DESIGNED BY OTHERS, DESIGN OF SUCH SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - MECHANICAL/PLUMBING AND ELECTRICAL PLANS SHALL BE SUBMITTED SEPARATELY AND ARE REQUIRED TO BE APPROVED PRIOR TO OBTAINING A PERMIT.
 - BUILDING SIGNAGE SHALL BE UNDER A SEPARATE PERMIT AND SHALL BE VENDOR DESIGNED BY OTHERS, DESIGN OF SUCH SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

VICINITY MAP



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ARCHITECTURAL
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ALL IDEAS, DESIGN, AND PLANS REPRESENTED BY THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF THE CALVERT ARCHITECTURAL GROUP, AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAID ARCHITECT. ANY UNAUTHORIZED REUSE OF THESE PLANS OTHER THAN FOR THE PROJECT AND LOCATION SHOWN IS PROHIBITED.

PROJECT ADDRESS:

OFFICE TENANT IMPROVEMENTS FOR:

ILLINOIS AVE

15939 ILLINOIS AVENUE
PARAMOUNT, CA 90723

PROJECT DATES:

SHEET TITLE:

TITLE SHEET

REVISIONS

DATE	NONE
SCALE	BSC/LEE
DRAWN BY	2005-50
JOB NUMBER	

SHEET NUMBER

T-1

OF SHEETS

GENERAL NOTES		ABBREVIATIONS		SYMBOL LEGEND																																																																																																																																																																
<div>1. ALL ITEMS IN A.I.A. DOCUMENT NO. A-201 – GEN. CONDITIONS – ARE TO BE MET.</div> <div>2. INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE PROJECT.</div> <div>3. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY, REASONABLY INFORMED, OR REQUIRED BY ANY AGENCY HAVING JURISDICTION, FOR A COMPLETE AND PROPER FINISHED JOB.</div> <div>4. WORK PERFORMED SHALL CONFORM TO THE FOLLOWING:<div>A. THE CONSTRUCTION DOCUMENTS WHICH SHALL CONSIST OF THE SPECIFICATIONS AND WORKING DOCUMENTS WHICH SHALL INCLUDE THESE GENERAL NOTES. THESE GENERAL NOTES SHALL APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS.</div><div>B. THE 2001 CALIFORNIA BUILDING CODE, LATEST EDITIONS.</div><div>C. APPLICABLE FEDERAL, STATE, AND LOCAL CODE, INCLUDING ORDINANCES AND REGULATIONS.</div></div> <div>5. WHERE THE TERM "CONTRACTOR" IS USED, IT SHALL INCLUDE SUBCONTRACTORS, AND THE TERM "SUBCONTRACTOR" MAY BE SUBSTITUTED FOR THE TERM "CONTRACTOR" AND ALL SUCH CONDITIONS SHALL APPLY.</div> <div>6. WHERE THE TERM "ARCHITECT" IS USED, IT SHALL INCLUDE THE ARCHITECT AND HIS CONSULTANTS, BE IT CIVIL, STRUCTURAL, MECHANICAL OR ELECTRICAL ENGINEERS, OR OTHER CONSULTANTS.</div> <div>7. CONTRACTOR SHALL SUBMIT TO THE BUILDING DEPARTMENT EVIDENCE OF CURRENT WORKMEN'S COMPENSATION INSURANCE COVERAGE IN COMPLIANCE WITH SECTION 3800 OF THE LOCAL LABOR CODE.</div> <div>8. CONTRACTOR SHALL VERIFY CONSTRUCTION DOCUMENTS, ON-SITE CONDITIONS, AND THE WORK OF OTHER CONTRACTORS AND SHALL IMMEDIATELY INFORM ARCHITECT OF DISCREPANCIES OR INADEQUACIES PRIOR TO STARTING WORK. CONTRACTOR SHALL BE DEEMED ACCEPTANCE OF CONSTRUCTION DOCUMENTS AND WORK CONDITIONS AND CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY CORRECTIONS IN THE WORK.</div> <div>9. IN CASE OF CONFLICT IN CONSTRUCTION DOCUMENTS, LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL-SCALE DRAWINGS AND DIMENSIONS HAVE PRECEDENCE OVER SCALE. WHERE CONSTRUCTION DOCUMENTS CONFLICT WITH CODES, THE MORE STRINGENT SHALL APPLY. SPECIFICATIONS HAVE PRECEDENCE OVER WORKING DRAWINGS.</div> <div>10. NOTIFICATION SHALL BE IMMEDIATELY GIVEN TO ARCHITECT SHOULD ANY DISCREPANCY, ERROR, OR QUESTIONS ARISE REGARDING THE INTENT OF THESE DOCUMENTS, THE WORK OF THE CONTRACTOR, OR OTHER CONTRACTORS PERFORMING WORK.</div> <div>11. NO FRAMING, PLUMBING, ELECTRICAL, ETC., OF ANY TYPE IS TO BE CONCEALED PRIOR TO INSPECTIONS BY GOVERNING AGENCIES.</div> <div>12. CONTRACTOR SHALL COOPERATE WITH OTHER TRADES AND SHALL COORDINATE WORK WITH THAT OF OTHER TRADES.</div> <div>13. MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED AND SHALL BE OF GOOD QUALITY.</div> <div>14. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.</div> <div>15. EXECUTION OF THE WORK SHALL BE PERFORMED BY SKILLED MECHANICS USING THE STANDARD PRACTICES OF THE TRADE. NO ALTERNATE METHOD OF CONSTRUCTION SHALL BE ALLOWED WITHOUT APPROVAL OF THE ARCHITECT AND HIS APPROPRIATE ENGINEER WHERE APPLICABLE.</div> <div>16. BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY TENANT/OWNER. ALL OTHER PERMITS SHALL BE OBTAINED AND PAID FOR BY CONTRACTOR.</div> <div>17. ALL THE A.S.T.M. DESIGNATIONS ARE TO BE THE LATEST REVISIONS.</div> <div>18. CONVENTIONAL DETAILS SHALL APPLY WHERE NO SPECIAL DETAIL OR SECTION IS SHOWN. ARCHITECT WILL FURNISH ANY CLARIFICATION DETAIL AT THE REQUEST OF THE CONTRACTOR.</div> <div>19. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT OR STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEER WALLS, ROOF, AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.</div> <div>20. PROTECTION OF EXISTING AREAS TO REMAIN SHALL BE THE CONTRACTORS' RESPONSIBILITY.</div> <div>21. MAINTENANCE OF THE WORK AREA IN A CLEAN AND ORDERLY MANNER SHALL BE CONTRACTOR'S RESPONSIBILITY. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL DEBRIS AND LEFTOVER MATERIALS FROM THE SITE UNLESS OTHERWISE NOTED.</div> <div>22. SHOP DRAWINGS: SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW MINIMUM OF 60 DAYS BEFORE INSTALLATION.<div>A. CONTRACTOR SHALL PROVIDE MINIMUM SEVEN (7) COPIES OF EACH SHOP DRAWING PACKAGE TO BE REVIEWED.</div><div>B. SHOP DRAWINGS SUBMITTED FOR REVIEW SHALL BE EITHER 8 1/2 X 11, 11 X 17, 24 X 36, 30 X 42, OR ANY COMBINATION THERE OF.</div><div>C. CONTRACTOR SHALL PROVIDE SEQUENTIAL SHOP DRAWING SUBMITTAL NUMBER AND DATE FOR EACH SUBMITTAL.</div><div>D. CONTRACTOR SHALL ALLOW UP TO THREE (3) WEEKS FOR SHOP DRAWING REVIEW BY ARCHITECT AND FOUR (4) WEEKS FOR REVIEW WHERE SHOP DRAWINGS REQUIRE ARCHITECT AND CONSULTANT REVIEW.</div></div> <div>23. ALTERNATIVES TO MATERIALS, EQUIPMENT, PRODUCTS AND CONSTRUCTION DETAILS OTHER THAN THOSE SHOWN ON THE DRAWINGS OR SPECIFICATIONS MAY BE CONSIDERED FOR USE PROVIDED WRITTEN APPROVAL IS OBTAINED FROM THE ARCHITECT AND IF REQUIRED BY THE LOCAL DEPARTMENT OF BUILDING AND SAFETY.</div> <div>24. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR HIS AGENTS TO REMEDY ANY DEFECTS IN THE WORK AND TO PAY FOR ANY DAMAGE TO OTHER WORK RESULTING FROM SAID DEFECTS WHICH APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE ARCHITECT, UNLESS A LONGER TIME PERIOD IS EITHER SPECIFIED BY OWNER OR PRODUCT MANUFACTURER'S WARRANTIES. OWNER IS TO GIVE NOTICE OF OBSERVED DEFECTS WITH REASONABLE PROMPTNESS.</div> <div>25. ALL DIMENSIONS TAKEN TO FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE (U.N.O.). ALL GRID DIMENSIONS ARE TO CENTER LINE OF COLUMN (U.N.C.) CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FINISH FACE OF CEILING.</div> <div>26. THE GENERAL CONTRACTOR SHALL MAINTAIN SANITARY TOILET FACILITIES DURING CONSTRUCTION.</div> <div>27. HANDICAP ACCESSIBILITY MINIMUM REQUIREMENTS SHALL BE PER T-24 ACCESSIBILITY NOTE SHEET ATTACHED TO THESE DOCUMENTS. WHERE IMPROVEMENTS TO EXISTING FACILITIES WHICH ARE TO REMAIN IN OPERATION DURING THE COARSE OF CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN EXISTING HANDICAP ACCESSIBILITY REQUIREMENTS. WHERE NEW CONSTRUCTION IS TO BE PERFORMED WHICH WILL ALTER EXISTING HANDICAP ACCESSIBILITY CONTRACTOR SHALL PROVIDE ALTERNATE HANDICAP FACILITIES AND/OR ACCESS TO OTHER ACCESSIBLE FACILITY WITHIN THE FACILITY WHICH MEET THE MINIMUM REQUIREMENTS PER T-24 ACCESSIBILITY NOTE SHEETS ATTACHED TO THESE DOCUMENTS.</div> <div>28. CONSTRUCTION SAFETY:<div>A. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF CAL-OSHA.</div><div>B. A PROTECTION FENCE, IF REQUIRED SHALL BE CONSTRUCTED AND MAINTAINED CONFORMING TO THE REQUIREMENTS OF THE 2001 C.B.C.</div><div>C. A PERMIT MUST BE SECURED BY THE CONTRACTOR FROM THE DEPARTMENT OF PUBLIC WORKS FOR A PROTECTION FENCE AND/OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE.</div><div>D. THE CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE, SCAFFOLDING OR FALSEWORK MORE THAN THREE STORES OF 36 FEET IN HEIGHT, REQUIRES A PERMIT FROM THE LOCAL STATE DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. (HSC 17922.5, EFFECTIVE 3-6-76).</div><div>E. THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR OBTAIN A NECESSARY PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.</div><div>F. PROVIDE ALL NECESSARY PEDESTRIAN PROTECTION AS REQUIRED.</div></div> <div>29. ALL EXITS TO BE CONTINUOUS AND TERMINATE IN A PUBLIC WAY OR EXIT COURT LEADING TO A PUBLIC WAY OR AN APPROVED REFUGE AREA.</div> <div>30. ALL EXIT CORRIDORS SHALL BE ARRANGED THAT IT IS POSSIBLE TO GO IN EITHER DIRECTION FROM ANY POINT IN A CORRIDOR TO A SEPARATE EXIT.</div> <div>31. DEAD-END CORRIDORS AND EXIT BALCONIES ARE TO BE 20 FEET MAXIMUM IN LENGTH.</div> <div>32. ALL EXIT WALKWAYS WITH A MINIMUM WIDTH OF 44 INCHES SHALL BE MAINTAINED CONTINUOUSLY TO A PUBLIC WAY.</div> <div>33. EXIT CORRIDORS AND EXTERIOR EXIT BALCONIES SHALL BE A MINIMUM OF 44 INCHES WIDE.</div> <div>34. PROVIDE TWO MEANS OF EGRESS FROM ALL EXIT COURTS AS SHOWN ON PLAN.</div> <div>35. GUARDRAILS: ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARDRAIL WITH A MINIMUM HEIGHT OF 42 INCHES. OPEN GUARDRAILS AND STAIR RAILING ACCESSIBLE BY THE GENERAL PUBLIC SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE LARGER THAN 4 INCHES IN DIAMETER CANNOT PASS THROUGH. OPEN GUARDRAILS AND STAIR RAILING NOT ACCESSIBLE BY THE GENERAL PUBLIC SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE LARGER THAN 12 INCHES IN DIAMETER CANNOT PASS THROUGH. GUARDRAILS SHALL BE DESIGNED FOR 20 POUND PER LINEAL FOOT LATERAL LOAD.</div> <div>36. PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE.</div> <div>37. PARKING SPACES SHALL NOT OBSTRUCT REQUIRED BUILDING AND/OR SITE EXITS.</div> <div>38. PROVIDE 20 MINUTE RATED FIRE DOOR ASSEMBLY MINIMUM IN ALL RATED CORRIDORS.</div> <div>39. CEILING PROJECTIONS: THERE WILL BE NO PROJECTIONS (LIGHT FIXTURES, ETC.) BELOW THE 7 FOOT HIGH CEILING AT HALLWAYS, CLOSETS, ETC.</div> <div>40. FIRE EXTINGUISHES: PROVIDE 2A 10 BC RATED FIRE EXTINGUISHES WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF EACH FLOOR. AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR AND THE UBC 97 CODE AND 2001 C.B.C. CODE PERMANENTLY AND DURING CONSTRUCTION.</div> <div>41. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10 BC FOR PARKING GARAGES, MECHANICAL ROOMS, ELECTRICAL ROOMS, AND/OR KITCHENS.</div> <div>42. ALL FIRE ASSEMBLIES TO BE LABELED BY AN APPROVED TESTING AGENCY EXCEPT OVERSIZE FIRE DOORS WHICH SHALL BE PROVIDED WITH A CERTIFICATE OF INSPECTION FURNISHED BY AN APPROVED TESTING AGENCY VERIFYING THAT THE OVERSIZE DOOR COMPLIES WITH THE DESIGN MATERIALS AND CONSTRUCTION REQUIREMENTS.</div> <div>43. DOORS OPENING INTO ONE-HOUR FIRE-RESISTIVE CORRIDOR SHALL BE PROTECTED WITH A SMOKE OR DRAFT-STOP FIRE ASSEMBLY HAVING A MINIMUM 20 MINUTE RATING, (UBC 97 EDITION)</div> <div>44. ELEVATOR DOORS SHALL NOT OPEN DIRECTLY INTO ONE-HOUR CORRIDORS. (CBC 2001 EDITION)</div> <div>45. STAIRWAY HANDRAILS: STAIRS TO HAVE HANDRAILS ON EACH SIDE PLACED AT 33 INCHES ABOVE THE NOSING OF THE TREADS. AT LEAST ONE HANDRAIL TO EXTEND AT LEAST 12 INCHES PLUS TREAD WIDTH BEYOND THE BOTTOM RISER AND AT LEAST 12 INCHES BEYOND THE TOP RISER, AND ENDS ARE TO BE RETURNED OR TO TERMINATE IN POSTS. PROVIDE AT LEAST 1-1/2 INCHES BETWEEN THE HANDRAIL AND THE WALL. THE GRIP POSITION TO BE NO LESS THAN 1-1/4 INCHES NOR MORE THAN 1 1/2 INCHES IN CROSS SECTION. HANDRAILS TO BE SMOOTH WITH NO SHARP CORNERS.</div> <div>46. STAIRWAY MARKINGS: THE UPPER APPROACH AND ALL TREADS OF EACH FLIGHT OF EXTERIOR STAIRS TO BE MARKED BY A STRIP AT LEAST 2 INCHES WIDE. PLACE STRIP PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP TO BE MADE OF MATERIAL AT LEAST AS SLIP-RESISTANT AS THE OTHER TREADS OF THE STAIRS AND TO BE OF A CLEARLY CONTRASTING COLOR. A PAINTED STRIP IS ACCEPTABLE. INTERIOR STAIRWAY MARKINGS SHALL BE MARKED AS NOTED ABOVE AT THE FIRST STAIR TREAD OF EACH TOP, INTERMEDIATE & BOTTOM LANDINGS.</div> <div>47. ALL INTERIOR WALL FINISHES SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 200. SUSPENDED CEILING AND THEIR SUPPORT SHALL BE U.L. LISTED NON-COMBUSTIBLE CONSTRUCTION. INSULATION FOR PIPES AND DUCTS AND THEIR ADHESIVES SHALL BE NON-COMBUSTIBLE AND U.L. CLASS 1. ALL MATERIALS, INCLUDING FILTERS, SHALL HAVE A RATING OF 25 OR LESS FOR FLAME SPREAD, 10 FUEL CONTRIBUTION, 10 SMOKE CONTRIBUTION, CLASS II IN ALL RATED CORRIDORS AND LOBBIES.</div>		<div>AFF ARCH ABOVE FINISH FLOOR</div> <div>BLOG BUILDING ARCHITECT(URAL)</div> <div>CJ CONTROL JOINT</div> <div>CLG CEILING</div> <div>CONC CONCRETE</div> <div>CONT CONTINUOUS</div> <div>CT CERAMIC TILE</div> <div>DBL DOUBLE</div> <div>DIA DIAMETER</div> <div>D.S. DOWNSPOUT</div> <div>DWG DRAWING</div> <div>(E) EXISTING</div> <div>EA EACH</div> <div>EJ EXPANSION JOINT</div> <div>ELEC ELECTRICAL</div> <div>EL ELEVATION</div> <div>EQUIP EQUIPMENT</div> <div>EWG ELECTRICAL WATER COOLER</div> <div>FD FLOOR DRAIN</div> <div>F.O.C. FACE OF CONCRETE</div> <div>F.O.F. FACE OF FINISH</div> <div>F.O.S. FACE OF STUD</div> <div>FR FIRE RETARDANT</div> <div>GA GAUGE OR GAGE</div> <div>GALV GALVANIZED</div> <div>GC GENERAL CONTRACTOR</div> <div>G.I. GALVANIZE IRON</div> <div>GYPBD GYPSUM BOARD (DRYWALL)</div> <div>H.C. HOLLOW CORE</div> <div>HM HOLLOW METAL</div> <div>HORIZ. HORIZONTAL</div> <div>HT HEIGHT</div> <div>ID. INSIDE DIAMETER</div> <div>JOINT</div> <div>LAV LAVATORY</div> <div>MAX MAXIMUM</div> <div>MECH MECHANICAL</div> <div>MFR MANUFACTURER</div> <div>MIN. MINIMUM</div> <div>M.O. (N) NEW</div> <div>NIC NOT IN CONTRACT</div> <div>NOM NOMINAL</div> <div>NTS NOT TO SCALE</div> <div>O.C. ON CENTER</div> <div>O.D. OUTSIDE DIAMETER</div> <div>O.F.D. OVERFLOW DRAIN</div> <div>O.F. OF _NING</div> <div>OPP OPPOSITE</div> <div>(P) PAINT</div> <div>FR FAIR</div> <div>R RISER OR RADIUS</div> <div>(R) REMOVE</div> <div>RE REFER (TO)</div> <div>REQD REQUIRED</div> <div>R.D. ROOF DRAIN</div> <div>R.O. ROUGH OPENING</div> <div>S.C. SOLID CORE</div> <div>REV REVERSED</div> <div>SF SQUARE FOOT</div> <div>SIM SIMILAR</div> <div>SPEC SPECIFICATIONS</div> <div>S.S. STAINLESS STEEL</div> <div>STD STANDARD</div> <div>STR STRUCTURAL</div> <div>S.A.C. SUSPENDED ACOUSTICAL CEILING</div> <div>T TREAD</div> <div>T.O.B. TOP OF BEAM (STEEL)</div> <div>T.O.C. TOP OF CONCRETE OR CURB</div> <div>T.O.W.T. TOP OF WALL</div> <div>TYP TYPICAL</div> <div>UNO UNLESS NOTED OTHERWISE</div> <div>VCT VINYL COMPOSITION TILE</div> <div>W/ WITH</div> <div>WC WATER CLOSET</div> <div>WR WATER RESISTANT</div> <div>WUF WELDED WIRE FABRIC</div>	<div>GENERAL PLAN SYMBOLS</div> <table><tr><th>SYMBOL</th><th>DESCRIPTION</th><th>SYMBOL</th><th>DESCRIPTION</th></tr><tr><td></td><td>DELTA CHANGE MARKER</td><td></td><td>WALL TYPE MARKER, SEE WALL SCHEDULE</td></tr><tr><td></td><td>KEY NOTE MARKER</td><td></td><td>FIXTURE MARKER</td></tr><tr><td></td><td>DOOR TYPE MARKER, SEE DOOR SCHEDULE</td><td></td><td>WINDOW TYPE MARKER, SEE WINDOW SCHEDULE</td></tr><tr><td></td><td>DETAIL MARKER LOCATION</td><td></td><td>SECTION MARKER LOCATION</td></tr><tr><td></td><td>DESIGNATION ELEVATION MARKER LOCATION</td><td></td><td>PLAN VIEW DETAIL MARKERS</td></tr><tr><td></td><td>ROOM NUMBER ROOM NAME MARKER ROOM ROUGH DIMENSIONS AND/OR AREA</td><td></td><td>INTERIOR FINISH MARKER</td></tr><tr><td></td><td>MATCH LINE DRAWING CONTINUATION SHEET NUMBER</td><td></td><td>DATUM POINT</td></tr><tr><td></td><td>GRID BUBBLE EXISTING COLUMN LINE DESIGNATION MARKERS COLUMN CENTER LINES</td><td></td><td>GRID BUBBLE NEW COLUMN LINE DESIGNATION MARKERS COLUMN CENTER LINES</td></tr><tr><td></td><td>INSULATION</td><td></td><td>BREAK LINE</td></tr></table> <div>CEILING SYMBOLS</div> <table><tr><th>SYMBOL</th><th>DESCRIPTION</th><th>SYMBOL</th><th>DESCRIPTION</th></tr><tr><td></td><td>RECESSED DOWNLIGHTING</td><td></td><td>RECESSED WALL WASHER</td></tr><tr><td></td><td>HANGING/PENDANT LIGHT</td><td></td><td>WALL SCONCE</td></tr><tr><td></td><td>SMOKE DETECTOR</td><td></td><td>UNDER COUNTER LIGHT</td></tr><tr><td></td><td>EXIT SIGN</td><td></td><td>EXIT SIGN W/EXIT DIRECTION</td></tr><tr><td></td><td>EXTERIOR WALL MOUNTED FLOOD LIGHT</td><td></td><td>INTERIOR EMERGENCY BUG-EYE LIGHT</td></tr><tr><td></td><td>2X4 SUSPENDED CEILING GRID</td><td></td><td>2X2 SUSPENDED CEILING GRID (UNLESS NOTED OTHERWISE)</td></tr><tr><td></td><td>RECESSED/SUSPENDED 1X4 LIGHT FIXTURE</td><td></td><td>SURFACE MOUNTED 1X4 LIGHT</td></tr><tr><td></td><td>EXIST. 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RETURN GRILL</td></tr><tr><td></td><td>MECH. EXHAUST GRILL</td><td></td><td>MECH. EXHAUST</td></tr><tr><td></td><td>MECH. 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5. WHERE THE TERM "CONTRACTOR" IS USED, IT SHALL INCLUDE SUBCONTRACTORS, AND THE TERM "SUBCONTRACTOR" MAY BE SUBSTITUTED FOR THE TERM "CONTRACTOR" AND ALL SUCH CONDITIONS SHALL APPLY.

6. WHERE THE TERM "ARCHITECT" IS USED, IT SHALL INCLUDE THE ARCHITECT AND HIS CONSULTANTS, BE THEY CIVIL, STRUCTURAL, MECHANICAL OR ELECTRICAL ENGINEERS, OR OTHER CONSULTANTS.

7. CONTRACTOR SHALL SUBMIT TO THE BUILDING DEPARTMENT EVIDENCE OF CURRENT WORKMEN'S COMPENSATION INSURANCE COVERAGE IN COMPLIANCE WITH SECTION 3800 OF THE LOCAL LABOR CODE.

8. CONTRACTOR SHALL VERIFY CONSTRUCTION DOCUMENTS, ON-SITE CONDITIONS, AND THE WORK OF OTHER CONTRACTORS AND SHALL IMMEDIATELY INFORM ARCHITECT OF DISCREPANCIES OR INADEQUACIES PRIOR TO STARTING WORK. FAILURE TO DO SO SHALL BE DEEMED ACCEPTANCE OF CONSTRUCTION DOCUMENTS AND WORK CONDITIONS AND CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY CORRECTIONS IN THE WORK.

9. IN CASE OF CONFLICT IN CONSTRUCTION DOCUMENTS, LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL-SCALE DRAWINGS AND DIMENSIONS HAVE PRECEDENCE OVER SCALE. WHERE CONSTRUCTION DOCUMENTS CONFLICT WITH CODES, THE MORE STRINGENT SHALL APPLY. SPECIFICATIONS HAVE PRECEDENCE OVER WORKING DRAWINGS.

10. NOTIFICATION SHALL BE IMMEDIATELY GIVEN TO ARCHITECT SHOULD ANY DISCREPANCY, ERROR, OR QUESTIONS ARISE REGARDING THE INTENT OF THESE DOCUMENTS, THE WORK OF THE CONTRACTOR, OR OTHER CONTRACTORS PERFORMING WORK.

11. NO FRAMING, PLUMBING, ELECTRICAL, ETC., OF ANY TYPE IS TO BE CONCEALED PRIOR TO INSPECTIONS BY GOVERNING AGENCIES.

12. CONTRACTOR SHALL COOPERATE WITH OTHER TRADES AND SHALL COORDINATE WORK WITH THAT OF OTHER TRADES.

13. MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED AND SHALL BE OF GOOD QUALITY.

14. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

15. EXECUTION OF THE WORK SHALL BE PERFORMED BY SKILLED MECHANICS USING THE STANDARD PRACTICES OF THE TRADE. NO ALTERNATE METHOD OF CONSTRUCTION OR SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL OF THE ARCHITECT AND HIS APPROPRIATE ENGINEER WHERE APPLICABLE.

16. BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY TENANT/OWNER. ALL OTHER PERMITS SHALL BE OBTAINED AND PAID FOR BY CONTRACTOR.

17. ALL THE A.S.T.M. DESIGNATIONS ARE TO BE THE LATEST REVISIONS.

18. CONVENTIONAL DETAILS SHALL APPLY WHERE NO SPECIAL DETAIL OR SECTION IS SHOWN. ARCHITECT WILL FURNISH ANY CLARIFICATION DETAIL AT THE REQUEST OF THE CONTRACTOR.

19. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT OR STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEER WALLS, ROOF, AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVEMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

20. PROTECTION OF EXISTING AREAS TO REMAIN SHALL BE THE CONTRACTORS' RESPONSIBILITY.

21. MAINTENANCE OF THE WORK AREA IN A CLEAN AND ORDERLY MANNER SHALL BE CONTRACTOR'S RESPONSIBILITY. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL DEBRIS AND LEFTOVER MATERIALS FROM THE SITE UNLESS OTHERWISE NOTED.

22. SHOP DRAWINGS: SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW MINIMUM OF 60 DAYS BEFORE INSTALLATION.

A. CONTRACTOR SHALL PROVIDE MINIMUM SEVEN (7) COPIES OF EACH SHOP DRAWING PACKAGE TO BE REVIEWED.

B. SHOP DRAWINGS SUBMITTED FOR REVIEW SHALL BE EITHER 8 1/2 X 11, 11 X 17, 24 X 36, 30 X 42, OR ANY COMBINATION THERE OF.

C. CONTRACTOR SHALL PROVIDE SEQUENTIAL SHOP DRAWING SUBMITTAL NUMBER AND DATE FOR EACH SUBMITTAL.

D. CONTRACTOR SHALL ALLOW UP TO THREE (3) WEEKS FOR SHOP DRAWING REVIEW BY ARCHITECT AND FOUR (4) WEEKS FOR REVIEW WHERE SHOP DRAWINGS REQUIRE ARCHITECT AND CONSULTANT REVIEW.

23. ALTERNATIVES TO MATERIALS, EQUIPMENT, PRODUCTS AND CONSTRUCTION DETAILS OTHER THAN THOSE SHOWN ON THE DRAWINGS OR SPECIFICATIONS MAY BE CONSIDERED FOR USE PROVIDED WRITTEN APPROVAL IS OBTAINED FROM THE ARCHITECT AND IF REQUIRED BY THE LOCAL DEPARTMENT OF BUILDING AND SAFETY.

24. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR HIS AGENTS TO REMEDY ANY DEFECTS IN THE WORK AND TO PAY FOR ANY DAMAGE TO OTHER WORK RESULTING FROM SAD DEFECTS WHICH APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE ARCHITECT, UNLESS A LONGER TIME PERIOD IS EITHER SPECIFIED BY OWNER OR PRODUCT MANUFACTURER'S WARRANTIES. OWNER IS TO GIVE NOTICE OF OBSERVED DEFECTS WITH REASONABLE PROMPTNESS.

25. ALL DIMENSIONS TAKEN TO FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE (UNO). ALL GRID DIMENSIONS ARE TO CENTER LINE OF COLUMN (UNO). CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FINISH FACE OF CEILING.

26. THE GENERAL CONTRACTOR SHALL MAINTAIN SANITARY TOILET FACILITIES DURING CONSTRUCTION.

27. HANDICAP ACCESSIBILITY MINIMUM REQUIREMENTS SHALL BE PER T-24 ACCESSIBILITY NOTE SHEET ATTACHED TO THESE DOCUMENTS. WHERE IMPROVEMENTS TO EXISTING FACILITIES WHICH ARE TO REMAIN IN OPERATION DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN EXISTING HANDICAP ACCESSIBILITY REQUIREMENTS. WHERE NEW CONSTRUCTION IS TO BE PERFORMED WHICH WILL ALTER EXISTING HANDICAP ACCESSIBILITY CONTRACTOR SHALL PROVIDE ALTERNATE HANDICAP FACILITIES AND/OR ACCESS TO OTHER ACCESSIBLE FACILITY WITHIN THE FACILITY WHICH MEET THE MINIMUM REQUIREMENTS PER T-24 ACCESSIBILITY NOTE SHEETS ATTACHED TO THESE DOCUMENTS.

28. CONSTRUCTION SAFETY:

A. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF CAL-OSHA.

B. A PROTECTION FENCE IF REQUIRED SHALL BE CONSTRUCTED AND MAINTAINED CONFORMING TO THE REQUIREMENTS OF THE 2001 C.B.C.

C. A PERMIT MUST BE SECURED BY THE CONTRACTOR FROM THE DEPARTMENT OF PUBLIC WORKS FOR A PROTECTION FENCE AND/OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE.

D. THE CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE, SCAFFOLDING OR FALSEWORK MORE THAN THREE STORES OF 36 FEET IN HEIGHT, REQUIRES A PERMIT FROM THE LOCAL STATE DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. (HSC 17922.5, EFFECTIVE 3-4-76)

E. THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR OBTAIN A NECESSARY PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

F. PROVIDE ALL NECESSARY PEDESTRIAN PROTECTION AS REQUIRED.

29. ALL EXITS TO BE CONTINUOUS AND TERMINATE IN A PUBLIC WAY OR EXIT COURT LEADING TO A PUBLIC WAY OR AN APPROVED REFUGE AREA.

30. ALL EXIT CORRIDORS SHALL BE ARRANGED THAT IT IS POSSIBLE TO GO IN EITHER DIRECTION FROM ANY POINT IN A CORRIDOR TO A SEPARATE EXIT.

31. DEAD-END CORRIDORS AND EXIT BALCONIES ARE TO BE 20 FEET MAXIMUM IN LENGTH.

32. ALL EXIT WALKWAYS WITH A MINIMUM WIDTH OF 44 INCHES SHALL BE MAINTAINED CONTINUOUSLY TO A PUBLIC WAY.

33. EXIT CORRIDORS AND EXTERIOR EXIT BALCONIES SHALL BE A MINIMUM OF 44 INCHES WIDE.

34. PROVIDE TWO MEANS OF EGRESS FROM ALL EXIT COURTS AS SHOWN ON PLAN.

35. GUARDRAILS: ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARDRAIL WITH A MINIMUM HEIGHT OF 42 INCHES. OPEN GUARDRAILS AND STAIR RAILING ACCESSIBLE BY THE GENERAL PUBLIC SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE LARGER THAN 4 INCHES IN DIAMETER CANNOT PASS THROUGH. OPEN GUARDRAILS AND STAIR RAILING NOT ACCESSIBLE BY THE GENERAL PUBLIC SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE LARGER THAN 12 INCHES IN DIAMETER CANNOT PASS THROUGH. GUARDRAILS SHALL BE DESIGNED FOR 20 POUND PER LINEAL FOOT LATERAL LOAD.

36. PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE.

37. PARKING SPACES SHALL NOT OBSTRUCT REQUIRED BUILDING AND/OR SITE EXITS.

38. PROVIDE 20 MINUTE RATED FIRE DOOR ASSEMBLY MINIMUM IN ALL RATED CORRIDORS.

39. CEILING PROJECTIONS: THERE WILL BE NO PROJECTIONS (LIGHT FIXTURES, ETC.) BELOW THE 7 FOOT HIGH CEILING AT HALLWAYS, CLOSETS, ETC.

40. FIRE EXTINGUISHERS: PROVIDE 2A 10 BC RATED FIRE EXTINGUISHES WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR AND THE USC 97 CODE AND 2001 C.B.C. CODE PERMANENTLY AND DURING CONSTRUCTION.

41. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10 BC FOR PARKING GARAGES, MECHANICAL ROOMS, ELECTRICAL ROOMS, AND/OR KITCHENS.

42. ALL FIRE ASSEMBLIES TO BE LABELED BY AN APPROVED TESTING AGENCY EXCEPT OVERSIZE FIRE DOOR WHICH SHALL BE PROVIDED WITH A CERTIFICATE OF INSPECTION FURNISHED BY AN APPROVED TESTING AGENCY VERIFYING THAT THE OVERSIZE DOOR COMPLIES WITH THE DESIGN MATERIALS AND CONSTRUCTION REQUIREMENTS.

43. DOORS OPENING INTO ONE-HOUR FIRE-RESISTIVE CORRIDOR SHALL BE PROTECTED WITH A SMOKE OR DRAFT-STOP FIRE ASSEMBLY HAVING A MINIMUM 20 MINUTE RATING, (USC 97 EDITION)

44. ELEVATOR DOORS SHALL NOT OPEN DIRECTLY INTO ONE-HOUR CORRIDORS. (CBC 2001 EDITION)

45. STAIRWAY HANDRAILS: STAIRS TO HAVE HANDRAILS ON EACH SIDE PLACED AT 33 INCHES ABOVE THE NOSING OF THE TREADS. AT LEAST ONE HANDRAIL TO EXTEND AT LEAST 12 INCHES PLUS TREAD WIDTH BEYOND THE BOTTOM RISER AND AT LEAST 12 INCHES BEYOND THE TOP RISER, AND ENDS ARE TO BE RETURNED OR TO TERMINATE IN POSTS. PROVIDE AT LEAST 1-1/2 INCHES BETWEEN THE HANDRAIL AND THE WALL. THE STRIP BETWEEN 1-1/4 INCHES NOR MORE THAN 1 1/2 INCHES IN CROSS SECTION. HANDRAILS TO BE SMOOTH WITH NO SHARP CORNERS.

46. STAIRWAY MARKINGS: THE UPPER APPROACH AND ALL TREADS OF EACH FLIGHT OF EXTERIOR STAIRS TO BE MARKED BY A STRIP AT LEAST 2 INCHES WIDE. PLACE STRIP PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP TO BE OF MATERIALS AT LEAST AS SLIP-RESISTANT AS THE OTHER TREADS OF THE STAIRS AND TO BE OF A CLEARLY CONTRASTING COLOR. A PAINTED STRIP IS ACCEPTABLE. INTERIOR STAIRWAY MARKINGS SHALL BE MARKED AS NOTED ABOVE AT THE FIRST STAIR TREAD OF EACH TOP, INTERMEDIATE & BOTTOM LANDINGS.

47. ALL INTERIOR WALL FINISHES SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 200. SUSPENDED CEILING AND THEIR SUPPORT SHALL BE U.L. LISTED NON COMBUSTIBLE CONSTRUCTION. INSULATION FOR PIPES AND DUCTS AND THEIR ADHESIVES SHALL BE NON-COMBUSTIBLE AND U.L. CLASS 1. ALL MATERIALS, INCLUDING FILTERS, SHALL HAVE A RATING OF 25 OR LESS FOR FLAME SPREAD, 10 FUEL CONTRIBUTION, 10 SMOKE CONTRIBUTION, CLASS II IN ALL RATED CORRIDORS AND LOBBIES.

CALVERT
ARCHITECTURAL
GROUP, INC.

PLANNING
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PROJECT ADDRESS:

OFFICE TENANT IMPROVEMENTS FOR
ILLINOIS AVE

15939 ILLINOIS AVENUE
PARAMOUNT, CA 90723

PROJECT DATES:

SHEET TITLE:

SYMBOL LEGEND, GENERAL
NOTES AND ABBREVIATIONS

REVISIONS

DRAWN BY

SCALE

JOB NUMBER

DATE

2005-50

NONE

BSC/LEE

SHEET NUMBER

A-0.1

OF SHEETS

A. SITE DEVELOPMENT & ACCESSIBLE ROUTE OF TRAVEL

NOTE: Accessible route of travel is defined as "a continuous unobstructed path connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a severe disability using a wheelchair and that is also safe for and usable by persons with other disabilities." Sec 1102B

- Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits, and access to normal paths of travel, and where necessary to provide access, shall incorporate pedestrian ramps, curb ramps, etc. Sec 1127B.1
- When more than one building or facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities. Sec 1127B.1
- The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities, and the accessible entrance to the site. Sec 1127B.1
- At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks, to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. Sec 1114B.1.2
- When a building or portion of a building is required to be accessible or adaptable, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances, and between the building and the public way. Sec 1114B.1.2
- At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements that are on the same site and with all accessible dwelling units within the building or facility. Sec 1114B.1.2
- An accessible route shall connect at least one accessible entrance of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit. Sec 1114B.1.2
- Except within an individual dwelling unit, an accessible route of travel shall not pass through kitchens, storage rooms, restrooms, closets, or other spaces used for similar purposes. Sec 1114B.1.2
- When more than one route of travel is provided, all routes shall be accessible. Sec 1114B.1.2

B. WALKS & SIDEWALKS

- Walks and sidewalks shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding 1/2", and shall be a minimum of 48" in width. Sec 1133B.7.11, Fig 11B-27(a)
- When abrupt changes in level not exceeding occur, they shall be beveled with a slope no greater than 1:2, except that level changes not exceeding 1/4" may be vertical. Sec 1133B.7.4 Fig 11B-5E(c) & (d).
- Abrupt changes in level along any accessible route exceeding shall comply with the requirements for curb ramps. Sec 1133B.7.4
- When the slope in the direction of travel of any walk exceeds 1 vertical to 20 horizontal it shall comply with the provisions of Section 1133B.5 as a pedestrian ramp. Sec 1133B.7.3
- Walk and sidewalk surface cross slopes shall not exceed 1/4" per foot except when the enforcing agency finds that due to local conditions it creates an unreasonable hardship, the cross slope can be increased to a maximum of per foot for distances not to exceed 20'. Sec 1133B.7.1.3
- Walks shall be provided with a level area not less than 60" by 60" at a door or gate that swings toward the walk, and not less than 48" wide by 44" deep at a door or gate that swings away from the walk. Sec 1133B.7.5
- Walks shall extend a minimum of 24" to the side of the strike edge of a door or gate that swings toward the walk. Sec 1133B.7.5 Fig 11B-28B
- All walks with continuous gradients shall have level areas at least 5' x 5' at intervals of at least every 400'. Sec 1133B.7.6
- Walk and sidewalk surfaces shall be slip-resistant as follows: Sec 1133B.7.1, 4.5.1
 - Surfaces with a slope of less than 6% gradient shall be at least as slip-resistant as that described as a medium salted finish.
 - Surfaces with a slope of 6% gradient shall be slip-resistant.
- Walks, sidewalks, and pedestrian ways shall be free of gratings whenever possible. For gratings located in the surface of any of these areas, grid openings in gratings shall be no greater than 1/2" wide and be placed so that the long dimension is perpendicular to the dominant direction of travel. Sec 1133B.7.2, Fig 11B-7B(a).

C. RAMPS

NOTE: Any path of travel shall be considered a ramp if its slope is greater than 1' rise in 20' of horizontal run. Sec 1133B.5

- The maximum slope of a ramp that serves any exitway, provides access for persons with disabilities, or is in the path of travel shall be 1' rise in 12' of horizontal run. Sec 1133B.5.3
- The cross slope of ramp surfaces shall be no greater than 1:50. Sec 1133B.5.3.1
- The width of ramps shall be as required for stairways and exits. Sec 1133B.5.2 Fig 11B-38 & 39.
- Pedestrian ramps serving primary entrances to buildings having an occupant load of 300 or more shall have a minimum clear width of 60". Sec 1133B.5.2.2
- Ramps serving Group R occupancies may be 36" clear width when the occupant load is 50 or less. Sec 1133B.5.2.2
- All other pedestrian ramps serving primary entrances shall have a minimum width of 48". Sec 1133B.5.2.2
- Landings shall be provided at the top and bottom of each ramp. Sec 1133B.5.4.1 Fig 11B-38 & 39.
- Intermediate landings shall be provided at intervals not exceeding 30' of vertical rise and at each change of direction. Sec 1133B.5.4.1, Fig 11B-38 & 39.
- Top landings shall be not less than 60" wide and shall have a length of not less than 60" in the direction of ramp run. Sec 1133B.5.4.2, Fig 11B-38 & 39.
- Doors in any position shall not reduce the minimum dimension of the ramp landing to less than 42" and shall not reduce the required width by more than 3" when fully open. Sec 1133B.5.4.3 & 1003.3.4.4 Fig 11B-38 & 39.
- The width of the landing shall extend 24" past the strike edge of any door or gate for exterior ramps and 18" past the strike edge for interior ramps. Sec 1133B.5.4.4 Fig 11B-39.
- At bottom and intermediate landings, the width shall be at least the same as required for the ramp. Sec 1133B.5.4.5 Fig 11B-38 & 39.
- Intermediate landing at a change of direction in excess of 30 degrees and bottom landings shall have a dimension in the direction of ramp run of not less than 72" to accommodate the handrail extension. Sec 1133B.5.4.6 Fig 11B-38 & 39.
- Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60". Sec 1133B.5.4.7 Fig 11B-38.
- Ramp landings are not considered in determining the maximum horizontal distance of each ramp. Sec 1133B.5.4.1
- Handrails are required on ramps that provide access if the ramp slope exceeds 1' rise in 20' of horizontal run, except that at exterior door landings, handrails are not required on ramps less than 6" rise or 72" in length. Sec 1133B.5.5.1
- Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34" to 38" above the ramp surface, shall extend a minimum of 1' beyond the top and bottom of the ramp, and the ends shall be returned. If handrail extension in direction of the ramp run creates a hazard, the extensions shall comply with Sec 1133B.4.2.4, or the extension may be turned 90° to ramp run. Sec 1133B.5.5.1 Fig 11B-27 (b) & (c).
- The grip portion of handrails shall be not less than 1-1/4" nor more than 1-1/2", or the shape shall provide an equivalent gripping surface, and all surfaces shall be smooth with no sharp corners. Handrails shall not rotate within their fittings. Sec 1133B.5.5.1 Fig 11B-36.
- Handrails projecting from a wall shall have a space of 1-1/2" between the wall and the handrail. Sec 1133B.5.5.1 Fig 11B-36.
- Handrails may be located in a recess if the recess is a maximum of 3" deep and extends at least 18" above the top of the rail. Sec 1133B.5.5.1 Fig 11B-36.
- Any wall or other surface adjacent to handrails shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8". Sec 1133B.5.5.1 Fig 11B-36.
- Where the ramp surface is not bounded by a wall or fence and the ramp exceeds 10' in length, the ramp shall comply with one of the following requirements: Sec 1133B.5.6
 - A guide curb a minimum of 2" in height shall be provided at each side of the ramp;
 - A wheel guide rail shall be provided, centered 3" + 1" above the surface of the ramp.

- Outdoor ramps and their approaches shall be designed and constructed so that water will not accumulate on walking surfaces. Sec. 1133B.5.7

C. CURB RAMPS

NOTE: Curb ramps shall be constructed at each corner of street intersections and where a pedestrian way crosses a curb. The preferred and recommended location for curb ramps is in the center of the crosswalk of each street corner. Where it is necessary to locate a curb ramp in the center of the curb return and the curb return is clearly marked to identify pedestrian crosswalks, the lower end of the curb ramp shall terminate within such crosswalk areas. Sec 1127B.5.1, Fig 11B-19 through 11B-23.

- Provide a curb ramp at _____ Sec 1127B.5.1
- Curb ramps shall be a minimum of 4' in width and shall lie, generally, in a single sloped plane, with a minimum of surface warping and cross slope. Sec 1127B.5.2
- The slope of curb ramps shall not exceed 1 vertical to 12 horizontal. Sec 1127B.5.3
- Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route, shall not exceed 1:20 within 4' of the top and bottom of the curb ramp. The slope of the flanned or road sides of curb ramps shall not exceed 1 unit vertical to 10 units horizontal. Sec 1127B.5.3
- A level landing 4' deep shall be provided at the upper end of each curb ramp over its full width to permit safe egress from the ramp surface, or the slope of the landed or flared sides of the curb ramp shall not exceed 1 vertical to 12 horizontal. Sec 1127B.5.4
- Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Sec 1127B.5.3
- If diagonal (corner type) curb ramps have returned curbs or other well-defined edges, such edges shall be parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have 48" minimum clear space. If diagonal curb ramps are provided at marked crossings, the 48" clear space shall be within the markings. If diagonal curb ramps have flared sides, they shall also have at least a 24" long segment of straight curb located on each side of the curb ramp and within the marked crossing. Sec 1127B.5.10
- The surface of each curb ramp and its flared sides shall be stable, firm, and slip-resistant and shall be of contrasting finish from that of the adjacent sidewalk. Sec 1127B.5.6
- All curb ramps shall have a grooved border 12" wide at the level surface of the sidewalk along the top and each side approximately 3/4" at center. All curb ramps constructed between the face of the curb and the street shall have a grooved border at the level surface of the sidewalk. Sec 1127B.5.7
- A curb ramp shall have a detectable warning that extends the full width and depth of the curb ramp inside the grooved border when the ramp slope is less than 1 vertical to 15 horizontal. Detectable warnings shall consist of raised truncated domes with a diameter of nominal 0.9" at the base tapering to 0.45" at the top, a height of nominal 0.2", and a center-to-center spacing of nominal 2.35", in compliance with Figure 11B-23, "Nominal", as used here, shall be in accordance with Section 12-31-102, State Referenced Standards Code. The detectable warning shall contrast visually with adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface. The domes may be constructed in a variety of methods, including cast-in-place or stamped, or may be part of a prefabricated surface treatment. Sec 1127B.5.8
- Curb ramps shall be located or protected to prevent their obstruction by parked cars. Sec 1127B.5.9

D. PARKING

- Provide _____ disabled parking spaces as required by Table 11B-6. Sec 1129B.1

TABLE 11B-6		TABLE 11B-6	
Total # of parking spaces provided	Total # of disabled spaces provided	Total # of parking spaces provided	Total # of disabled spaces provided
1-25	1	201-300	7
26-50	2	301-400	8
51-75	3	401-500	9
76-100	4	501-1000	2% of total
101-150	5	1001 & over	20+1 for ea. 100 or fraction thereof over 1001
151-200	6		

- At facilities providing medical care and other services for persons with mobility impairments, parking spaces complying with Section 1129B shall be provided in accordance with Table 11B-6 except as follows: Sec 1129B.3
 - Outpatient units and facilities: 10% of the total number of parking spaces provided serving each such outpatient unit or facility. Sec 1129B.3.1
 - Units and facilities that specialize in treatment or services for persons with mobility impairments: 20% of the total number of parking spaces provided serving each such unit or facility. Sec 1129B.3.2
- Each lot or parking structure where parking is provided for the public as clients, guests or employees, shall provide accessible parking as required by Section 1129B. Sec 1129B.1
- Accessible parking spaces serving a particular building shall be located as near as practical to a primary entrance and on the shortest accessible route of travel from adjacent parking to an accessible entrance. Sec 1129B.1 & 1129B.4
- In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. Sec 1129B.1
- In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances. Sec 1129B.1
- Where single accessible parking spaces are provided, they shall be 14' wide and outlined to provide a 9' parking area and a 5' loading and unloading access aisle on the passenger side of the vehicle. Sec 1129B.4.1, Fig 11B-18B
- Two accessible parking spaces can be 23' wide with a 9' parking area with a 5' or 8' unloading access aisle and 18' minimum length. Point the words "NO PARKING" on the ground within each 8' access aisle. Use 12" minimum high white letters that are visible to the traffic enforcement officials. Sec 1129B.4.1, Fig 11B-18A,B,C.
- The minimum length of an accessible parking space shall be 18'. Sec 1129B.4.1, Fig 11B-18A, B, & C.
- When less than 5 parking spaces are provided at buildings and facilities subject to these regulations, one shall be 14' wide and lined to provide a 9' parking area and a 5' loading and unloading area. However, there is no requirement that the space be reserved exclusively or identified for use by persons with disabilities only. Sec 1129B.2
- One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96" wide minimum placed on the side opposite the drivers side when the vehicle is going forward into the parking space and shall be designated van accessible per Fig 1129B.5. These spaces may be grouped on one level of a parking structure. Point the words "NO PARKING" on the ground within each 8' access aisle. Use 12" minimum high white letters that are visible to the traffic enforcement officials. Sec 1129B.4.2,4.6,5.3 Fig 11B-18B.
- Surface slopes of accessible parking spaces shall be the minimum possible and shall not exceed 1 unit vertical to 50 units horizontal in any direction. Sec 1129B.4.4
- All entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of 8'-2" where required for accessibility to accessible parking spaces. Sec 1130B
- In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. Sec 1129B.4.3, Fig 11B-18A,B,C.
- Pedestrian ways which are accessible to people with disabilities shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Sec 1129B.4.3, Fig 11B-18A, B, & C.
- Ramps shall not encroach into any parking space, with the exception of a transition ramp from a loading/unloading area to an adjacent sidewalk. The transition ramp shall be a minimum of 48" in width, a maximum of 60" in length, with a maximum slope of 1:12. Sec 1129B.4.3, Fig 11B-18A, B, & C.
- Accessible parking spaces reserved for persons with disabilities shall be not compelled to wheel or walk behind parked cars other than their own. Sec 1129B.4.3
- Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches in area and, when in a path of travel, shall be posted at a minimum height of 80" from the bottom of the sign to the parking space finished grade. Sec 1129B.5, Fig 11B-18A, B, & C.
- Signs to identify accessible parking spaces may be centered on the wall at the interior end of the parking space at a minimum height of 36" from the parking space finished grade, ground or sidewalk. Sec 1129B.5
- Van accessible parking spaces shall have an additional sign stating "Van-Accessible" mounted below the symbol of accessibility. Sec 1129B.5

- An additional sign shall also be posted, in a conspicuous place, at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17" by 22" in size with lettering not less than 1" in height, which clearly and conspicuously states the following: Sec 1129B.5

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____"

NOTE: Blank spaces are to be filled in with appropriate information as a permanent part of the sign.

- The surface of each accessible parking space or stall shall have a surface identification duplicating either of the following schemes: Sec 1129B.5, Fig 11B-18A, B, & C.
 - By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color a profile view depicting a wheelchair with occupant; or
 - By outlining a profile view of a wheelchair with occupant in white on blue background. The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36" high by 36" wide.

E. PASSENGER DROP-OFF & LOADING ZONES

- When provided, passenger drop-off and loading zones shall be located on an accessible route of travel. Sec 1131B.1
- Where provided, one passenger drop-off and loading zone shall provide an access aisle at least 60" wide and 20' long adjacent and parallel to the vehicle pull-up space. Such zones shall be located on a surface with a slope not exceeding 1 vertical in 50 horizontal. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp shall be provided. Sec 1131B.2.1, Fig 11B-24.
- Provide minimum vertical clearance of 9'-6" at accessible passenger loading zones and along at least one vehicle access route to such areas from site entrances and exits. Sec 1131B.2.2
- Valet parking facilities shall provide a passenger loading zone and shall be located on an accessible route to the entrance of the facility. The parking space requirements of Section 1129B apply to facilities with valet parking. Sec 1131B.3
- Where provided, provide bus stop pads 96" long (measured perpendicular to curb or road edge) and 60" wide (measured parallel to curb or road edge) to the maximum extent allowed by legal or site constraints. Bus stop pads shall connect to an accessible route. Newly constructed bus stop pads must provide a 5' are curb surface between the pad and the road or other detectable warning. Bus stop pads shall be at the same slope as the roadway in the direction parallel to the roadway and a maximum 2% slope perpendicular to the roadway. Sec 1131B.4
- Where provided, provide bus stop shelters installed so as to permit a wheelchair user to enter the shelter and access a clear floor area of 30' by 48", completely within the shelter. Bus stop shelters shall connect to an accessible route and to bus stop pads. Sec 1131B.4

F. PEDESTRIAN GRADE SEPARATIONS

- Pedestrian ramps on pedestrian grade separations shall comply with the requirements of Section 1007 for ramps. Sec 1128B
- Where pedestrian grade separations cross streets or other vehicular traffic ways, and where a street level crossing can reasonably and safely be used by persons with disabilities, there shall be provided conforming curb ramps and a usable pathway. Sec 1128B
- Cross slopes of walking surfaces shall be the minimum possible and shall not exceed 1/4" per foot. The slope of any appreciably warped walking surface shall not exceed 1 vertical in 12 horizontal in any direction. Sec 1128B

G. ENTRANCES & EXITS

- NOTE: 1. Exits in excess of those required by Section 1114B.2.1 and which are more than 24" above grade are not required to be accessible. Such doors shall have signs warning that they are not accessible. Warning signs shall comply with Section 1117B.5, Sec 1133B.1.1.1.1 Ex.2.
- For the purposes of Title 24, the use of the term exit door applies to all doors that provide access, that is, entrances, passage doors, etc.
 - Provide a complete door schedule, including door height, width, hardware, door opening pressure, etc.
 - For additional means of egress adopted by DSA/AC, see Chops 11A for public housing, 11B for public accommodations, 11C for motor vehicle fuel facilities and Chap 34, Division II for historical buildings.
 - If required exit is not accessible, provide an area for evacuation assistance adjoining an accessible route of travel or the building must have a supervised sprinkler system. Sec 1114B.2.1
 - For accessibility requirements for width and height of doors in housing accessibility, see Chap 11A, Sec 1120A.2.2, and for public buildings, public accommodations, commercial buildings and publicly funded housing, see Chap 11B, Sec 1133B.2.2

- All entrances and all exterior ground floor exit doors to buildings and facilities shall be made accessible to persons with disabilities. Sec 1114B.1.3 & 1133B.1.1.1.1
- Revolving doors shall not be used as a required entrance for persons with disabilities. Sec 1133B.2.3.3
- During periods of partial or restricted use of a building or facility, the entrances used for primary access shall be accessible to and usable by persons with disabilities.
- Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. Sec 1003.3.3.5
- If the door has a closer, the door shall take 3 seconds min. to move from 70" open to a point 3" from the latch, the sweep ratio is measured to the landing edge of the door. Sec 1133B.2.5.1
- Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware, panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate as above in egress direction. Sec 1133B.2.5.1
- Doors to individual hotel or motel units shall operate similarly to above, except that when bolt and unlatching operation is key operated the key of unit door of unit door large bow keys 2" (full bow) or 1-1/4" (half bow) shall be provided in lieu of lever type hardware on the corridor side. Separate deadlock activation on room side of corridor doors in hotels or motels shall have lever handle or large thumb turn in an easily reached location. Sec 1133B.2.5.1
- Hand-activated door opening hardware shall be centered between 30" and 44" above the floor. Sec 1133B.2.5.1/4.13.9
- Every doorway which is located within an accessible path of travel shall be of a size as to permit the installation of a door not less than 3' in width and not less than 8'-8" in height. When installed, exit doors shall be capable of opening so that the clear width of the exit is not less than 32", measured at 90° between the face of the door and the opposite stop. Sec 1133B.2.2, 1133B.2.3.2, 1133B.2.3 11B-33(o).
- Where a pair of doors is utilized, at least one of the doors shall provide a clear, unobstructed opening width of 32" with the leaf positioned at an angle of 90 degrees from its closed position. Sec 1133B.2.3
- When an automatic door operator is utilized to operate a pair of doors, at least one of the doors shall provide a clear, unobstructed opening width of 32" with the door positioned at an angle of 90 degrees from its closed position. Sec 1133B.2.3.1
- For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position. Sec 1133B.2.3
- Minimum maneuvering clearances at doors shall be as shown in Figure 11B-26. The floor or ground area within the required clearances shall be level and clear. Sec 1133B.2.4.2
- There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60" and the length opposite the direction of door swing of 48" as measured at right angles to the plane of the door in the closed position. Sec 1133B.2.4.2 & 3.1 Fig 11B-26A & B.
- The width of the level area on the side to which the door swings shall extend a minimum of 24" past the strike edge of the door for exterior doors and a minimum of 18" past the strike edge for interior doors. Provide 12" on the push side if the door has both a latch and closer. Sec 1133B.2.4.3 & 5 Fig 11B-33.
- Thresholds are a maximum 1/4" vertical elevation change or 1/2" high if beveled 1:2 or less Sec 1133B.2.4.1 & 1003.3.1.6.1.

Note: For accessibility requirements for thresholds in accessible housing, see Chap 11A, Sec 1120A.2.4, and for public buildings, public accommodations, commercial buildings and publicly funded housing, see Chap 11B, Sec 1133B.2.4.1

- The space between two consecutive door openings in a vestibule, serving other than a required exit stairway, shall provide a minimum of 48" of clear space from any door opening into such vestibule when the door is positioned at an angle of 90 degrees from its closed position. Doors in a series shall swing either in the same direction or away from the space between the doors. See Figures 11B-30 & 31 for design alternatives. Sec 1133B.2.4.4

- The bottom 10" of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10" high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Sec 1133B.2.6, Fig 11B-29.
- Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic. Sec 1133B.1.1.1.3 Fig 11B-25.
- Maximum effort to operate doors shall not exceed 5 pounds for exterior and interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the maximum allowable by the appropriate administrative authority, not to exceed 15 pounds. Sec 1133B.2.5/4.13.11

H. EGRESS & AREAS FOR EVACUATION ASSISTANCE

See Title 24 CBC Sec 1114B.2.2 for additions information concerning egress and areas of evacuation assistance.

NOTE: In alterations of existing buildings, areas of evacuation assistance are not required. Sec 1114B.2.1 Ex. 2.

I. CORRIDORS & AISLES

NOTE: For the purposes of Title 24, the term corridor shall include exterior exit balconies and any covered or enclosed exit passageway, including walkways, tunnels and malls. Partitions, rails, counters, and other similar space dividers not over 5'-9" in height above the floor shall not be construed to form corridors. Sec 1005.1

- Every corridor serving an occupant load of 10 or more shall not be less than 44" in width. Sec 1133B.3.1
- Corridors serving an occupant load of less than 10 shall not be less than 36" in width. Sec 1133B.3.1
- Corridors which are located on an accessible route and exceed 200'in length shall have a minimum clear width of 60". If an accessible route has less than 60" clear width, then passing spaces at least 60" by 60" shall be located at reasonable intervals not to exceed 200'. A T-intersection of two corridors or walks is an acceptable passing place. Sec 11133B.3.2 Fig 11B-34.
- Circulation aisles and pedestrian ways shall be sized according to functional requirements and in no case shall be less than 36" in clear width. Sec 1105B.3.6.1 & 1110B.2.1
- Every aisle shall be 36" wide if serving only one side on not less than 44" wide if serving both sides. Sec 1133B.6.2
- Objects project 4" maximum from walls between 27" and 80" AFF into walks, halls, corridors, passageways, or aisles. Sec 1121B.1, Fig 11B-7A/4.4.

J. FLOORS & LEVELS

NOTE: Level area is defined as "a specified surface that does not have a slope in any direction exceeding 1/4" inch in one foot from the horizontal (2.083% gradient)". Sec 213.1(a)

- In buildings and facilities, floors of a given story shall be a common level throughout, or shall be connected by pedestrian ramps, passenger elevators, or special access lifts. Sec 1120B.1
- Ground and floor surfaces along accessible routes and in accessible rooms and spaces, including floors, walks, ramps, stairs, and curb ramps, shall be stable, firm, and slip-resistant. Sec 1124B.1 & 1120B.2/4.5.1
- Changes in level up to 1/4" may be vertical and without edge treatment. Sec 1124B.2, Fig 11B-3E(c).
- Changes in level between 1/4" and 1/2" shall be accomplished by means of a ramp no steeper than 1 vertical to 2 horizontal. Sec 1124B.2, 1133B.2.4.1 & 1003.3.1.6.1a, Fig 11B-3E(d).
- If carpet or carpet tile is used on a ground or floor surface, it shall be securely attached; have a firm cushion, pad or backing or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile height shall be 4". Exposed edges of carpet shall be fastened to floor surfaces and have the full length of the exposed edge. Carpet edge trim shall comply with Section 1124B.2. Sec 1124B.3, Fig 11B-7B(b).

K. SANITARY FACILITIES (GENERAL)

NOTE: Fully dimension all sanitary facilities and fixtures, including floor dimensions and fixture elevation dimensions.

- Sanitary facilities that serve buildings, facilities or portions of buildings or facilities that are required to be accessible to persons with disabilities are required to be accessible. Sec 1115B.1
EXCEPTION: In existing buildings, if the enforcing agency determines that compliance with any building standard in this section is an unreasonable hardship, an exception shall be granted if equivalent facilitation is provided per the two examples below. When equivalent facilitation is used, the following criteria shall apply. Sec 1115B.1
 - Not all restrooms need to be accessible if there's one within a reasonable distance (200'). Provide signage adjacent to nonaccessible restrooms indicating the location of complying restrooms.
 - A 30" minimum clear opening entry door. Sec 1114B.1 (200'). Provide signage adjacent to nonaccessible restrooms indicating the location
- Where separate facilities are provided for non-disabled persons of each sex, separate facilities shall be provided for persons with disabilities of each sex also. Where unisex facilities are provided for persons without disabilities, at least one unisex facility shall be provided for persons with disabilities within close proximity to the non-accessible facility. Sec 1115B.2
- Where facilities are to be used solely by small children, the specific heights may be adjusted to meet their accessibility needs. See Table 1115B-1 for suggested mounting heights. Sec 1115B.3

NOTE: The Division of the State Architect, Office of Regulation Services, recommends the following dimensions as adequately serving the needs of children in projects under our jurisdiction. These recommendations are based on the federal "Recommendations for Accessibility for Children in Elementary School" and other recognized publications on access for children.

A = adult dimensions (age 12 and over)
E = elementary dimensions
K = kindergarten and pre-school dimensions

TABLE 1115B-1			
	A	E	K
Toilet centering from wall	18"	15"*	12"*
Toilet seat height	17"-19"	15"	10"-12"
Grab bar height(side)	33"	27"*	20"-22"
Toilet paper in front of toilet	12" Max	6" max.*	6" Max.*
Napkin disposal in front of toilet	12" Max	12" Max	N/A
Dispenser or mirror height	40" Max	36" Max	32" Max
Lavatory/sink top height	34" Max	29" Max	24" Max
Lavatory/sink knee clearance	29" Min	24" Min	19" Min
Urinal lip height	17" Max	15" Max	13" Max
Urinal flush handle height	44" Max	37" Max	32" Max
Drinking fountain bubbler height	36" Max	32" Max	30" Max
Drinking fountain knee clearance	27" Min	24" Min	22" Min
Ramp/stair handrail height	34"-38"	27"	22"

- * Deviates from code requirements and requires a written finding of unreasonable hardship.
** Handle heights are for manually activated valves only.
- Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle 1/4" thick with edges 12" long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle 1/4" thick and 12" in diameter. Also, signs with letters/braille symbols raised 1/32", 5/8"-2" high, on wall next to strike edge of entry door 60" A.F.F. identifying the restroom. Sec 1115B.5
 - Unisex sanitary facilities shall be identified by a circle 1/4" thick, 12" in diameter, with a 1/4" thick triangle superimposed on the circle and within the 12" diameter. Sec 1115B.5
 - Geometric (circle & triangle) symbols on sanitary facility doors shall be centered on the door at a height of 60" and their color and contrast shall be distinctly different from the color and contrast of the door. Sec 1115B.5

NOTE: A geometric circle/triangle is required to identify restrooms for people with visual disability. In addition, if the restrooms are accessible to people using wheelchairs provide an international symbol of disability on the geometric symbol.

