

Infill Examples (1 of 3)

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOT 37 AND PORTION OF LOTS 36 AND 38 OF WAVERLEY TRACT, M.B. 12, PAGE 28, IN THE RECORDS OF LOS ANGELES COUNTY.

PIN NUMBER / MAP SHEET: 121-SA20169
THOMAS BROTHERS GRID: PAGE 634 - GRID B3
ASSESSOR PARCEL NO. (APN) 5055030021

TRACT: WAVERLEY TRACT

MAP REFERENCE: M R 12-28
BLOCK: NONE
LOT: 37 & PORTION OF 36 & 38

PROJECT INFORMATION

COMMUNITY PLAN AREA: SOUTH LOS ANGELES
AREA PLANNING COMMISSION: SOUTH LOS ANGELES
NEIGHBORHOOD COUNCIL: EMPOWERMENT CONGRESS NORTH AREA
GENERAL PLAN LAND USE: MEDIUM RESIDENTIAL
COUNCIL DISTRICT: CD 9 - CURREN D. PRICE, JR.

LA STATE ENTERPRISE ZONE (Z-2374)
NORTH UNIVERSITY PARK (Z-1940)
EXPOSITION PARK, WEST ADAMS (Z-2452)
LA TRANSIT PRIORITY AREA (Z-2452)

DENSITY

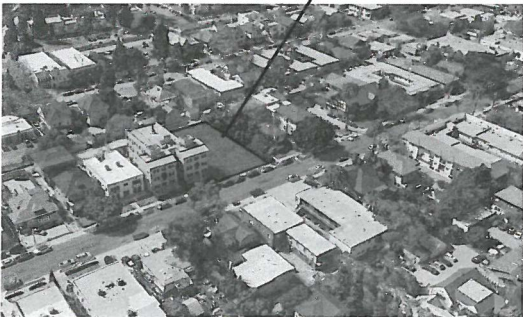
| | | |
|--------------------------|-----------|-----------|
| 1190 29th St. Project: | | |
| Total Lot Area | 11,606.38 | |
| Density (R3-1) | 800.00 | |
| Number of By-Right Units | 14 | |
| Buildable Area | 7,840.00 | |
| Max. By-Right RFA | (3x B.A.) | 23,520.00 |

FLOOR AREA SUMMARY

| UNIT SUMMARY | FLOOR AREA | | | | | | | | | | FLOOR AREA (PER ZONING CODE) | FLOOR AREA (PER BUILDING CODE) | FLOOR AREA (PER SCHOOL DISTRICT) |
|--------------|------------|----------|-------|-----------------------------------------------------|-------------------------------------------|--------|-----------------|----------------|--------------------|-----------------------------------|---------------------------------|-----------------------------------|-------------------------------------|
| | 2 BED R. | 3 BED R. | TOTAL | GROSS FLOOR AREA (S.F.) Excl. Ext. Walls & Balc. | NET RESIDENTIAL AREA (S.F.) Units Only | STAIRS | ELEVATOR SHAFTS | UTILITY SHAFTS | LOBBY AND CORRIDOR | BALCONIES (INCLUDED IN F.A.R.) | | | |
| Parking | | | | | 10,077 | | | | | | | | |
| 1ST FLOOR | 3 | 1 | 4 | 5,837 | 4,609 | 464 | 84 | 42 | 695 | 105 | 5,352 (= 5837-464-84-42+185) | 5,816 (= 5837-84-42+105) | 5,942 (= 5837+105) |
| 2ND FLOOR | 5 | 0 | 5 | 5,961 | 5,138 | 326 | 84 | 42 | 499 | 271 | 5,780 (= 5961-326-84-42+271) | 6,106 (= 5961-84-42+271) | 6,232 (= 5961+271) |
| 3RD FLOOR | 5 | 0 | 5 | 5,919 | 5,090 | 326 | 84 | 42 | 453 | 283 | 5,750 (= 5919-326-84-42+283) | 6,076 (= 5919-84-42+283) | 6,202 (= 5919+283) |
| ROOF | | | | | | | | | | | | | |
| TOTAL | 13 | 1 | 14 | 17,717 | 14,837 | | | | | | 16,882 | 17,998 | 18,376 |

16,882 S.F. < 23,520 S.F.

LOCATION MAP



CONSULTANTS

ARCHITECT:
ARCH10, INC.
1600 SAWTELLE BLVD., SUITE 230
LOS ANGELES, CA 90025
TEL: (310) 473-1416
MO@ARCH10.COM

STRUCTURAL ENGINEER:
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Tarzana, CA 91356
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PROPERTY SURVEY:
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STEVE@DHSENGINEERING.COM

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T (310) 445-8474
OFFICE@MNSENGINEERINGINC.COM

LANDSCAPE ARCHITECT:
DWILA LANDSCAPE ARCHITECTS
1216 Elm St.
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ELECTRICAL ENGINEER:
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ENGINEERS
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GLENDALE, CA 91201
T (818) 497-0330 / F (818) 956-1911
MAIL@ABRARI.COM

SCOPE OF WORK

NEW 3-STORY RESIDENTIAL BLDG. (TYPE V-A)
OVER 1 LEVEL SUBTERRANEAN PARKING (TYPE I-A)



PARKING SUMMARY

| Unit Type | Total # of Units | Habitable Rms | Req'd Pkg. / Unit | Req'd # Pkg. |
|------------|------------------|---------------|-------------------|--------------|
| Studio | 0 | <3 | 1 | 0 |
| 1 BR Units | 0 | 3 | 1.5 | 0 |
| 2+ BR Unit | 14 | >3 | 2 | 28 |

Total Req'd # of Parkings 28

15% Reduction 4.2
15% Reduction (Rnd. Dn.) 4

Total Parking (After Reduction) 24

| Parkings Provided | Acc. | Stand. | Comp. | Total |
|-------------------|------|--------|-------|-------|
| P.1 | 2 | 15 | 11 | 28 |

Total Standard Parkings Provided 17

Total Parkings Provided 28

BICYCLE SUMMARY

Required Bicycle Racks:

| | |
|----------------------------------------------|----|
| Total # of Units | 14 |
| Long-Term Bike Racks Req'd (1 per unit) | 14 |
| Short-Term Bike Racks Req'd (1 per 10 units) | 2 |
| Bike Racks req'd (per Zoning Code) | 16 |

Provided Bicycle Racks:

| | |
|------------------------------------------|----|
| Long-Term Bike Racks Provided (Basement) | 16 |
| Short-Term Bike Racks Provided (Site) | 2 |
| Total Bike Racks Provided | 18 |

Area Schedule (FAR)

| Parking | 10083 | Parking |
|---------|-------|---------|
|---------|-------|---------|

| 1ST FLOOR | | |
|------------------|------|----------------------|
| Elevator | 83 | Elevator Shaft |
| Lobby / Corridor | 695 | Building Common Area |
| Patio | 105 | Patio / Balcony |
| Stairs #1 | 164 | Stair Shaft |
| Stairs #2 | 299 | Stair Shaft |
| Unit 101 | 1084 | Residential |
| Unit 102 | 1054 | Residential |
| Unit 103 | 948 | Residential |
| Unit 104 | 1530 | Residential |

| 2ND FLOOR | | |
|-----------|------|----------------------|
| Balcony | 267 | Patio / Balcony |
| Corridor | 449 | Building Common Area |
| Elevator | 83 | Elevator Shaft |
| Stairs #1 | 174 | Stair Shaft |
| Stairs #2 | 152 | Stair Shaft |
| Unit 201 | 1088 | Residential |
| Unit 202 | 1007 | Residential |
| Unit 203 | 1056 | Residential |
| Unit 204 | 940 | Residential |
| Unit 205 | 1059 | Residential |

| 3RD FLOOR | | |
|-----------|------|----------------------|
| Balcony | 278 | Patio / Balcony |
| Corridor | 452 | Building Common Area |
| Elevator | 83 | Elevator Shaft |
| Stairs #1 | 173 | Stair Shaft |
| Stairs #2 | 152 | Stair Shaft |
| Unit 301 | 1084 | Residential |
| Unit 302 | 1007 | Residential |
| Unit 303 | 1056 | Residential |
| Unit 304 | 940 | Residential |
| Unit 305 | 1001 | Residential |

PROJECT EVALUATION

| | |
|---------------------|-------------|
| Project Evaluation: | |
| Building | \$1,900,000 |
| Grading / Shoring | \$300,000 |
| Total | \$2,200,000 |

Architectural

| | |
|--------|-----------------------------------|
| A-01.1 | COVER SHEET |
| A-02.1 | SITE PLAN / PLOT PLAN |
| A-04.1 | PARKING PLAN |
| A-05.1 | 1ST FLOOR PLAN |
| A-05.2 | 2ND FLOOR PLAN |
| A-05.6 | 3RD FLOOR PLAN |
| A-06.1 | ROOF PLAN |
| A-07.1 | NORTH & SOUTH ELEVATIONS |
| A-07.2 | EAST & WEST ELEVATIONS |
| A-08.1 | SECTIONS A-A & B-B |
| A-08.2 | SECTIONS C-C & D-D |
| A-08.3 | SECTION E-E & F-F |
| A-08.4 | SECTIONS G-G & H-H |
| A-10.1 | DOOR AND WINDOW SCHEDULE |
| A-11.2 | AVERAGE FINISHED GRADE |
| A-11.3 | SITE PLAN INDICATING DEMARCATIONS |
| A-11.4 | FLOOR AREA EXHIBIT |
| A-11.5 | OPEN SPACE EXHIBIT |
| A-11.6 | HPDZ COMPLIANCE |
| A-11.7 | STUDY OF ADJ. BLDGS ON 29TH ST. |
| A-11.8 | STREET VIEW ELEVATION |
| A-11.9 | MATERIAL BOARD |
| A-15.1 | GENERAL NOTES |
| A-15.2 | GENERAL NOTES |
| A-15.3 | GENERAL NOTES |
| A-15.4 | ACCESSIBLE DIAGRAMS |
| A-15.5 | ACCESSIBLE DIAGRAMS |
| A-15.6 | ACCESSIBLE DIAGRAMS |
| A-16.1 | WALL TYPES |
| A-16.2 | DETAILS WALL & CEILING |
| A-16.3 | DETAILS WALL & CEILING |
| A-16.4 | DETAILS STAIRS |
| A-16.5 | DETAILS PARKINGS |
| A-16.6 | DETAILS MISC. |
| A-16.7 | DETAILS DOORS |
| A-16.8 | DETAILS DOORS |
| A-16.9 | DETAILS WINDOWS |

Survey

| | |
|------|----------------------------------|
| SR-1 | TOPOGRAPHIC SURVEY |
| SR-2 | HEIGHT SURVEY (AT 1180 29TH ST.) |

Landscape

| | |
|-------|--------------------|
| LP-1 | PLANTING PLAN |
| LP-2 | LANDSCAPE DETAILS |
| LI-1 | IRRIGATION PLAN |
| LI-1A | HYDROZONE PLAN |
| LI-2 | IRRIGATION DETAILS |

OPEN SPACE

| Unit Type | Total # of Units | Habitable Rm | Req'd O.S. / Unit | Req'd Open Space |
|------------------------|------------------|--------------|-------------------|------------------|
| 1-Bedroom Unit | 0 | 2 | 100 | 0 |
| 2-Bedroom Unit | 13 | 3 | 125 | 1625 |
| 3-Bedroom Unit | 1 | 4 | 175 | 175 |
| Total Req'd Open Space | | | | 1625 |

| Location | Unit Amt. | sq. ft. | Total |
|---------------------------|-----------|---------|-------|
| Rear Yard | 1,137 | 1 | 1,137 |
| Patio (1st Floor) | - | - | 0 |
| Balcony | 50 | 10 | 500 |
| Rec. Room | - | - | 0 |
| Roof/Deck | 0 | 0 | 0 |
| Total Open Space Provided | | | 1,637 |

ARCH10

ARCHITECTURE PLANNING AND ENGINEERING
1600 SAWTELLE BLVD. SUITE 230
LOS ANGELES, CA 90025
TEL: (310) 473-1416

Revision

OWNER

Drawing Title
COVER SHEET

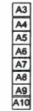
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Start Date: 9/8/2015
Job No: Feb 15
Drawn: K.A.
Checked By: M.B.



Drawing

A-01.1

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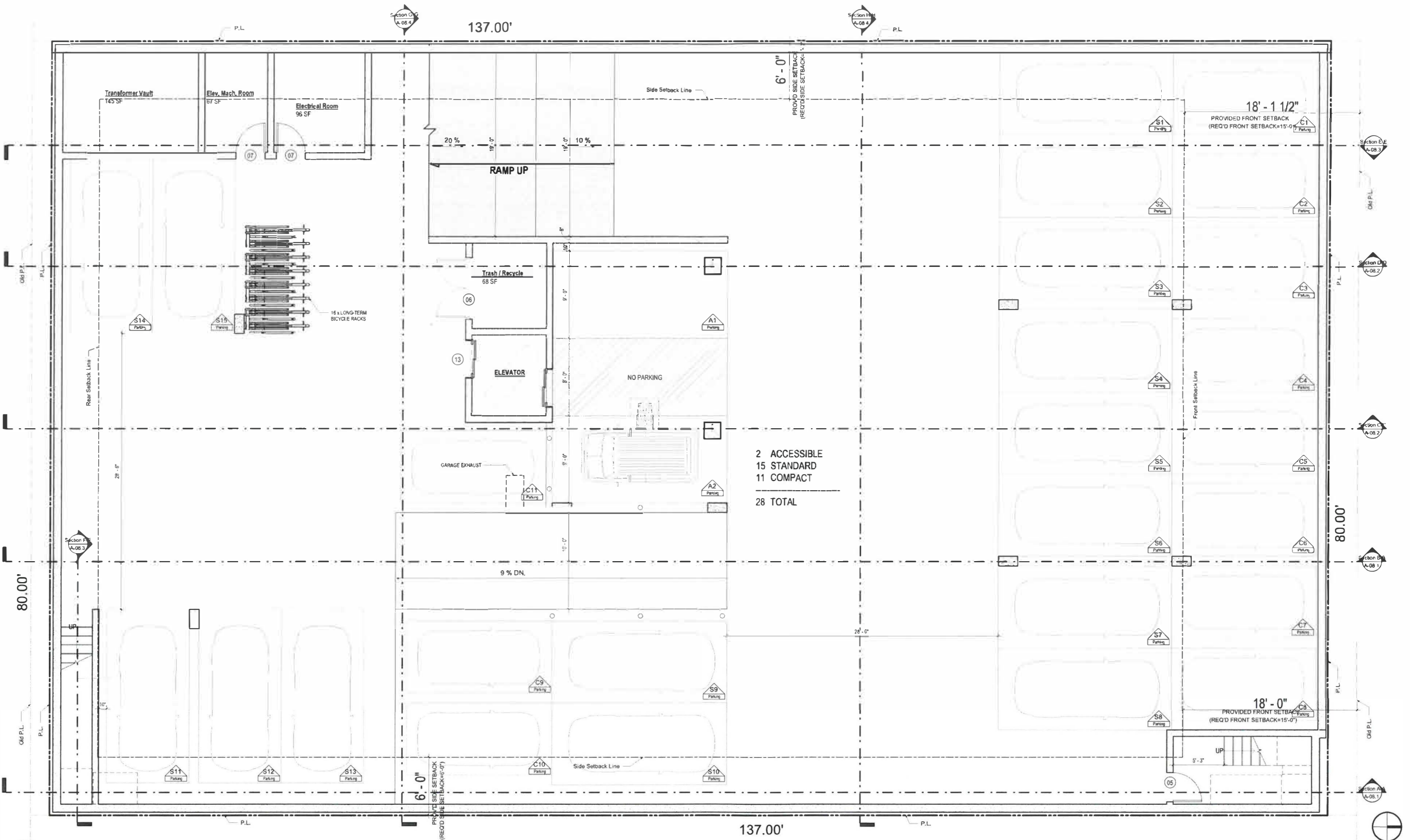
OWNER

2. %100 OF HARDSCAPE TO BE UNCOLORED CONCRETE W/ SMOOTH CONCRETE FINISHW/ SOLAR REFLECTANCE ≥ 0.30 AS DETERMINED BY ASTM E1918 OR C1549- 3540 SF (SOLAR REFLECTANCE .39 SEE SPEC. A.13.2)

 Max. 42" Planter Wall
 Max. 6'-high Block Wall
 Parking Retaining Wall

1

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1 PARKING P-1 PLAN
A-04.1
1/4" = 1'-0"

WALL TYPE LEGEND

| | |
|-----------|------------------------------------------------|
| [Pattern] | Concrete Wall (3 Hr Fire) |
| [Pattern] | 8" Concrete Wall w/ Wood Furr Out (3 Hr Fire) |
| [Pattern] | 12" Concrete Wall w/ Wood Furr Out (3 Hr Fire) |
| [Pattern] | Corridor Wall (1 Hr Fire) |
| [Pattern] | Demising Wall (1 Hr Fire) |
| [Pattern] | Exterior Wall - Stucco Finish (2 Hr Fire) |
| [Pattern] | Interior Stud Wall |
| [Pattern] | Shaft Wall (2 Hr Fire) |

AREA PATTERN LEGEND

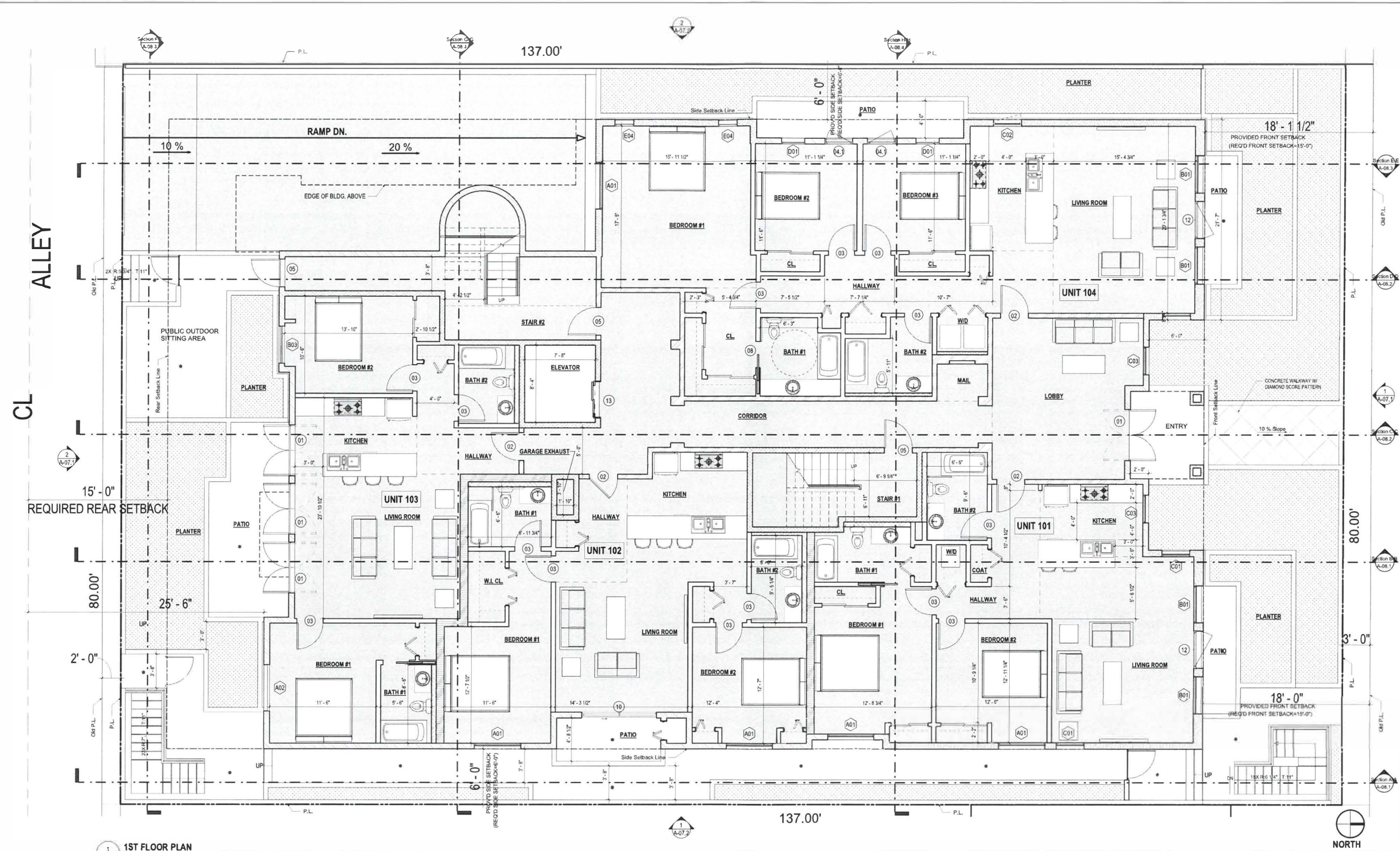
| | |
|-----------|--------------------------------------|
| [Pattern] | Min. 8'-2" Clear Height (In Parking) |
| [Pattern] | Accessible Path of Egress |
| [Pattern] | No Parking Area (Accessible) |
| [Pattern] | Interior Space |
| [Pattern] | Balcony / Patio |