NOTE: See also Section 1117B.5.9 for additional signage requirements applicable to sanitary facilities.

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L. SINGLE ACCOMMODATION SANITARY FACILITIES

NOTE: Single accommodation sanitary facility is defined as "a room that has not more than one of each type of sanitary fixture, is intended for use by only one person at a time, has no partition around the toilet, and has a door that can be locked on the inside by the room occupant". Sec 220.12

- There shall be sufficient space in the toilet room for a wheelchair measuring 30" wide by 48" long to enter the room and permit the door to close. Sec 1115B.7.2
- There shall be in the room a clear floor space of at least 60" in diameter, or a T-shaped space complying with Figures 11B-12(a) or (b). No door shall encroach into this space for more than 12" except for the panel door to any water closet compartment if there is one. Sec 1115B.7.2. Fig 11B-1A.
- The water closet shall be located in a space which provides a minimum 28" wide clear space from a fixture or a minimum 32" wide clear space from a wall at one side. The other side shall provide 18" from the centerline of the water closet to the wall. A minimum 48" clear space shall be provided in front of the water closet. Sec 1115B.7.2. Fig 11B-1A.
- All doors, fixtures and controls shall be on an accessible route with a minimum clear width of 36" except at doors. If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as shown in Figure 11B-5E. Sec 1115B.7.2

M. MULTIPLE ACCOMMODATION SANITARY FACILITIES

NOTE: Multiple accommodation sanitary facility is defined as "a room that has more than one sanitary fixture, is intended for the use of more than one person at a time, and which usually is provided with privacy compartments or screens shielding some fixtures from view". Sec 214.13

- A clear space measured from the floor to a height of 27" above the floor, within the sanitary facility size of sufficient size to inscribe a circle with a diameter not less than 60", or a clear space 56" by 63" in size, shall be provided for wheelchair maneuvering. Doors other than the door to the accessible toilet compartment in any position may encroach into this space by not more than 12". Sec 1115B.7.1.1. Fig 11B-1B.
- Doors shall not swing into the floor space required for any fixture. Sec 1115B.7.2
- A water closet fixture located in a compartment shall provide a minimum 28" wide clear space from a fixture or a minimum 32" wide clear space from a wall at one side of the water closet. The other side of the water closet shall provide 18" from the centerline of the water closet to the wall. Grab bars shall not project more than 3" into these clear spaces. Sec 1115B.7.1.3. Fig 11B-1B.
- A minimum 48" long clear space shall be provided in front of the water closet if the compartment has an end opening door (facing the water closet) and a minimum 60" long clear space shall be provided in front of the water closet if the compartment has a door located at the side. Grab bars shall not project more that 3" into these clear spaces. Sec 1115B.7.1.4. Fig 11B-1A & B.
- Water closet compartments shall be equipped with a door that has an automatic-closing device, and shall have a clear, unobstructed opening width of 32" when located at the end and 34" when located at the side with the door positioned at an angle of 90 degrees from its closed position. Sec 1115B.7.1.4. Fig 11B-1A & B.
- When standard compartment doors are used, with a minimum 9" clearance for footrests underneath and a self-closing device, clearance at the strike edge as specified in Section 1133B.2.4.3 is not required. Sec 1115B.7.1.4
- The inside and outside of the compartment door shall be equipped with a loop or U-shaped handle immediately below the latch. The latch shall be flip-over style, sliding, or other hardware not requiring the user to grasp or twist. Sec 1115B.7.1.4
- Except for door opening widths and door swings, a clear, unobstructed access not less than 44" shall be provided to water closet compartments designed for use by persons with disabilities and the space immediately in front of a water closet compartment shall be not less than 48" as measured at a right angle to compartment door in its closed position. Sec 1115B.7.1.4. Fig 11B-1B.
- Where six or more stalls are provided within a multiple accommodation toilet room, in addition to the standard accessible stall required above, at least one additional stall shall be provided with a width of 36" with an outward swinging self-closing door and parallel grab bars complying with Sections 1115B.8.2 through 1115B.8.4. Sec 1115B.7.1.5

N. SANITARY FACILITY FIXTURES & ACCESSORIES

- The height of accessible water closets shall be a minimum of 17" and a maximum of 19" measured to the top of a maximum 2" high toilet seat, except that 3" seats shall be permitted only in alterations where the existing fixture is less than 19" high. Automatic "spring to lifted position" seats are not allowed. 4.16.3
- A clear floor space 30" by 48" shall be provided in front of a lavatory to allow a forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend into knee and toe space underneath the lavatory. Sec 1115B.9.2.1.2.1 Fig 11B-1A-1B.
- Lavatories, when located adjacent to a side wall or partition shall be a minimum of 18" to the centerline of the fixture. Sec 1115B.2.1.2.1. Fig 11B-1A.
- All lavatories that are designated to be accessible shall be mounted with the rim or counter edge no higher than 34" above the finished floor and with a vertical clearance, measured from the bottom of the apron or outside bottom edge of the lavatory of 29", reducing to 27" at a point located 8" back from the front edge. Knee clearance below the lavatory shall extend a minimum of 30" in depth. Toe clearance shall be the same width and shall be a minimum of 9" high from the floor and a minimum of 17" deep from the front of the lavatory. Sec 1115B.2.1.2.1/4.19.1
- Hot water and drain pipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories. Sec 1115B.2.1.1.2
- Where urinals are provided, at least one shall have a clear floor space 30" by 48" in front of the urinal to allow forward approach. Sec 1115B.2.1.1.1
- Urinals shall be floor mounted or wall hung. Where one or more wall hung urinals are provided, at least one with a rim projecting a minimum of 14" from the wall and at a maximum of 17" above the floor shall be provided. Sec 1115B.2.1.1.1/4.19.4
- Controls for water closet flush valves shall be mounted on the wide side of toilet areas. Sec 1502/4.16.5
- Water closet and urinal flush valve controls, and faucet and operating mechanism controls, shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist, and shall be mounted no more than 44" above the floor. Sec 1115B.2.1.1.2
- The flush valve is 44" max. high and the force required to activate water closet and urinal flush valve operating mechanism controls, shall be no greater than 5 lbf. Electronic or automatic flushing controls are acceptable and preferable. Sec 1115B.2.1.1.2
- Faucets shall operate with one hand and not require tight grasping, pinching or twisting of the wrist. A 5 lb maximum force to activate controls. Prefer electronic or automatic flushing controls. Self-closing faucet control valves are allowed if the faucet remains open for at least 10 seconds. Sec 1115.2.1.2.1
- Mirrors shall be mounted with the bottom edge no higher than 40" from the floor. Sec 1115B.9.1.2
- Where towel, sanitary napkins, waste receptacles, and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all operable parts, including coin slots, within 40" from the finished floor. Sec 1115B.9.1.2/4.27.3
- Toilet tissue dispensers shall be located on the wall within 12" of the front edge of the toilet seat and no lower than 19" from the floor. Dispensers that control delivery or that do not permit continuous paper flow shall not be used. Sec 1115B.9.3. Fig 11B-1A.
- Toilet room floors shall have a smooth, hard, non-absorbent surface such as Portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 5". Walls within water closet compartments and walls within 24" of the front and sides of urinals shall be similarly finished to a height of 48" and, except for structural elements, the materials used in such walls shall be a type which is not adversely affected by moisture. Sec 1115B.9.5

O. GRAB BARS

- Grab bars at the side shall be at least 42" long with the front end positioned 24" in front of the water closet stool and with the back end positioned no more than 12" from the rear wall. Grab bars at the back shall be not less than 36" long. Sec 1115B.8.1. Fig 11B-1A, B, & C.
- Grab bars shall be securely attached 33" above and parallel to the floor, except that where a tank-type toilet is used which obstructs placement at 33", the grab bar may be as high as 36". Sec 1115B.8.1. Fig 11B-1A.
- The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 1-1/2" or the shape shall provide an equivalent gripping surface. If grab bars are mounted adjacent to a wall, the space between the wall and the grab bars shall be 1-1/2". Sec 1115B.8.2. Fig 11B-1C.
- The structural strength of grab bars, tub and shower seats, fasteners, and mounting devices shall meet the following specifications: Sec 1115B.8.3
 - Bending stress in a grab bar or seat induced by the maximum bending moment from the application of a 250-lb point load shall be less than the allowable stress for the material of the grab bar or seat.

- Shear stress induced in a grab bar or seat by the application of a 250-lb point load shall be less than the allowable shear stress for the material of the grab bar or seat, and its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall not exceed the allowable shear stress.
 - Shear force induced in fastener or mounting devices from the application of a 250-lb point load shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever has the smaller allowable load.
 - Tensile force induced in a fastener by a direct tension force of a 250-lb point load, plus the maximum moment from the application of a 250-lb point load, shall be less than the allowable withdrawal load between the fastener and supporting structure.
 - Grab bars shall not rotate within their fittings. Sec 1115B.8.3.5
- A grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements. Edges shall have a minimum radius of 1/8". Sec 1115B.8.4

T. DRINKING FOUNTAINS

- Drinking fountains shall be located completely within alcoves or otherwise positioned so as not to encroach into pedestrian ways. The alcove in which the water fountain is located shall be not less than 32" in width and 18" in depth. Sec 1117B.1.2. Fig 11B-3.
- Drinking fountains shall be a minimum of 18" in depth and there shall be a clear and unobstructed knee space under the drinking fountain not less than 27" in height and 8" in depth, the depth measurement being taken from the front edge of the fountain. Sec 1507.1. Fig 11B-3.
- There shall be toe clearance of 9" in height above the floor, and 17" in depth from the front edge of the fountain. Sec 1117.2.1.5.1
- A side approach drinking fountain is not acceptable. Sec 1115B.2.1.5.1
- The drinking fountain bubbler shall be activated by a manually operated system not requiring a force greater than 5 lbf, that is located within 6" of the front edge of the fountain or an electronically controlled device (preferably). Sec 1507.2.1. Fig 11B-3.
- The bubbler outlet offset shall be located within 6" of the front edge of the drinking fountain and within 36" of the floor. The water stream from the bubbler shall be substantially parallel to the front edge of the drinking fountain. Sec 1507.2.1. Fig 11B-3.

Q. CONTROLS & OPERATING MECHANISMS

- Controls and operating mechanisms required to be accessible by Section 101.17.1-10 shall comply with the requirements of Section 1117B.6. Sec 1117B.6.1
- Clear floor space complying with Section 111B.4 that allows a forward or parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles, and other operable equipment. Sec 1117B.6.2
- The highest operable part of all controls, dispensers, receptacles, and other operable equipment shall be placed within 48" of the floor but not lower than 15" if forward approached and within 54" but not lower than 9" if side approached. Sec 1117B.6.3
- Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds of force. Sec 1117B.6.4 & 1507.2a
- Non-commercial kitchen and counter bar sinks located in common use areas shall have faucet controls and operating mechanisms operable with one hand in accordance with Section 111B.8 and shall not require grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pif. Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds. Sec 1508.2
- Vending machines shall be installed in compliance with Section 1117B.6 through 1117B.6.4. Sec 112B.8

R. HAZARDS & PROTRUDING OBJECTS

- Abrupt changes in level, except between a walk or sidewalk and an adjacent street or driveway, exceeding 4" in a vertical dimension, such as at planters or fountains located in or adjacent to walks, or where pedestrian ways, shall be identified by warning curbs projecting at least 6" in height above the walk or sidewalk surface to warn the blind of a potential drop off. Sec 1133B.8.1. Fig 11B-27(b)
- When a guardrail or handrail is provided, no warning curb is required when a guiderail is provided centered 3" + 1" above the surface of the walk or sidewalk, the walk is 5 percent or less gradient, or no adjacent hazard exists. Sec 1133B.8.1. Fig 11B-27(b).
- Objects projecting from walls with their leading edges between 27" and 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles. Sec 1121B.1. Fig 11B-7A/4.4.
- Objects mounted with their leading edges at or below 27" above the finished floor may protrude any amount into walks, halls, corridors, passageways or aisles. Sec 1121B.1. Fig 11B-7A.
- Free-standing objects mounted on posts or pylons may overhang 12" maximum from 27" to 80" above the ground or finished floor. Sec 1121B.1
- Protruding objects shall not reduce the clear width of an accessible route or maneuvering space. Sec 1121B.1
- Walks, halls, corridors, passageways, aisles or other circulation spaces shall have 80" minimum clear head room. Sec 1121B.2. Fig 11B-7A.
- Any obstruction that overhangs a pedestrian way shall be a minimum of 80" above the walking surface as measured from the bottom of the obstruction. Sec 1133B.8.2. Fig 11B-28.
- Where a guy support is used parallel to a path of travel, including, but not limited to, sidewalks, a guy brace, sidewalk guy or similar device shall be used to prevent an overhanging obstruction as defined. Sec 1133B.8.2
 - Width 24" to 36", placed at the edge of the drop-off or safe area.
- Durable, slip-resistant material having a surface texture composed of raised, truncated domes in a staggered pattern with a diameter of nominal 0.9" at the base tapering to 0.45" at the top, a height of nominal 0.2", and a center-to-center spacing of nominal 2.35" in compliance with Figure 11B-23. "Nominal" as used here shall be in accordance with California State Referenced Standards Code Section 12-11-102. The detectable warning shall contrast visually with adjoining surfaces, either light or dark or dark on light. The material used to provide contrast shall be an integral part of the walking surface. Warning surfaces shall differ from adjoining walking surfaces in resiliency or sound on cane contact. This surface shall be reserved for warning. Sec 1133B.8.5
 - Color yellow conforming to Federal Color No.3353B, as shown in Table IV of Standard No. 595B. Where the color value contrast between the yellow warning and the main walking surface is less than 70%, a 1" wide black strip shall separate the yellow warning from the main walking surface. Percent of contrast shall be determined by the formula in 1133B.8.3
- Only approved DSA/JAC detectable warning products and directional surfaces shall be installed as provided in the California Code of Regulations (CCR), Title 24, Part 1, Articles 2.3, & 4. Refer to CCR Title 24, Part 12, Chapter 12-11A and B, for building and facility access specifications for product approval for detectable warning products and directional surfaces.

- At transit boarding platforms, the pedestrian access shall be identified with a detectable directional texture. This detectable directional texture shall comply with Figure 11B-23B and shall be 0.1" in height that tapers off to 0.04", with bars raised 0.2" from the surface. The raised bars shall be 1.3" wide and 3.0" from center-to-center of each bar. This surface shall differ from adjoining walking surfaces in resiliency or sound on cane contact. The color of the directional texture shall comply with Section 1024.3. This surface will be placed directly behind the yellow detectable warning texture specified in Section 1024.3, aligning with all doors of the transit vehicles, where passengers will embark. The width of the directional texture shall be equal to the width of the transit vehicle's door opening. The depth of the texture shall not be less than 36". Sec 1133B.8.4. Fig 11B-23B.
- If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 36" wide, complying with 1133B.8.5.

S. SPACE ALLOWANCE & REACH RANGES

- The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30" by 48". (The minimum floor or ground space shall be increased to 42" by 48" when such space is perpendicular to an adjacent seating space). the minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object. Clear floor or ground space for wheelchairs may be part of the knee space required under some objects. Sec 1117B.2.3 & 111B.4.1. Fig 11B-5A & 13.
- One full unobstructed side of the clear floor or ground space for a wheelchair shall adjoin or overlap an accessible route or adjoin another wheelchair clear floor space. If a clear floor or ground space for a wheelchair is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances shall be provided. Sec 1117B.2.4 & 111B.8.4.2. Fig 11B-5A.
- The space required for a wheelchair to make a 180 degree turn is a clear space of 60" diameter or a T-shaped space. Sec 111B.3. Fig 11B-12(c) & (b).
- The minimum clear width required for a wheelchair to turn around an obstruction shall be 36" where the obstruction is 48" or more in length and 42" and 48" where the obstruction is less than 48" in length. Fig 11B-5E.
- The minimum clear width for single wheelchair passage shall be 32" at a point (24" maximum length) and 36" continuously. Sec 111B.1. Fig 11B-10.
- The minimum width for two wheelchairs to pass is 60". Sec 111B.2.2. Fig 11B-11.
- If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48". See Figure 11B-5C(a). The minimum low forward reach is 15". If the high forward reach is over an obstruction, reach and clearances shall be as shown in Figure 11B-5C(b). Sec 111B.5
- If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54" and the low side reach shall be no less than 9" above the floor as shown in Figures 11B-5D(a) & (b). If the side reach is over an obstruction, the reach and clearances shall be as shown in Figure 11B-5D(c). Sec 111B.5

T. EMPLOYEE WORK AREAS & WORK STATIONS

- NOTE:
- General employee areas are "those areas commonly used by multiple employees, such as restrooms, break rooms, conference and meeting space, etc.", even when these areas are restricted for employee use only, they must comply with Title 24accessibility requirements.
 - Specific work stations is intended to mean "places where individuals do their work, such as a chef's chopping block in a commercial restaurant or a computer terminal in an office". These work stations are not required to be accessible themselves, except that aisle and floor and level requirements must be met and entryways must be at least 32" in clear width.

- Specific work stations, with the exception of work stations in sales facilities, checkstands, ticket booths, and other work stations with specific requirements contained in other portions of the regulations, need only comply with aisle width and floors and levels, and entry-ways shall be 32" in clear width. Sec 112B.2
- Employee work areas shall be accessible by means of a 36" minimum aisle and a 32" minimum clear opening door width. Sec 1105B.3.2.3, 1105B.3.3.2, & 110B.6.5
- Employee areas shall conform to all requirements of the Division of the State Architect/Access Compliance Section in the California Building Code, Plumbing Code, and Electrical Code. Sec 112B.1

U. FIXED OR BUILT-IN SEATING, TABLES, & COUNTERS

- Where fixed or built-in seating, tables, or counters are provided for the public, and in general employee areas, 5X, but never less than 1 must be accessible, as required in Section 1122B. Sec 1122B.1
- The tops of tables and counters shall be 28" to 34" from the floor or ground. Sec 1122B.4
- If seating for people in wheelchairs is provided at fixed tables or counters, knee spaces at least 27" high, 30" wide, and 19" deep shall be provided. Sec 1122B.3. Fig 11B-13.
- If seating spaces for people in wheelchairs are provided at fixed tables or counters, clear floor space complying with Section 111B.4 shall be provided. Such clear floor space shall not overlap knee space by more than 19". Sec 1122B.2. Fig 11B-13.
- Where a single counter contains more than one transaction station, such as (but not limited to) a bank counter with multiple teller windows or a retail counter with multiple cashier register stations, at least 5%, but ne r less than 1, of each type of station shall be located at a section of counter that is at least 36" long and no more than 28" to 34" high. Sec 1122B.4

V. SIGNS & IDENTIFICATION

- NOTE:
- The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons as set forth in Title 24 and as specifically required below. Sec 1117B.5.1.1. Fig 11B-6.
 - The International Symbol of Accessibility shall consist of a white figure on a blue background. The blue shall be equal to Color No. 15090 in Federal Standard 599B. Sec 1117B.5.1.2
 - Letters and numbers on signs shall have a width-to-height ratio of between 3:5 and 1:1 and a stroke width-to-height ratio between 1:5 and 1:10. Sec 1117B.5.3
 - Characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. The minimum height is measured using an upper case X. Lower case characters are permitted. For signs suspended or projected above the finish floor in compliance with Section 1121B, the minimum character height shall be 3". Sec 1117B.5.4
 - Characters and symbols shall contrast with their background, either light characters on a dark background or dark characters on a light background.
 - When raised characters or symbols are used, they shall conform to the following: Sec 1117B.5.6
 - Letters and numbers on signs shall be raised 1/32" minimum and shall be sans-serif uppercase characters accompanied by Grade 2 Braille. Sec 1117B.5.6.1
 - Raised characters or symbols shall be a minimum of 5/8" high. Sec 1117B.5.6.2
 - Pictorial symbol signs (pictograms) shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be a minimum of 6" in height. Sec 1117B.5.6.3
 - Contracted Grade 2 Braille shall be used wherever Braille symbols are specifically required in other portions of these regulations. Dots shall be 1/10" on centers in each cell with 2/10" space between cells. Dots shall be raised a minimum of 1/40" above the background Sec 1117B.5.2
 - All building entrances that are accessible to and usable by persons with disabilities and at every major junction along or leading to an accessible route of travel shall be identified with a sign displaying the International Symbol of Accessibility and with additional directional signs, as required, to be visible to persons along approaching pedestrian ways. Sec 1117B.5.7 & 1127B.3
 - When permanent identification is provided for rooms and spaces, raised letters shall be provided and shall be accompanied by Braille in conformance with Sections 1117B.5.6 through 1117B.5.6.3. Signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space on the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right. Mounting height shall be 60" above the finished floor to the centerline of the sign. Mounting location shall be determined so that a person may approach within 3" of signage without encountering protruding objects or standing within the swing of a door. Sec 1117B.5.9
 - Pole supported pedestrian traffic control buttons shall be identified with color coding consisting of a textured horizontal yellow band 2" in width encircling the pole, and a 1" wide dark border band above and below this yellow band. Color coding should be placed immediately above the control button. Control buttons shall be located no higher than 48" above the surface adjacent to the pole. Sec 1117B.5.10

W. FACTORIES & WAREHOUSES

- In factories, major or principal floor areas, office areas, and sanitary facilities serving these areas shall be made accessible. Sec 1107B.1.1 through 1107B.1.3
- In warehouses, miscellaneous warehousing areas which are located on the floor nearest grade and those areas that are otherwise provided with access by level entry, ramp or elevator, office areas, and sanitary facilities serving these areas shall be made accessible. Sec 1107B.2.1 through 1107B.2.3

X. STORAGE FACILITIES & AREAS

- If fixed storage facilities such as cabinets, shelves, closets, or drawers are provided where access is required by Section 101.17.11, at least one of each type shall be accessible in terms of clear space, reach ranges, and hardware. Additional storage may be provided outside of required reach ranges. Sec 1125B.1. Fig 11B-5D.
- A clear floor space at least 30" by 48" that allows either a forward or parallel approach by a person using a wheelchair shall be provided at accessible storage facilities. Sec 1125B.2. Fig 11B-5A.
- Accessible storage spaces shall be within at least one of the height ranges specified in Sections 111B.5 & 111B.6. Sec 1125B.3
- Hardware for accessible storage facilities shall be within at least one of the height ranges specified in Sections 111B.5 & 111B.6 and shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate the hardware shall be no greater than 5 pounds. Touch latches and U-shaped pulls are acceptable. Sec 1125B.4
- Clothes rods shall be a maximum of 54" from the floor for a side approach. Where the distance from the wheelchair to the clothes rod or shelf exceeds 10", as in closets without accessible doors, the height and depth to the rod or shelf shall comply with Figure 11B-5D. Sec 1125B.3
- The doorway providing access to storage areas shall be not less than 32" in clear width. Storage areas shall be made accessible as required in Section 1125B. Sec 1105B.3.6.2, 1107B.3.2, & 1110B.2.2

Y. PUBLIC UTILITY FACILITIES

NOTE: Facilities located in operational areas which would not have any reasonable availability to or usage by persons who use wheelchairs for mobility are not subject to the wheelchair accessibility requirements of these regulations. Sec 1105B.3.4.2 Exc.1

- Office areas, meeting rooms, and similar areas together with related toilet rooms, in public utility facilities, shall be made accessible. Sec 1105B.3.4.1
- Public tour areas, to the extent that such public tours are conducted through or about a facility, or where the public is permitted to walk in such areas, shall provide accessibility in those portions of the facility and grounds where this occurs. Sec 1105B.3.4.2
- Visitor overlook facilities, orientation areas, and similar public use areas, and any sanitary facilities that serve these facilities shall be made accessible Sec 1105B.3.4.3
- Where public parking is provided, spaces shall be provided for persons with disabilities as specified in Sections 1129B & 1130B.Sec 1105B.3.4.4

Z. ELECTRICAL

- The center of junction boxes for receptacle outlets shall be installed at an accessible location meeting the clearances and reach range requirements of Section 111B.8. Sec 1117B.6.3 & 210-7(g.1).
- The center of the grip of the operating handle of controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating, and ventilating equipment shall meet the requirements of Part 2, California Building Code (CBC), Section 111B.8, Space Allowance and Reach Ranges, for persons with disabilities. Sec 380-8(c.1).
- The center of fire alarm initiating devices (boxes) shall be located 48" above the level of the floor, working platform, ground surface, or sidewalk. Sec 760-9.
- The installation of fire alarm equipment and systems in any occupancy within the scope of these regulations shall be in accordance with the provisions of the California Electrical Code. Sec 7201.

AA. EXISTING BUILDINGS

- NOTE:
- Areas of renovation, structural repair, alteration, and additions to existing buildings are required to meet the same accessibility standards as for new construction projects. In addition, an accessible entrance to the existing building and an accessible path of travel to that entrance from the public way or from an accessible parking space, an accessible primary path of travel from that entrance to the area of remodel, and accessible restrooms, drinking fountains, and public telephones serving the area of remodel must be provided.
 - When a renovation, structural repair, alteration, or addition to an existing building occurs, compliance includes the following: Sec 1134B.2
 - The area of renovation, structural repair, alteration, or addition must fully comply. Sec 1134B.2
 - A primary entrance to the building or facility and the primary path of travel to the specific area of alteration, structural repair, or addition must fully comply. Sec 1134B.2.1
 - Sanitary facilities, and, when provided, drinking fountains and public telephones, serving the area of renovation, structural repair, alteration, or addition must fully comply. Sec 1134B.2.1
 - Buildings that have been remodelled to provide specific sanitary facilities and/or elevators for public use that conform to Title 24 shall have this information posted in the building lobby, preferably as part of the building directory. Sec 1117B.5.8

BB. ADDITIONAL MISCELLANEOUS REQUIREMENTS

- Qualified historical buildings shall comply with the California State Historical Building Code, Part 8, Title 24, of the California Code of Regulations. Sec 111B.9 & 1134B.1
- In buildings, structures, and facilities, occupied 50% or more, which are leased, rented, contracted, sublet or hired for periods in excess of two years by any municipal, county, or state division of government, or by a special district, all areas of the building, structure, or facility, including the path of travel to those areas, that the municipality occupies, shall comply with all applicable access requirements. Sec 101.17.11.1

CALVERT ARCHITECTURAL GROUP, INC.

PLANNING ARCHITECTURE INTERIORS

THOMAS A. CALVERT, AIA ARCHITECT

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PROJECT ADDRESS:

OFFICE TENANT IMPROVEMENTS FOR:

ILLINOIS AVE

15399 ILLINOIS AVENUE
PARAMOUNT, CA 90723

PROJECT DATES:

SHEET TITLE:

ACCESSIBILITY NOTES

REVISIONS

DATE

SCALE

DRAWN BY

JOB NUMBER

SHEET NUMBER

A-0.3

OF

SHEETS

PLANNING ARCHITECTURE INTERIORS

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LONG BEACH, CA. 90807
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REVISIONS

DATE _____

SCALE

DRAWN BY

JOB NUMBER

SHEET NUMBER

A-1

OF SHEET:



- 1 EXISTING LANDSCAPING
- 2 EXISTING TRUCK LOADING
- 3 EXISTING PARKING
- 4 EXISTING HC PARKING
- 5 EXISTING HCP PATH OF TRAVEL

REQUIRED PARKING :
15,176 SF. BUILDING (303) STALLS
(1500 SF.)
PARKING PROVIDED 31 STALLS
(2 HP, 24 STANDARD, 7 COMPACT)

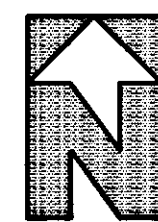
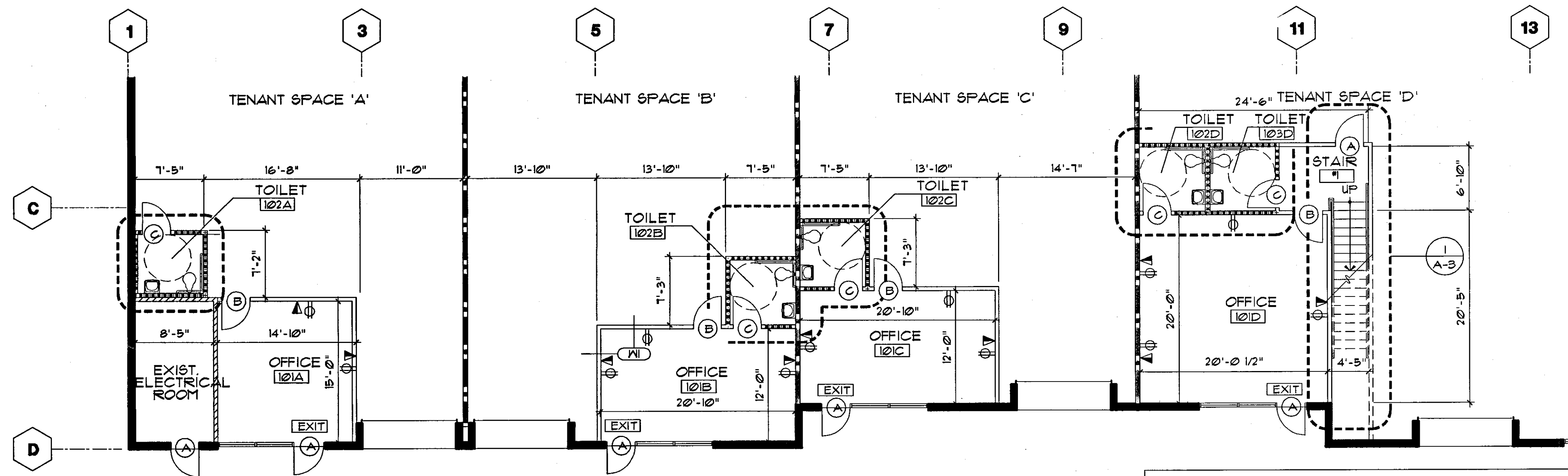
CALVERT ARCHITECTURAL GROUP, INC.

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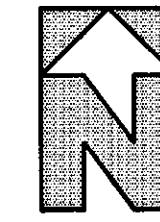
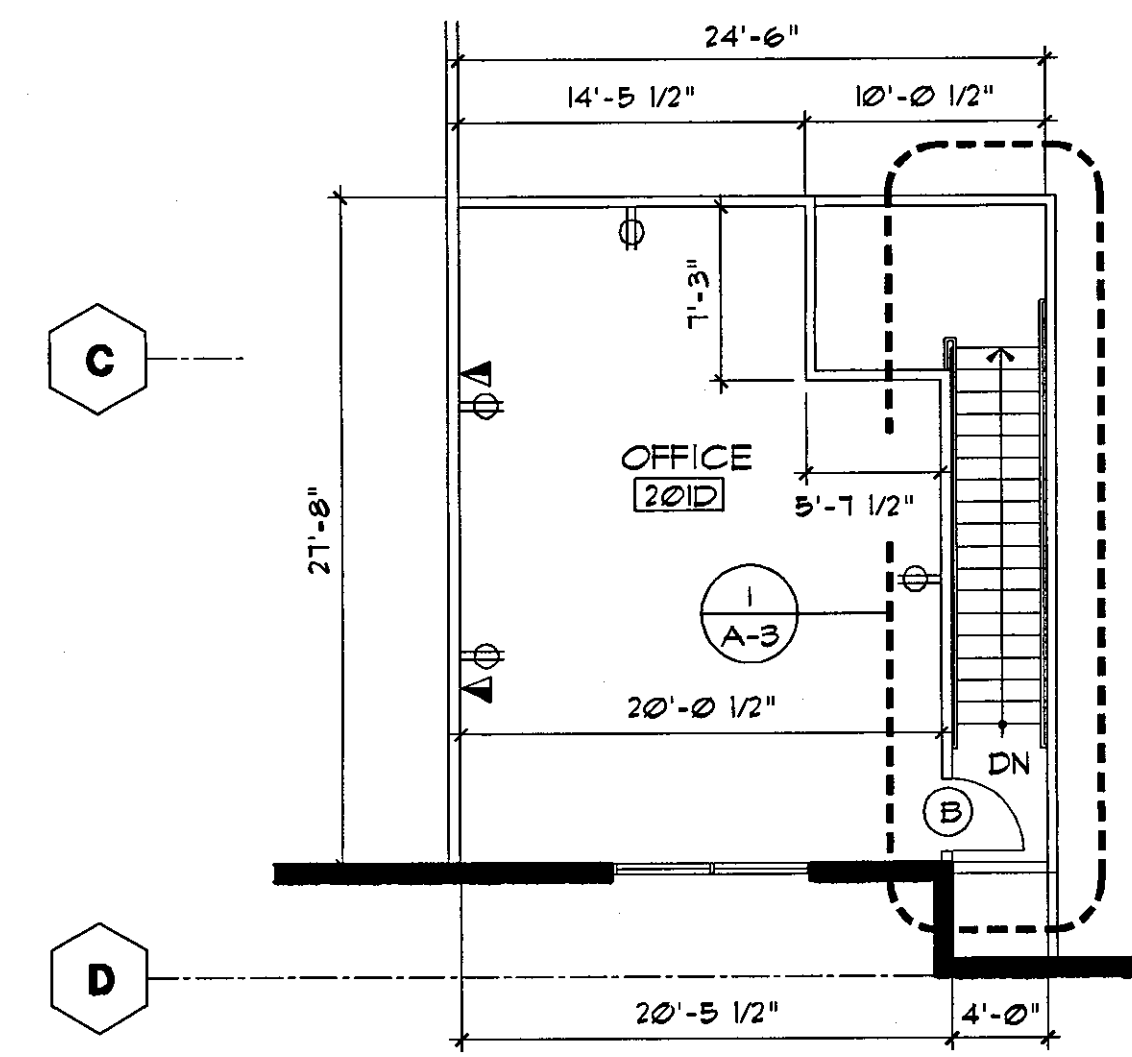
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GROUND FLOOR / POWER & TELEPHONE PLAN

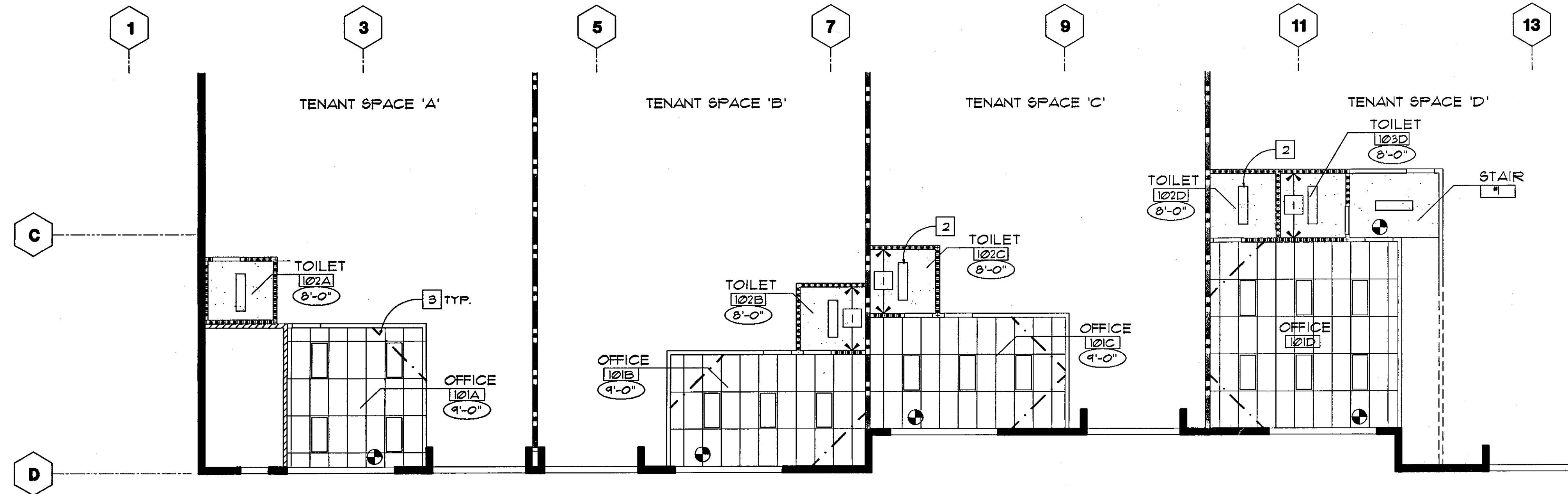
SCALE - 1/8" = 1'-0"

**POWER & TELEPHONE PLAN
FOR REFERENCE ONLY:**
THIS PLAN IS FOR GENERAL LOCATIONS OF
ELECTRICAL, DATA & TELEPHONE OUTLETS. SEE
ELECTRICAL PLANS FOR SPECIFIC CONDUIT AND WIRING
INFORMATION. (UNDER SEPARATE PERMIT)



MEZZANINE FLOOR / POWER & TELEPHONE PLAN

SCALE - 1/8" = 1'-0"



REFLECTED CEILING PLAN

SCALE - 1/8" = 1'-0"

PLAN KEYNOTES

- 1 PROVIDE CEILING JOIST FOR GYP.BD. CEILING FINISH. JOIST TO SPAN IN DIRECTION SHOWN BY ARROWS AND SIZED PER JOIST SCHEDULE THIS SHEET.
- 2 LIGHT FIXTURES SHALL BE CENTERED WITHIN CEILING SPACE SHOWN.
- 3 METAL STUD CORNER WALL BRACING. SEE DET. 5 (A5).
- 4 PROVIDE MIN. FURRING 4 GYP.BD. FINISH AROUND EXISTING BLDG. COLUMN.
- 5 EXISTING BLDG. COLUMN TO REMAIN.
- 6 CUBICLE SHALL BE PROVIDED BY OTHERS, PROVIDE J-BOX ABOVE CEILING FOR FUTURE POWER 4 TELEPHONE. MAX. HEIGHT OF CUBICLE 6'-0"

CEILING JOIST SCHEDULE

CEILING SPAN	FRAMING
1'-3" AND LESS	3 5/8" x 25 GA. STUDS 24" O.C. STN25, BY DIETRICH, INC. ICBO 4182
GREATER THAN 1'-3" LESS THAN 10'-5"	3 5/8" x 20 GA. STUDS 24" O.C. STE20, BY DIETRICH, INC. ICBO 4182
GREATER THAN 10'-5" LESS THAN 11'-2"	6" x 16 GA. JOIST 24" O.C. CSX16, BY DIETRICH, INC. ICBO 4182

WALL LEGEND

WALL TYPE	WALL MARKER	WALL DESCRIPTION	WALL DETAIL	WALL NOTE
	PER WALL TYPE	TYPICAL GROUND FLR. PARTITION	2 / A-5.1	-
	PER WALL TYPE	TYPICAL MEZZ. FLR. PARTITION	N.A.	-
	(N1)	OFFICE PERIMETER WALL	3 / A-5.1	-
	(N2)	WALL FURRING	8 / A-5.1	-
XXXXXX	PER WALL TYPE	6" HIGH LOW PARTITION	N.A.	-
XXXX	PER WALL TYPE	3'-6" HIGH LOW PARTITION	N.A.	-
XXXXXXXXXX	(N3)	RESTROOM/WET WALL	1 / A-5.1	3,1,4
	PER WALL TYPE	SHEAR / BEARING WALL	N.A.	-
	(N4)	SHEAR/BEARING * PERIMETER	N.A.	-
	PER WALL TYPE	DEMISING WALL	1/A6.1	-
	PER WALL TYPE	CMU WALL	N.A.	-
=====		EXISTING EXTERIOR CONCRETE TILT UP WALL		
=====		EXISTING INTERIOR WALLS TO REMAIN		
----		EXISTING WALLS TO BE REMOVED		

WALL NOTES:
1. 5/8" TYPE 'X' GYP. BD. EACH SIDE, FULL-HT.
2. 5/8" GYP.BD. EACH SIDE, FULL-HT.
3. 5/8" TYPE 'X' WR. GYP. BD. TO BE PROVIDED ON TOILET ROOM SIDE AND 5/8" TYPE 'X' GYP. BD. ON THE OPPOSITE SIDE.
4. PROVIDE R-13 BATT. INSULATION.
5. PROVIDE R-11 BATT. INSULATION.
6. PROVIDE 2X6 STUD FRAMING.
7. PROVIDE 6" METAL STUD FRAMING.
Z:\0-jobs\2005-50\UNBOX\LEE\5.23.05\2005-50-PLANS.dwg, 5/31/2005 10:28:09 AM, Steve

PROJECT ADDRESS:

OFFICE TENANT IMPROVEMENTS FOR:

ILLINOIS AVE

15839 ILLINOIS AVENUE
PARAMOUNT, CA 90723

PROJECT DATES:

SHEET TITLE:

FLOOR PLAN
REFLECTED CEILING PLAN

REVISIONS

DATE

SCALE

DRAWN BY

JOB NUMBER

SHEET NUMBER

AS SHOWN

88C/LEE

2005-50

A-2

OF SHEETS

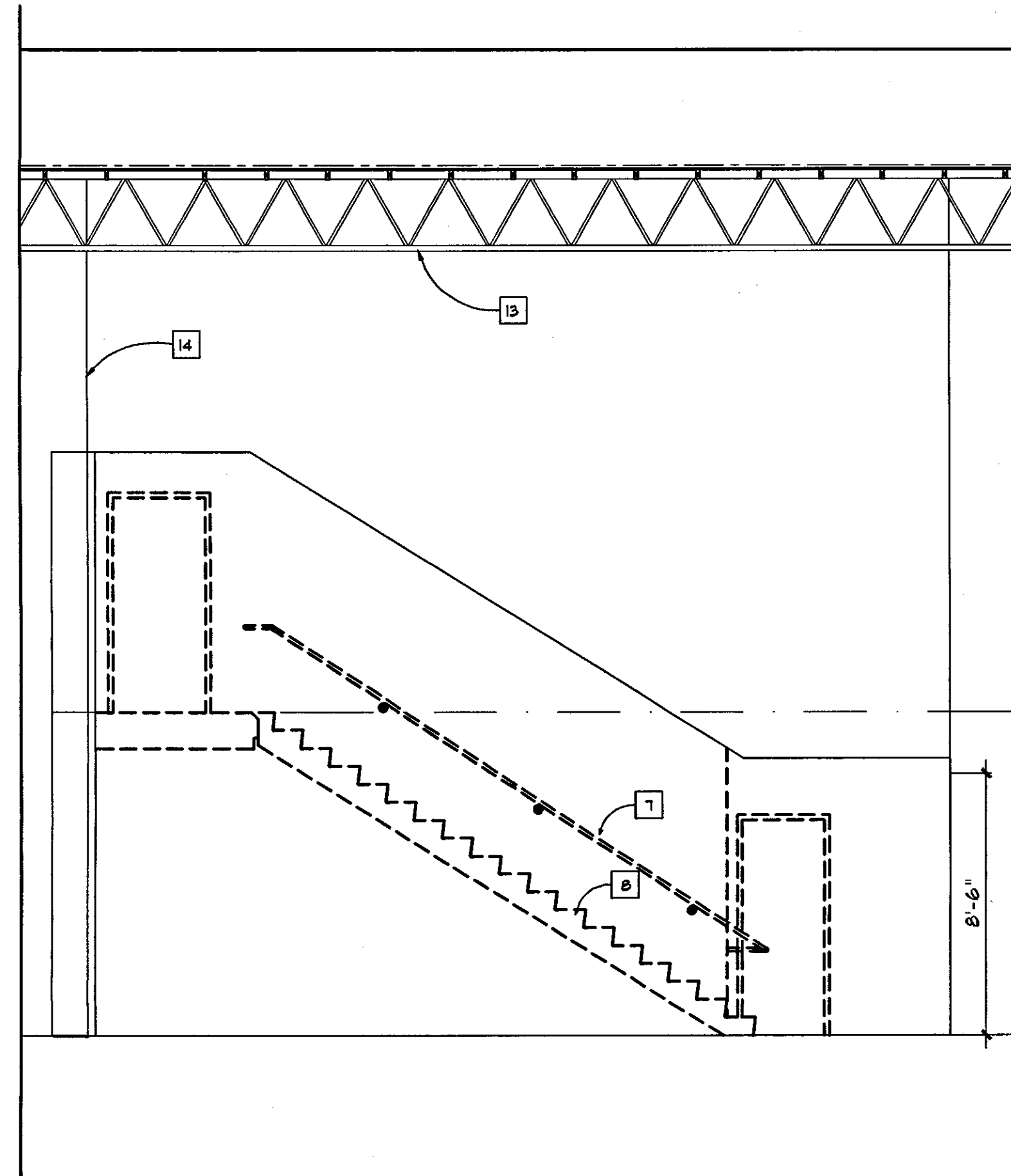
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INTERIORS

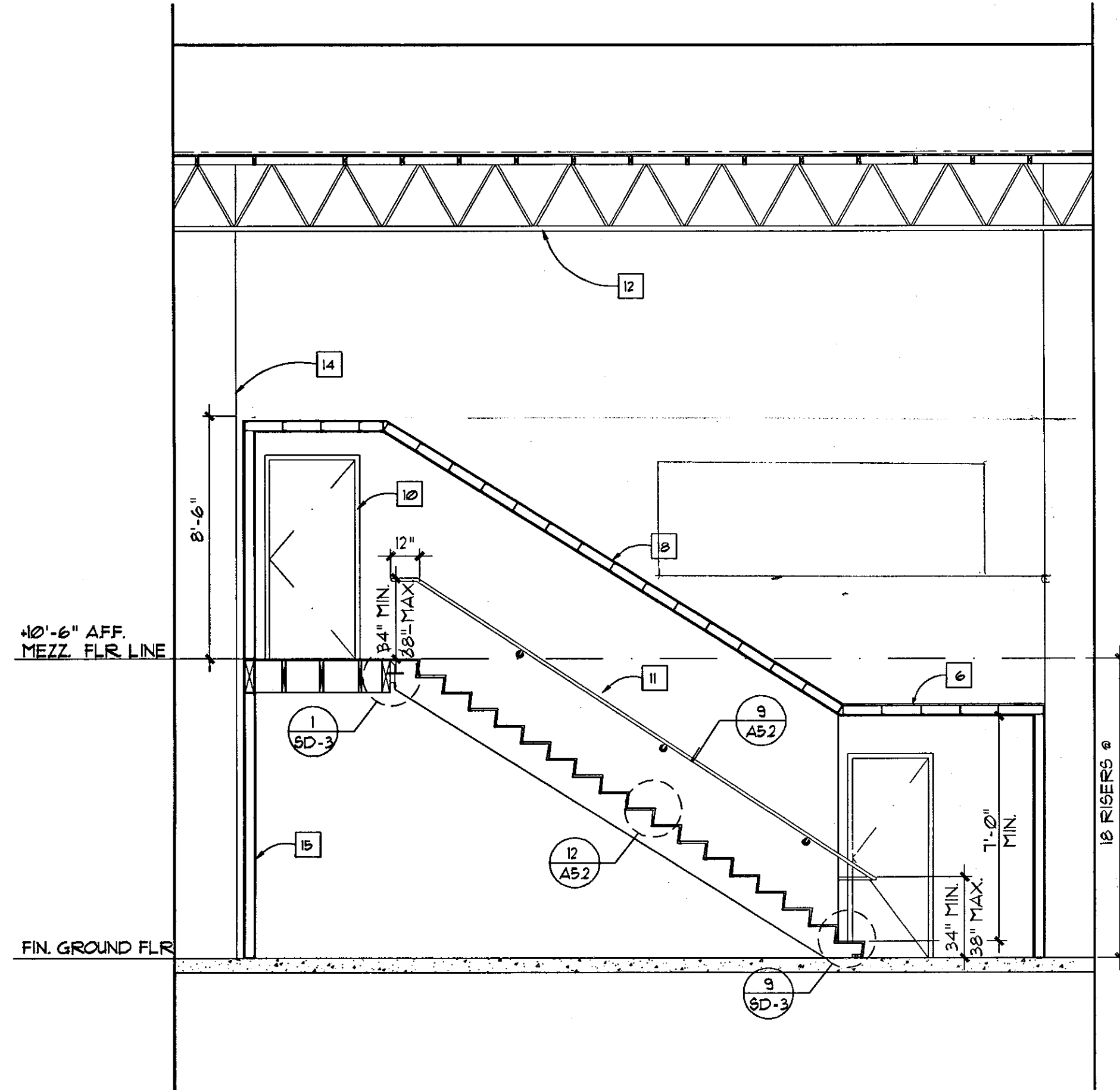
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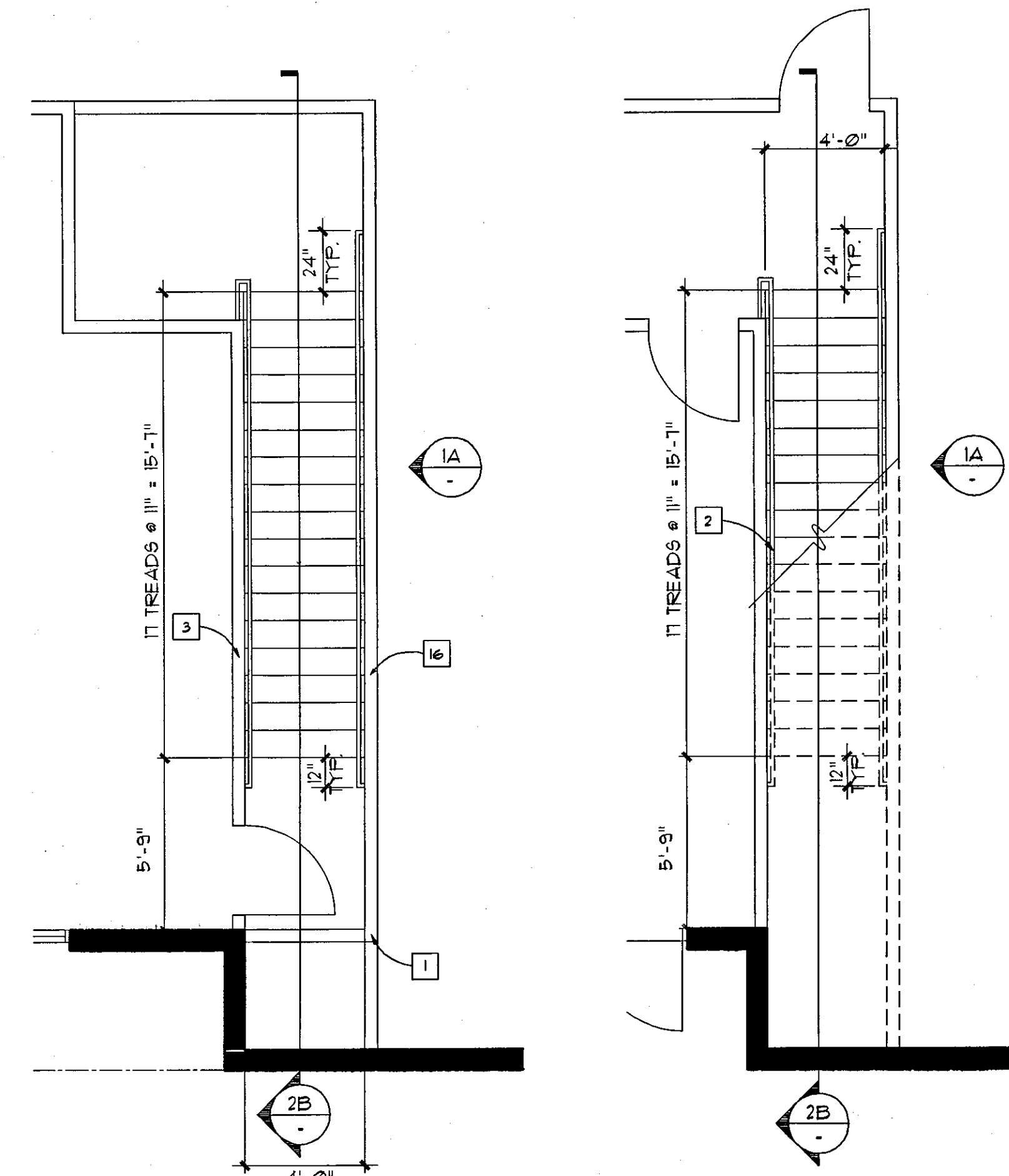
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A STAIR ELEVATION



B STAIR SECTION



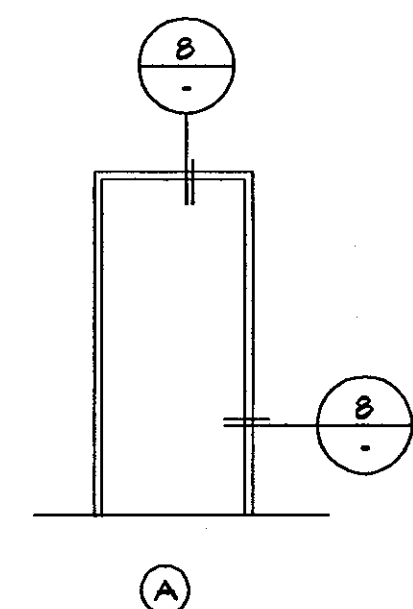
STAIR PLAN AT MEZZ.
SCALE: 1/4"=1'-0"

STAIR PLAN AT G.F.
SCALE: 1/4"=1'-0"

ENLARGED STAIR PLAN / SECTION - STAIR #1

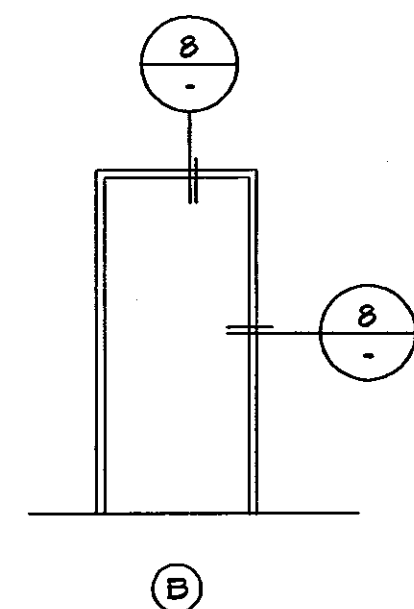
SCALE
1/4"=1'-0"

1



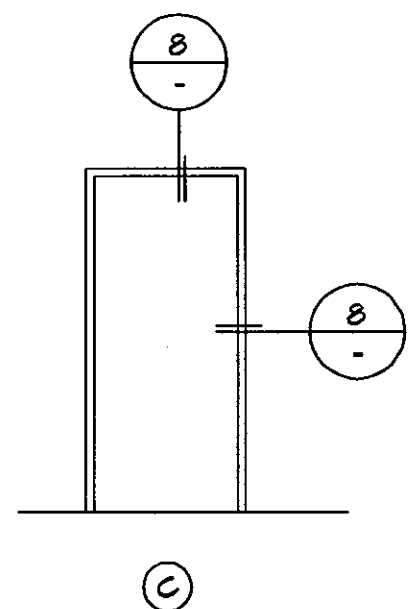
3'-0" x 7'-0" x 1 3/4" MIN. PAINT GRADE
S.C. WOOD DOOR IN PREFINISHED BLACK
"TIMELY" METAL FRAME
PROVIDE THE FOLLOWING HARDWARE:

- 1 EA. LOCKSET (OFFICE)
- 3 EA. BUTT HINGES
- 1 EA. WALL STOP



3'-0" x 7'-0" x 1 3/4" MIN. PAINT GRADE
S.C. WOOD DOOR IN PREFINISHED BLACK
"TIMELY" METAL FRAME
PROVIDE THE FOLLOWING HARDWARE:

- 1 EA. LATCHSET
- 3 EA. BUTT HINGES
- 1 EA. OVERHEAD DOOR CLOSER
- 1 EA. WALL STOP



3'-0" x 7'-0" x 1 3/4" MIN. PAINT GRADE
S.C. WOOD DOOR IN PREFINISHED BLACK
"TIMELY" METAL FRAME
PROVIDE THE FOLLOWING HARDWARE:

- 1 SET PUSH/PULL HARDWARE
- 3 EA. BUTT HINGES
- 1 EA. WALL STOP
- 1 EA. OVERHEAD DOOR CLOSER

DOOR & HARDWARE NOTES:

1. ALL NEW DOOR HARDWARE TO BE LEVER TYPE TO MEET ADA STANDARDS. PROVIDE SCHLAGE "D" SERIES OR EQUAL. SEE ACCESSIBILITY NOTES FOR ADDITIONAL DOOR REQUIREMENTS.
2. DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

STAIR PLAN / SECTION KEY NOTES:

- 1 LINE OF STAIR GUARDRAILS. SEE STAIR ELEVATIONS & SECTIONS
- 2 LINE OF STAIR HANDRAILS. SEE STAIR ELEVATIONS & SECTIONS
- 3 LOW PARTITION WALL.
- 4 STAIR FRAMING, SEE STRUCT.
- 5 MEZZANINE FRAMING, SEE STRUCT.
- 6 SUSPENDED CEILING PER CEILING PLAN.
- 7 LINE OF HANDRAIL BEYOND.
- 8 LINE OF STAIRS BEYOND.
- 9 METAL STUD FRAMED CAGED SOFFIT WITH 4" BOXED HEADER
- 10 NEW DOOR & FRAME PER FLOOR PLAN & DOOR SCHEDULE.
- 11 1 1/2" x 1 1/2" PAINTED STL. HANDRAIL W/ SUPPORTS 6'-0" O.C. MAX.
- 12 EXISTING ROOF FRAMING
- 13 PROVIDE 2x4 STAIR GUARDRAIL FRAMING @ 16" O.C. W/ 5/8" TYPE 'X' GYP.BRD. EACH WITH WOOD WALL CAP.
- 14 LINE OF WALL BEYOND.
- 15 WALL PER FLOOR PLAN
- 16 SHEAR WALL PER STRUCTURAL PLAN
- 17 MTL. CEILING JOIST PER CEILING PLAN

NOTE:
FOR ADDITIONAL INFORMATION, SEE STRUCTURAL PLANS

DOOR TYPES

SCALE
N.T.S.

2

SHEET TITLE:

ENLARGED STAIR PLAN,
ELEVATION AND SECTION/
DOOR TYPES

REVISIONS

DATE
SCALE AS SHOWN
DRAWN BY BSC/LEE
JOB NUMBER 2005-50

SHEET NUMBER

A-3

OF SHEETS

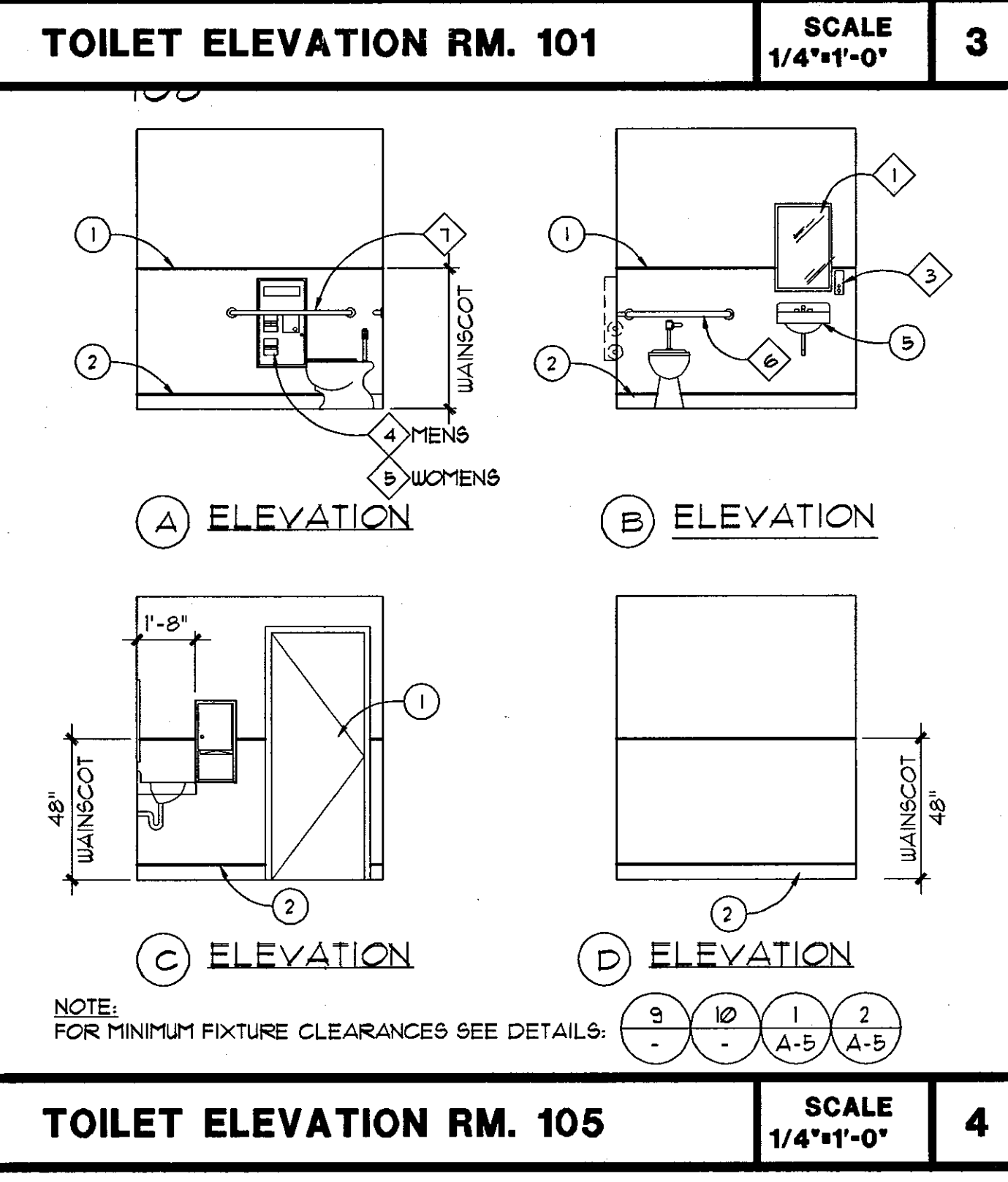
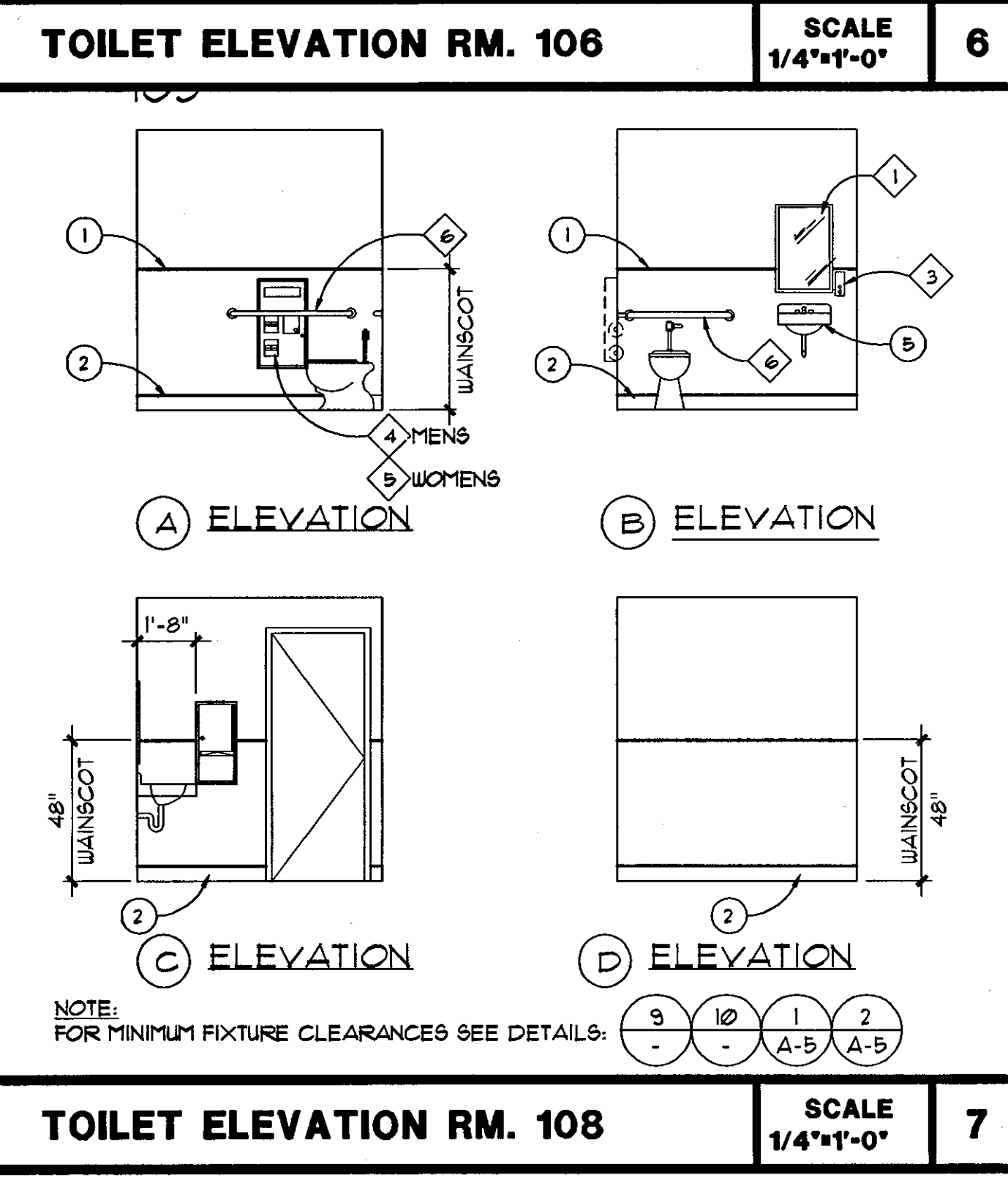
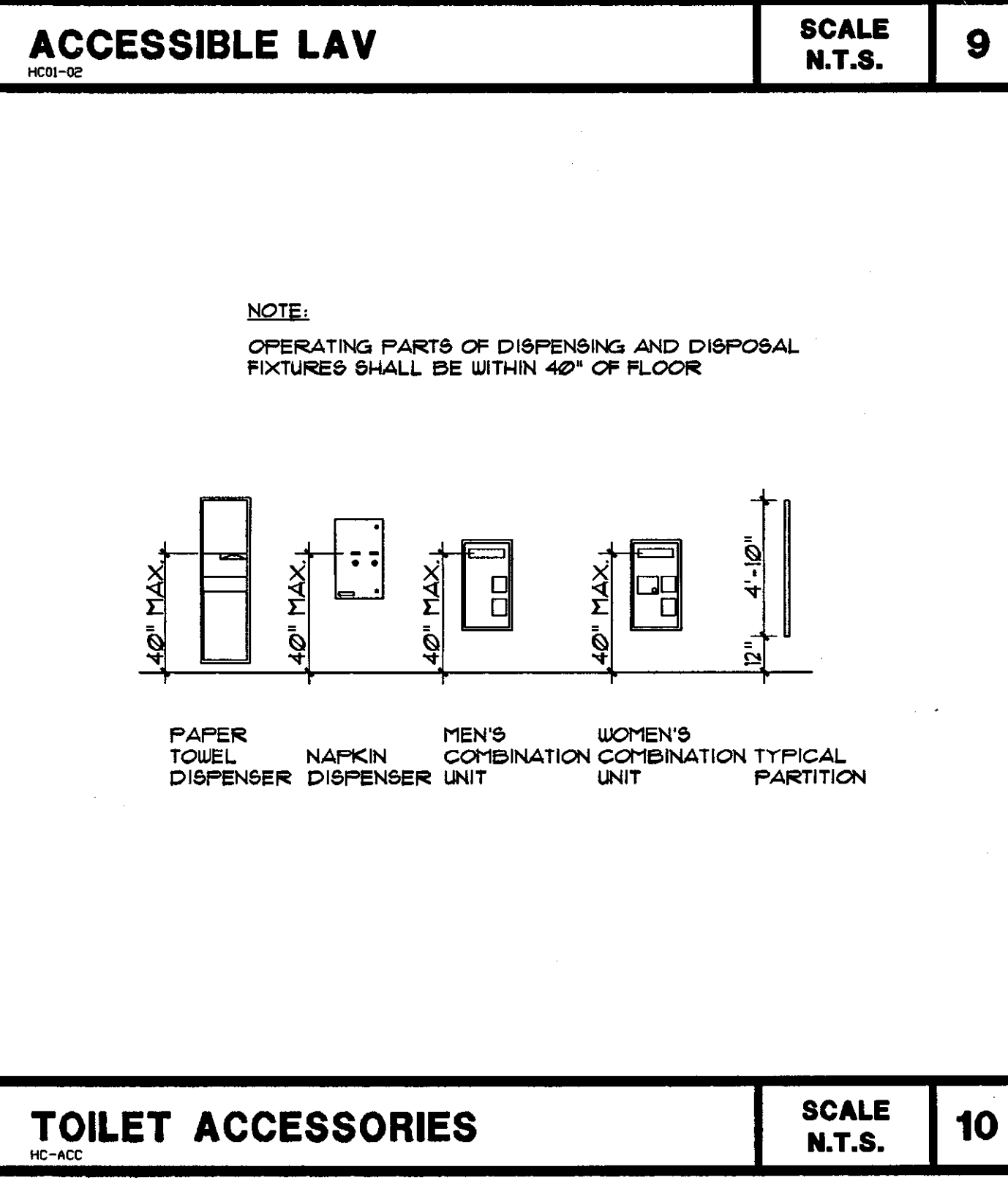
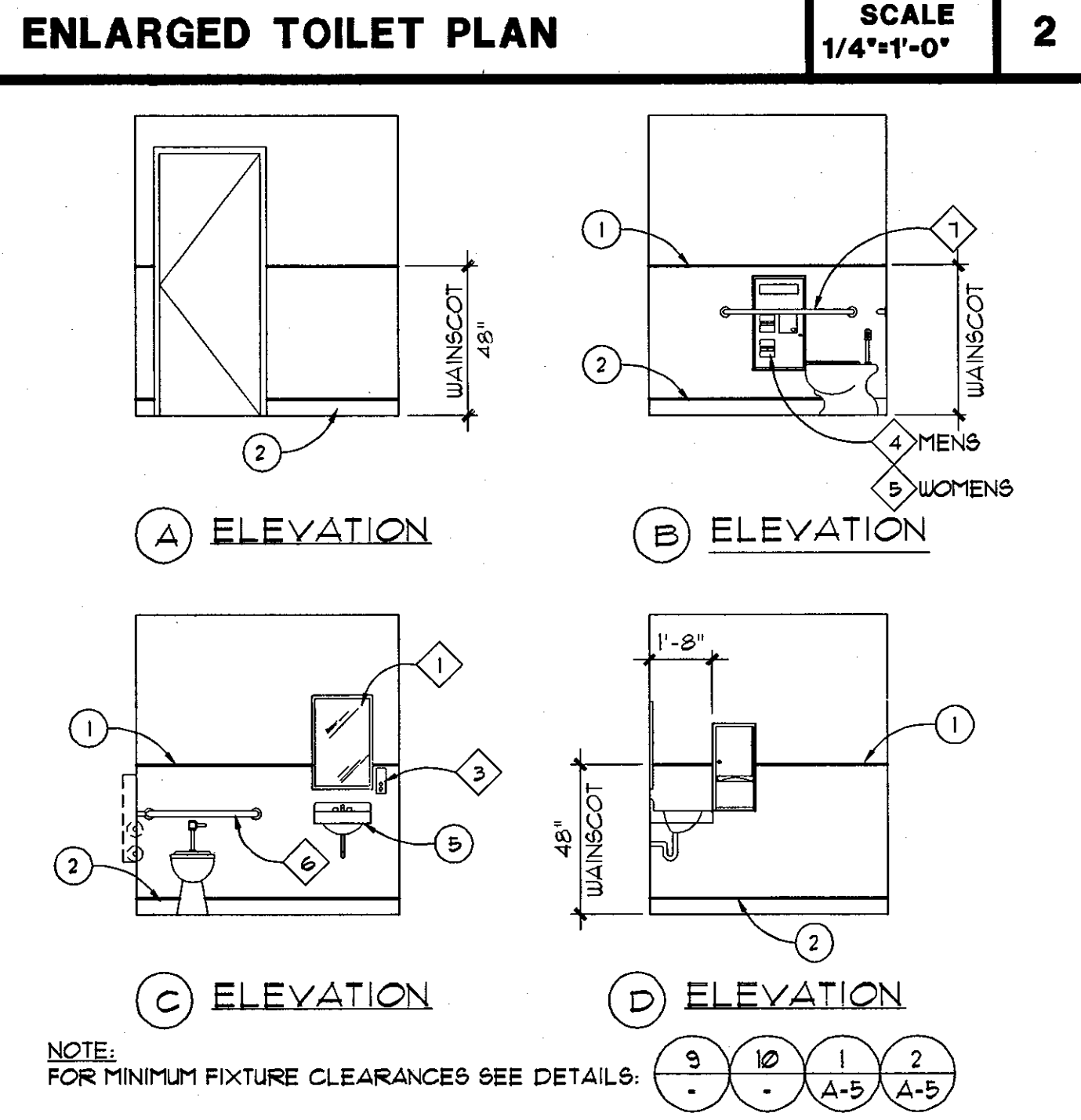
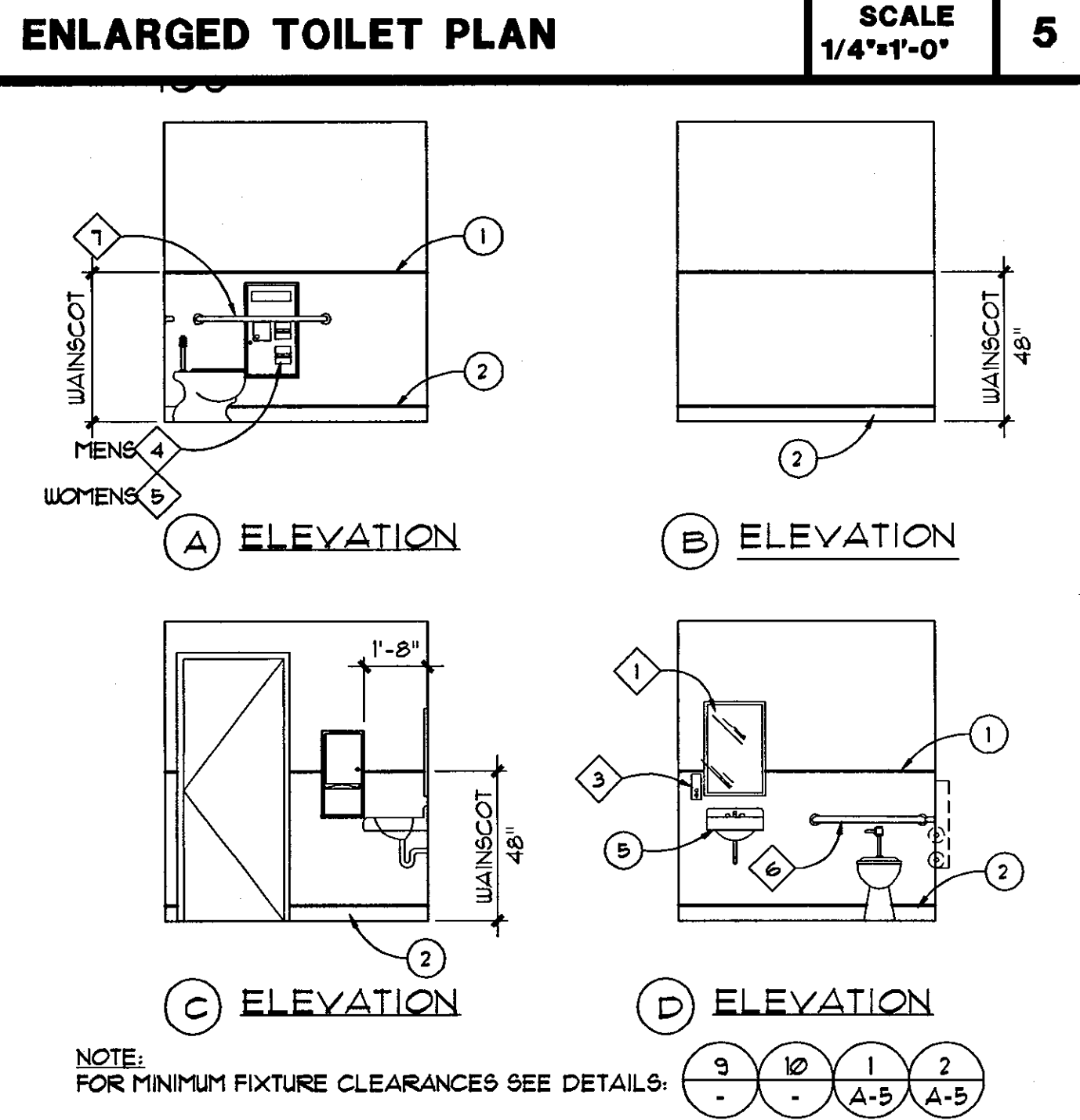
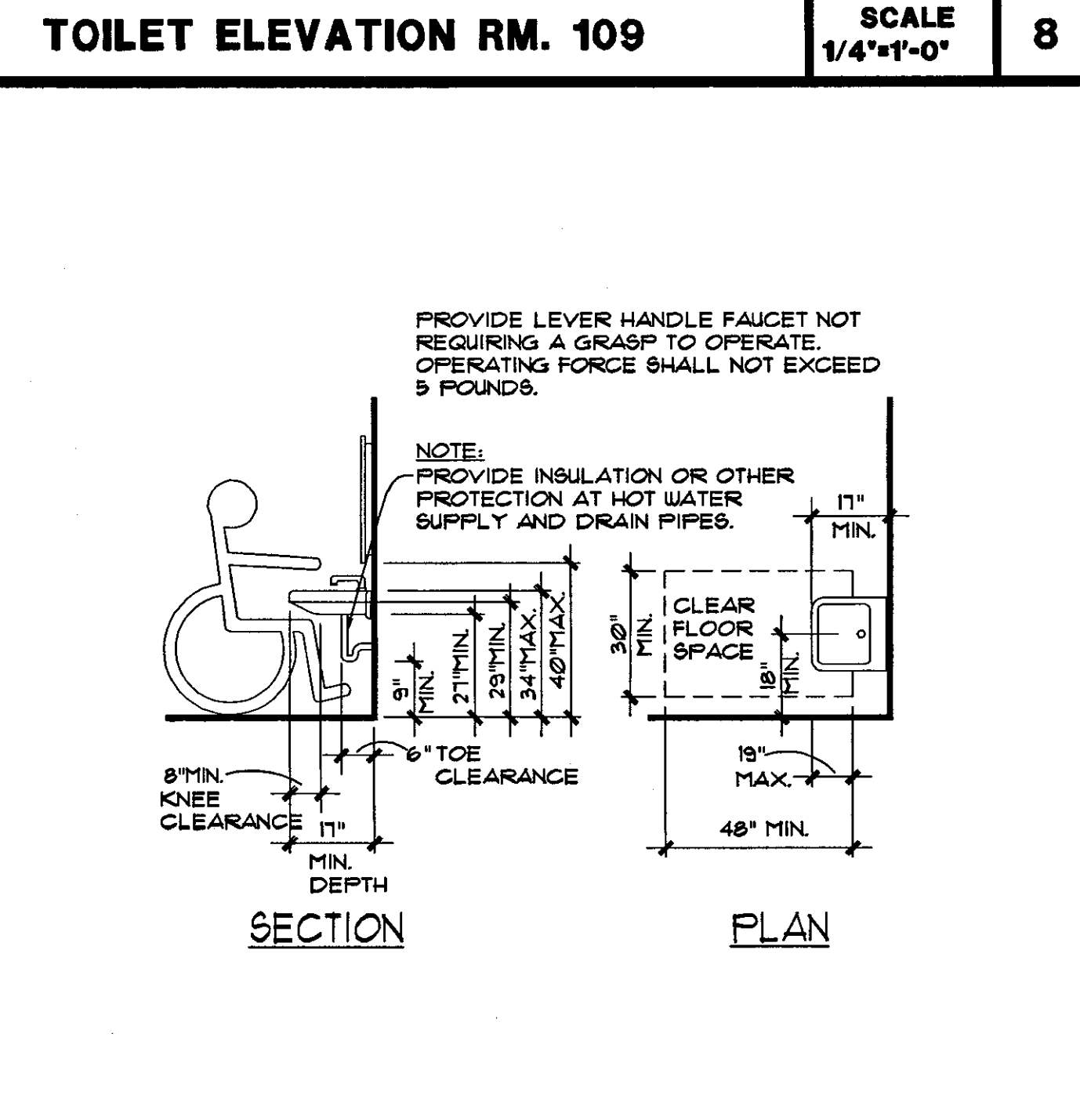
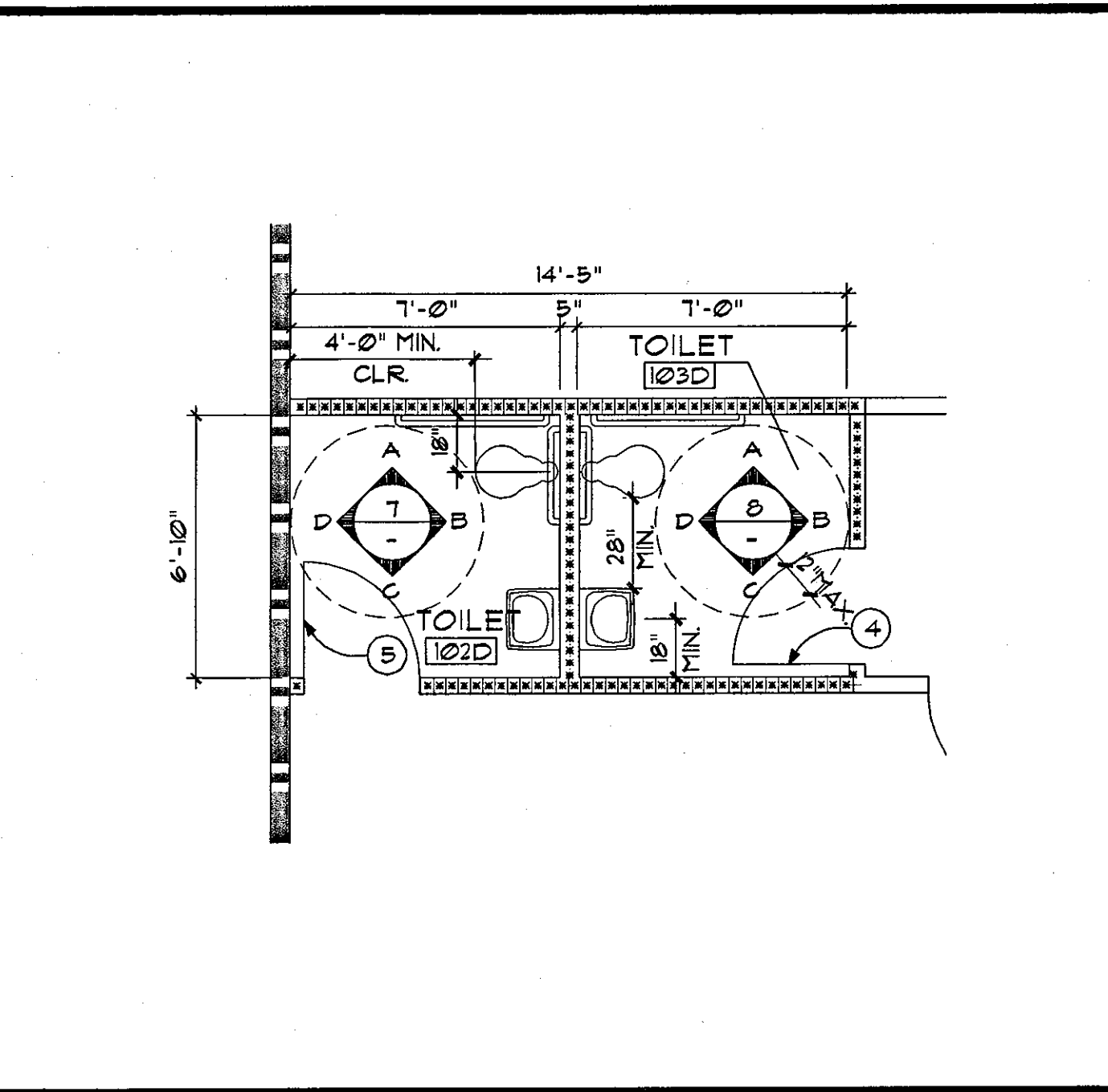
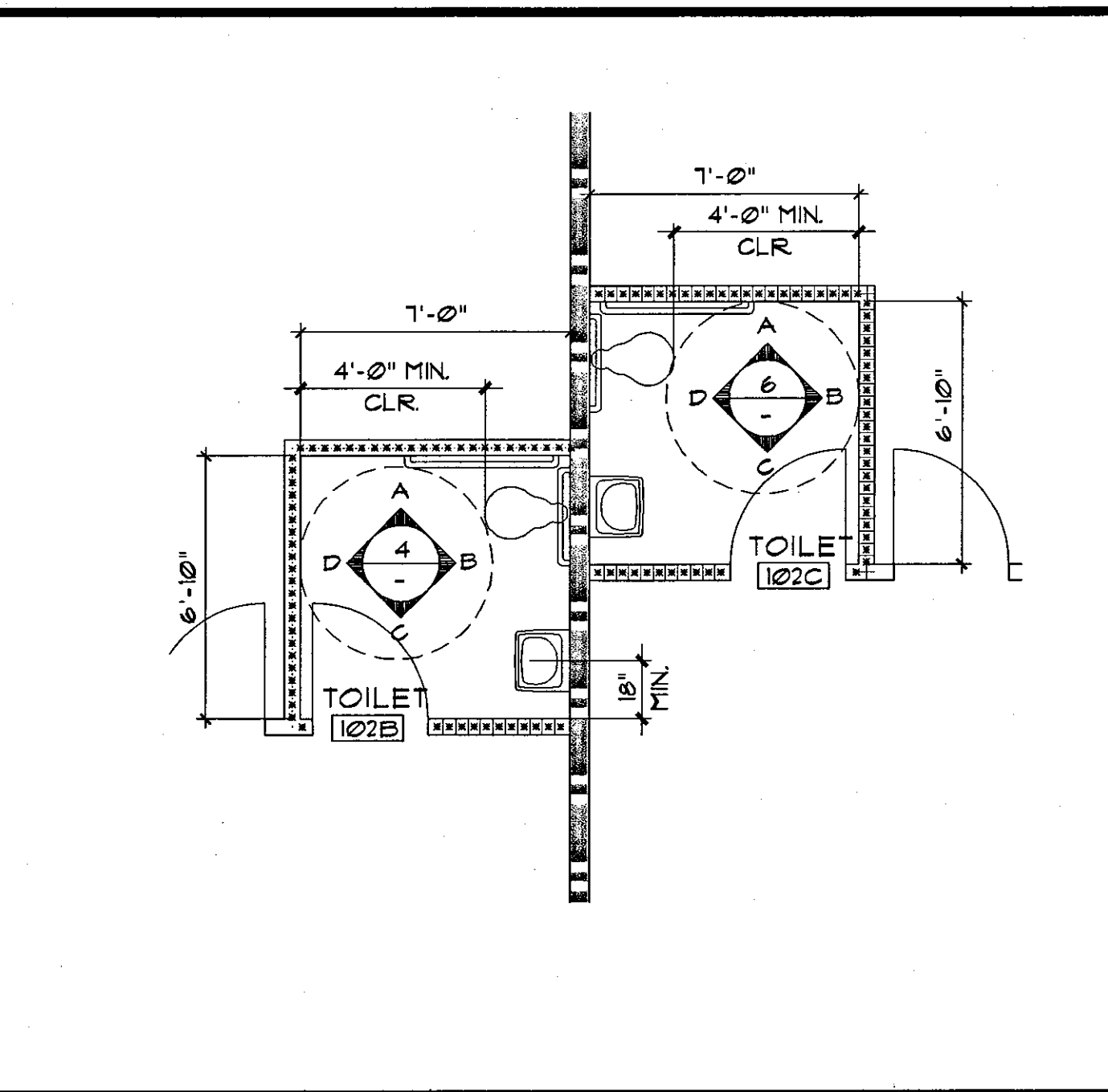
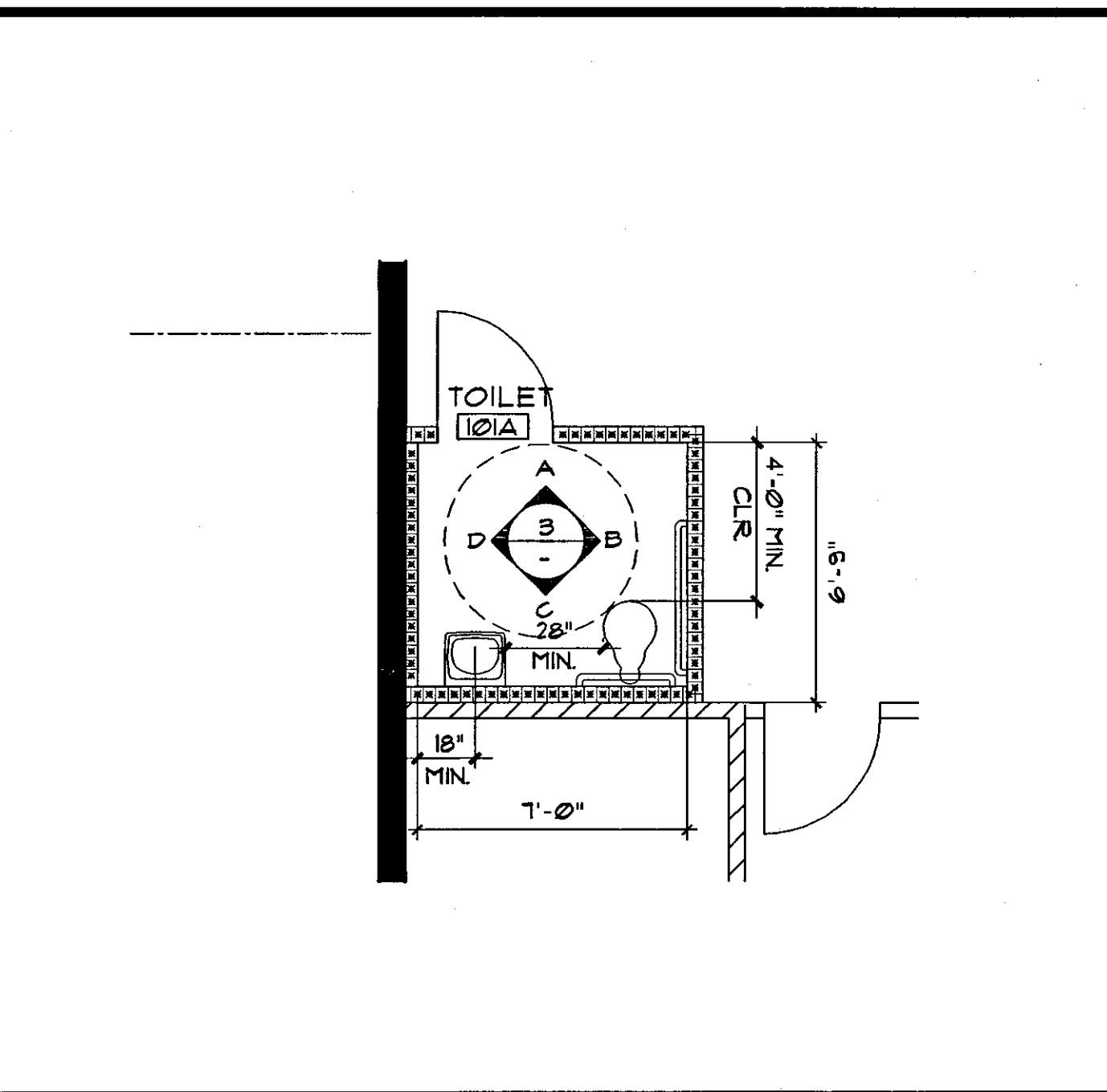
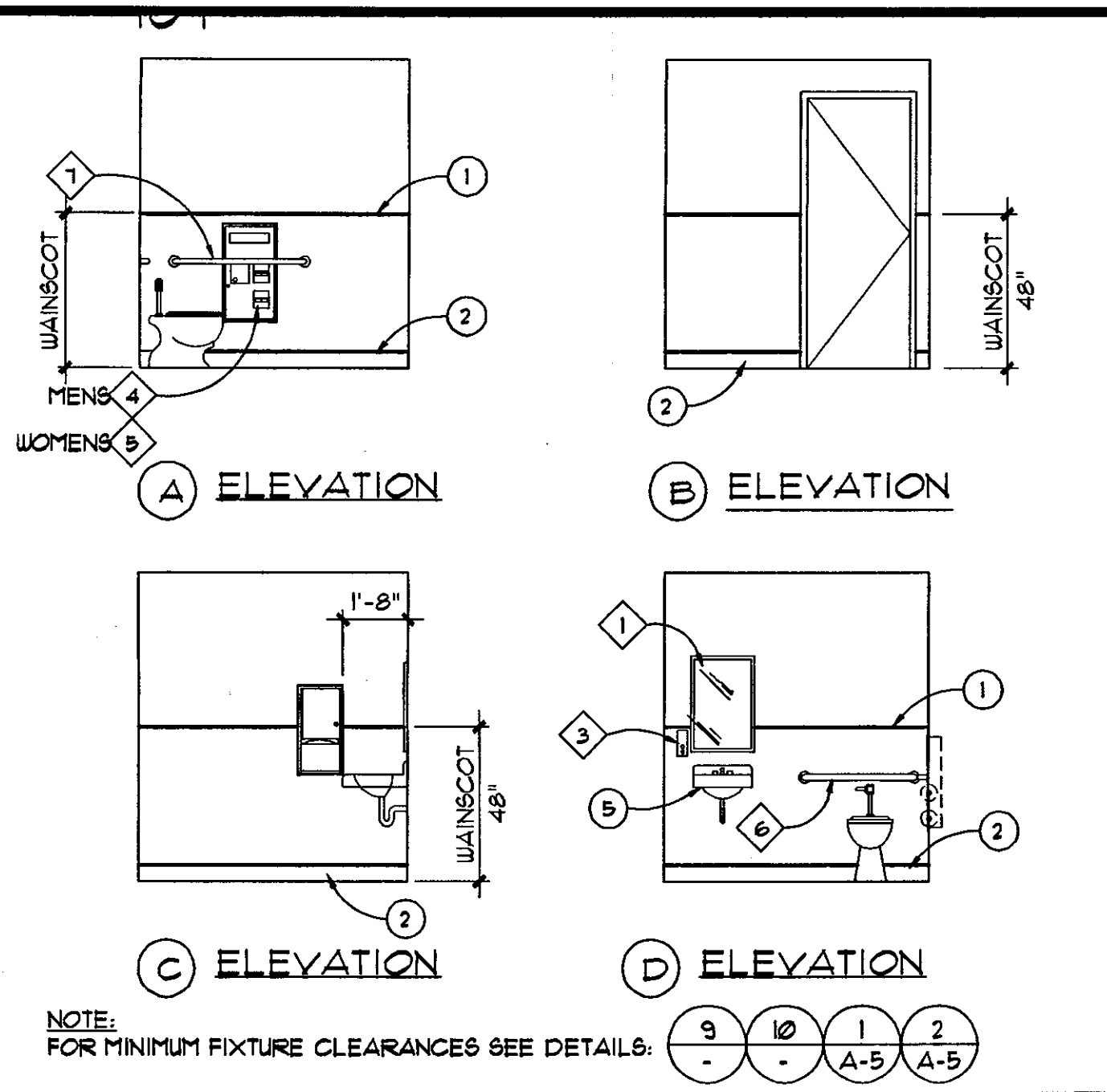
CALVERT ARCHITECTURAL GROUP, INC.