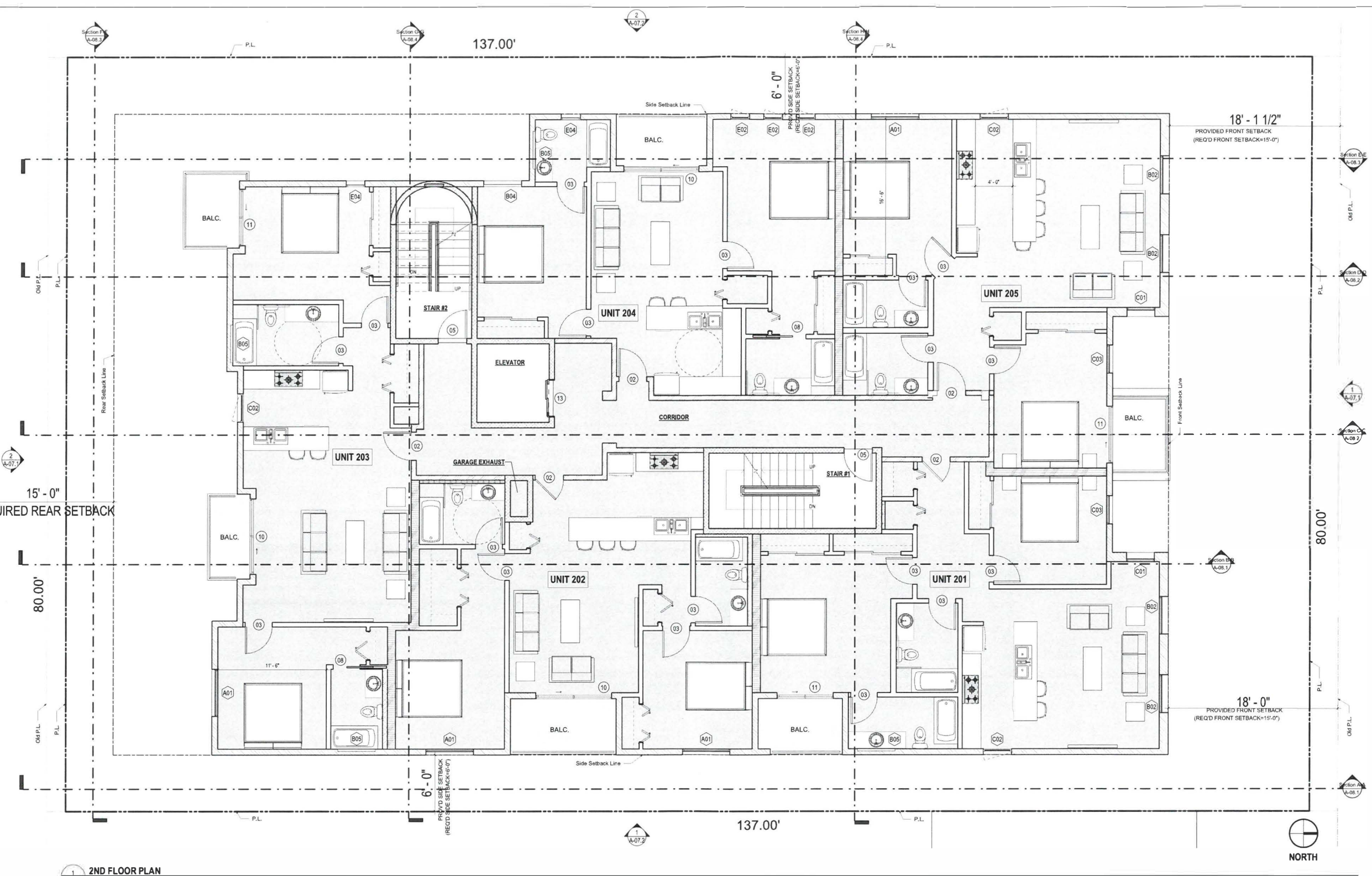
Parking Schedule

| | | | |
|---------------------|------------------|------------|-------------|
| Accessible Stall | | | |
| A1 | Accessible Stall | 9' x 18' | PARKING P-1 |
| A2 | Accessible Stall | 9' x 18' | PARKING P-1 |
| Accessible Stall: 2 | | | |
| Compact Stall | | | |
| C1 | Compact Stall | 7.5' x 15' | PARKING P-1 |
| C2 | Compact Stall | 7.5' x 15' | PARKING P-1 |
| C3 | Compact Stall | 7.5' x 15' | PARKING P-1 |
| C4 | Compact Stall | 7.5' x 15' | PARKING P-1 |
| C5 | Compact Stall | 7.5' x 15' | PARKING P-1 |
| C6 | Compact Stall | 7.5' x 15' | PARKING P-1 |
| C7 | Compact Stall | 7.5' x 15' | PARKING P-1 |
| C8 | Compact Stall | 7.5' x 15' | PARKING P-1 |
| C9 | Compact Stall | 7.5' x 15' | PARKING P-1 |
| C10 | Compact Stall | 7.5' x 15' | PARKING P-1 |
| C11 | Compact Stall | 7.5' x 15' | PARKING P-2 |
| Compact Stall: 11 | | | |
| Standard Stall | | | |

Parking Schedule

| | | | |
|----------------------------|----------------|------------|-------------|
| S1 | Standard Stall | 8.5' x 18' | PARKING P-1 |
| S2 | Standard Stall | 8.5' x 18' | PARKING P-1 |
| S3 | Standard Stall | 8.5' x 18' | PARKING P-1 |
| S4 | Standard Stall | 8.5' x 18' | PARKING P-1 |
| S5 | Standard Stall | 8.5' x 18' | PARKING P-1 |
| S6 | Standard Stall | 8.5' x 18' | PARKING P-1 |
| S7 | Standard Stall | 8.5' x 18' | PARKING P-1 |
| S8 | Standard Stall | 8.5' x 18' | PARKING P-1 |
| S9 | Standard Stall | 8.5' x 18' | PARKING P-1 |
| S10 | Standard Stall | 8.5' x 18' | PARKING P-1 |
| S11 | Standard Stall | 8.5' x 18' | PARKING P-2 |
| S12 | Standard Stall | 8.5' x 18' | PARKING P-2 |
| S13 | Standard Stall | 8.5' x 18' | PARKING P-2 |
| S14 | Standard Stall | 8.5' x 18' | PARKING P-2 |
| S15 | Standard Stall | 8.5' x 18' | PARKING P-2 |
| Standard Stall: 15 | | | |
| Total Number of Stalls: 28 | | | |





1
A-05.2
2ND FLOOR PLAN
1/4" = 1'-0"

WALL TYPE LEGEND









- Concrete Wall (3 Hr Fire)
- 8" Concrete Wall w/ Wood Furr Out (3 Hr Fire)
- 12" Concrete Wall w/ Wood Furr Out (3 Hr Fire)
- Corridor Wall (1 Hr Fire)
- Demising Wall (1 Hr Fire)
- Exterior Wall - Stucco Finish (2 Hr Fire)
- Interior Stud Wall
- Shaft Wall (2 Hr Fire)

AREA PATTERN LEGEND

- Min. 8'-2" Clear High (in Parking)
- Accessible Path of Egress
- No Parking Area (Accessible)
- Interior Space
- Balcony / Patio



1 3RD FLOOR PLAN
A-05.6 1/4" = 1'-0"

| | |
|---------------------------------------------------------------------------------------|------------------------------------------------|
|  | Concrete Wall (3 Hr Fire) |
|  | 8" Concrete Wall w/ Wood Furr Out (3 Hr Fire) |
|  | 12" Concrete Wall w/ Wood Furr Out (3 Hr Fire) |
|  | Wall (1 Hr Fire) |
|  | Wall (1 Hr Fire) |
|  | all - Stucco Finish (2 Hr Fire) |
|  | Interior Stud Wall |
|  | Shaft Wall (2 Hr Fire) |

| | |
|--------------------------|--------------------------------------|
| <input type="checkbox"/> | Min. 8'-2" Clear Height (In Parking) |
| <input type="checkbox"/> | Accessible Path of Egress |
| <input type="checkbox"/> | No Parking Area (Accessible |
| <input type="checkbox"/> | Interior Space |
| <input type="checkbox"/> | Balcony / Patio |

Revision

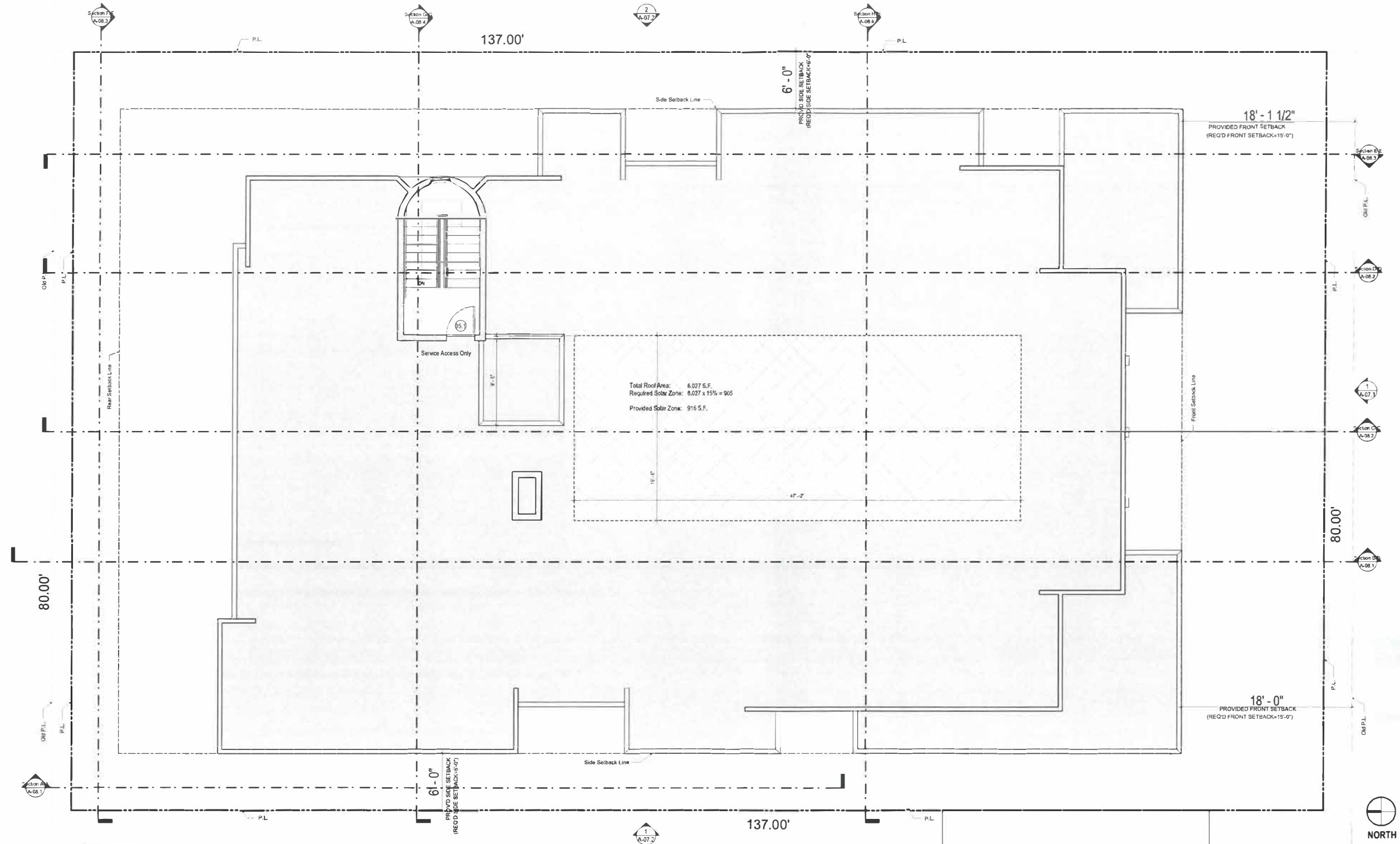
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Roof Plan

Scale: As Shown

Start Date: 9/6/2015
Job No.: Fd-15
Drawn: A.A.
Checked By: W.B.
Drawing

A-06.1

9/4/2018 9:22:05 AM

1 ROOF PLAN
A-06.1 1/4" = 1'-0"

Symbol Legend

- Class 1 Standpipe (Per Smoke Detector (Refer to Note)
- Combined Carbon Monoxide & Smoke Detector (Refer to Note)
- Directional Exit
- Sprinkler
- Exterior
- Cast Iron Roof Drain and Overflow
- Floor Drain
- Drainage Behind Retaining
- Electrical Vehicle Supply

WALL TYPE LEGEND

- Concrete Wall (3 Hr Fire)
- 8" Concrete Wall w/ Wood Furr Out (3 Hr Fire)
- 12" Concrete Wall w/ Wood Furr Out (3 Hr Fire)
- Corridor Wall (1 Hr Fire)
- Demising Wall (1 Hr Fire)
- Exterior Wall - Stucco Finish (2 Hr Fire)
- Interior Stud Wall
- Shaft Wall (2 Hr Fire)

Notes

- SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, AND EQUIPMENT.
- ROOFING ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY.
- ROOFING MATERIAL SHALL HAVE AN SR VALUE OF AT LEAST 0.75 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.63 AND A THERMAL EMITTANCE OF AT LEAST 0.75. (SEE TEST RESULTS FROM COOL ROOF RATING COUNCIL)
- BRASS, COPPER OR STAINLESS STEEL NAILS MUST BE USED FOR THE INSTALLATION OF ROOF TILES.
- WATERPROOFING AND ROOFING MATERIALS MAY BE SUBSTITUTED BY EQUAL PRODUCTS SUBJECT TO THE ARCHITECT'S REVIEW AND APPROVAL.
- ALL DOWNSPOUTS AND ROOF DRAINS TO BE DIRECTED TO BMP SYSTEM.
- ROOFS WITH SLOPES < 2:12 SHALL HAVE AN SR VALUE OF AT LEAST 75 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.63 AND A THERMAL EMITTANCE OF AT LEAST 0.75.

ROOFING MATERIAL

BUILT-UP ROOFING SHALL BE CLASS "A" UL LISTED "TERBRIUM AMERICAS INC." (ESR-1212) DERBRITE BUILT-UP AND MODIFIED BITUMEN SHEET ROOFING SEE SHEET A-14.2 FOR INSTALLATION DETAILS AND SPECS BUILT-UP ROOFING SHALL BE CLASS "A" UL LISTED "TERBRIUM AMERICAS INC." (ESR-1212) DERBRITE BUILT-UP AND MODIFIED BITUMEN SHEET ROOFING SEE SHEET A-14.2 FOR INSTALLATION DETAILS AND SPECS

Cool Roof

| CRRC PROD. ID | MANUFACTURER/ BRAND | PRODUCT TYPE | COLOR | SOLAR REFLECTANCE | THERMAL EMITTANCE | SR | MOORE |
|---------------|------------------------------------------------------------------------------|-------------------------------------------------------|--------------|-------------------|-------------------|----|-------|
| 0718-0003 | DERBRIUM Americas, Inc. Derbrite Built-Up and Modified Bitumen Sheet Roofing | Membrane, Built-Up and Modified Bitumen Sheet Roofing | Bright White | 0.74 | 0.93 | 92 | 91 |
| 0718-0001 | DERBRIUM Americas, Inc. Derbrite Built-Up and Modified Bitumen Sheet Roofing | Membrane, Built-Up and Modified Bitumen Sheet Roofing | Bright White | 0.74 | 0.93 | 92 | 91 |

BALCONY WATERPROOFING

EX-O-TEX WEATHERWEAR ROOF DECK COVERING "CROSSFIELD PRODUCTS CORP." (ESR-1151) INSTALLATION OF THE EX-O-TEX WEATHERWEAR MUST BE IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS THE APPLICABLE CODE AND THE ICC ESEVALUATION REPORT (SEE A-14.2)



1 North Elevation
A-07.1 1/4" = 1'-0"



2 South Elevation
A-07.1 1/4" = 1'-0"

Legend - Facade Materials

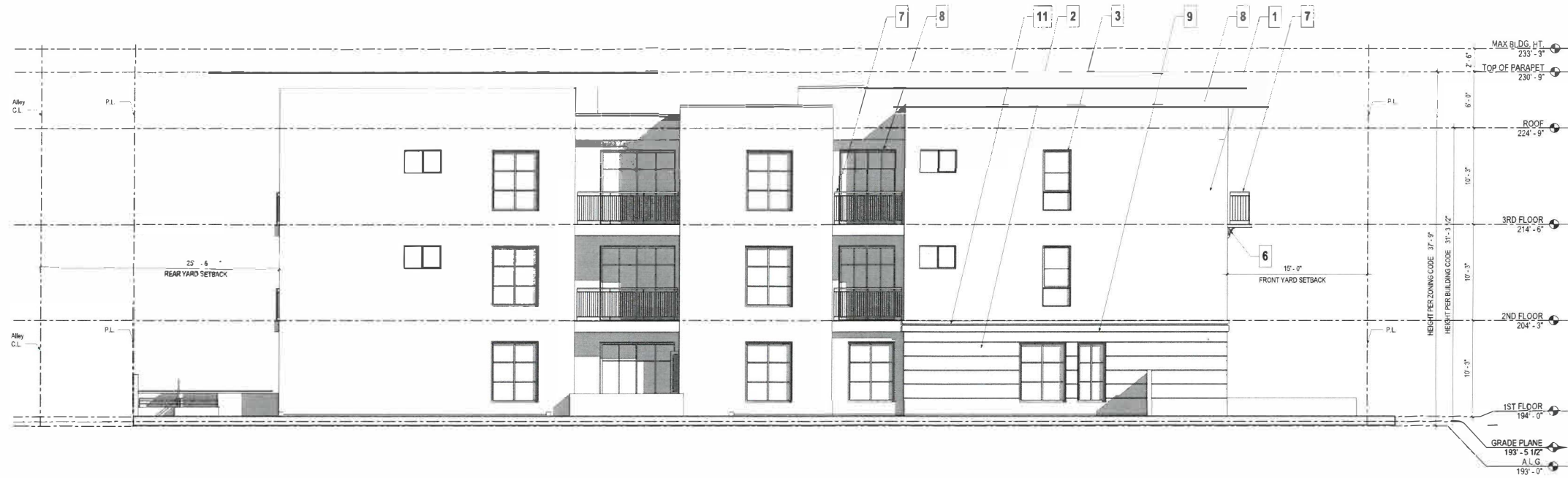
| SYMBOL | EXTERIOR MATERIAL & FINISH |
|--------|--------------------------------------------------------|
| 1 | 7/8" Exterior Plaster (Cold Mountain DE345) - La Habra |
| 2 | 7/8" Exterior Plaster (Walrus DE336) - La Habra |
| 3 | Aluminum-Frame Door & Windows (Dark Anodized) |
| 4 | Aluminum Awnings (Dark Anodized) |
| 5 | Ornamental Clay Rings |
| 6 | Wrought Iron Balcony Brackets |
| 7 | Wrought Iron Balcony Railings |
| 8 | Sheet Metal at Parapet Walls (Color to Match Scurro) |
| 9 | Metal Recess |
| 10 | Metal / Wood Gutter |
| 11 | Pre-Cast Band (Walrus DE336) |
| 12 | Metal Fences |

Drawing Title
North & South Elevations

Scale: As Shown
Start Date: 9/6/2015
Job No: P-15
Drawn: A.A.
Checked By: M.S.
Drawing

A-07.1

Tel:
These drawings and specs are the property and copyright of the Designer and shall not be used for any other work except by written agreement with the Designer.



1 East Elevation
A-07.2 3/16" = 1'-0"

Legend - Facade Materials

| SYMBOL | EXTERIOR MATERIAL & FINISH |
|--------|---------------------------------------------------------|
| 1 | 7/8" Exterior Plaster (Cold Mountain DE6365) - La Habra |
| 2 | 7/8" Exterior Plaster (Walrus DE6368) - La Habra |
| 3 | Aluminum Frame Door & Windows (Dark Anodized) |
| 4 | Aluminum Railing (Dark Anodized) |
| 5 | Ornamental Clay Rings |
| 6 | Wrought Iron Balcony Brackets |
| 7 | Wrought Iron Balcony Railings |
| 8 | Sheet Metal at Parapet Walls (Color to Match Succo) |
| 9 | Metal Reveal |
| 10 | Metal / Wood Guts |
| 11 | Pre-Cast Band (Walrus DE6368) |
| 12 | Metal Fence |



2 West Elevation
A-07.2 3/16" = 1'-0"

OWNER

Drawing Title
East & West Elevations

Scale: As Shown

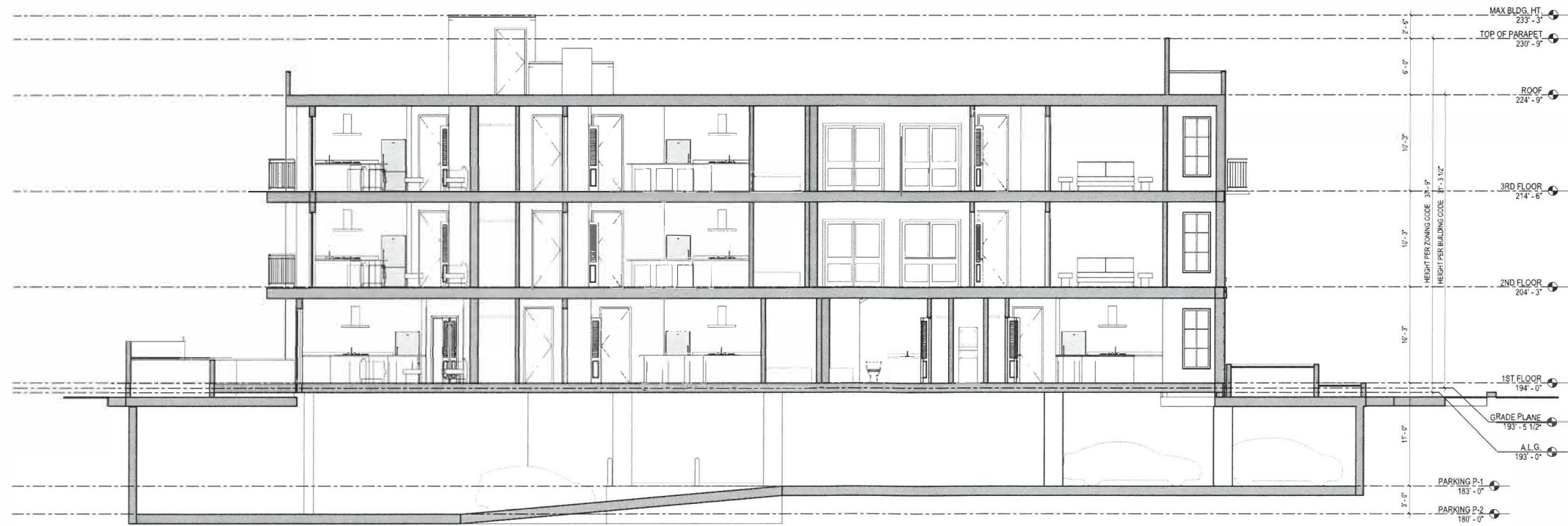
Date: 9/5/2015
Job No: Fall-15
Drawn: Author
Checked By: Checker

Drawing

A-07.2



1 Section A-A
A-08.1 3/16" = 1'-0"



2 Section B-B
A-08.1 3/16" = 1'-0"

Revision

OWNER

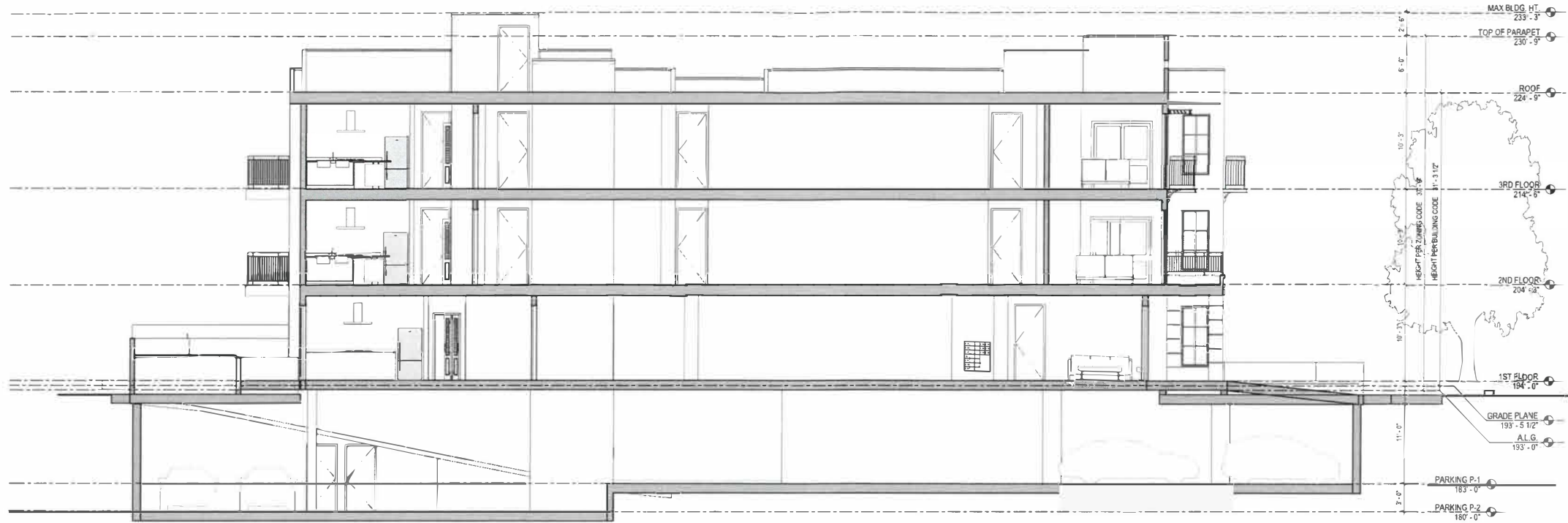
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Sections A-A & B-B

Scale: As Shown

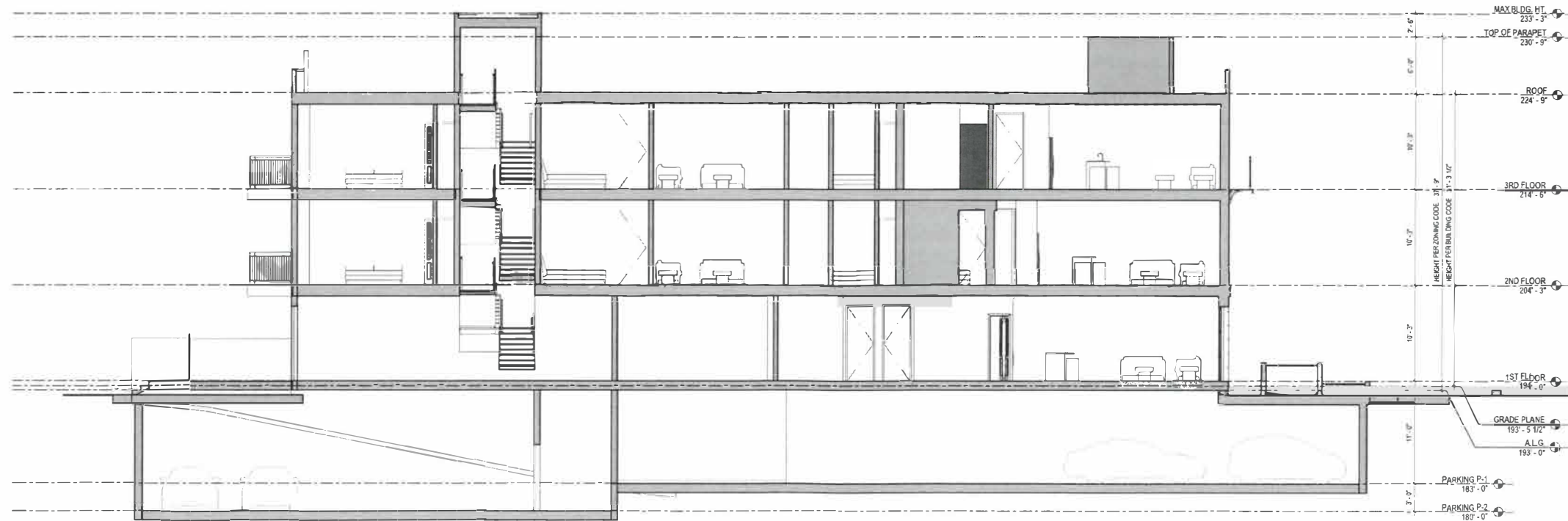
Start Date: 9/5/2015
Job No: F&B-15
Drawn: A.A.
Checked By: M.S.

Drawing

A-08.1



1 Section C-C
A-08.2 3/16" = 1'-0"



2 Section D-D
A-08.2 3/16" = 1'-0"

OWNER

Drawing Title
Sections B-B &
D-D

Scale: As Shown

Start Date: 9/8/2015

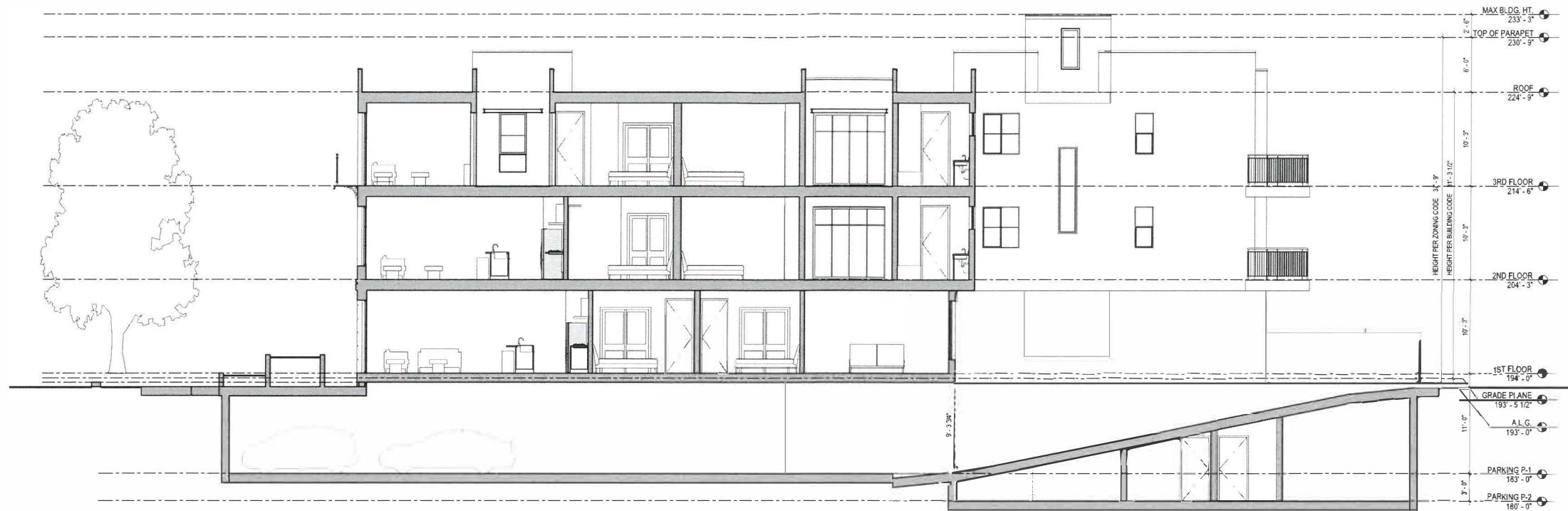
Job No: F44-15

Drawn: A.A.

Checked By: M.B.

Drawing

A-08.2



1 Section E-E
A-08.3 3/16" = 1'-0"



2 Section F-F
A-08.3 3/16" = 1'-0"

Revision

OWNER

Drawing Title
Sections E-E & F-F

Scale: As Shown

Start Date: 9/9/2015

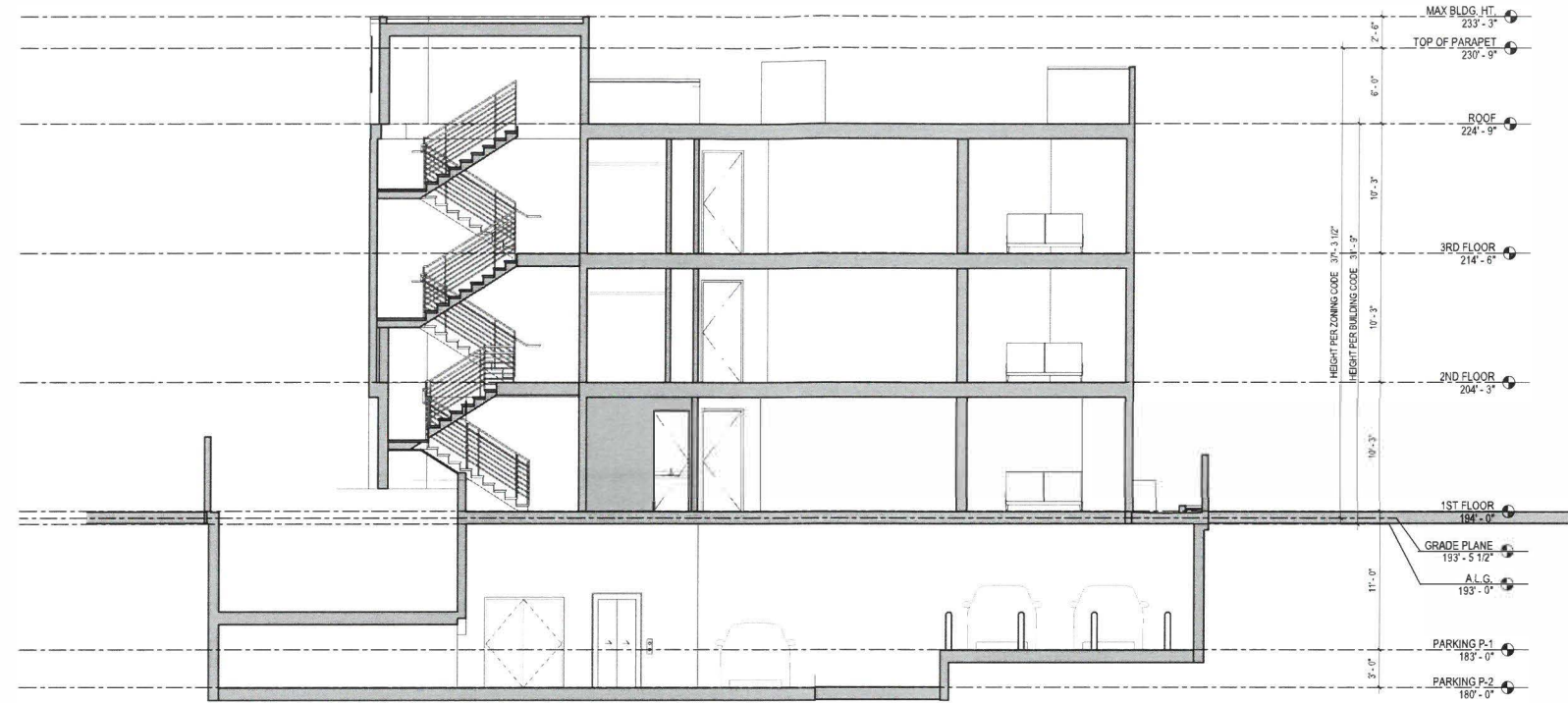
Job No.: F16-15

Drawn: K.A.

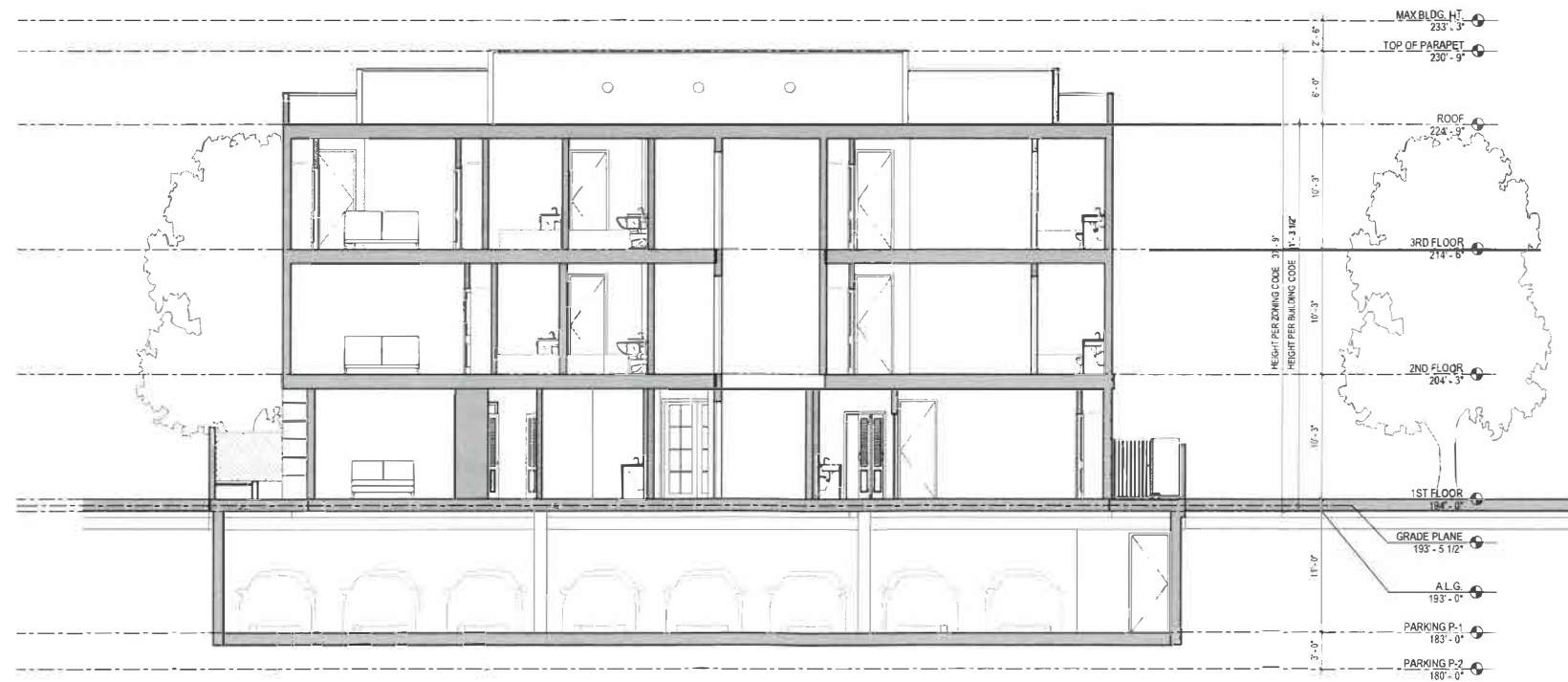
Checked By: W.S.