PLANNING
ARCHITECTURE
INTERIORS

THOMAS A. CALVERT, AIA
ARCHITECT

3801 LONG BEACH BLVD.
LONG BEACH, CA. 90807
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PROJECT ADDRESS:

OFFICE TENANT IMPROVEMENTS FOR

ILLINOIS AVE

15939 ILLINOIS AVENUE
PARAMOUNT, CA 90723

PROJECT DATES:

SHEET TITLE:

ENLARGED TOILET PLAN
AND ELEVATIONS

REVISIONS

DATE
SCALE AS SHOWN
DRAWN BY BBC/LEE
JOB NUMBER 2005-50

SHEET NUMBER

A-4

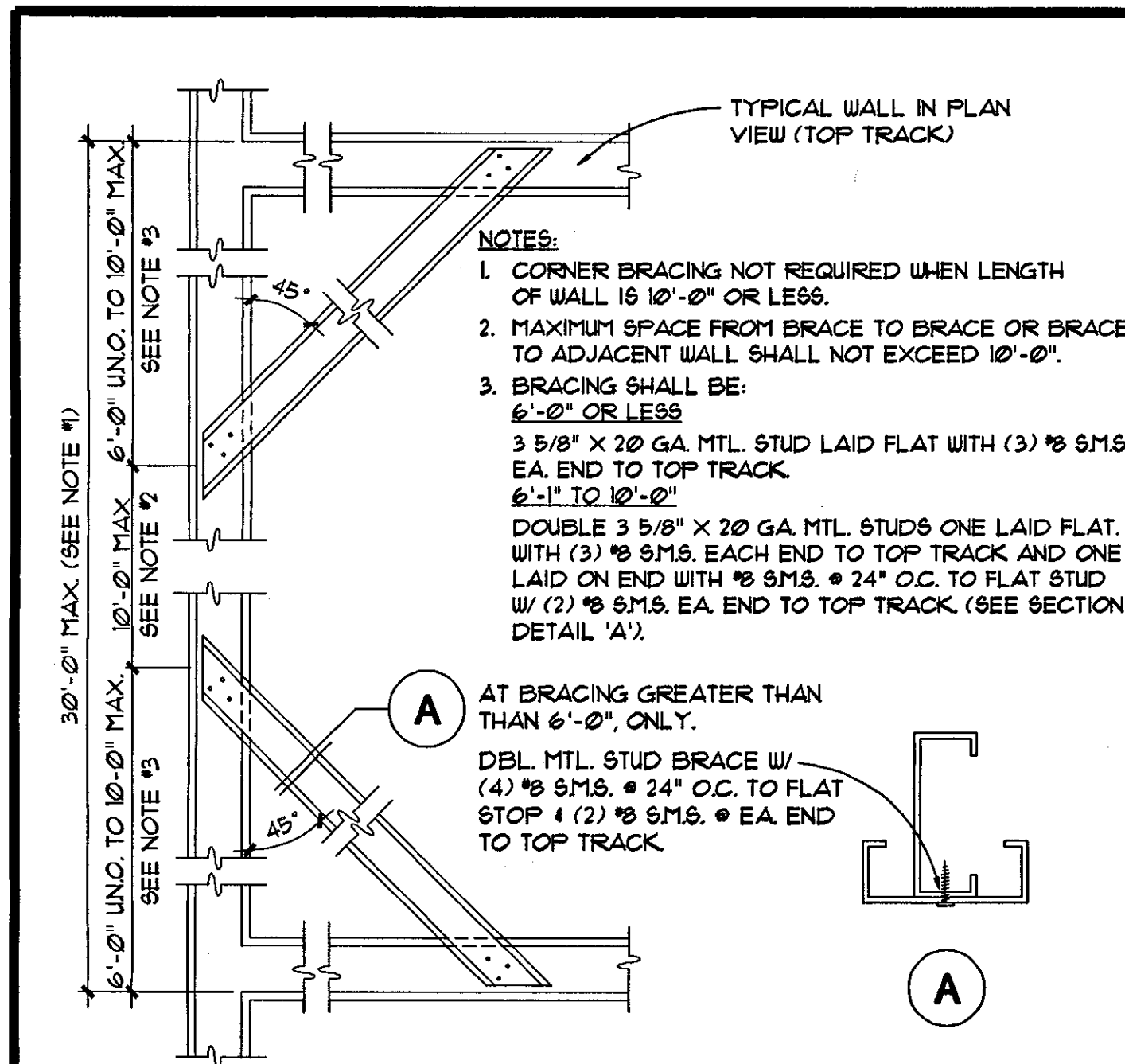
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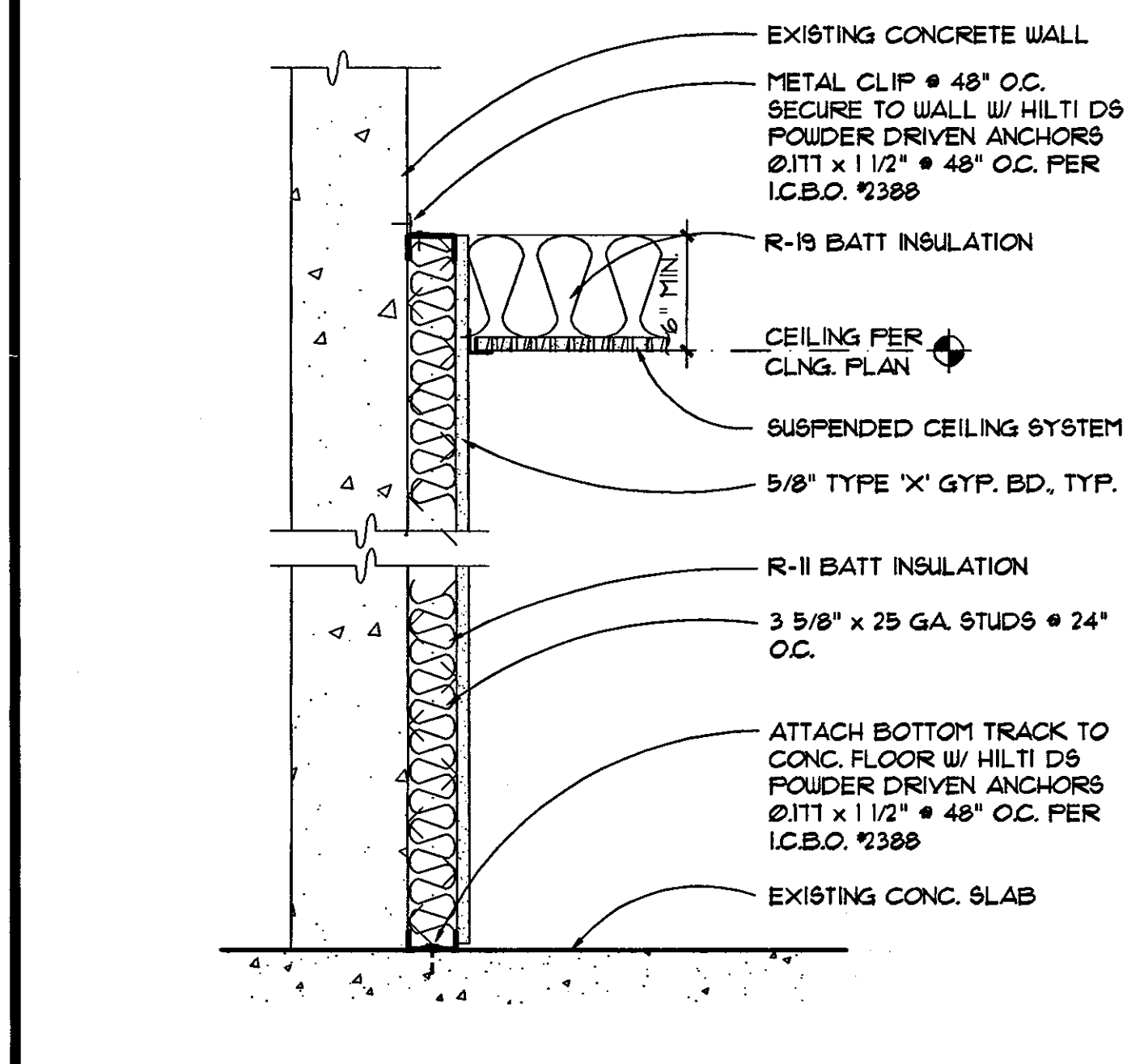
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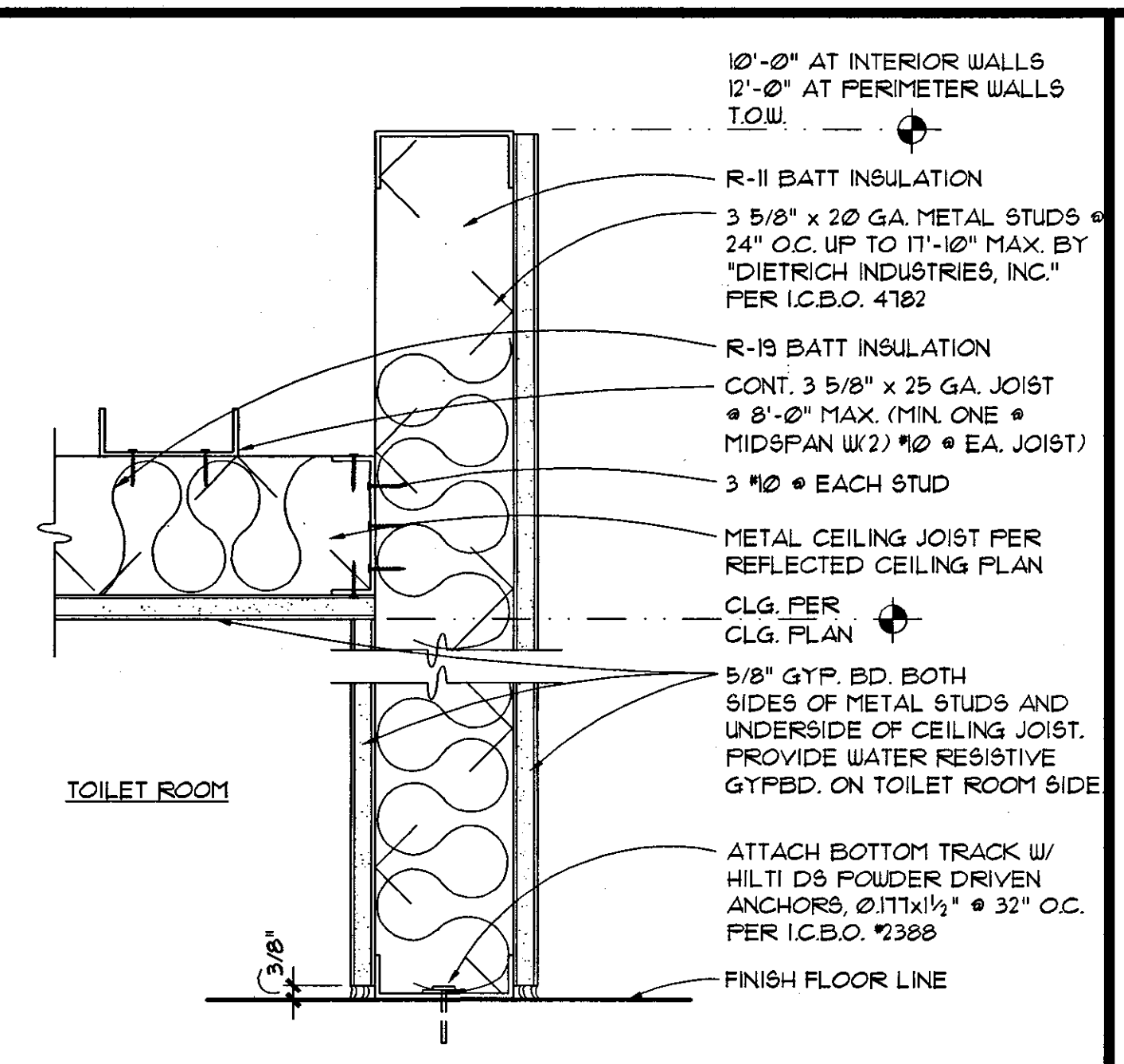
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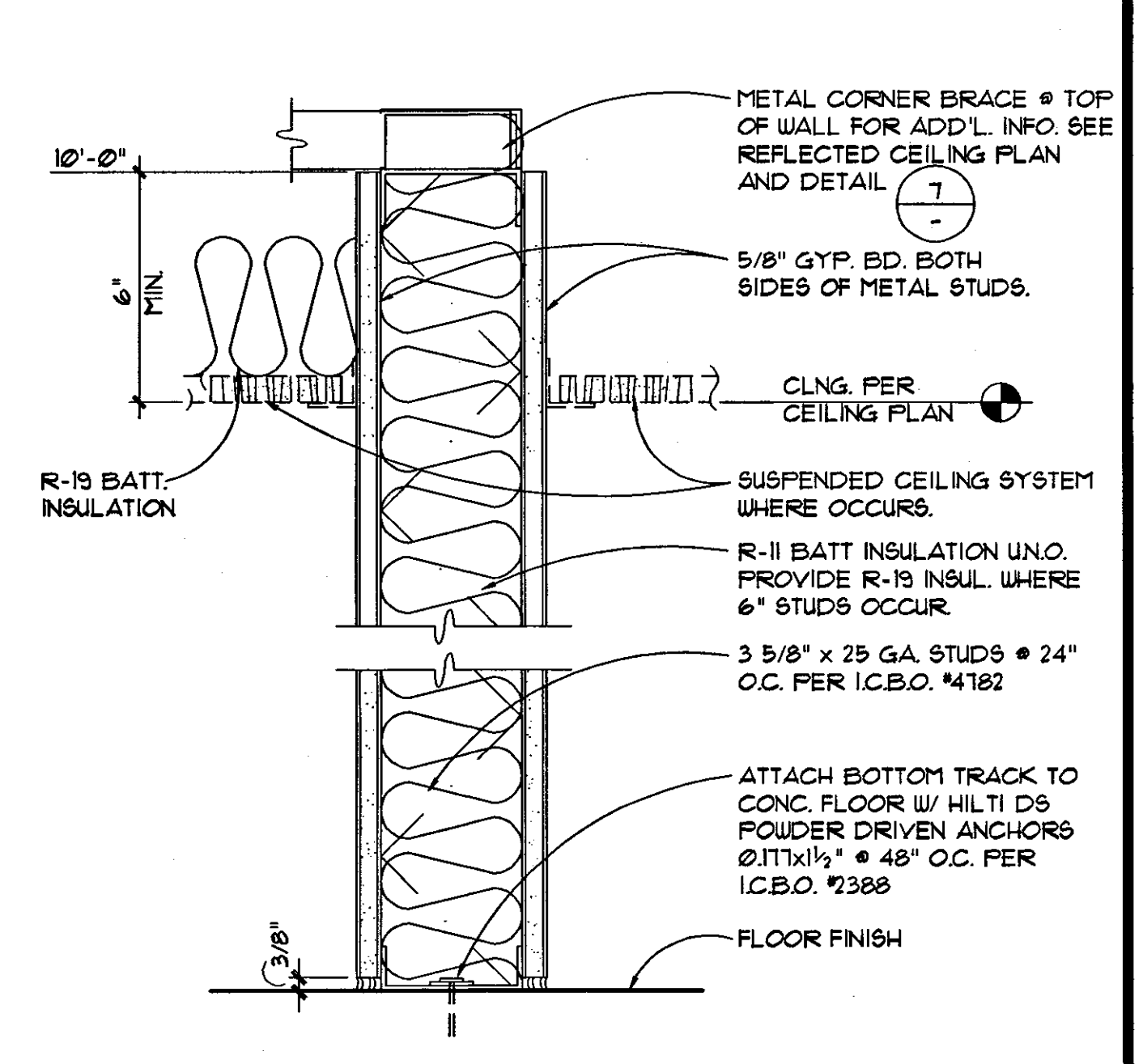
CORNER BRACING DETAIL SCALE 1" = 1'-0" 7



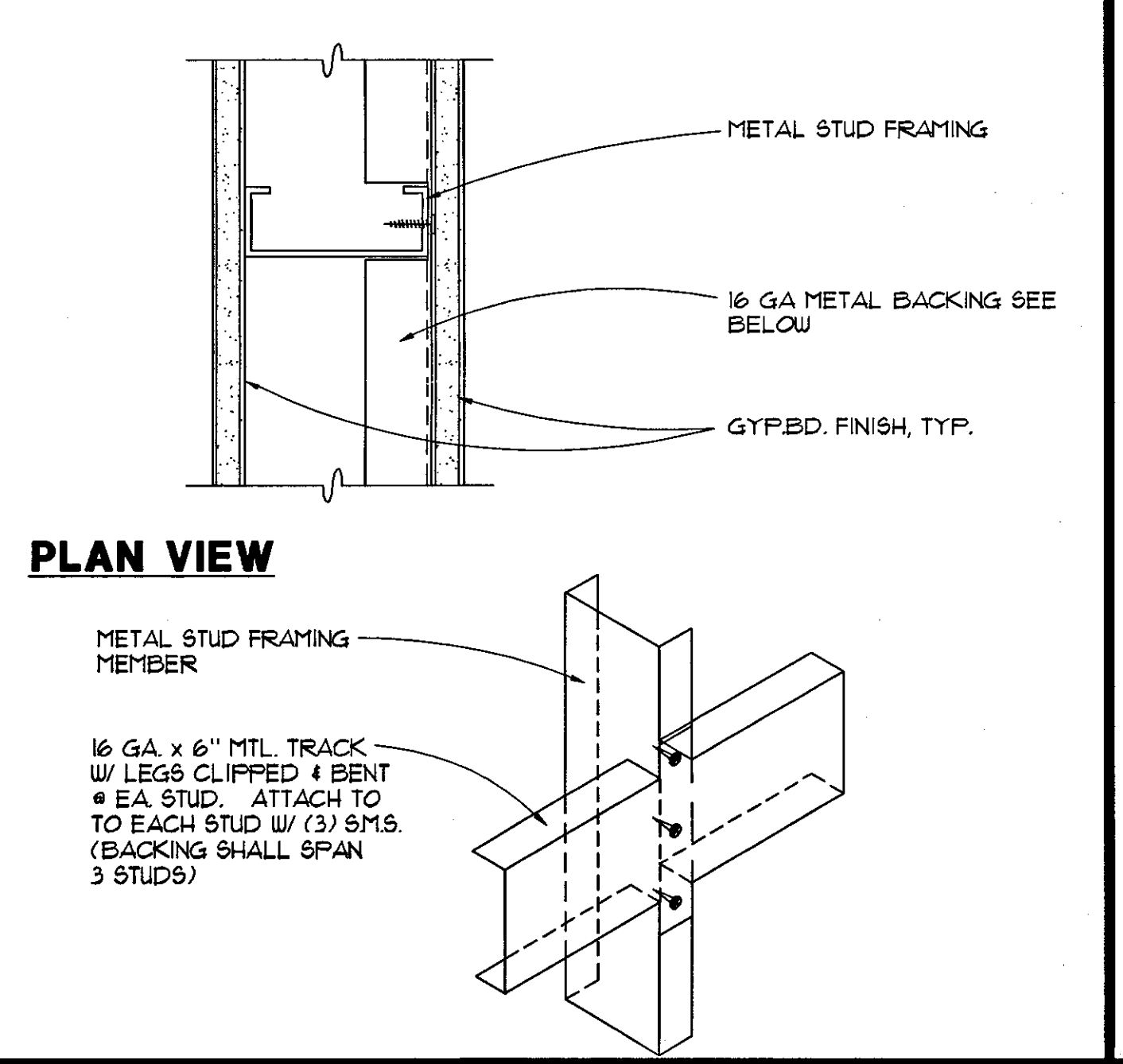
WALL FURRING SCALE 1 1/2" = 1'-0" 8



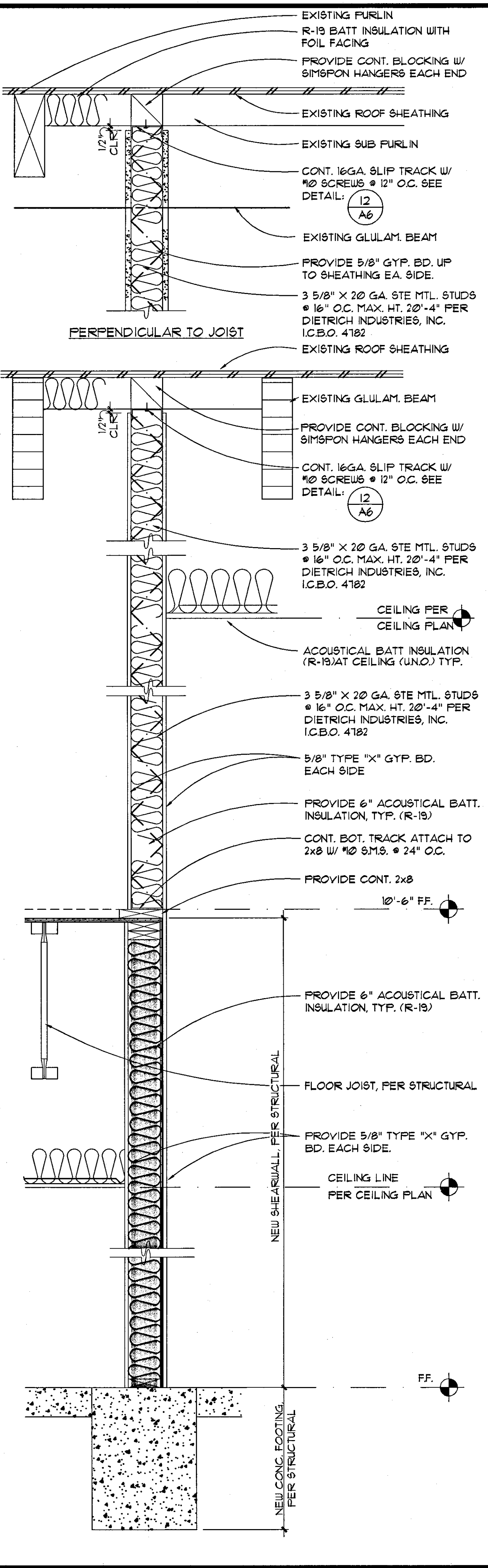
TOILET ROOM PARTITION SCALE 3/4" = 1'-0" 4



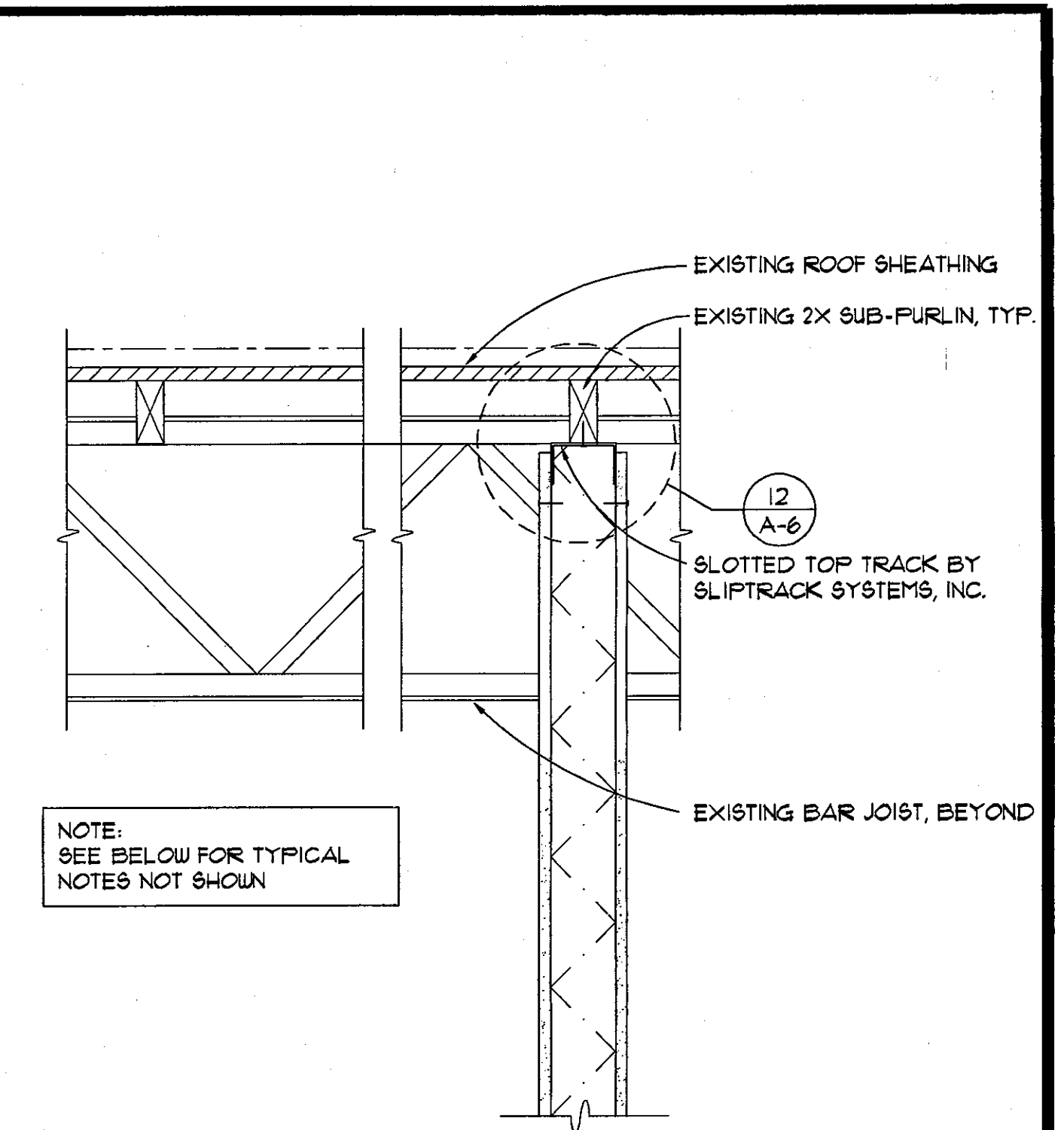
TYPICAL INTERIOR PARTITION SCALE 3/4" = 1'-0" 5



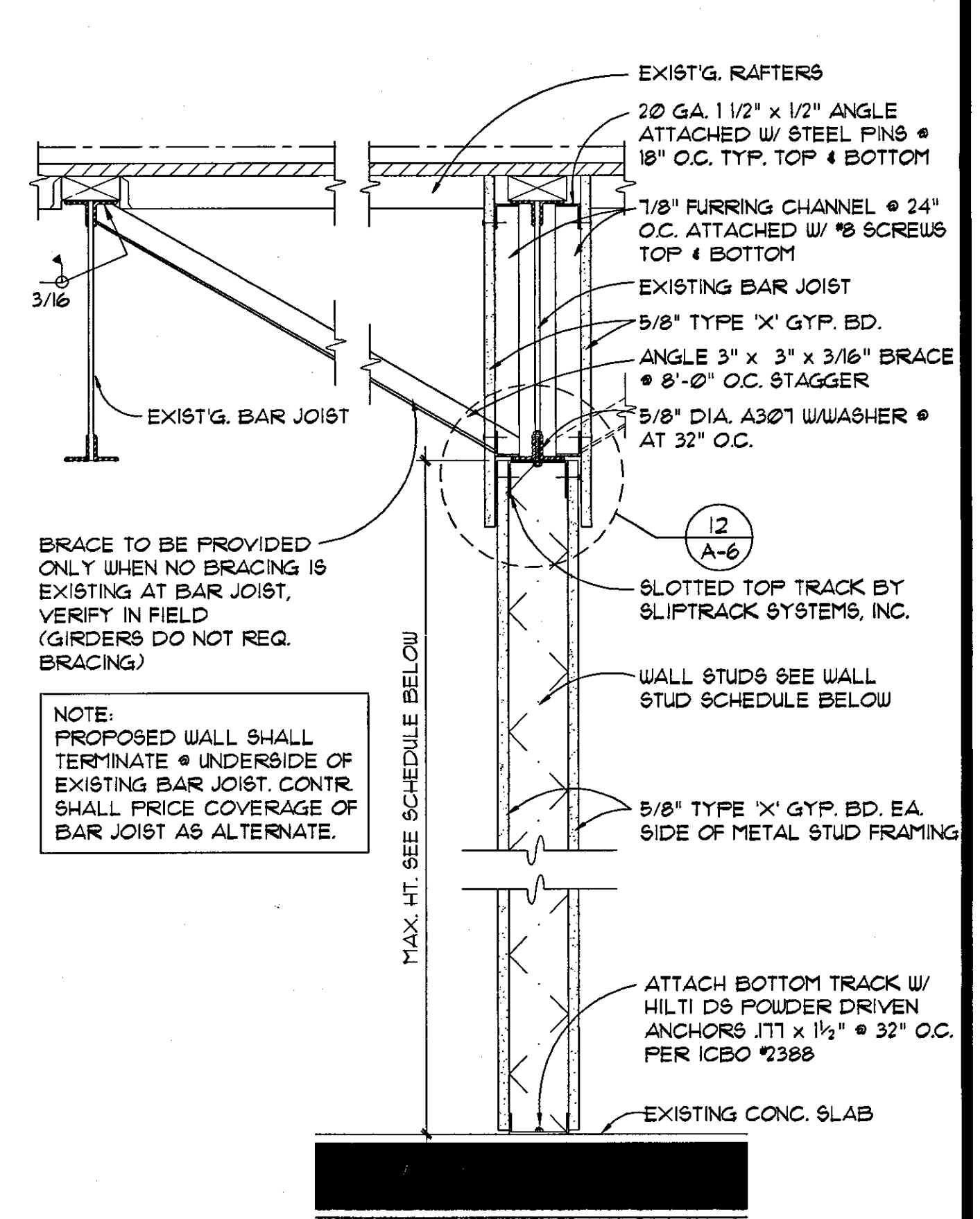
BACKING DETAIL SCALE 3/4" = 1'-0" 6



WALL SECTION SCALE 1" = 1'-0" 2



PERPENDICULAR TO BAR JOIST



WALL STUD SCHEDULE

MAX. HT.	STUD SERIES	STUD GA.	STUD SIZE	STUD SPACING
16'-11"	C9W	20	3 5/8"	24" O.C.
18'-6"	C9W	20	3 5/8"	16" O.C.
18'-11"	C9W	16	3 5/8"	24" O.C.
21'-8"	C9W	16	3 5/8"	16" O.C.
23'-0"	C9W	20	6"	24" O.C.
27'-3"	C9W	20	6"	16" O.C.
27'-11"	C9W	16	6"	24" O.C.
30'-5"	C9W	16	6"	16" O.C.
29'-9"	C9W	20	8"	24" O.C.
34'-11"	C9W	20	8"	16" O.C.
35'-11"	C9W	16	8"	24" O.C.
40'-2"	C9W	16	8"	16" O.C.