Drawing

A-08.3



1 Section G-G
A-08.4 3/16" = 1'-0"



2 Section H-H
A-08.4 3/16" = 1'-0"

Revision

OWNER

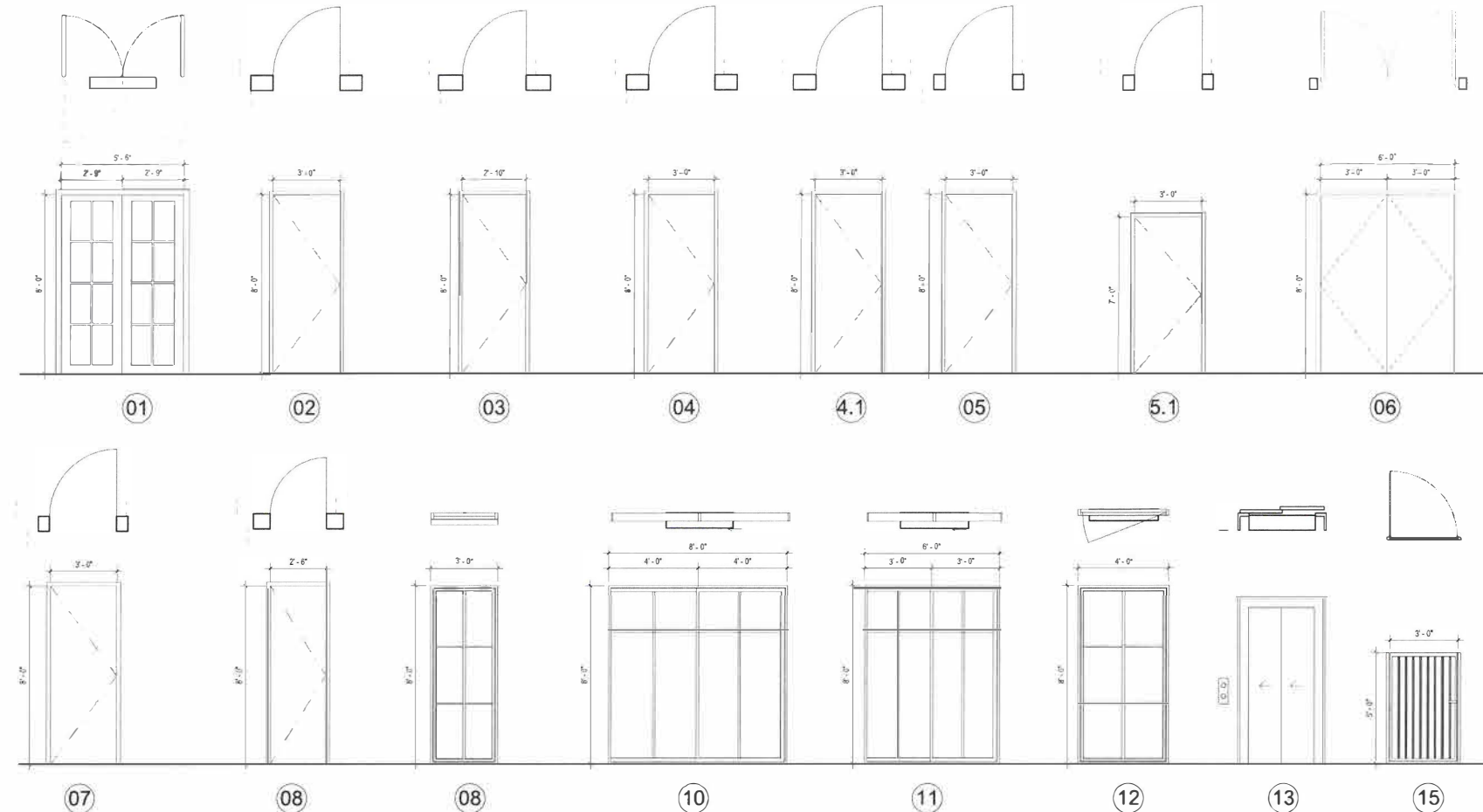
Drawing Title
Sections G-G & H-H

Scale: As Shown

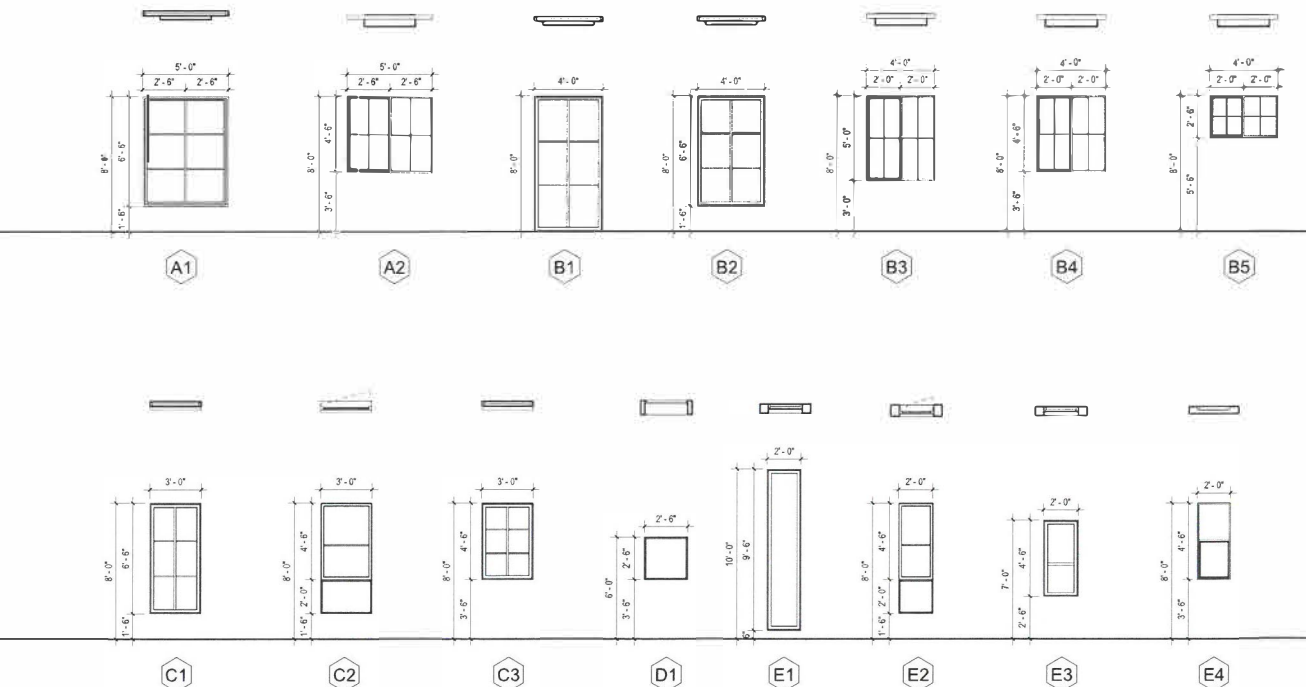
Start Date: 9/8/2015
Job No: F4-15
Drawn: A.A.
Checked By: W.S.

Drawing

A-08.4



DOOR LEGEND



WINDOW LEGEND

NOTES

1. ALL GLAZING IN DOORS AND WINDOWS WITHIN 24" OF THE ADJACENT FLOOR SHALL BE OF TEMPERED GLASS. FOR COMPLETE GLAZING REQUIREMENTS, REFER TO PLAN CHECK NOTE #43 @ A-12.3
2. ALL OPENINGS TO HAVE SECURITY/ALARM SYSTEM
3. ALTERNATE WINDOW FRAME SHALL BE EXPOSED WOOD ON ALUM. FRAME
4. PANIC HARDWARE FOR EXIT DOORS SHALL COMPLY W/ REQUIREMENTS OF CBC 10A.1.3. THE ACTIVATING MEMBERS SHALL BE MOUNTED AT THE HEIGHT OF NOT LESS THAN 36" NOR MORE THAN 44" ABOVE THE FLOOR. THE UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS WHEN APPLIED IN THE DIRECTION OF TRAVEL.
5. DECORATIVE WROUGHT IRON ROLL-UP GATE FROM ALUMATEK-PACIFIC, TEL. (800) 948-9955
6. ENTRY TO & EXIT FROM GARAGE:
 - A. OWNERS' ENTRY BY REMOTE CONTROL.
 - B. GUEST ENTRY BY CALL BOX.
 - C. EXIT FOR ALBY SENSOR
7. PROVIDE MIN. 32" WIDE FOR ALL INTERIOR ACCESSIBLE DOOR ROOMS, BATHROOMS & ETC.
8. EVERY EXIT DOOR & GATE SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE.
9. ALL FIRE RATED DOORS & FRAMES SHALL BEAR AN APPROVED LABEL SHOWING THE RATING FOLLOWED BY LETTER 'S'.
10. SLIDING DOORS AND WINDOWS TO BE WHITE COLOR VINYL 2 1/4" THICK FRAME DOUBLE GLAZING FROM RADCO WINDOWS AND PATIO DOORS
11. DOORS AND WINDOW SHALL BE ALUMINUM-GLAZED FRAME WINDOWS AND SHALL CONFORM TO THE SPECIFICATION OF THE MANUFACTURER. DOOR AND WINDOW THICKNESS IS 2" MIN. AND SHALL PROVIDE REQUIRED SUPPORT FOR GLASS DOOR AND WINDOWS. (SEE FABLE SPEC. FOR EQUAL)
12. DWELLING UNIT IS PROVIDED WITH COMFORT HEATING FACILITIES CAPABLE OF MAINTAINING 68 DEGREE F AT 3 FT ABOVE THE FLOOR.
13. THE WINDOWS ARE EQUAL GLAZED AND LABELED WINDOW FRAMES SHALL BE CONSISTENT WITH THOSE INDICATED IN THE ENERGY CALCULATION. (U-VALUES 0.290 AND SHGC 0.38 AND INFILTRATION THAT MEET THE REQUIREMENTS OF 10-11.1(A) AND ATTACHED 1-24)
14. PROVIDE MINIMUM STUD DRAFTER SIZING TO ACCOMMODATE INSULATION PROVIDE 2X12, 2X8 AND 2X6 FOR R-30 R-19 AND R-13 RESPECTIVELY
15. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED 240.3
 - A. INGRESS AND EGRESS DOORS.
 - B. PANELS IN SLIDING OR SWINGING DOORS.
 - C. DOORS AND ENCLOSURE FOR HOT TUB, BATH TUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 6" OF STANDING SURFACE)
 - D. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND LESS THAN 3' OF WALKING SURFACE.
 - E. IN WALL ENCLOSING STAIRWAY LANDING.
 - F. GUARDS AND HANDRAILS
16. HERE REQUIRED VERIFICATION

HERS FEATURE SUMMARY

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. ADDITIONAL DETAIL IS PROVIDED IN THE BUILDING COMPONENTS TABLES BELOW.

BUILDING LEVEL VERIFICATIONS:

 - HIGH QUALITY INSULATION INSTALLATION (OI)
 - A/D MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:

 - MINIMUM AIR FLOW
 - VERIFIED EER
 - VERIFIED SEER
 - FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:

 - DUCT SEALING
 - DUCT LOCATED ENTIRELY IN CONDITIONED SPACE
 - DOMESTIC HOT WATER SYSTEM VERIFICATIONS

| Door Schedule | | | | | | | | | |
|---------------|--------|--------|-------|-------------|-------------------|------------------|----------------------------------------------------------------------------|--|--|
| Type | Width | Height | Count | Fire Rating | Operation | Description | Comments | | |
| 01 | 5'-6" | 8'-0" | 4 | 45 Minute | Double Swing | Aluminum / Glass | Main Entrance Door / Patio Door | | |
| 02 | 3'-0" | 8'-0" | 15 | 20 Minute | Swing | Steel Door | Unit Entry Door | | |
| 03 | 2'-10" | 8'-0" | 49 | N/A | Swing | Wood | Bedroom / Bathroom Door | | |
| 04 | 3'-0" | 8'-0" | 2 | N/A | Swing | Aluminum / Glass | Balcony / Patio Door | | |
| 04.1 | 3'-0" | 8'-0" | 2 | N/A | Swing | Aluminum / Glass | Balcony / Patio Door | | |
| 05 | 3'-0" | 8'-0" | 8 | 90 Minute | Swing | Steel Door | Exit Door - Automatic Closing upon Fire Alarm Activation w/ Panic Hardware | | |
| 05.1 | 3'-0" | 7'-0" | 1 | 90 Minute | Swing | Steel Door | Exit Door - Roof | | |
| 06 | 6'-0" | 7'-0" | 1 | 45 Minute | Double Swing | Steel Door | Trash Room Double Door w/ Panic Hardware | | |
| 07 | 3'-0" | 7'-0" | 2 | 45 Minute | Swing | Steel Door | Electrical Room | | |
| 08 | 2'-10" | 7'-0" | 8 | N/A | Pocket | Wood | Pocket Door | | |
| 09 | 3'-0" | 8'-0" | 6 | N/A | Casement | Vinyl Windows | Balcony / Patio Door | | |
| 10 | 8'-0" | 8'-0" | 7 | N/A | Sliding | Aluminum / Glass | Balcony / Patio Door | | |
| 11 | 6'-0" | 8'-0" | 6 | N/A | Sliding | Aluminum / Glass | Balcony / Patio Door | | |
| 12 | 4'-0" | 8'-0" | 2 | N/A | Swing | Aluminum / Glass | Balcony / Patio Door | | |
| 13 | 3'-0" | 7'-6" | 5 | 90 Minute | Automatic Sliding | Per Manufacturer | Elevator Door | | |
| 15 | 3'-6" | 5'-0" | 3 | N/A | Swing | Wrought Iron | Gate | | |

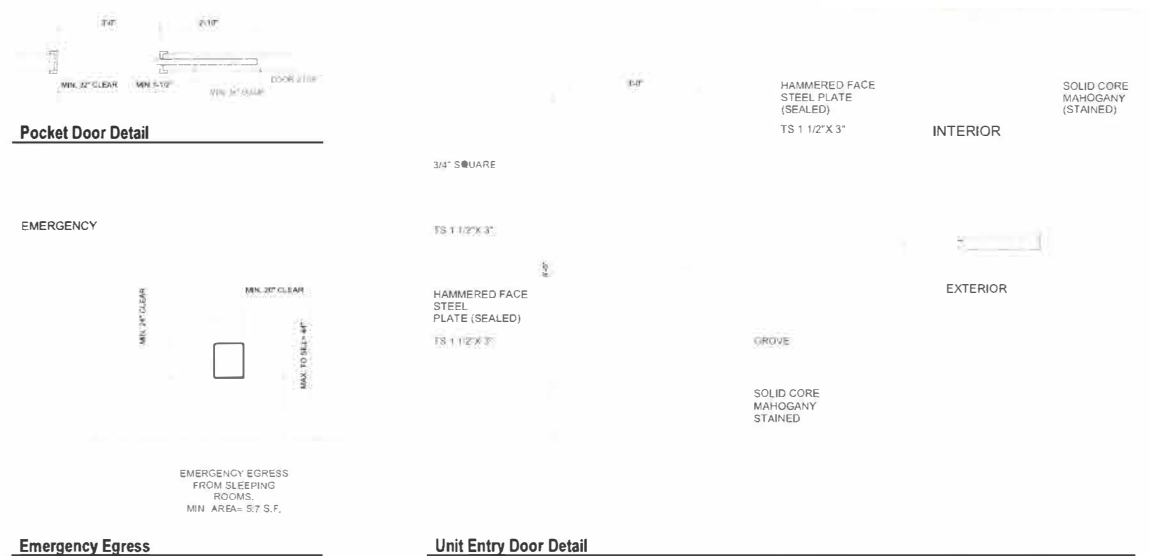
| Window Schedule | | | | | | |
|-----------------|-------|--------|-------|-------------------|---------------|--|
| Type Mark | Width | Height | Count | Operation | Type Comments | |
| A01 | 5'-0" | 6'-6" | 13 | Sliding - 2 Panel | | |
| A02 | 5'-0" | 4'-6" | 1 | Sliding - 2 Panel | | |
| B01 | 4'-0" | 8'-0" | 4 | Casement | | |
| B02 | 4'-0" | 6'-6" | 4 | Casement | | |
| B03 | 4'-0" | 5'-0" | 1 | Sliding - 2 Panel | | |
| B04 | 4'-0" | 4'-6" | 2 | Sliding - 2 Panel | | |
| B05 | 4'-0" | 2'-6" | 8 | Sliding - 2 Panel | | |
| C01 | 3'-0" | 6'-6" | 9 | Casement | | |
| C02 | 3'-0" | 6'-6" | 7 | Casement | | |
| C03 | 3'-0" | 4'-6" | 4 | Casement | | |
| D01 | 2'-6" | 2'-6" | 2 | Fixed | | |
| E01 | 2'-0" | 9'-6" | 1 | Fixed | | |
| E02 | 2'-0" | 6'-6" | 6 | Top Casement | | |
| E03 | 2'-0" | 4'-6" | 1 | Fixed | | |
| E04 | 2'-0" | 4'-6" | 6 | Casement | | |

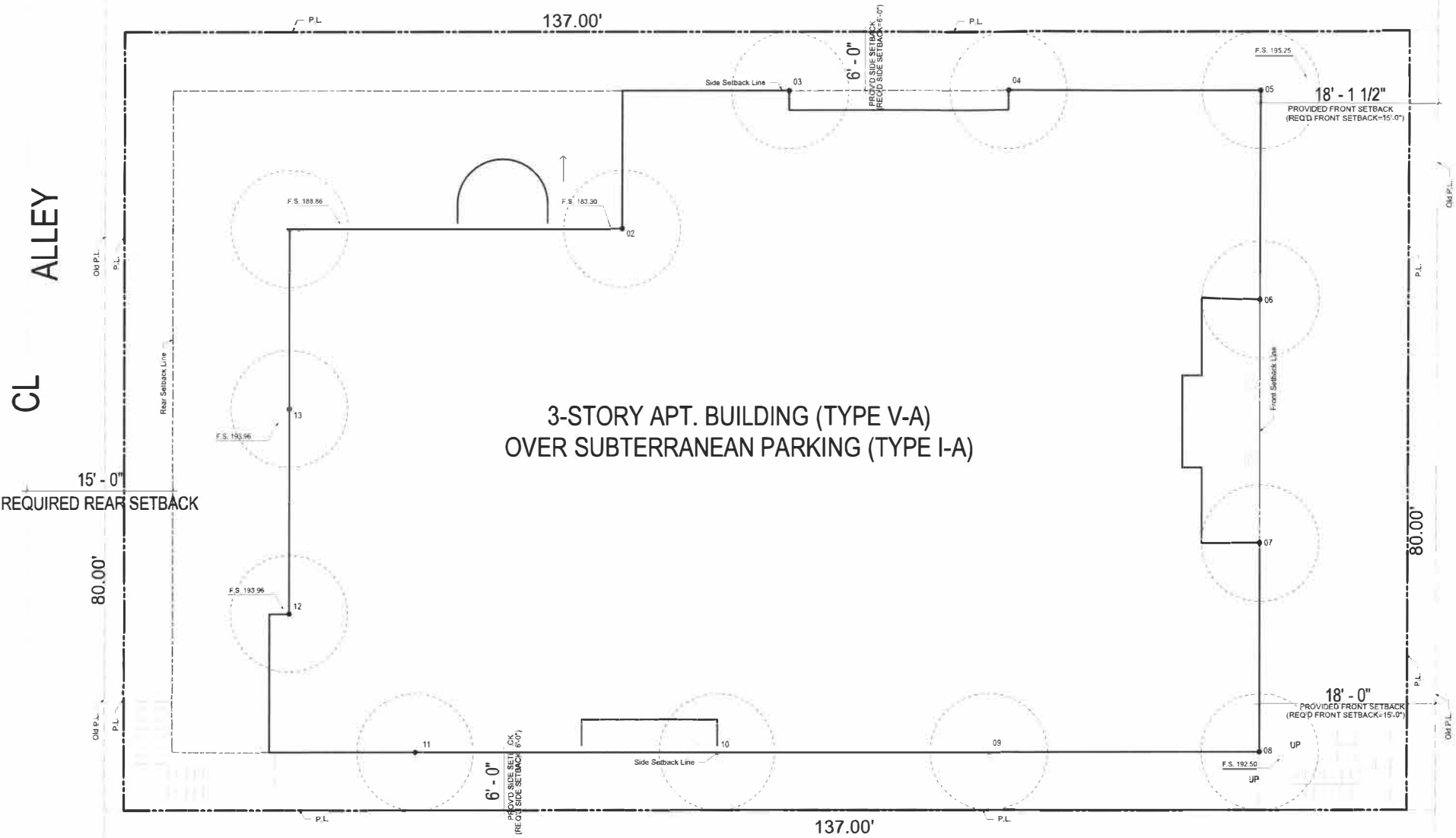
Pocket Door Detail

EMERGENCY

Emergency Egress

Unit Entry Door Detail

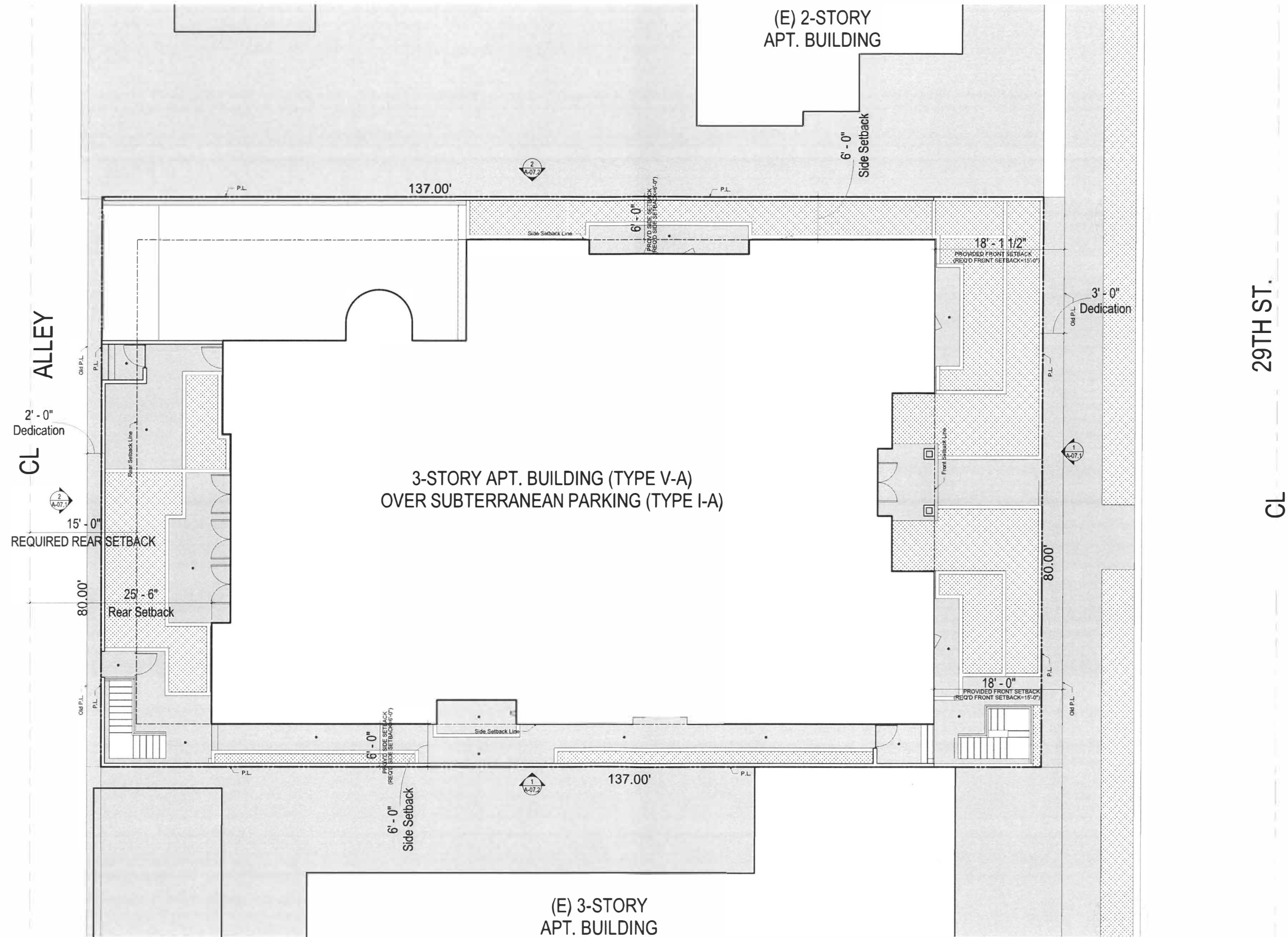




AVERAGE GRADE PLANE

Average Grade Plane Calcs

| No. | Grade |
|---------|--------|
| 1 | 198.35 |
| 2 | 183.79 |
| 3 | 193.95 |
| 4 | 193.95 |
| 5 | 195.25 |
| 6 | 193.45 |
| 7 | 193.45 |
| 8 | 193.00 |
| 9 | 193.95 |
| 10 | 193.95 |
| 11 | 193.95 |
| 12 | 193.95 |
| 13 | 193.95 |
| Average | 193.46 |



Rev 001

OWNER

Drawing Title
Site Plan
Indicating
Dedications

Scale: As Shown

Start Date: 9/8/2015

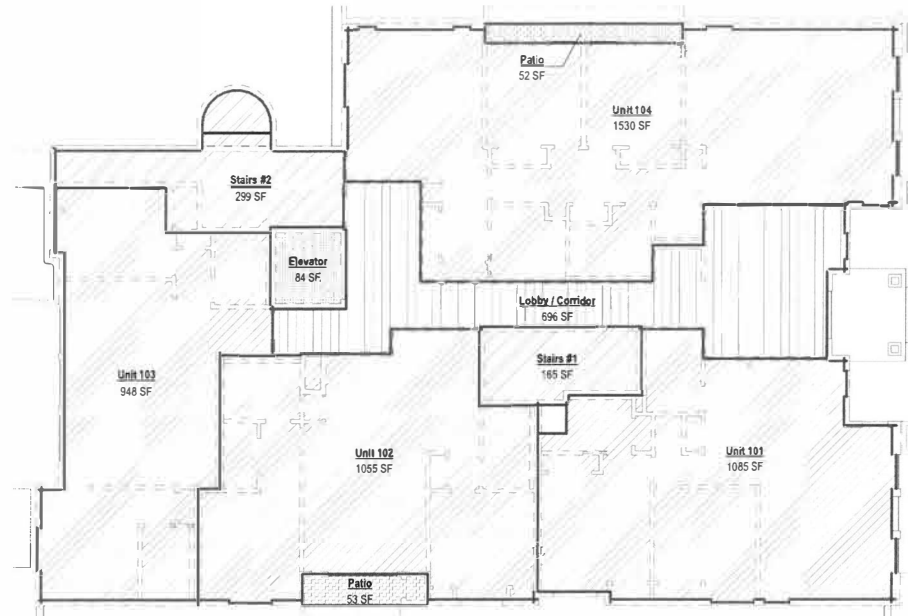
Job No: P4-15

Drawn: A.A.

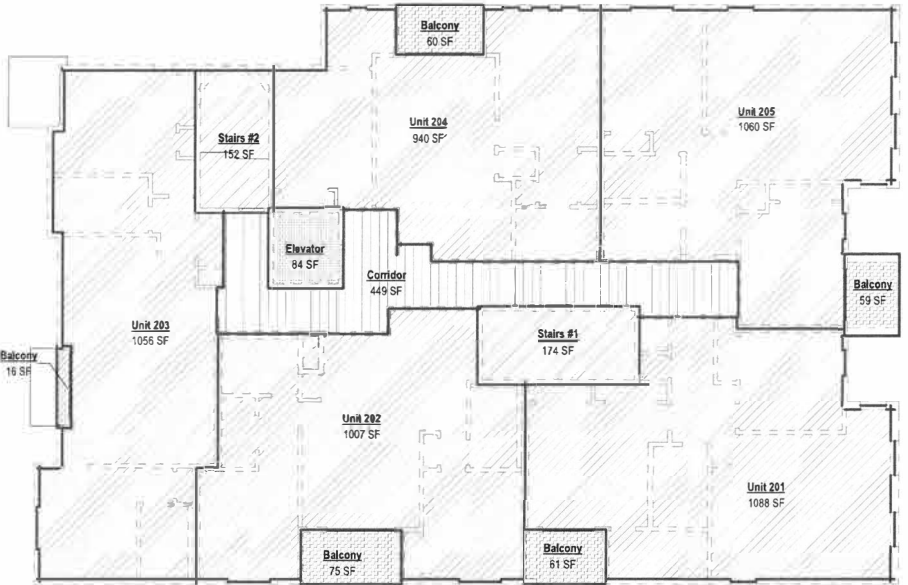
Checked By: H.B.

Drawing

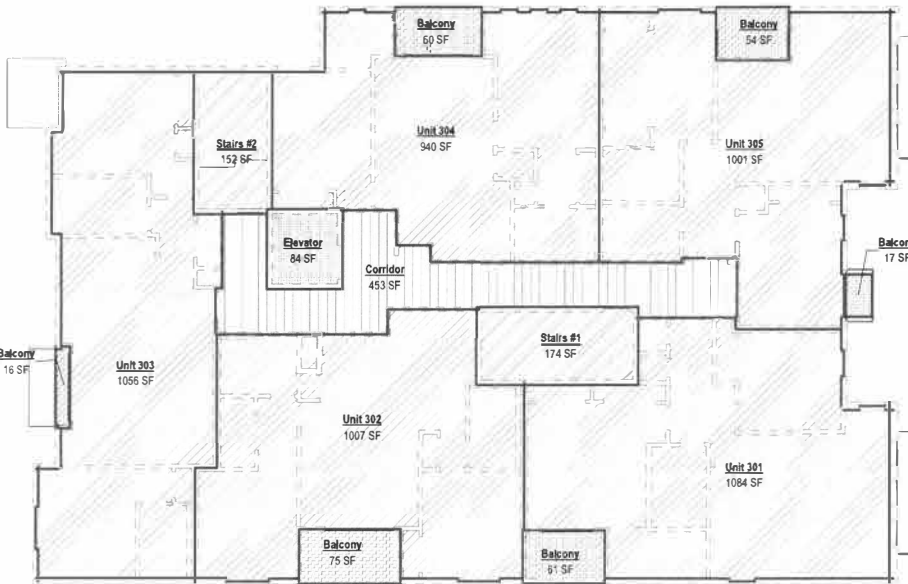
A-11.3



1 1ST FLOOR
A-11.4 1/8" = 1'-0"



2 2ND FLOOR
A-11.4 1/8" = 1'-0"



3 3RD FLOOR
A-11.4 1/8" = 1'-0"

| UNIT SUMMARY | | | | |
|--------------|----------|-----|-----|------------|
| | Unit # | 2BR | 3BR | Floor Area |
| 1ST FLOOR | 101 | X | | 1,080 |
| | 102 | X | | 1,055 |
| | 103 | X | | 948 |
| | 104 | | X | 1,526 |
| | SUBTOTAL | 3 | 1 | 4,609 |

| | Unit # | 2BR | 3BR | Floor Area |
|-----------|----------|-----|-----|------------|
| 2ND FLOOR | 201 | X | | 1,082 |
| | 202 | X | | 1,007 |
| | 203 | X | | 1,056 |
| | 204 | X | | 940 |
| | 205 | X | | 1,053 |
| | SUBTOTAL | 5 | 0 | 5,138 |

| | Unit # | 2BR | 3BR | Floor Area |
|-----------|----------|-----|-----|------------|
| 3RD FLOOR | 301 | X | | 1,082 |
| | 302 | X | | 1,007 |
| | 303 | X | | 1,061 |
| | 304 | X | | 941 |
| | 305 | X | | 999 |
| | SUBTOTAL | 5 | 0 | 5,090 |

| | 2BR | 3BR | Net Res. |
|-------|-----|-----|----------|
| TOTAL | 13 | 1 | 14,837 |

| | |
|--------------------|-----------|
| Max. Allowable RFA | 23,520.00 |
|--------------------|-----------|

| | |
|-------------|----|
| Total Units | 14 |
|-------------|----|

| | |
|-------------|-------|
| Average 2BR | 1,024 |
| Average 3BR | 1,526 |

Area Schedule (FAR)

| | | |
|-------------|-------|---------|
| PARKING P-1 | | |
| Parking | 10083 | Parking |

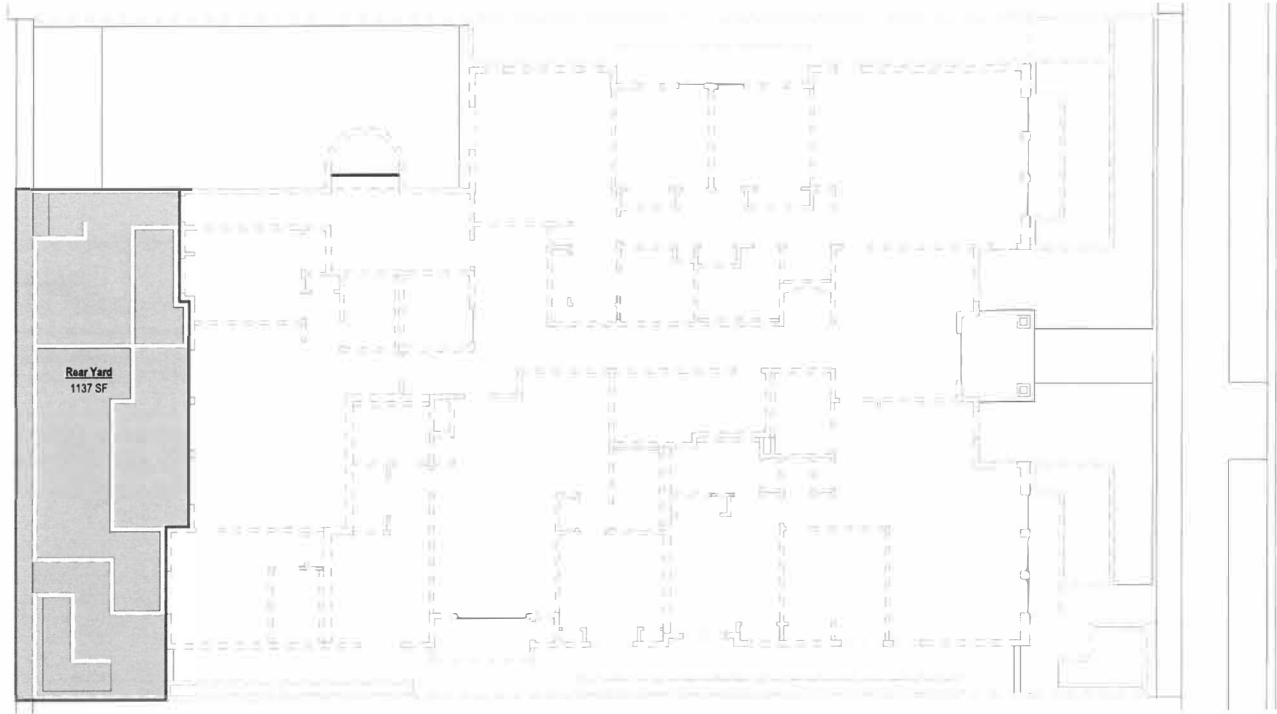
| 1ST FLOOR | | |
|------------------|------|----------------------|
| Elevator | 83 | Elevator Shaft |
| Lobby / Corridor | 695 | Building Common Area |
| Patio | 105 | Patio / Balcony |
| Stairs #1 | 164 | Stair Shaft |
| Stairs #2 | 299 | Stair Shaft |
| Unit 101 | 1084 | Residential |
| Unit 102 | 1054 | Residential |
| Unit 103 | 948 | Residential |
| Unit 104 | 1530 | Residential |

| 2ND FLOOR | | |
|-----------|------|----------------------|
| Balcony | 267 | Patio / Balcony |
| Corridor | 449 | Building Common Area |
| Elevator | 83 | Elevator Shaft |
| Stairs #1 | 174 | Stair Shaft |
| Stairs #2 | 152 | Stair Shaft |
| Unit 201 | 1088 | Residential |
| Unit 202 | 1007 | Residential |
| Unit 203 | 1056 | Residential |
| Unit 204 | 940 | Residential |
| Unit 205 | 1059 | Residential |

| 3RD FLOOR | | |
|-----------|------|----------------------|
| Balcony | 278 | Patio / Balcony |
| Corridor | 452 | Building Common Area |
| Elevator | 83 | Elevator Shaft |
| Stairs #1 | 173 | Stair Shaft |
| Stairs #2 | 152 | Stair Shaft |
| Unit 301 | 1084 | Residential |
| Unit 302 | 1007 | Residential |
| Unit 303 | 1056 | Residential |
| Unit 304 | 940 | Residential |
| Unit 305 | 1001 | Residential |

FLOOR AREA SUMMARY

| UNIT SUMMARY | | FLOOR AREA | | | | | | | | | | | | |
|--------------|----------|------------|----------------------------|-------------|------------------------|-------------|--------|-----------------|----------------|--------------------|-----------------------------|---------------------------------|--------------------------------|----------------------------------|
| 2 BED R. | 3 BED R. | TOTAL | GROSS FLOOR AREA (S.F.) | | NET RESIDENTIAL (S.F.) | | STAIRS | ELEVATOR SHAFTS | UTILITY SHAFTS | LOBBY AND CORRIDOR | BALCONIES (INCLUDED IN FAR) | FLOOR AREA (PER ZONING CODE) | FLOOR AREA (PER BUILDING CODE) | FLOOR AREA (PER SCHOOL DISTRICT) |
| | | | Exc. 1. Ext. Vols. & Balc. | Stairs Only | Stairs Only | Stairs Only | | | | | | | | |
| Parking | | | | | 10,077 | | | | | | | | | |
| 1ST FLOOR | 3 | 1 | 4 | 5,837 | 4,609 | | 464 | 84 | 42 | 695 | 105 | 5,352 (= 5837-464-84-42-105) | 5,816 (= 5837-84-42-105) | 5,942 (= 5937-105) |
| 2ND FLOOR | 5 | 0 | 5 | 5,961 | 5,138 | | 326 | 84 | 42 | 499 | 271 | 5,780 (= 5961-326-84-42-271) | 6,106 (= 5961-84-42-271) | 6,232 (= 5961-271) |
| 3RD FLOOR | 5 | 0 | 5 | 5,919 | 5,090 | | 326 | 84 | 42 | 453 | 283 | 5,750 (= 5919-326-84-42-283) | 6,076 (= 5919-84-42-283) | 6,202 (= 5919-283) |
| ROOF | | | | | | | | | | | | | | |
| TOTAL | 13 | 1 | 14 | 17,717 | 14,837 | | | | | | | 16,882 | 17,998 | 18,376 |