STUD SERIES ARE DIETRICH INDUSTRIES, INC. TYPICAL. I.C.B.O. #4182, ER-4184P, LA RR 25295

WALL SECTION SCALE 1 1/2" = 1'-0" 1

PROJECT ADDRESS:

OFFICE TENANT IMPROVEMENTS FOR:

ILLINOIS AVE

15939 ILLINOIS AVENUE
PARAMOUNT, CA 90723

PROJECT DATES:

SHEET TITLE:

DETAILS

REVISIONS

DATE

SCALE AS SHOWN

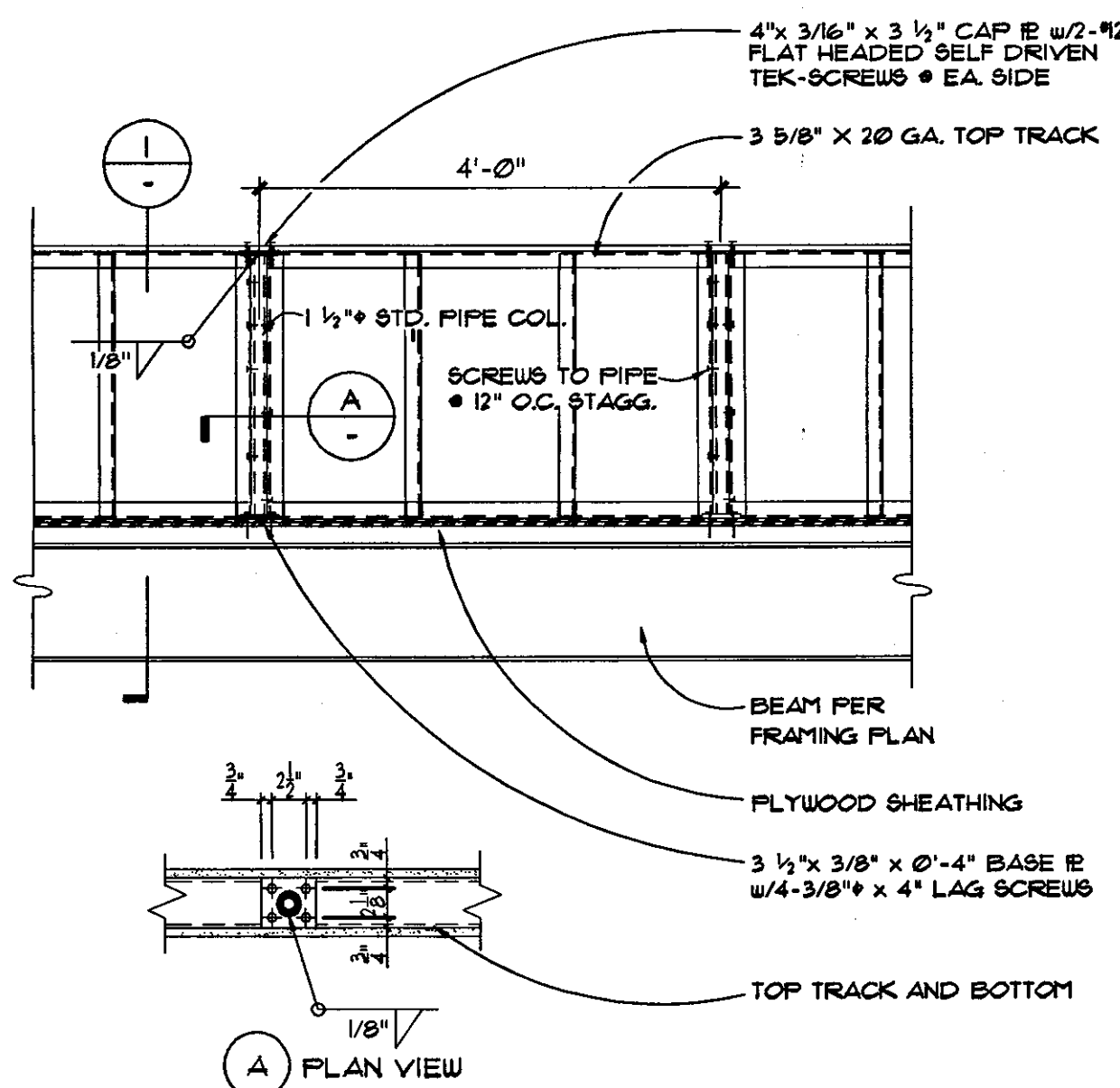
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JOB NUMBER 2005-50

SHEET NUMBER

A-5

OF SHEETS



GUARDRAIL DETAIL

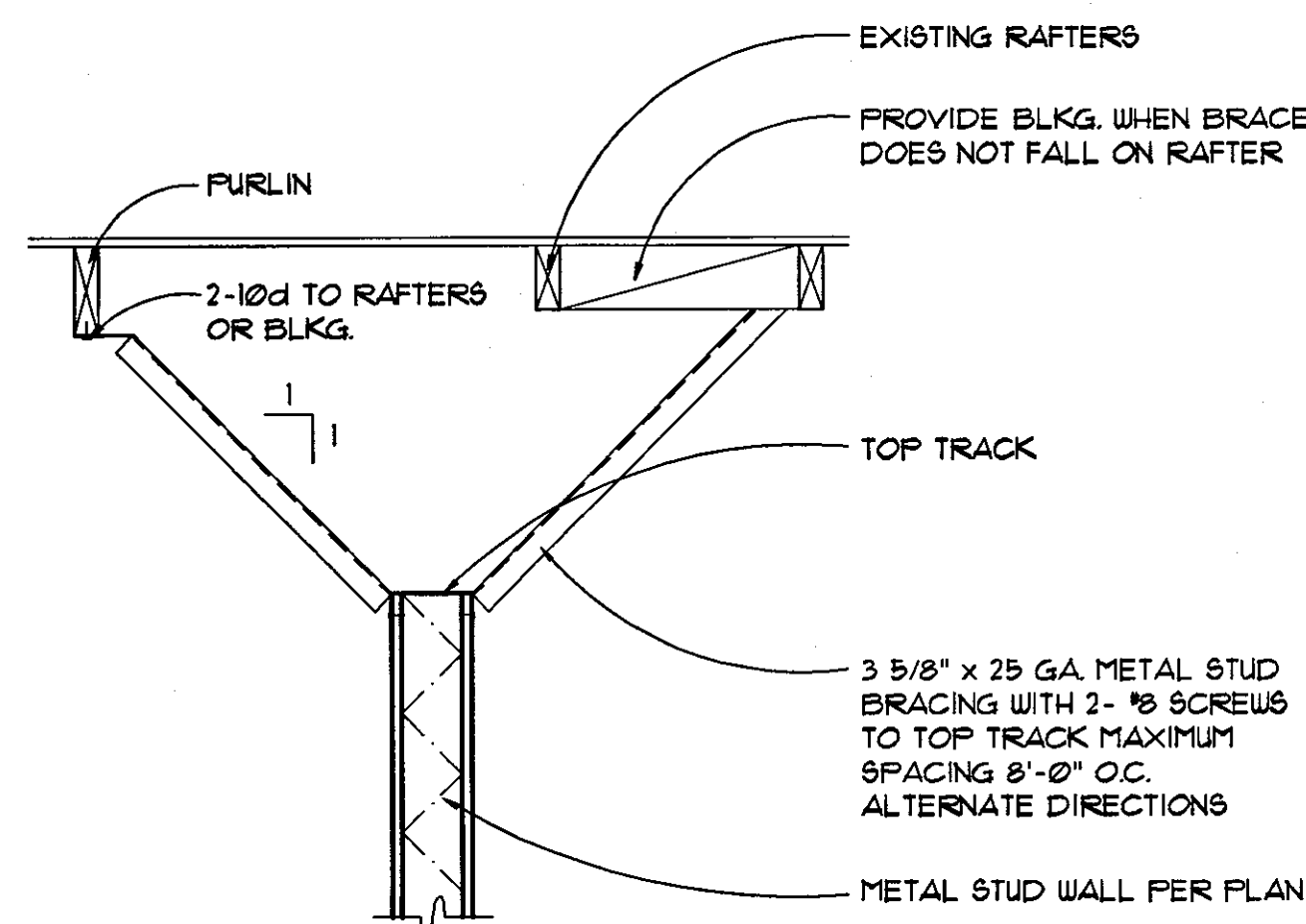
SCALE
1/2"=1'-0"

10

WALL BRACING

SCALE
1"=1'-0"

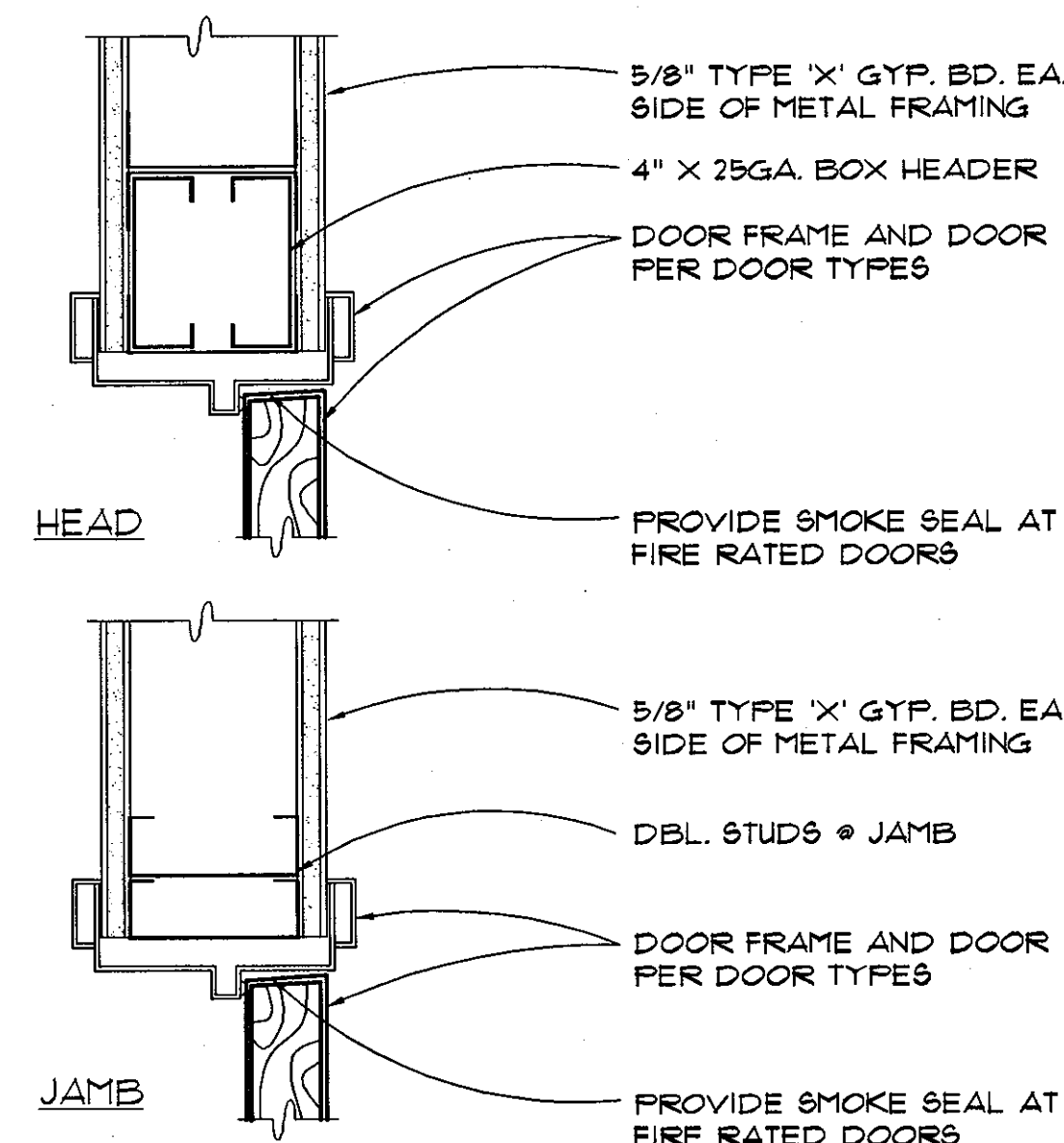
7



DOOR HEAD/JAMB DETAIL

SCALE
3"=1'-0"

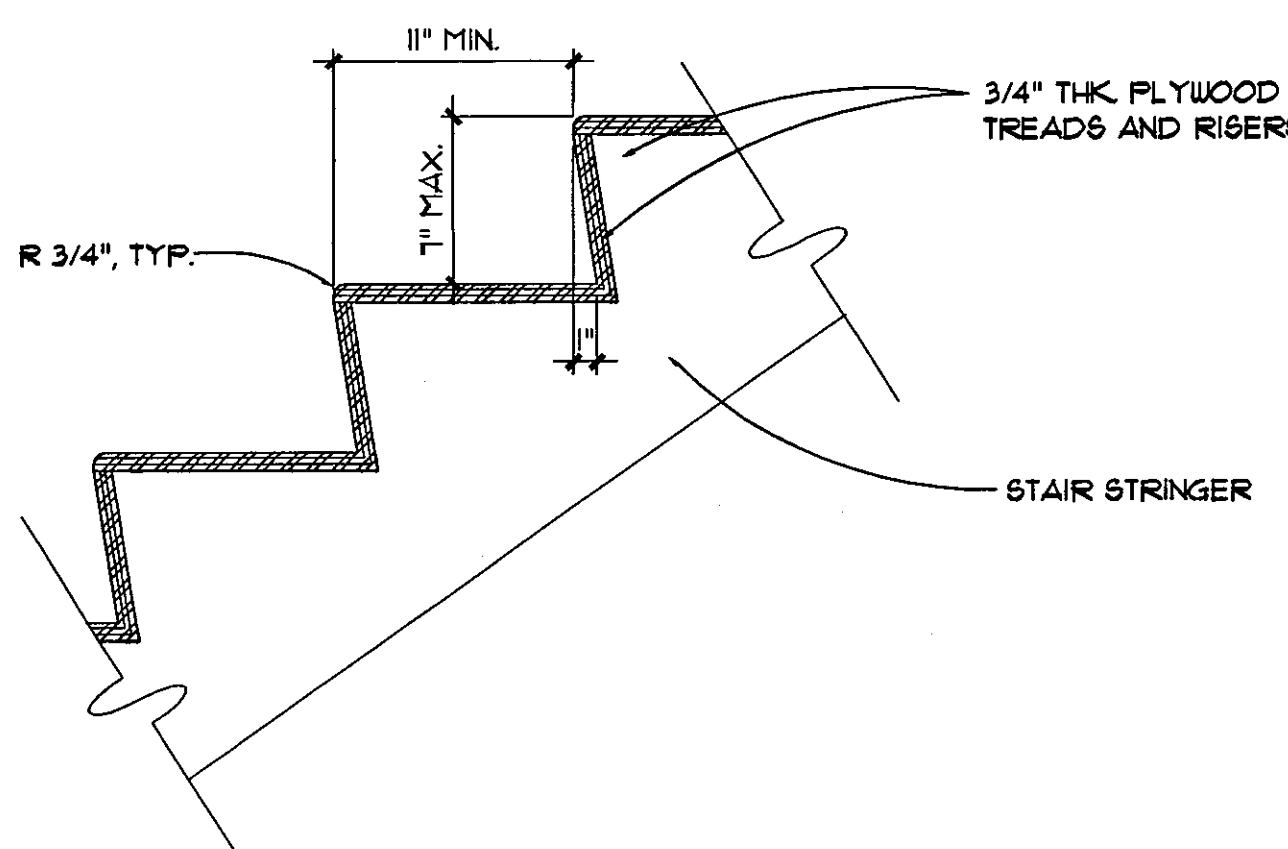
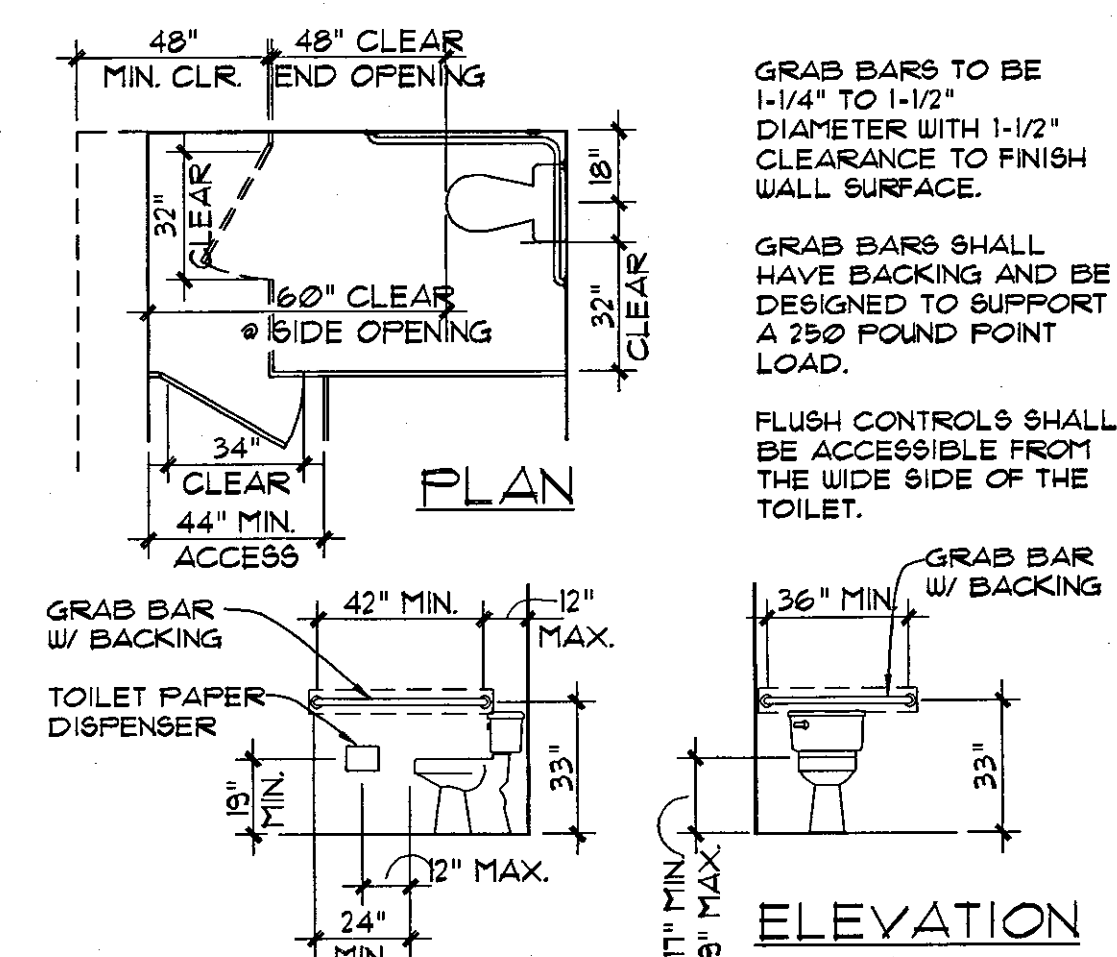
4



ACCESSIBLE TOILET

SCALE
1/4"=1'-0"

1



STAIR DETAIL

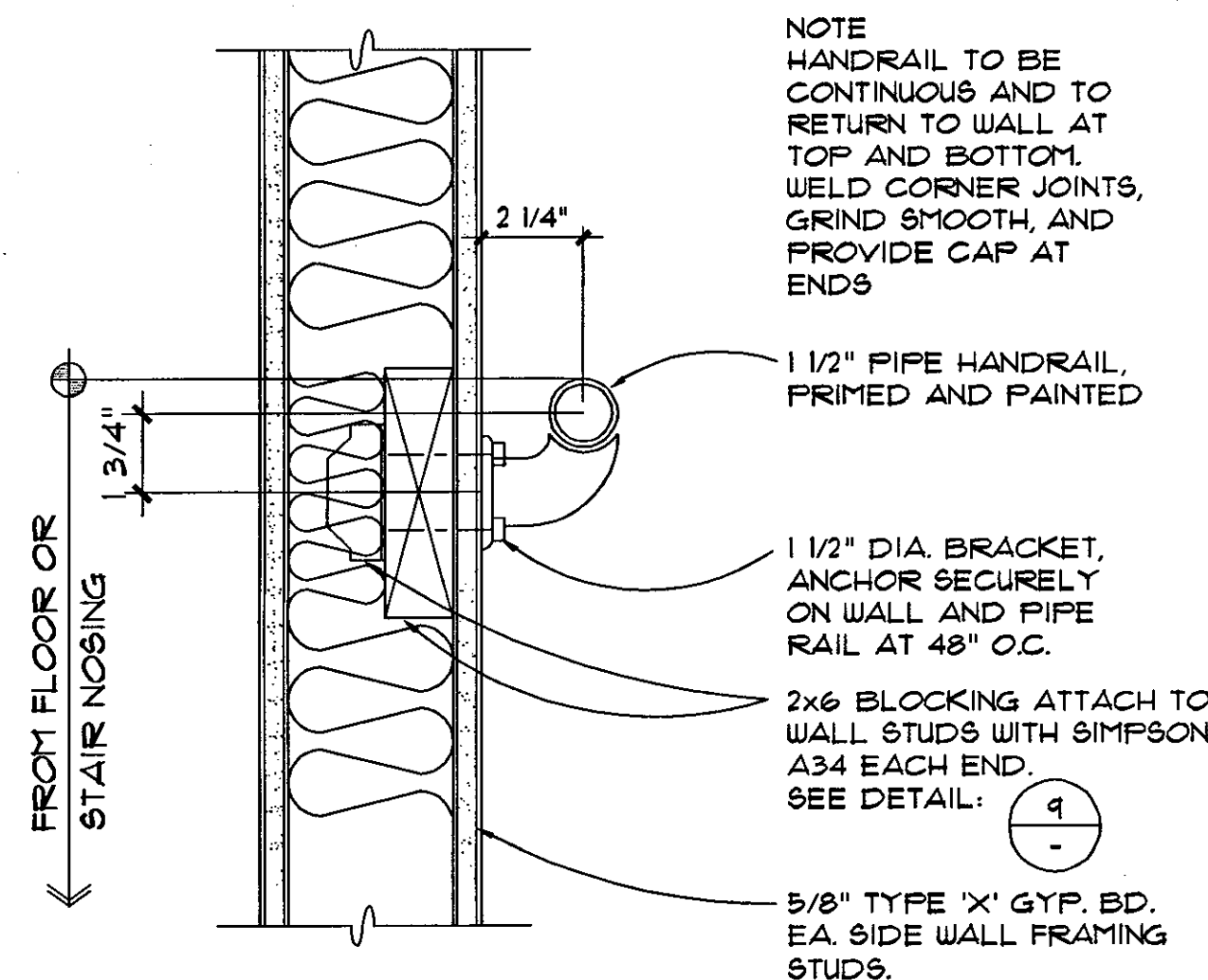
SCALE
1 1/2"=1'-0"

11

HANDRAIL DETAIL

SCALE
3"=1'-0"

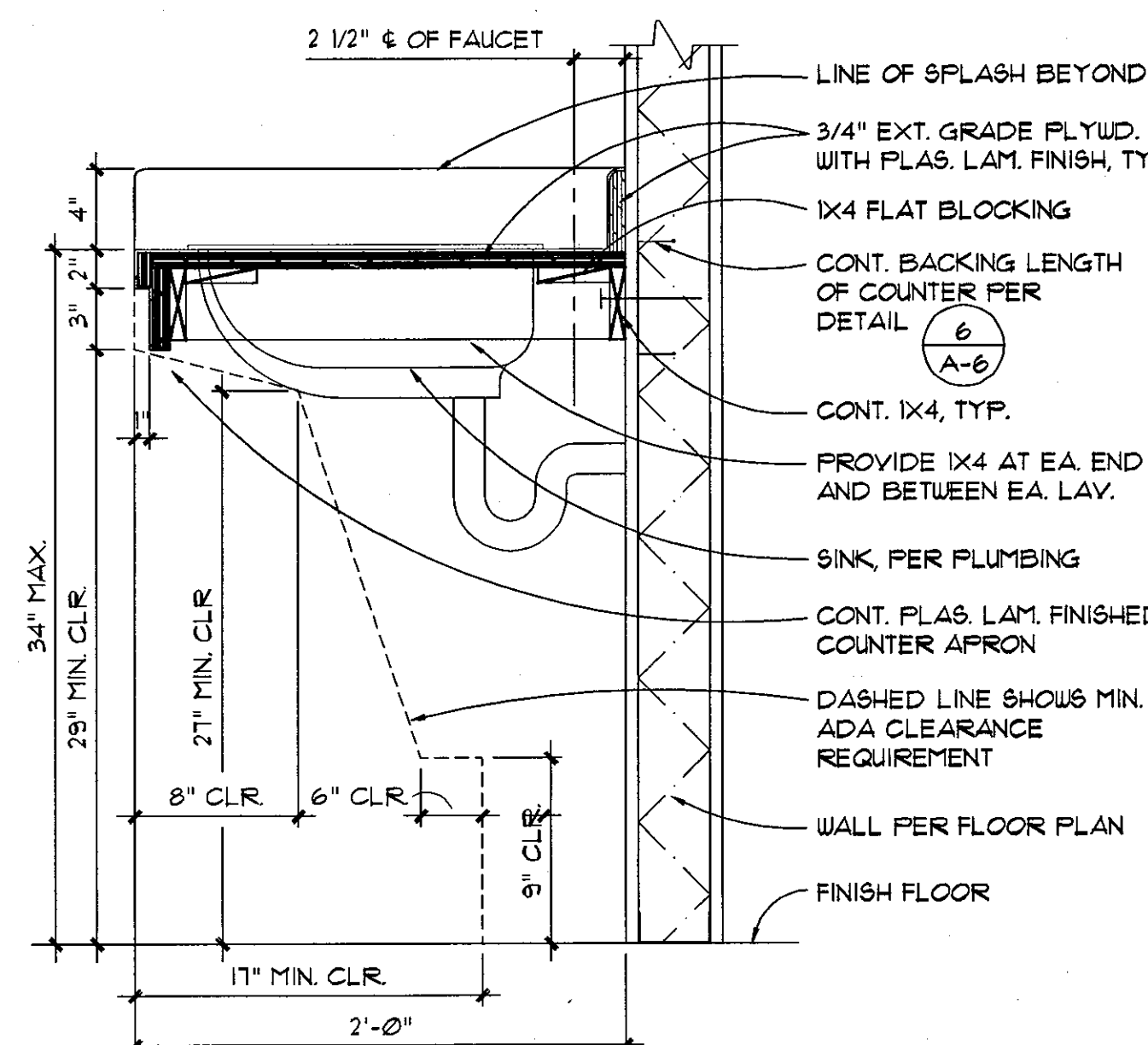
8



SINK COUNTER SECTION

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

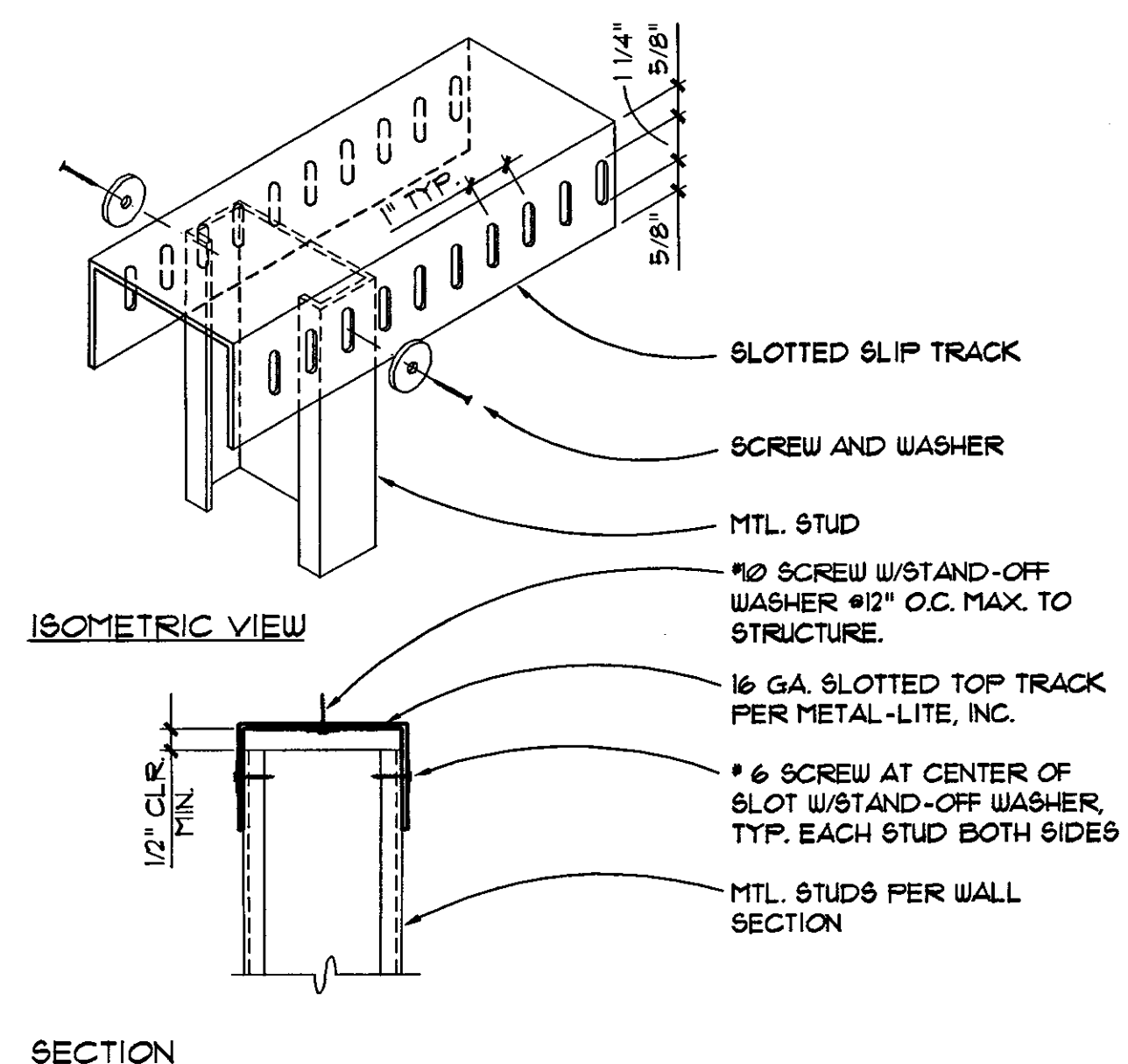
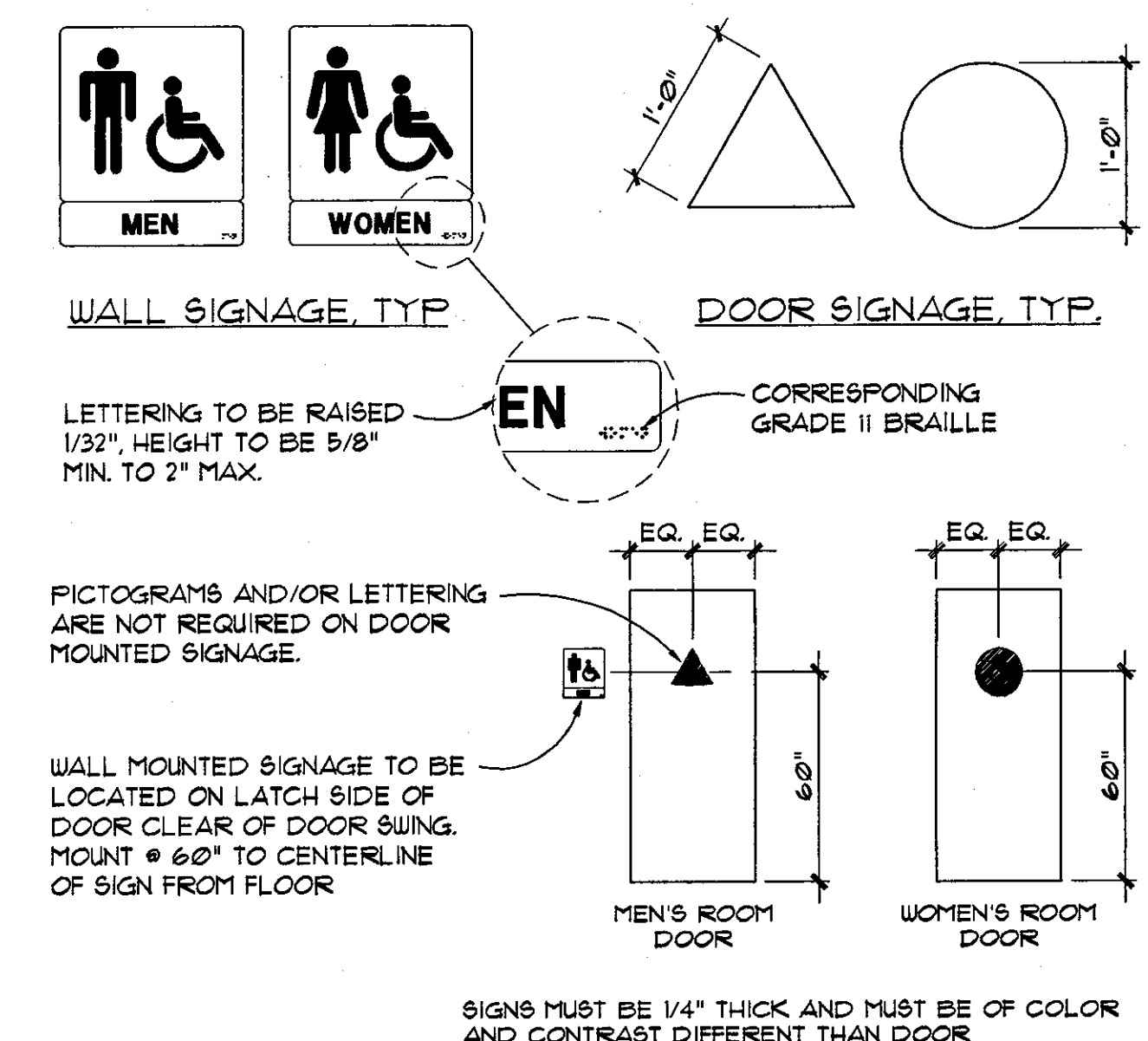
5



SANITARY FACILITY SIGNAGE

SCALE
N.T.S.