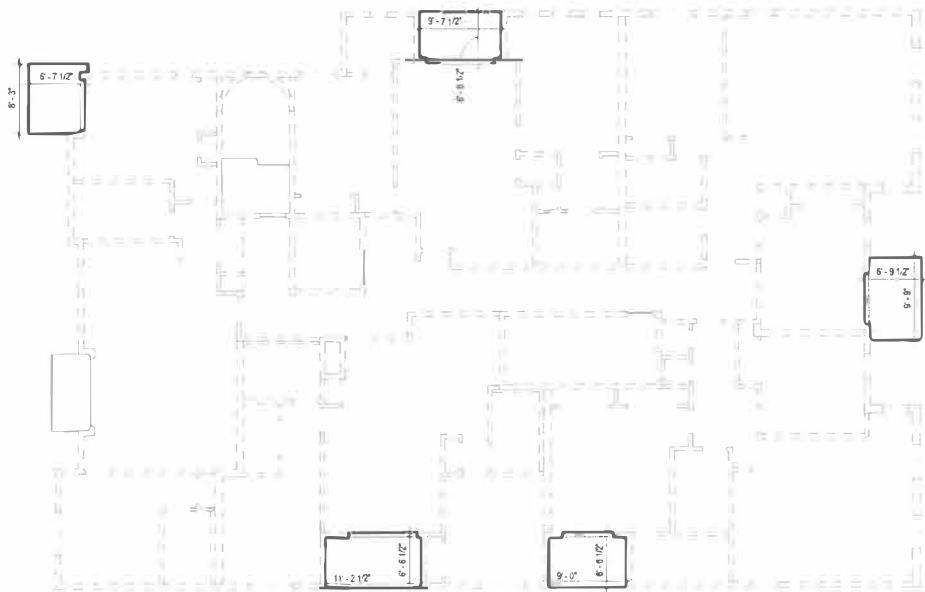
Open Space Exhibit
Open Space

OPEN SPACE

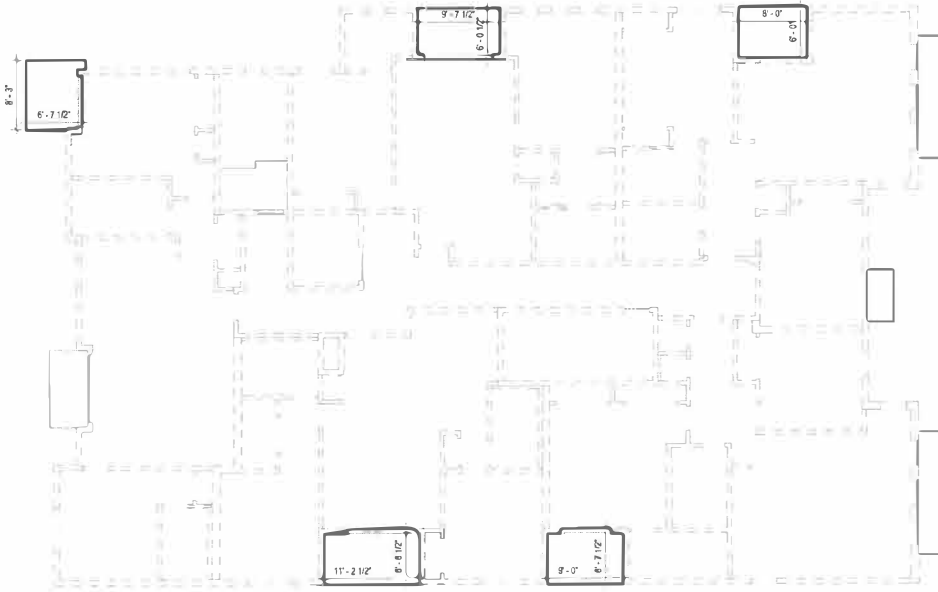
| Unit Type | Total # of Units | Habitable Rm. | Req'd O.S. / Unit | Req'd Open Space |
|------------------------|------------------|---------------|-------------------|------------------|
| 1-Bedroom Unit | 0 | 2 | 100 | 0 |
| 2-Bedroom Unit | 13 | 3 | 125 | 1625 |
| 3-Bedroom Unit | 1 | 4 | 175 | 175 |
| Total Req'd Open Space | | | | 1625 |

| Location | Unit Amt. | Qty. | Total |
|---------------------------|-----------|------|-------|
| Rear Yard | 1,137 | 1 | 1,137 |
| Patio (1st Floor) | - | - | 0 |
| Balcony | 50 | 10 | 500 |
| Rec. Room | - | - | 0 |
| Rooftop Deck | 0 | 0 | 0 |
| Total Open Space Provided | | | 1,637 |

Ground Level



2ND FLOOR



3RD FLOOR

Revision

OWNER

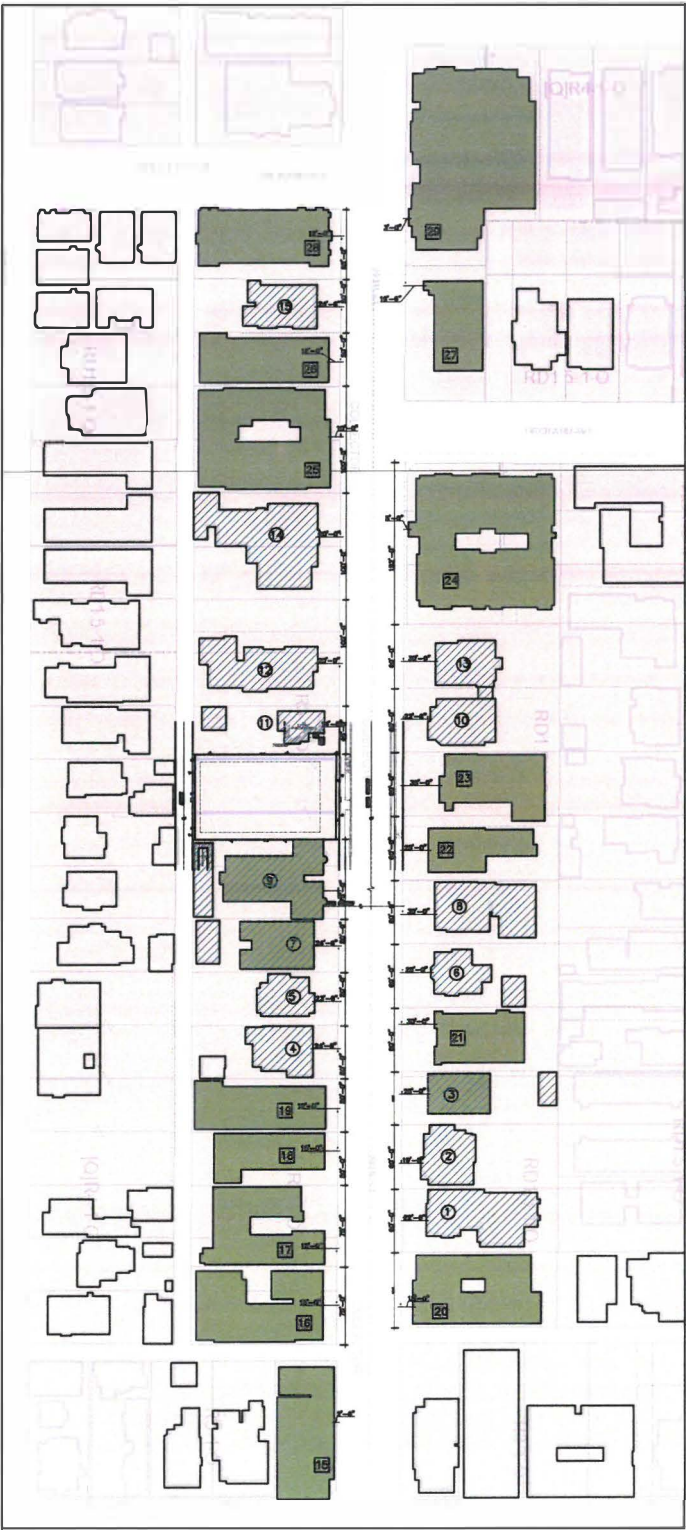
Drawing Title
Open Space
Exhibit

Scale: As Shown

Start Date: 9/6/2015
Job No: 146-15
Drawn: A.A.
Checked By: W.S.

Drawing

A-11.5



- MULTI-FAMILY RESIDENCES
- CONTRIBUTOR RESIDENCES

PROPOSED BUILDING'S LOT COVERAGE:50.0%

PROPOSED BUILDING HEIGHT:45 feet

PROPOSED SETBACK:18 feet

| Contributors | | | Development | | Setback | | Structure Height | | Number of Stories |
|----------------------------------|---------|-----------------|---------------|----------------|--------------|-------|------------------|------|-------------------|
| | Lot No. | Address | Lot Area (SF) | Footprint (SF) | Lot Coverage | (Ft) | (Ft) | | |
| | *MF 1 | 1137 W 29th St. | 8,586.5 | 4,872.5 | 56.75% | 22.5 | 21 | 2 | |
| | 2 | 1143 W 29th St. | 8,695.3 | 2,666.2 | 30.66% | 19.5 | 32 | 2 | |
| | MF 3 | 1153 W 29th St. | 6,526.8 | 2,836.4 | 43.46% | 25.0 | 26 | 2 | |
| | 4 | 1154 W 29th St. | 6,840.1 | 3,237.5 | 47.33% | 24.0 | 18 | 1.5 | |
| | MF 5 | 1162 W 29th St. | 6,840.1 | 1,967.3 | 28.76% | 23.5 | 27 | 2 | |
| | 6 | 1167 W 29th St. | 8,702.2 | 2,636.7 | 30.30% | 25.0 | 14 | 1 | |
| | MF 7 | 1172 W 29th St. | 6,840.1 | 4,049.2 | 59.20% | 24.5 | 22 | 2 | |
| | 8 | 1175 W 29th St. | 8,484.6 | 4,589.3 | 54.09% | 30.0 | 27 | 2 | |
| | MF 9 | 1180 W 29th St. | 10,260.2 | 6,414.6 | 62.52% | 14.5 | 38 | 3 | |
| | 10 | 1197 W 29th St. | 8,704.9 | 2,854.5 | 32.79% | 23.5 | 28 | 2 | |
| | MF 11 | 1196 W 29th St. | 6,156.1 | 1,641.0 | 26.66% | 14.5 | 28 | 2 | |
| | MF 12 | 1200 W 29th St. | 9,576.1 | 4,536.5 | 47.37% | 20.0 | 26 | 2 | |
| | 13 | 1207 W 29th St. | 8,697.9 | 2,510.0 | 28.86% | 30.0 | 26 | 2 | |
| | MF 14 | 1216 W 29th St. | 13,707.0 | 7,063.0 | 51.53% | 20.0 | 39 | 2.5 | |
| | 15 | 1248 W 29th St. | 6,850.1 | 2,825.1 | 41.24% | 24.5 | 20 | 1.5 | |
| *MF = Multi-Family | | | | | | | | | |
| Contributor Multi-Family Average | | | 8,561.61 | 4,172.56 | 47.03% | 20.56 | 28.38 | 2.19 | |

| | | |
|---|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ① | | Address: 1137 W 29TH ST Type: Contributor Year built: 1898 Property type/sub type: Residential-Single Family; House Architectural style: Craftsman |
| ② | | Address: 1143 W 29TH ST Type: Contributor Year built: 1907 Property type/sub type: Residential-Single Family; House Architectural style: Shingle |
| ③ | | Address: 1153 W 29TH ST Type: Contributor Year built: 1927 Property type/sub type: Residential-Multi Family; Fourplex Architectural style: Mediterranean Revival |
| ④ | | Address: 1154 W 29TH ST Type: Contributor Year built: 1885 Property type/sub type: Residential-Single Family; House Architectural style: Victorian, Vernacular Cottage, hip roof |
| ⑤ | | Address: 1162 W 29TH ST Type: Contributor Year built: 1891 Property type/sub type: Residential-Single Family; House Architectural style: American Foursquare |
| ⑥ | | Address: 1167 W 29TH ST Type: Contributor Year built: 1915 Property type/sub type: Residential-Single Family; House Architectural style: Victorian, Vernacular Cottage, hip roof |
| ⑦ | | Address: 1172 W 29TH ST Type: Contributor Year built: 1923 Property type/sub type: Residential-Multi Family; Fourplex Architectural style: Mediterranean Revival |
| ⑧ | | Address: 1175 W 29TH ST Type: Contributor Year built: 1900 Property type/sub type: Residential-Single Family; House Architectural style: Dutch Colonial Revival |
| ⑨ | | Address: 1180 W 29TH ST Type: Contributor Year built: 1929 Property type/sub type: Residential-Multi Family; Apartment Tower Architectural style: Mediterranean Revival |
| ⑩ | | Address: 1197 W 29TH ST Type: Contributor Year built: 1900 Property type/sub type: Residential-Single Family; House Architectural style: Shingle |
| ⑪ | | Address: 1196 W 29TH ST Type: Non-Contributor Year built: 1941 Property type/sub type: Residential-Multi Family; Triplex Architectural style: Minimal Traditional |
| ⑬ | | Address: 1207 W 29TH ST Type: Contributor Year built: 1901 Property type/sub type: Residential-Single Family; House Architectural style: American Foursquare; Neo-Classical |
| ⑭ | | Address: 1216 W 29TH ST Type: Contributor Year built: 1907 Property type/sub type: Residential-Single Family; House Architectural style: Tudor Revival |
| ⑮ | | Address: 1248 W 29TH ST Type: Contributor Year built: 1903 Property type/sub type: Residential-Single Family; House Architectural style: Craftsman |



ARCHITECTURE, PLANNING, AND ENGINEERING
1000 MARSHALL BLVD STE 200
LOS ANGELES, CA 90015
TEL: 310.557.1114

Revision
#

OWNER

Drawing Title

HPOZ COMPLIANCE

Scale: AS SHOWN

Start Date: 9/8/2015

Job No: F&B-15

Drawn By: A.A.

Checked By: W.B.

Drawing No.

A-11.6

DI



① 1182 W 29TH ST.



③ 1259 W 29TH ST.



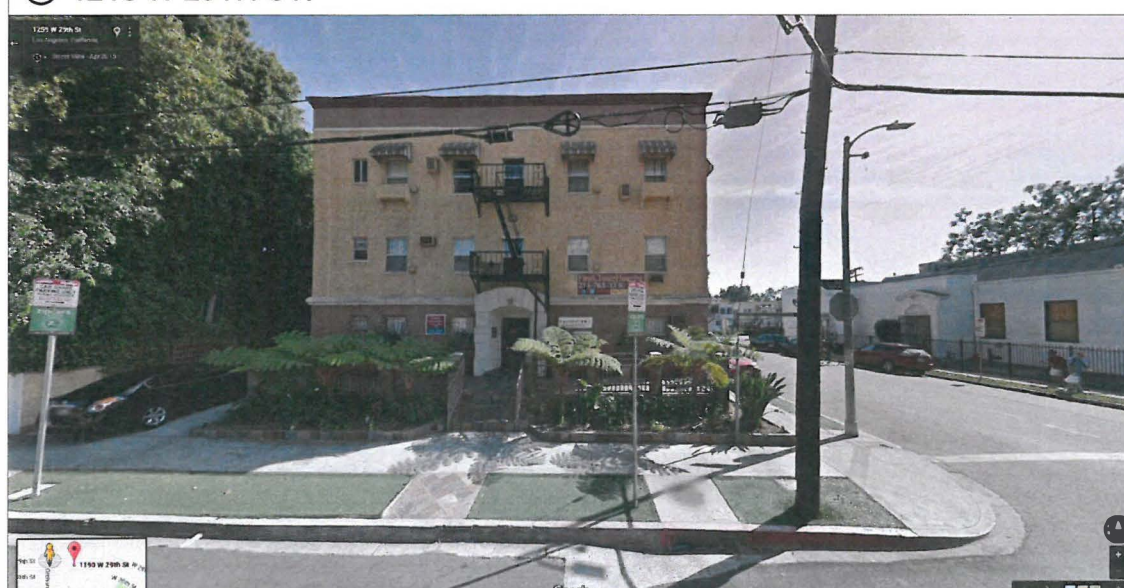
⑤ 1154 W 29TH ST.



② 1102 W 29TH ST.



④ 1218 W 29TH ST.



⑥ 1159 W 29TH ST.



Street View Elevation

Revision

OWNER

Drawing Title
Street View
Elevation

Scale: As Shown

Start Date: 9/8/2015

Job No: Feb-15

Drawn: A.A.

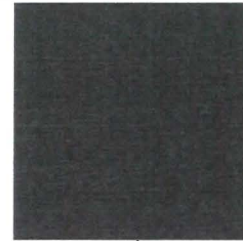
Checked By: M.B.

Drawing

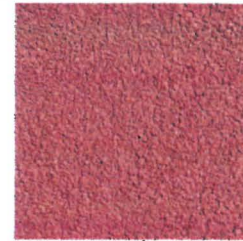
A-11.8

DI

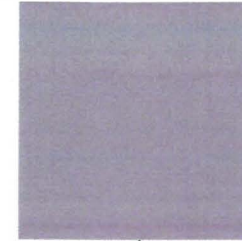
Dark Anodized Aluminum
Door and Window Frames



Clay
Ornamental Clay Rings



Walrus (DE6368)
Cool Neutrals, 2013, Perfect Palette®
LRV 31
Munsell:
HUE=3.27B VALUE=6.1 CHROMA=0.3



Cold Morning (DE6365)
Cool Neutrals, Perfect Palette®
LRV 73
Munsell:
HUE=8.94G VALUE=8.7 CHROMA=0.1



OWNER

Drawing Title
Material Board

Scale: As Shown

Start Date: 9/6/2015
Job No: Fd-15
Drawn: A.A.
Checked By: H.B.

Drawing

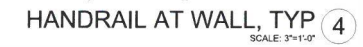
A-11.9

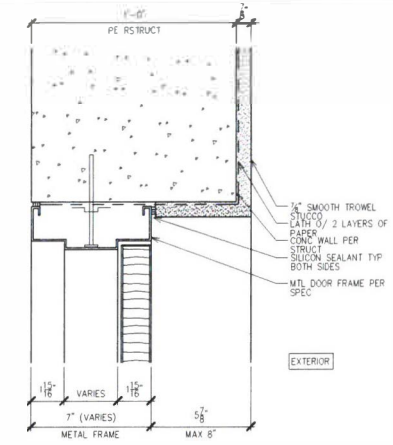
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| <div><div>ARCHITECTURE, PLANNING, AND ENGINEERING THE SUTHERLAND GROUP LOS ANGELES, CA 90015 TEL: 213.461.1100</div><div>OWNER: _____ OR: _____</div><div>Drawing Title _____</div><div>Scale: NTS</div><div>Start Date: 9/8/2015</div><div>Job No: Fe-15</div><div>Drawn By: A.A.</div><div>Checked By: M.B.</div><div>Drawing No. _____</div><div>A-15.2</div></div> <div><div><div><div><div>1. HOUSING ACCESSIBILITY SHALL APPLY TO THE FOLLOWING (1101A.1).</div><div>2. ALL NEWLY-CONSTRUCTED COVERED MULTIFAMILY DWELLINGS, (SEE ALL COVERED UNITS UNDER SECTION 1102A.1.)</div><div>3. NEW COMMON USE AREAS SERVING EXISTING COVERED MULTIFAMILY DWELLING.</div><div>4. ADDITIONS TO EXISTING BUILDINGS, WHERE THE ADDITION ALONE MEETS THE DEFINITION OF A COVERED MULTIFAMILY DWELLING.</div><div>5. NEW COMMON USE AREAS SERVING NEW COVERED MULTIFAMILY DWELLINGS.</div><div>6. WHERE ANY PORTION OF A BUILDING'S INTERIOR IS PRESERVED, BUT THE INTERIOR OF THE BUILDING IS REMOVED, INCLUDING ALL STRUCTURAL PORTIONS OF FLOORS AND CEILINGS. THE BUILDING IS CONSIDERED A NEW BUILDING FOR DETERMINING THE APPLICATION OF THIS CHAPTER.</div><div>7. COVERED WALKWAYS MULTIFAMILY DWELLINGS SHALL BE MAINTAINED IN COMPLIANCE WITH THE ACCESSIBILITY STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. (1102A.2)</div><div>8. APARTMENTS CONSTRUCTED PRIOR TO MARCH 13, 1991 SHALL BE MAINTAINED IN COMPLIANCE WITH THE ACCESSIBILITY STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. (1102A.2)</div><div>9. PUBLIC HOUSING AS DEFINED IN CHAPTER 2 OF THIS CODE IS SUBJECT TO PROVISIONS OF THE DIVISION OF THE STATE ARCHITECT (DSAA/C) IN CHAPTER 11B. (1101A.1)</div><div>10. NEWLY CONSTRUCTED PUBLICLY FUNDED BUILDINGS ARE SUBJECT TO THE PROVISIONS OF CHAPTER 11A AND CHAPTER 11B. (1101A.1)</div><div>11. EXISTING PUBLICLY FUNDED BUILDINGS ARE SUBJECT TO PROVISIONS OF CHAPTER 11B-202.4</div><div>MULTISTORY DWELLINGS WITH ONE OR MORE ELEVATORS</div><div>12. FOR MULTISTORY DWELLING UNITS IN BUILDINGS WITH ELEVATORS, THE STORY OF THE UNIT THAT SERVED BY THE BUILDING ELEVATOR IS CONSIDERED A GROUND FLOOR AND THE PRIMARY ENTRY FLOOR TO THE UNIT AND SHALL COMPLY WITH THE FOLLOWING (1103A.3.2)</div><div>A. AT LEAST ONE POWDER ROOM OR BATHROOM SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL.</div><div>B. AT LEAST ONE KITCHEN SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL.</div><div>C. ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH DIVISION IV.</div></div><div><div>DIVISION II - EXTERIOR FACILITIES</div><div>SITE DEVELOPMENT AND ROUTE OF TRAVEL</div><div>NOTE: ACCESSIBLE ROUTE OF TRAVEL IS DEFINED AS "A CONTINUOUS AND 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."</div><div>NOTE: EXCEPT WITH INDIVIDUAL DWELLING UNITS, AN ACCESSIBLE ROUTE OF TRAVEL SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHER SPACES USED FOR SIMILAR PURPOSES. (1101A.1.1)</div><div>1. SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR ENITS AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC.</div><div>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. (1101A.1)</div><div>3. THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE AND TO THE MAXIMUM EXTENT FEASIBLE, CONSIDER WITH THE ROUTE FOR THE GENERAL PUBLIC AND BUILDING RESIDENTS. (1101A.1)</div><div>4. 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, WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE. (1101A.1.1)</div><div>5. 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. (1101A.1.2)</div><div>6. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT TO THE FOLLOWING (1101A.1.2 & 1101A.1.3) A. ACCESSIBLE RAMPINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE. B. ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH FACILITY ENTRANCES AND ELEMENTS WITH ACCESSIBLE DWELLING UNITS WITHIN THE BUILDING OR FACILITY.</div><div>7. AN ACCESSIBLE ROUTE SHALL CONNECT AT LEAST ONE ACCESSIBLE ENTRANCE OF EACH COVERED MULTIFAMILY DWELLING UNIT WITH THOSE EXTERIOR AND INTERIOR SPACES AND FACILITIES THAT SERVE THE ACCESSIBLE DWELLING UNIT. (1101A.1.4)</div><div>8. AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE, ENTRANCES AND FACILITIES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES. (1102A.2)</div><div>9. ALL COVERED GROUND FLOOR UNITS IN NON-ELEVATOR BUILDINGS MUST BE ADAPTABLE AND ON AN ACCESSIBLE ROUTE. (1104.1)</div><div>10. GARAGES, CARPORTS AND OTHER PARKING FACILITIES, WHICH ARE ACCESSORY TO COVERED MULTIFAMILY DWELLING UNITS, SHALL BE ACCESSIBLE AS REQUIRED BY 1108A.1 (1104.1)</div><div>11. TEMPORARY RESTRICTIONS 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. (1102A.6)</div><div>ACCESSIBLE PARKING</div><div>12. EACH PARKING FACILITY PROVIDED FOR COVERED MULTIFAMILY DWELLINGS AND FACILITIES (E.G., SWIMMING POOLS, CLUB HOUSES, RECREATION AREAS AND LANDSCAPE SCENES) THAT SERVE COVERED MULTIFAMILY DWELLINGS SHALL PROVIDE ACCESSIBLE PARKING. (1109A.1)</div><div>NOTE: PARKING FACILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING (1109A.2):</div><div>1. GARAGES</div><div>2. PRIVATE GARAGES (SEE SECTION 1105A FOR THE APPLICATION OF BUILDING STANDARDS FOR ACCESSIBILITY)</div><div>3. CARPORTS</div><div>4. OFF-STREET PARKING (PARKING LOT SPACES)</div><div>5. PRIVATE GARAGES ACCESSORY TO COVERED MULTIFAMILY DWELLING UNITS SHALL BE ACCESSIBLE. PRIVATE GARAGES INCLUDE INDIVIDUAL GARAGES AND MULTIPLE INDIVIDUAL GARAGES GROUPED TOGETHER. (1109A.1.1)</div><div>6. FOR EACH ATTACHED PRIVATE GARAGE DIRECTLY SERVING A SINGLE COVERED MULTIFAMILY DWELLING UNIT, DETAIL COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING OPTIONS. (1109A.2.1)</div><div>A. A DOOR LEADING DIRECTLY FROM THE COVERED DWELLING UNIT TO AN IMMEDIATELY ADJACENT GARAGE, THE DOOR SHALL COMPLY ON BOTH SIDES WITH SECTIONS 1102A.3 THROUGH 1102A.4</div><div>B. AN ACCESSIBLE ROUTE OF TRAVEL FROM THE COVERED DWELLING UNIT TO THE EXTERIOR DOOR ENTERING THE GARAGE, SEE SECTION 1102A.1 FOR REQUIREMENTS AT BOTH EXIST DOORS.</div><div>13. AN ACCESSIBLE ROUTE OF TRAVEL FROM THE DWELLING UNITS PRIMARY ENTRY DOOR TO THE VEHICULAR ENTRANCE AT THE GARAGE, SEE SECTION 1102A.1 FOR REQUIREMENTS AT THE PRIMARY ENTRY DOOR.</div><div>14. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AT A MINIMUM RATE OF 2 PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT. (1109A.3)</div><div>15. WHEN ASSIGNED PARKING SPACES ARE PROVIDED FOR A RESIDENT OR A GROUP OF RESIDENTS, AT LEAST 2 PERCENT OF THE ASSIGNED PARKING SPACES SERVING COVERED MULTIFAMILY DWELLING UNITS SHALL BE ACCESSIBLE IN EACH TYPE OF PARKING FACILITY, AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT. WHEN ASSIGNED PARKING IS PROVIDED, SIGNAGE AS REQUIRED BY SECTION 1108A.8 SHALL NOT BE REQUIRED. (1109A.4)</div><div>16. WHEN PARKING IS PROVIDED FOR COVERED MULTIFAMILY DWELLINGS AND IS NOT ASSIGNED TO A RESIDENT OR A GROUP OF RESIDENTS, AT LEAST 5 PERCENT OF THE PARKING SPACES SHALL BE ACCESSIBLE AND PROVIDE ACCESS TO GRADE-LEVEL ENTRANCES OF COVERED MULTIFAMILY DWELLINGS AND FACILITIES (E.G., SWIMMING POOLS, CLUB HOUSES, RECREATION AREAS AND LANDSCAPE SCENES) THAT SERVE COVERED MULTIFAMILY DWELLINGS. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED WITH SIGNAGE AS REQUIRED BY SECTION 1109A.8. SUCH SIGNAGE SHALL NOT BE BLOCKED FROM VIEW BY A VEHICLE PARKED IN THE SPACE. (1109A.5)</div><div>17. WHEN ASSIGNED PARKING IS PROVIDED, DESIGNATED ACCESSIBLE PARKING FOR THE DWELLING UNIT SHALL BE PROVIDED ON REQUEST OF RESIDENTS WITH NEEDS ON THE SAME TERMS AND WITH THE FULL RANGE OF CHOICES (E.G., OFF-STREET PARKING, CARPORT OR GARAGE) THAT ARE AVAILABLE FOR OTHER RESIDENTS. (1109A.6)</div><div>18. THE LOCATION OF ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE FOLLOWING (1109A.7)</div><div>A. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE BUILDING, OR COVERED MULTIFAMILY DWELLING UNIT ENTRANCE, ALL VAN ACCESSIBLE SPACES MAY BE GROUPED ON ONE LEVEL OF A MULTILEVEL PARKING FACILITY.</div><div>B. WHEN PARKING FACILITIES ARE LOCATED ADJACENT TO A BUILDING WITH MULTIPLE ACCESSIBLE ENTRANCES, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE BUILDING ENTRANCES.</div><div>C. WHEN PRACTICAL, THE ACCESSIBLE ROUTE SHALL NOT CROSS LANES FOR VEHICULAR TRAFFIC. WHEN CROSSING VEHICLE TRAFFIC LANES IS NECESSARY, THE ACCESSIBLE ROUTE SHALL BE DESIGNATED AND MARKED AS A CROSSWALK.</div><div>D. PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING SHALL HAVE ACCESSIBLE PARKING SPACES LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.</div><div>E. ACCESSIBLE PARKING SPACES SHALL BE LOCATED SO THAT PERSONS WITH PHYSICAL DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN.</div><div>19. ALL ENTRANCES, EXITS AND VEHICULAR PASSAGEWAYS TO AND FROM REQUIRED ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES, SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8 FEET 2 INCHES FROM THE FLOOR TO THE LOWEST PROJECTION OF THE CEILING, LOWERCEILING WARNING SIGNS COMPLYING WITH SECTION 1142A FOR CHARACTER HEIGHT SHALL BE INSTALLED AT TRANSITIONS FROM THE 8 FEET 2 INCH CEILING TO THE LOWER CEILING HEIGHTS IN VEHICULAR PASSAGEWAYS IN THE SAME PARKING LEVEL. (1109A.8.1)</div><div>20. PARKING SPACES SHALL BE ARRANGED TO COMPLY WITH THE FOLLOWING (1109A.8.2)</div><div>A. IN EACH PARKING AREA, A BUMPER OR CURB SHALL BE PROVIDED AND LOCATED TO PREVENT ENCODGMENT OF CARS OVER THE REQUIRED WIDTH OF WALKWAYS.</div><div>B. RAMPS, INCLUDING CURB RAMPS, SHALL NOT ENDOUCH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT LOADING AND UNLOADING ACCESSIBLE AREA.</div><div>21. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/4 INCH PER FOOT (2.08% GRADE) IN ANY DIRECTION. (1109A.8.3)</div><div>22. WHERE ACCESSIBLE SINGLE SPACES ARE PROVIDED, THEY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING (1109A.8.5)</div><div>A. SINGLE SPACES SHALL BE 14 FEET WIDE MINIMUM, AND SHALL PROVIDE A 5-FOOT WIDE PARKING AREA AND A 5-FOOT WIDE LOADING AND UNLOADING ACCESS AISLE, ACCESS AISLES SHALL BE PERMITTED TO BE LOCATED ON EITHER SIDE OF THE VEHICLE, AND SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE.</div><div>B. WHEN MORE THAN ONE SPACE IS PROVIDED, TWO 9-FOOT WIDE PARKING SPACES MAY BE LINED ON EACH SIDE OF A 9-FOOT WIDE LOADING AND UNLOADING ACCESS AISLE.</div><div>C. THE MINIMUM LENGTH OF EACH PARKING SPACE SHALL BE 18 FEET.</div><div>D. THE LOADING AND UNLOADING ACCESS AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE, WITHIN THE BLUE BORDER, HATCHED LINES A MAXIMUM OF 6 INCHES ON CENTER SHALL BE PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE, THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITH EACH FOOT WIDE LOADING AND UNLOADING ACCESS AISLE, THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE FROM THE ADJACENT VEHICULAR WAY. NOTE: SEE FIGURES 11A-2A, 11A-2B AND 11A-2C.</div><div>23. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING (1109A.8.6)</div><div>A. EACH VAN ACCESSIBLE PARKING SPACE SHALL BE 17 FEET WIDE MINIMUM, AND SHALL PROVIDE EITHER OF THE FOLLOWING:</div><div>1. A 15-FOOT WIDE MINIMUM PARKING AREA AND A 5-FOOT WIDE MINIMUM LOADING AND UNLOADING ACCESS AISLE.</div><div>2. A 9-FOOT WIDE MINIMUM PARKING AND AN 8-FOOT WIDE MINIMUM LOADING AND UNLOADING ACCESS AISLE.</div><div>B. VAN ACCESSIBLE PARKING SPACE ACCESS AISLES SHALL BE LOCATED ON THE PASSENGER SIDE OF THE VEHICLE WITH THE VEHICLE PARKED IN THE FORWARD POSITION, AND SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACE THEY SERVE.</div><div>C. THE MINIMUM LENGTH OF EACH SPACE SHALL BE 18 FEET.</div><div>D. EACH SPACE SHALL BE DESIGNATED "VAN ACCESSIBLE" AS REQUIRED BY 1109A.8.</div><div>E. ALL VAN ACCESSIBLE SPACES MAY BE GROUPED ON ONE LEVEL OF A MULTILEVEL PARKING FACILITY.</div><div>F. THE LOADING AND UNLOADING ACCESS AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE, WITHIN THE BLUE BORDER, HATCHED LINES A MAXIMUM OF 6 INCHES ON CENTER SHALL BE PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE, THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITH EACH FOOT WIDE LOADING AND UNLOADING ACCESS AISLE, THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE FROM THE ADJACENT VEHICULAR WAY. NOTE: SEE FIGURES 11A-3A, 11A-2B AND 11A-2C.</div><div>24. PARKING SPACES ADJACENT TO ACCESSIBLE PARKING SPACES SHALL NOT BE CONSIDERED AS LOADING AND UNLOADING ACCESS AISLES. (1109A.8.7)</div><div>25. AT EACH ACCESSIBLE PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES, SHOW AND DETAIL REQUIRED REFLECTIVE SIGN CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 1142A.8. THE SIGN SHALL NOT BE SMALLER THAN 7 SQUARE INCHES IN AREA, AND SHALL BE POSITIONED 30 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED TO THE BOTTOM OF THE SIGN, SIGNS LOCATED ON ACCESSIBLE ROUTES SHALL BE POSTED AT A MINIMUM HEIGHT OF 30 INCHES ABOVE THE FINISH FLOOR OR GROUND SURFACE OF THE ACCESSIBLE ROUTE, MEASURED TO THE BOTTOM OF THE SIGN. (1109A.8.8)</div><div>26. SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES SHALL BE VISIBLE FROM EACH PARKING SPACE THEY SERVE, AND SHALL BE PERMANENTLY POSTED IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WITHIN AT THE HEAD END OF THE PARKING SPACE, SIGNS MAY ALSO BE PERMANENTLY POSED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE, EY, (1019A.8.9)</div><div>27. VAN ACCESSIBLE SPACES SHALL COMPLY WITH SECTION 1109A.8.6 AND SHALL HAVE AN ADDITIONAL SIGN OR ADDITIONAL LANDING STATION "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY.</div><div>28. SHOW AND DETAIL THE REQUIRED ADDITIONAL SIGN TO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 7 INCHES BY 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN 1 INCH IN HEIGHT, AND SHALL CLEARLY AND CONSPICUOUSLY STATE THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING IDENTIFYING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____." BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.</div><div>29. PROVIDE ACCESSIBLE PARKING STALL DETAILS. EACH ACCESSIBLE PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION COMPLYING WITH EITHER OF THE FOLLOWING (1104A.8.8)</div><div>A. THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE, AND SHALL BE MARKED WITH THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" IN WHITE OR A SUITABLE CONTRASTING COLOR, THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE 36 INCHES WIDE BY 36 INCHES HIGH MINIMUM, WITH THE CENTER LINE 6 INCHES MAXIMUM FROM THE CENTER LINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE, AND ITS LOWER SIDE ALIGNED WITH THE END OF THE PARKING SPACE.</div><div>B. THE PARKING SPACE SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, IN WHITE ON A BLUE BACKGROUND, 36 INCHES WIDE BY 36 INCHES HIGH MINIMUM IN SIZE, THE CENTER LINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE 6 INCHES MAXIMUM FROM THE CENTER LINE OF THE PARKING SPACE, ITS SIDES SHALL BE PARALLEL TO THE LENGTH OF THE PARKING SPACE, AND ITS LOWER SIDE SHALL BE ALIGNED WITH THE END OF THE PARKING SPACE LENGTH. NOTE: SEE FIGURES 11A-3A, 11A-2B AND 11A-2C.</div><div>30. SHOW AND DETAIL ACCESSIBLE PATH OF TRAVEL, INCLUDING MINIMUM WIDTH, SLOPE, CROSS-SLOPE, ETC.</div><div>31. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4 INCH (1115A.1)</div><div>32. WALKS AND SIDEWALKS SHALL BE STABLE, FIRM, AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1110A.3.</div><div>33. WALKS AND SIDEWALKS SERVING AN INDIVIDUAL DWELLING UNIT IN A COVERED MULTIFAMILY BUILDING SHALL BE 36 INCHES MINIMUM IN CLEAR WITH ALL OTHER WALKS AND SIDEWALKS SHALL BE 48 INCHES MINIMUM IN CLEAR WITHIN (1115A.1.1)</div><div>34. WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.08% PERCENT SLOPE). (1115A.1.2)</div><div>35. ALL WALKS ON AN ACCESSIBLE ROUTE SHALL HAVE LEVEL AREAS AT LEAST 60 INCHES IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FEET. (1115A.2)</div><div>36. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS ON AN ACCESSIBLE ROUTE SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE, FOR GRATINGS (LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/4 INCH IN THE DIRECTION OF TRAFFIC. (1115A.3)</div><div>37. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 UNIT VERTICAL TO 20 UNITS HORIZONTAL (5% PERCENT SLOPE), IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 1114A.4 AS A PEDESTRIAN RAMP. (1115A.3)</div><div>38. PROVIDE AND REFERENCE RAMP DETAILS, INCLUDING SLOPE, LANDINGS, HANDRAILS, EXTENSIONS, ETC.