2



SLIP TRACK DETAIL

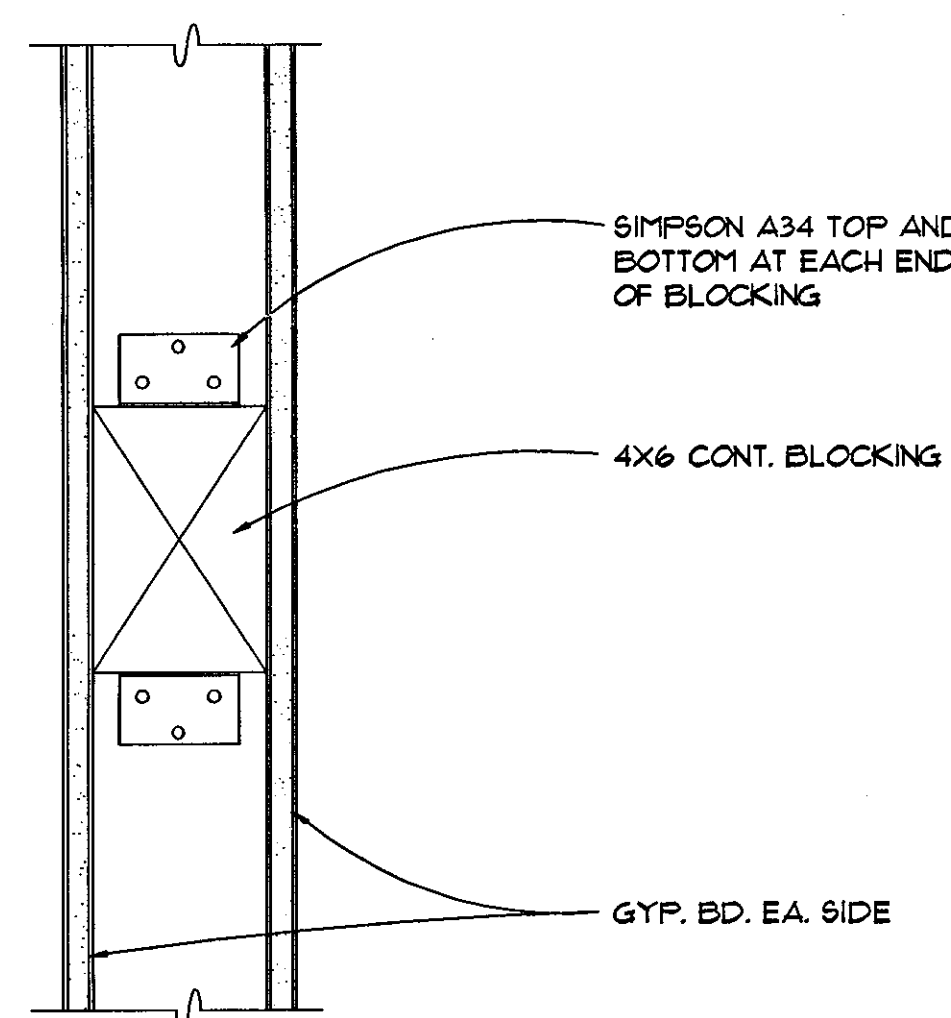
SCALE
3"=1'-0"

12

BLOCKING DETAIL

SCALE
3"=1'-0"

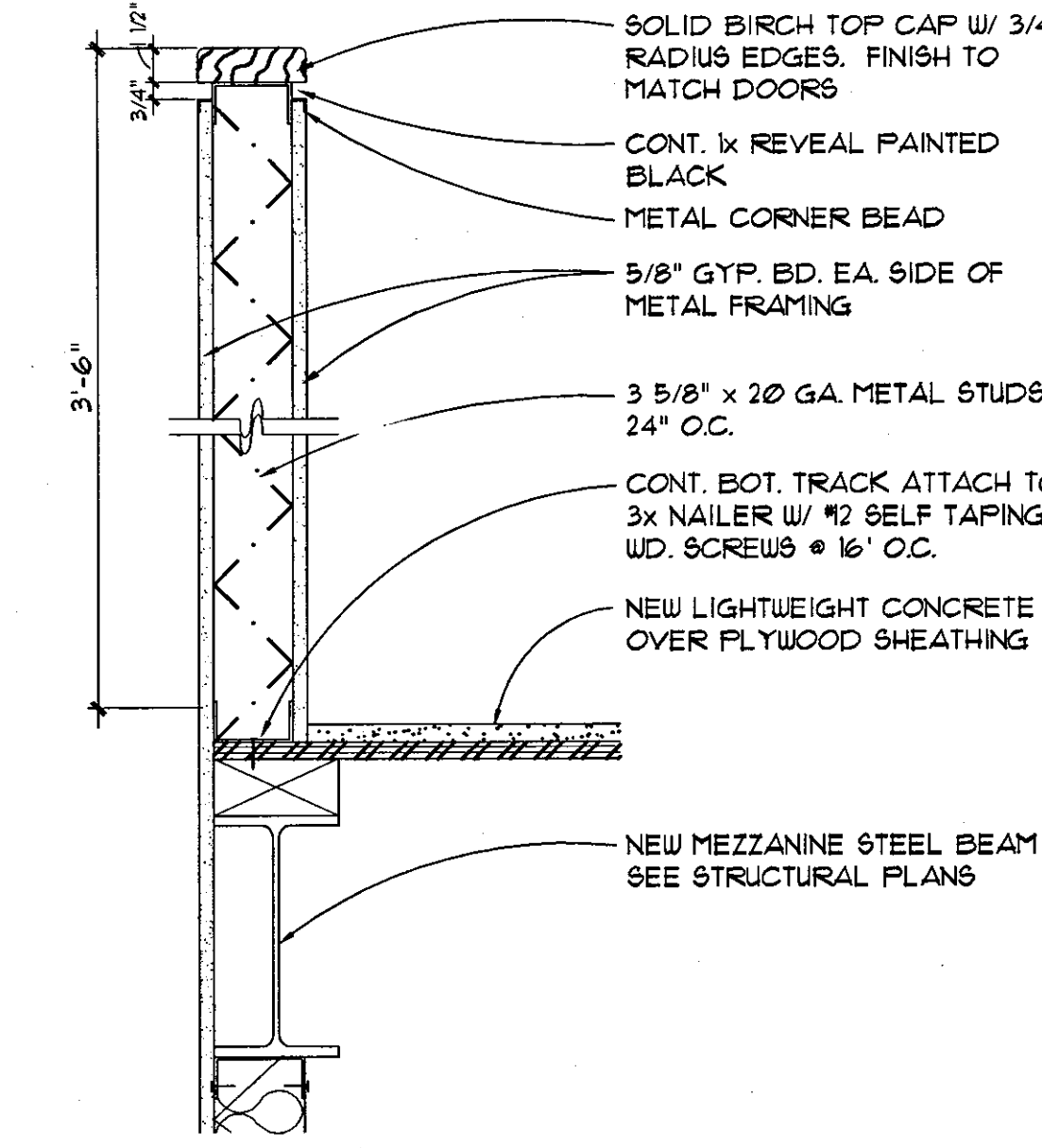
9



GUARDRAIL DETAIL

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

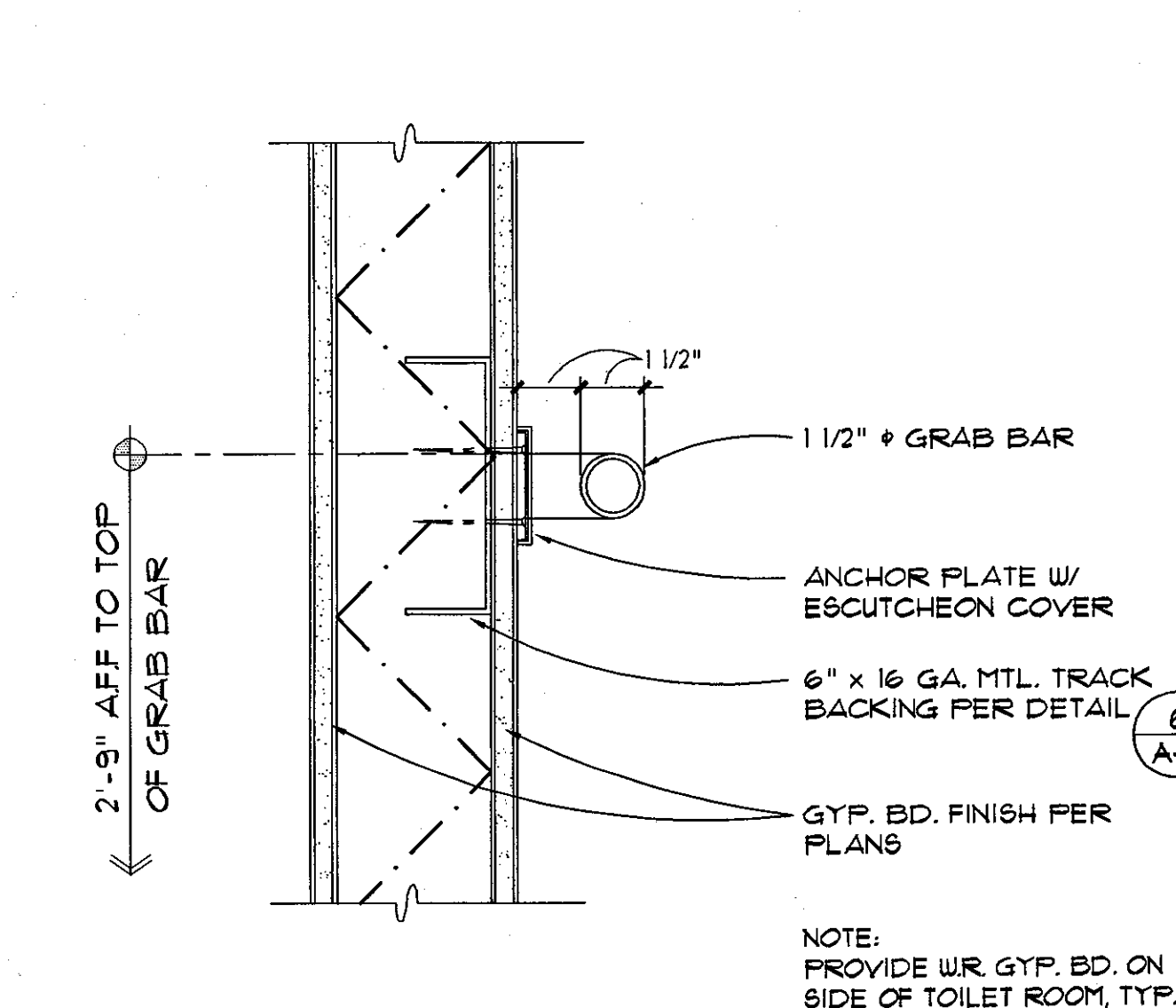
6



GRAB BAR DETAIL

SCALE
3"=1'-0"

3



PROJECT ADDRESS:

OFFICE TENANT IMPROVEMENTS FOR:

ILLINOIS AVE

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PARAMOUNT, CA 90723

PROJECT DATES:

SHEET TITLE:

DETAILS

REVISIONS

DATE

SCALE

DRAWN BY

JOB NUMBER

SHEET NUMBER

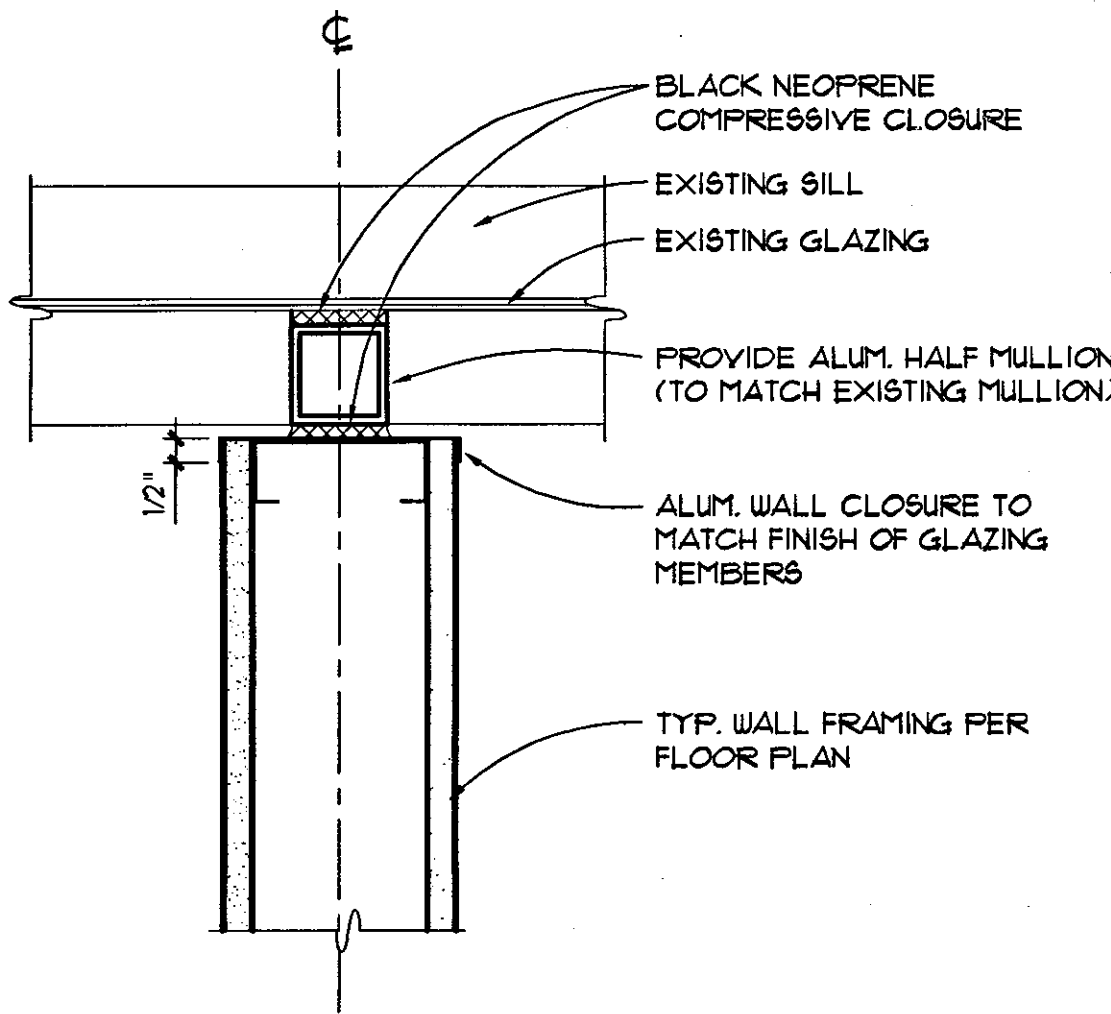
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BBC/LEE

2005-50

A-6

OF SHEETS



GLAZING DETAIL

SCALE
3'-1'-0"

5

CEILING NOTES:

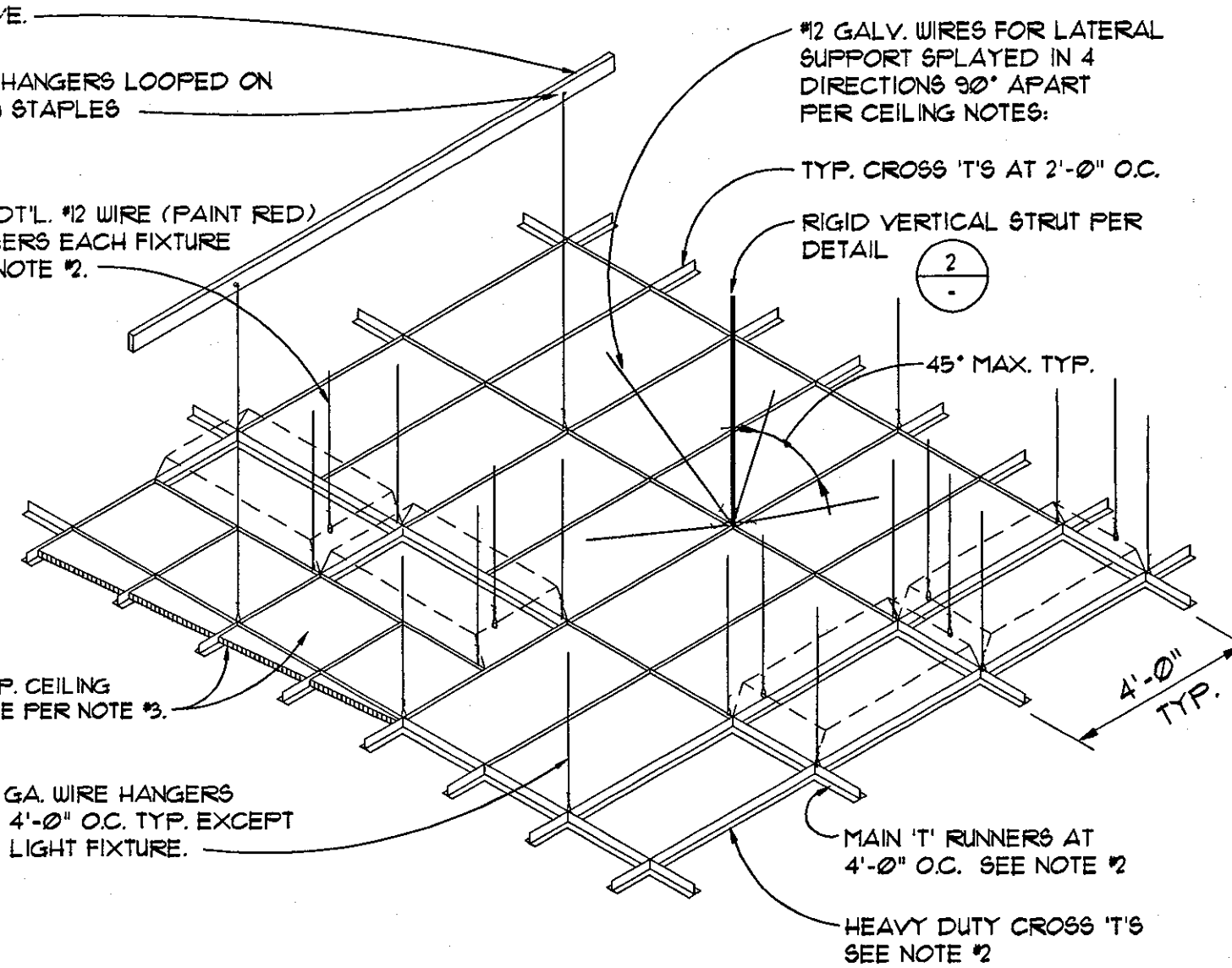
- ALL HANGER WIRES SHALL BE #2 GALV. WIRE AT 4'-0" EACH DIRECTION AND SHALL START 8" MAX. FROM EACH WALL PER CLNG. SECTION DET. (EXCEPT AT LIGHT FIXTURES) SEE NOTE 2.
- AT LIGHT FIXTURE (SHOWN DOTTED) PROVIDE HEAVY DUTY MAIN "T" RUNNERS OR CROSS RUNNERS WITH SIMPLE SPAN VALUE OF 28.0' L.F. AND WIRE HANGERS AT 4'-0" O.C. AT EACH SIDE OF EACH FIXTURE RUN PLUS ADDITIONAL (2) #2 GA. HANGERS CONNECTED FROM EACH FIXTURE HOUSING TO THE FURLING. SEE ELECTRICAL DRAWINGS & REFLECTED CEILING PLAN FOR LOCATIONS AND DIRECTIONS OF LIGHT FIXTURES.
- SEE ROOM FINISH SCHEDULE AND SPECIFICATIONS FOR TILE SELECTION.
- SUSPENSION SYSTEM SHALL BE: "DOON PRODUCTS, INC." DV. OR DVL. SYSTEMS PER ICBO #244 OR "FLANGEKAMP CORPORATION OF CALIFORNIA" SERIES PER ICBO #934. "FLANGEKAMP" SERIES 9' FOR 1-HOUR CEILING ICBO #934-1 IF CALLED FOR ON DRAWINGS.
- LATERAL SUPPORT SHALL BE PROVIDED BY FOUR WIRES OF MINIMUM NO. 12 GA. SPLAYED IN FOUR DIRECTIONS 90° APART AND CONNECTED TO THE MAIN RUNNER WITHIN 2" OF CROSS RUNNER AND TO STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45° FROM THE PLANE OF THE CEILING. THESE LATERAL SUPPORT POINTS SHALL BE PLACED 12'-0" O.C. IN EACH DIRECTION WITH THE FIRST POINT WITHIN 4'-0" OF EACH WALL.
- ALLOWANCE SHALL BE MADE FOR LATERAL MOVEMENT OF THE SYSTEM. MAIN RUNNERS AND CROSS RUNNERS SHALL BE ATTACHED AT TWO ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE OTHER TWO WALLS.
- LIGHTING FIXTURES AND AIR DIFFUSERS SHALL BE SUPPORTED DIRECTLY BY WIRES TO THE STRUCTURE ABOVE. EXCEPT FOR THE FOLLOWING CONDITIONS:
 - RECESSED LIGHTING FIXTURES NOT OVER 56 LBS. IN WEIGHT, AND SUSPENDED PENDENT HUNG FIXTURES NOT OVER 20 LBS. IN WEIGHT, MAY BE SUSPENDED & ATTACHED DIRECTLY TO THE CEILING SYSTEM RUNNERS BY A POSITIVE ATTACHMENT SUCH AS SCREWS OR BOLTS.
 - AIR DIFFUSERS WHICH WEIGH NO MORE THAN 20 LBS. AND WHICH RECEIVE NON TRIBUTARY LOADING FROM DUCT WORK MAY BE POSITIVELY ATTACHED TO AND SUPPORTED BY THE CEILING RUNNERS.

ALL WIRE HANGERS SHALL BE
CONNECTED TO STRUCTURE
ABOVE.

WIRE HANGERS LOOPED ON
2 - #3 STAPLES

2 ADDTL. #2 WIRE (PAINT RED)
HANGERS EACH FIXTURE
SEE NOTE 2.

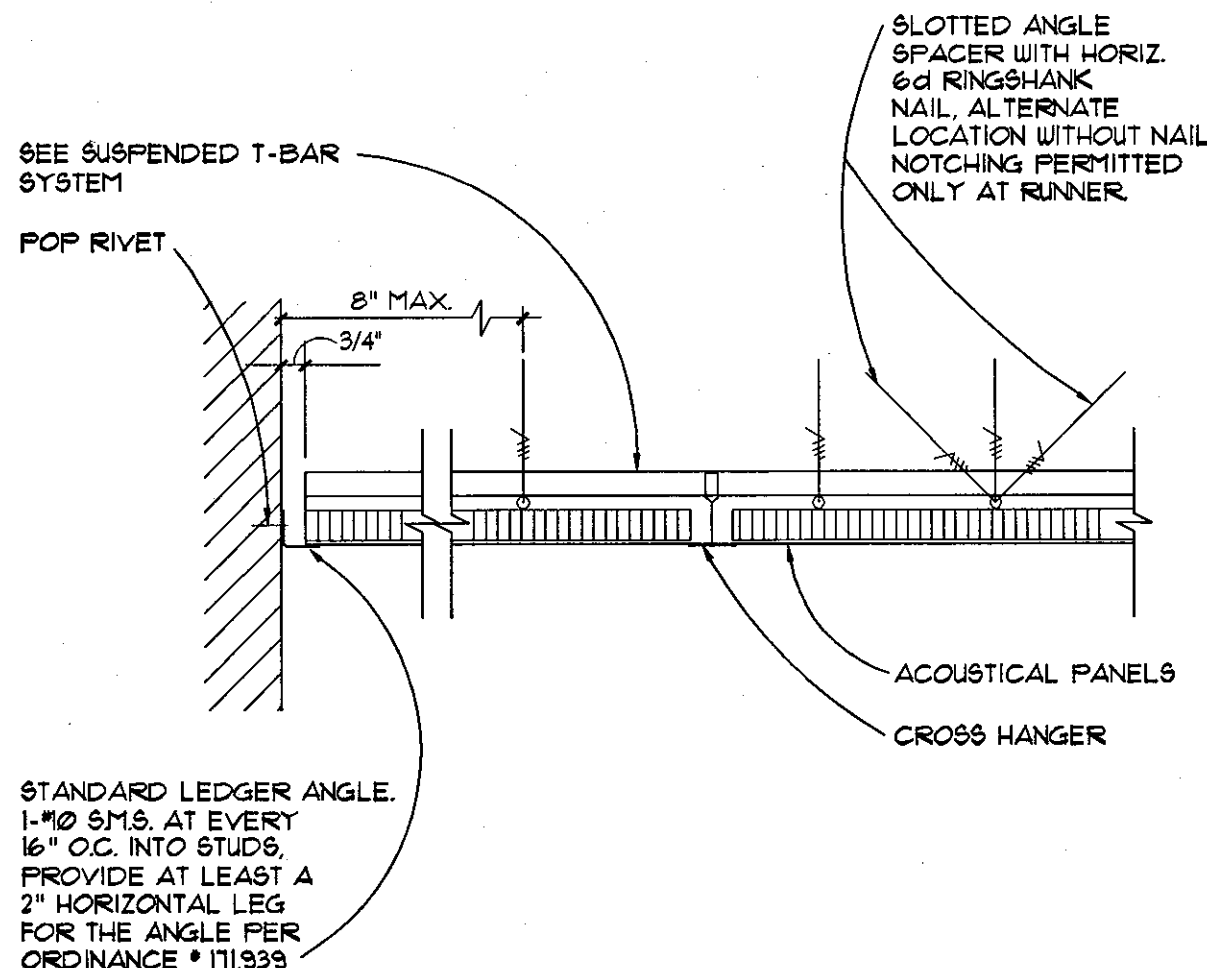
#2 GA. WIRE HANGERS
AT 4'-0" O.C. TYP. EXCEPT
AT LIGHT FIXTURE.



SUSPENDED CEILING DETAIL

SCALE
N.T.S.

1



STANDARD LEDGER ANGLE.
1-#2 S.M.S. AT EVERY
16" O.C. INTO STUDS,
PROVIDE AT LEAST A
2" HORIZONTAL LEG
FOR THE ANGLE PER
ORDINANCE #111333

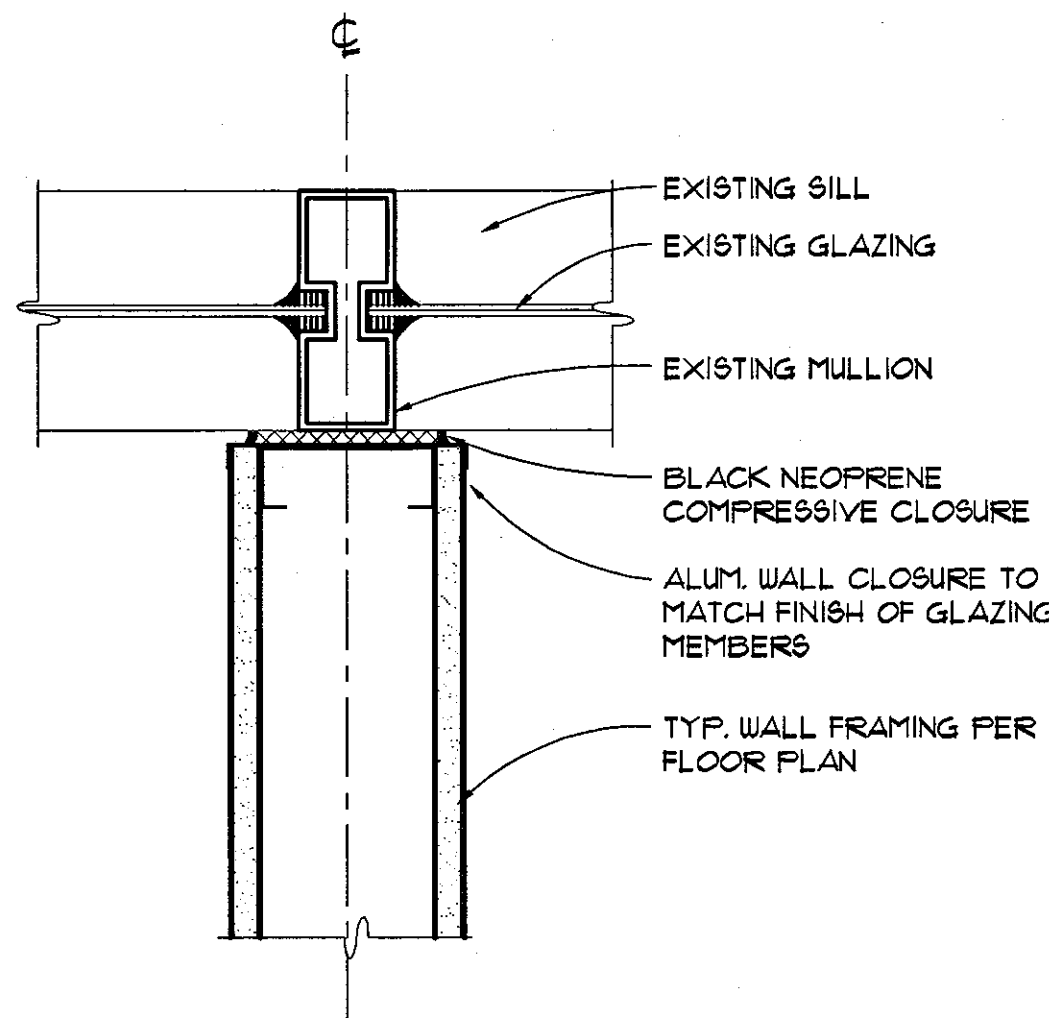
NOTE:

- RESTRAIN CEILING SYSTEM AT TWO ADJACENT WALLS LEAVING REMAINING WALLS UNRESTRAINED

SUSPENDED CEILING - SECTION

SCALE
3'-1'-0"

3



GLAZING DETAIL

SCALE
3'-1'-0"

4

MATERIALS	TRADE SIZE		ALLOWABLE LENGTH
	STRUT A	STRUT B	
EMT	1/2"	3/4"	3'-10"
EMT	3/4"	1"	5'-2"
EMT	1"	1 1/4"	6'-6"
EMT	1 1/4"	1 1/2"	8'-6"
METAL STUD	6" x 20 GA.		OVER 8'-6"

NOTES:

- SECTION 25-2 OF THE UNIFORM BUILDING CODE STANDARDS REQUIRES THAT A COMPRESSION STRUT BE FASTENED TO THE MAIN RUNNER AND BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE.
- THE STRUT SHALL BE VERTICAL AND SHALL NOT HANG MORE THAN 1 IN 6 OUT OF PLUMB.
- ALL STRUTS MEETING THE SPECIFICATIONS OF THIS TABLE WILL BE PRESUMED TO MEET THE REQUIREMENTS OF THE CODE. OTHER DESIGN CONFIGURATIONS MUST CONFORM TO THE DESIGN REQUIREMENTS OF THE CURRENT EDITION OF THE UNIFORM BUILDING CODE.
- EACH STRUT MUST BE ACCOMPANIED BY A TENSION WIRE LOCATED ON THE INSIDE OF IMMEDIATELY TO (WITHIN 1') AND PARALLEL TO THE STRUT.
- PRE MANUFACTURED STRUTS ARE AVAILABLE AND MAY BE INSTALLED ACCORDING TO THEIR LISTING AND/OR INSTALLATION INSTRUCTIONS.

UNDERSIDE OF FLOOR OR
ROOF ABOVE.

COMPRESSION STRUTS SHALL
EXTEND TIGHT TO CEILING
GRID THEN TO STRUCTURE
ABOVE. THEN INSTALL BOLT
TO SECURE ONE TUBE TO
THE OTHER. TUBES SHALL
LAP 4" MIN. WHEN FULLY
EXTENDED.

STRUT "A"
STRUT "B"
SPLAY WIRES
MAIN RUNNER
45° TYP.
SLOT END OF TUBE
TO FIT OVER RUNNER

NO. 12 GA. VERTICAL HANGER
WIRE (SET CEILING GRID
LEVEL BEFORE SETTING TUBE)

SEE COMPRESSION STRUT
NOTES

DRILL 5/32" HOLE AND
INSTALL 1/8" BOLT AND
LOCKING UNIT

NO. 12 GA. SPLAY WIRES IN
PLANE OF RUNNERS @ 45° TO
VERTICAL. SECURE WITHIN
2" OF INTERSECTION

NOTE:
STRUTS @ 12'-0" O.C. MAX
BOTH WAYS AND FIRST
STRUT WITHIN 4'-0" OF
PERIMETER OF SUSPENDED
CEILING SYSTEM

CROSS
RUNNER

RIGID STRUT DETAIL

SCALE
N.T.S.

2

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OF SHEETS