</div><div>39. WALKS ON AN ACCESSIBLE ROUTE SHALL BE PROVIDED WITH A LEVEL AREA AT EACH SIDE OF A DOOR OR GATE, LEVEL AREAS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR MANEUVERING CLEARANCES IN SECTION 1102A.3. (1115A.4)</div><div>40. HANDRAILS PROVIDED ALONG WALKING SURFACES WITH RUNNING SLOPES NOT STEEPER THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%PERCENT SLOPE) SHALL COMPLY WITH SECTION 1114A.4 (1115A.5)</div><div>CURB RAMPS</div><div>NOTE: CURB RAMP IS DEFINED AS A SLOPING PEDESTRIAN WAY, INTENDED FOR PEDESTRIAN TRAFFIC WHICH PROVIDES ACCESS BETWEEN A WALK OR SIDEWALK AND A SURFACE LOCATED ABOVE OR BELOW AN ADJACENT CURB FACE. (1102A)</div><div>NOTE: CURB RAMPS WITHIN THE BOUNDARY OF THE SITE SHALL BE CONSTRUCTED AT EACH CORNER OF STREET INTERSECTIONS AND WHERE A PEDESTRIAN WAY CROSSES A CURB, THE PRESERVED AND REQUIRED 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, THE STREET SURFACES SHALL BE MARKED TO IDENTIFY PEDESTRIAN CROSSWALKS, AND THE LOWER END OF THE CURB RAMP SHALL TERMINATE WITHIN SUCH CROSSWALK AREAS. CURB RAMPS DO NOT REQUIRE HANDRAILS. (1102A.1)</div><div>41. PROVIDE AND REFERENCE CURB RAMP DETAILS.</div><div>42. CURB RAMPS SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. (1112A.3)</div><div>43. THE SLOPE OF CURB RAMPS SHALL NOT EXCEED 1 UNIT VERTICAL TO 12 UNITS HORIZONTAL (8.33%PERCENT SLOPE). (1112.3)</div><div>44. TRANSITIONS FROM RAMPS TO WALKS, OUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. (1112A.5)</div><div>45. CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, DETAIL THE REQUIRED FLARED SIDES, THE MAXIMUM SLOPE OF THE FLARE SHALL BE ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10%PERCENT SLOPE), CURB RAMPS WITH RETURNED CURBS CAN BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. (1112A.5)</div><div>46. DIMENSION A LEVEL LANDING, 48 INCHES DEEP, 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 FINISHED OR FLARED SIDES OF THE CURB RAMP SHALL NOT EXCEED 1 UNIT VERTICAL TO 12 UNITS HORIZONTAL (8.33%PERCENT SLOPE). (1112A.6)</div><div>47. INDICATE ON THE PLAN, 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. (1112A.7)</div><div>48. CURB RAMPS SHALL BE LOCATED TO PREVENT THEIR OBSTRUCTION BY PARKED CARS, BUILT-UP CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANE, THE PARKING SPACES, OR THE WALKING SURFACE. (1112A.7)</div><div>49. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY 3/4 INCH ON 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. SEE FIGURES 11A-3A THROUGH 11A-3C. (1112A.8)</div><div>50. SHOW AND DETAIL REQUIRED DETECTABLE WARNING, PER CHAPTER 11B. (1112A.8)</div><div>RAMPS (EXTERIOR OR INTERIOR)</div><div>NOTE: ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%PERCENT SLOPE).</div><div>51. SPECIFY THE CLEAR WIDTH OF EACH RAMP, THE CLEAR WIDTH MUST MEET THE REQUIREMENTS IN CHAPTER 10 OF THIS CODE AND SHALL NOT BE LESS THAN 48 INCHES, EXCEPT AT RAMPS SERVING ACCESSIBLE ENTRANCES TO COVERED MULTIFAMILY DWELLINGS WITH AN OCCUPANT LOAD OF 10 OR LESS, WHICH MAY BE 36 INCHES MINIMUM BETWEEN HANDRAILS. NOTE: SEE SECTION 1114A.4.2 AND 1102A.3.2 FOR HANDRAIL PROJECTIONS. (1114A.1, 1122A.1)</div><div>52. THE MAXIMUM SLOPE OF RAMPS ON AN ACCESSIBLE ROUTE SHALL BE NO GREATER THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33%PERCENT SLOPE). (1114A.2, 1122A.2) SEE EXCEPTION.</div><div>53. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.08% PERCENT SLOPE). (1114A.2.1, 1122A.2.1)</div><div>54. SHOW AND DIMENSION LEVEL RAMP LANDINGS, COMPLYING WITH THE FOLLOWING. (1114A.4, 1122A.3)</div><div>A. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP, INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30 INCHES OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION. (1114A.4.1, 1122A.3.1)</div><div>B. TOP LANDINGS SHALL NOT BE LESS THAN 60 INCHES WIDE, TOP LANDINGS SHALL HAVE A MINIMUM LENGTH OF NOT LESS THAN 90 INCHES IN THE DIRECTION OF THE RAMP RUN, SEE SECTION 1102A.3 FOR MANEUVERING CLEARANCES AT DOORS. (1114A.4.2, 1122A.3.2)</div><div>C. THE MINIMUM WIDTH OF BOTTOM AND INTERMEDIATE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE RAMP. (1114A.4.3, 1122A.3.3)</div><div>D. INTERMEDIATE LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60 INCHES.</div><div>E. BOTTOM LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72 INCHES.</div><div>F. DOORS IN ANY PORTION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE LANDING TO LESS THAN 42 INCHES AND SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3 INCHES WHEN FULLY OPEN. SEE FIGURE 11A-4D, (1114A.4.4, 1122A.3.4)</div><div>G. THE WIDTH OF THE LANDING SHALL COMPLY WITH SECTION 1104A.3 FOR STRIKE EDGE EXTENSION AND MANEUVERING SPACE AT DOORS. (1114A.4, 1122A.3.5)</div><div>H. INTERMEDIATE LANDINGS AT A CHANGE OF DIRECTION SHALL BE 96 INCH TO PROVIDE 60 INCHES TURNING SPACE COMPLYING WITH SECTION 110A.1.3. INTERMEDIATE LANDINGS AT A CHANGE OF DIRECTION IN EXCESS OF 30 DEGREES SHALL HAVE A LENGTH IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72 INCHES. (SEE FIGURES 11A-4C AND 11A-4D) (1114A.4, 1122A.3.5)</div><div>I. RAMPS MORE THAN 30 INCHES ABOVE THE ADJACENT FINISH FLOOR OR GROUND AND OPEN ON ONE OR BOTH SIDES SHALL BE PROVIDED WITH GUARDRAILS AS REQUIRED BY SECTION 1013, GUARDRAILS SHALL BE CONTINUOUS FROM THE TOP OF THE RAMP TO THE BOTTOM OF THE RAMP. (1114A, 1122A.4)</div><div>55. DETAIL RAMP HANDRAILS, COMPLYING WITH THE FOLLOWING. (1114A, 1122A.5)</div><div>A. HANDRAILS SHALL BE PROVIDED AT EACH SIDE OF RAMPS WHEN THE SLOPE EXCEEDS 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%PERCENT SLOPE). (1114A.1, 1122A.5.1) SEE EXCEPTIONS.</div><div>B. THE TOP OF HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE THE RAMP SURFACE. (1114A.2.1, 1122A.5.2)</div><div>C. HANDRAILS ON ALL RAMPS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH RAMP RUN, INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG RAMPS SHALL BE CONTINUOUS BETWEEN RAMP RUNS. (1114A.2.2, 1122A.5.2)</div><div>D. HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES HORIZONTALLY ABOVE LANDINGS, BEYOND THE TOP AND BOTTOM OF THE RAMP RUNS, EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN, HANDRAILS SHALL BE IN THE SAME DIRECTION AS THE RAMP RUNS. (SEE FIGURE 11A-5A) (1114A.2.3, 1122A.5.3)</div><div>E. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 6 INCHES MINIMUM BETWEEN THE WALL AND THE HANDRAIL. (1114A.2.4, 1122A.5.4)</div><div>F. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 1 INCHES DEEP AND EXTENDS AT LEAST 18 INCHES ABOVE THE TOP OF THE RAIL, ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASSIVE ELEMENTS. SEE FIGURE 11A-6B. (1114A.2.4, 1122A.5.4)</div><div>G. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. (1114A.2.7, 1122A.5.7)</div><div>H. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES, THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH, WHEN PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1 1/2 INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL, GRIPPING SURFACE, THE DISTANCE BETWEEN HORIZONTAL PROJECTIONS AND THE BOTTOM OF THE GRIPPING SURFACE SHALL BE PERMITTED TO BE REDUCED BY 1/8 INCH FOR EACH 1/4 INCH OF ADDITIONAL HANDRAIL PERIMETER DIMENSION THAT EXCEEDS 4 INCHES. (1114A.2.5, 1122A.5.5)</div><div>I. HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASSIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. (1114A.2.5, 1122A.5.5)</div><div>J. HANDRAIL GRIPPING SURFACES SHALL COMPLY WITH THE FOLLOWING, ON THE SHAPE SHALL PROVIDE EQUIVALENT GRIPPING SURFACE. (1114A.2.6, 1122A.5.6)</div><div>L. THE HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL BE NOT LESS THAN 1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION.</div><div>M. HANDRAIL GRIPPING SURFACES WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 6 1/2 INCHES MAXIMUM, AND A CROSS-SECTIONAL DIMENSION OF 2 1/2 INCHES.</div><div>56. RAMPS AND RAMP LANDINGS SHALL BE PROVIDED WITH A CONTINUOUS AND UNINTERRUPTED BARRIER ON EACH SIDE ALONG THE ENTIRE LENGTH IN COMPLIANCE WITH SECTIONS 1013.10 AND 1013.10.1. (SEE FIGURE 11A-5A) (1114A.7, 1022A.6)</div><div>57. OUTDOOR RAMPS, RAMP LANDINGS, AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON THE WALKING SURFACE. (1114A.3)</div><div>STAIRWAYS (INTERIOR AND EXTERIOR)</div><div></div></div></div></div></div> |
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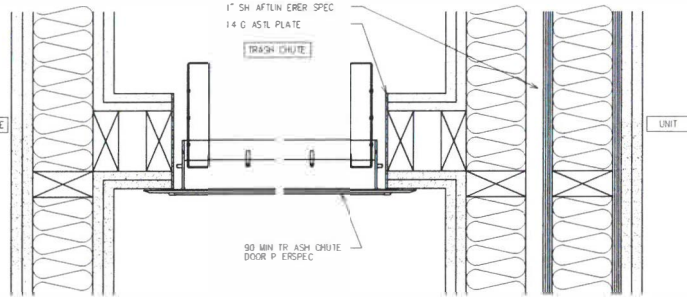
3. ABRUPT CHANGES IN LEVEL, ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED ¼ INCH, WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL, (50-PERCENT SLOPE). CHANGES IN LEVEL NOT EXCEEDING ½ INCH MAY BE VERTICAL. (1133A.1).
4. CHANGES IN LEVEL GREATER THAN ½ INCH SHALL BE MADE BY MEANS OF A SLOPED SURFACE NOT GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE), OR A RAMP, ELEVATOR OR PLATFORM (WHEELCHAIR, LIFT). (1133A.2)
- DOORS**
5. THE WIDTH AND HEIGHT OF PRIMARY ENTRY DOORS AND ALL REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 1133A.1, THE REQUIREMENTS OF SECTIONS 1133A.3 SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES (E.G., ENTRY OR EXIT DOORS WHICH OPEN FROM THE COVERED MULTIFAMILY DWELLING UNIT INTO A CORRIDOR, HALLWAY OR LOBBY, OR DIRECTLY TO THE OUTSIDE). (1133A.1)
6. EXCEPT AS ALLOWED BY SECTION 1130A.2, INTERIOR DOORS INTENDED FOR USER PASSAGE AND SECONDARY EXTERIOR DOORS SHALL COMPLY WITH THE SECTION. THE PROVISIONS OF THIS SECTION SHALL APPLY TO THE DWELLING UNIT SIDE OF DOORS LOOKING FROM THE INTERIOR OF THE DWELLING UNIT TO AN UNFINISHED BASEMENT OR AN ATTACHED GARAGE. (1133A.2)
7. DOORS SHALL COMPLY WITH THE FOLLOWING: (1133A.3)
- A. DOORS SHALL NOT BE LESS THAN 6 FEET 8 INCHES IN HEIGHT.
- B. SWINGING DOORS SHALL PROVIDE A NET CLEAR OPENING WIDTH OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR OR DOORS POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
- C. SWINGING DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES.
- D. A NOMINAL 32-INCH CLEAR OPENING PROVIDED BY A STANDARD 4-FOOT WIDE SLIDING PATIO DOOR ASSEMBLY IS ACCEPTABLE.
- E. A PAIR OF DOORS, MANUAL OR AUTOMATIC, MUST HAVE AT LEAST ONE LEAF WHICH PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- F. THE WIDTH OF ANY COMPONENT IN THE MEANS OF EGRESS SYSTEM SHALL NOT BE LESS THAN THE MINIMUM WIDTH REQUIRED BY SECTION 1005.
8. THE FLOOR OR LANDING ON EACH SIDE OF A DOOR SHALL BE FLAT, PRIMARY ENTRY DOORS, REQUIRED EXIT DOORS, SHALL COMPLY EXTERIOR DOORS WITH CHANGES IN HEIGHT BETWEEN THE INTERIOR SURFACE OR FLOOR LEVEL, AND THE EXTERIOR SURFACE OR FLOOR LEVEL, SHALL COMPLY WITH THE FOLLOWING: (1133A.4)
- A. EXTERIOR LANDINGS OF IMPERVIOUS CONSTRUCTION (E.G., CONCRETE, BRICK, FLAGSTONE), SERVING PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS ARE LIMITED TO NOT MORE THAN ½ INCH OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 1133A.
- B. EXTERIOR LANDINGS OF PERVIOUS CONSTRUCTION (E.G., WOOD DECKING WITH SPACES) SHALL BE THE SAME LEVEL AS THE INTERIOR LANDINGS, EXCEPT THAT SECONDARY EXTERIOR DOORS MAY HAVE NO MORE THAN ½ INCH OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 1133A.
- C. SECONDARY EXTERIOR DOORS ON DECKS, PATIOS, OR BALCONY SURFACES CONSTRUCTED OF IMPERVIOUS MATERIALS (E.G., CONCRETE, BRICK, FLAGSTONE) MAY HAVE A MAXIMUM CHANGE IN HEIGHT FROM THE INTERIOR LANDING OF ½ INCH, PROVIDED A RAMP WITH A MAXIMUM SLOPE OF 1:8 IS PERMANENTLY INSTALLED. (SEE FIGURE 11A-9A).
- D. IN BUILDINGS CONTAINING COVERED MULTIFAMILY DWELLINGS UNITS, THE FLOOR OR LANDING IMMEDIATELY OUTSIDE THE ENTRY MAY BE SLOPED UP TO ¼ INCH PER FOOT (2 INCHES) IN A DIRECTION AWAY FROM THE PRIMARY ENTRANCE OF THE DWELLING UNIT FOR DRAINAGE.
9. THRESHOLDS AT THE PRIMARY ENTRY AND REQUIRED EXIT DOORS SHALL BE NO HIGHER THAN ¼ INCH, THRESHOLDS AT SECONDARY EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKS, SHALL BE NO HIGHER THAN ¾ INCH, CHANGES IN HEIGHT AT INTERIOR DOOR THRESHOLDS (E.G., FLOOR MATERIAL CHANGES AT DOOR THRESHOLDS) SHALL NOT EXCEED ¼ INCH, THRESHOLDS SHALL COMPLY WITH THE FOLLOWING: (1133A.1)
- A. THRESHOLDS WITH A CHANGE IN HEIGHT OF NOT MORE THAN ½ INCH MAY BE VERTICAL.
- B. THRESHOLDS WITH A CHANGE IN HEIGHT BETWEEN ½ INCH AND ¾ INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE).
10. THE FLOOR OR LANDING ON THE DWELLING UNIT SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOOR SHALL HAVE A MINIMUM LENGTH OF NOT LESS THAN 4 INCHES. SECTION 1133A.3 SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES. (1133A.1)
11. MANUFACTURED CHAIRS AT INTERIOR DOORS SHALL PROVIDE A MINIMUM LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42 INCHES MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. EXCEPT A 36-INCH LENGTH IS ACCEPTABLE AT INTERIOR DOORS WHEN A MINIMUM CLEAR OPENING WIDTH OF 36 INCHES IS PROVIDED. (1133A.3.1)
12. WHILE TWENTY-FOUR INCHES IS PREFERRED FOR STRIKE EDGE CLEARANCE, THE WIDTH OF THE LEVEL AREA TO THE SIDE OF THE DOOR WHICH SHALL EXTEND 18 INCHES MINIMUM FROM THE STRIKE EDGE FOR ALL DOORS, THE WIDTH OF THE LEVEL AREA AT THE EXTERIOR SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 1133A.1 (1133A.2.2)
13. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8½ POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR 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 THESE STANDARDS. WHEN FIVE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 10 POUNDS. (1133A.6)
14. THE TYPE OF LATCH AND LOCK REQUIRED FOR ALL DOORS SHALL BE IN ACCORDANCE WITH SECTION 1133A.8 AND CHAPTER 10, SECTION 1008. (1133A.7)
15. HAND-ACTIVATED DOOR LATCHING, LOCKING, AND OPERATOR HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 48 INCHES ABOVE THE FLOOR, LATCHING AND LOCKING DEVICES THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HANDGrips, PANIC BARS, PUSH/PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPERING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 1133A.1 IN THE DIRECTION OF EGRESS. (1133A.8)
16. THE LEVER OR LEVER OF ACTIVATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN ¼ INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS IN GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD GREATER THAN 10. (1133A.8.1)
17. SWINGING DOOR OR DATE SURFACES WITH 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE, PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN ½ INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES, CAVITIES CREATED BY ADDED ROCK PROTRUSIONS SHALL BE CAPPED. (1133A.9) SEE EXCEPTIONS.
18. EVERY PRIMARY ENTRANCE TO A COVERED MULTIFAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT; THE ACTIVATING MECHANISM SHALL BE MOUNTED A MINIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING. (1133A.10)
- KITCHENS**
19. KITCHENS SHALL BE ON AN ACCESSIBLE ROUTE. (1133A.1) SEE FIGURE 11A-10A.
20. CLEAR FLOOR SPACE AT KITCHENS SHALL COMPLY WITH THE FOLLOWING: (1133A.2)
- A. A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT THE RANGE OR COOKTOP.
- B. A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS EITHER A PARALLEL, OR FORWARD APPROACH SHALL BE PROVIDED AT THE KITCHEN SINK AND ALL OTHER FIXTURES OR APPLIANCES INCLUDING THE OVEN, DISHWASHER, REFRIGERATOR/FREEZER AND TRASH COMPACTOR.
- C. A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS EITHER A PARALLEL, OR A FORWARD APPROACH SHALL BE PROVIDED AT THE WORK SURFACE, REQUIRED BY SECTION 1133A.1.
- D. THE CENTERLINE OF THE 30 INCH BY 48 INCH CLEAR FLOOR SPACE PROVIDED FOR PARALLEL OR FORWARD APPROACH SHALL BE ALIGNED WITH THE CENTERLINE OF THE WORK SPACE, APPLIANCE OR FIXTURE.
21. KITCHENS SHALL HAVE A MINIMUM SINK WIDTH MEASURED BETWEEN ANY CABINET, COUNTERTOP, OR THE FACE OF ANY APPLIANCE (EXCLUDING HANDLES AND CONTROLS) THAT PROJECTS INTO THE KITCHEN AND THE OPPOSING CABINET, COUNTERTOP, APPLIANCE, OR WALL AS FOLLOWS: (1133A.3.1)
- A. U-SHAPED KITCHENS, DESIGNED WITH PARALLEL APPROACH AT A RANGE OR COOKTOP LOCATED AT THE BASE OF THE U, SHALL HAVE A MINIMUM CLEAR WIDTH OF AT LEAST 60 INCHES. SEE FIGURE 11A-10A.
- B. L-SHAPED KITCHENS, DESIGNED WITH A COOKTOP OR SINK LOCATED AT THE BASE OF THE L, WHICH PROVIDES KNEE AND TOE SPACE IN ACCORDANCE WITH SECTION 1133A.7, TO ALLOW FOR A FORWARD APPROACH, SHALL HAVE A CLEAR WIDTH OF AT LEAST 48 INCHES. SEE FIGURE 11A-10A.
- C. ALL OTHER KITCHEN DESIGNS SHALL PROVIDE A MINIMUM CLEAR WIDTH OF AT LEAST 48 INCHES. SEE FIGURE 11A-10A.
22. SINKS AND WORK SURFACES REQUIRED BY SECTION 1133A.1 (SEE ITEM 1 AND ITEM 2) SHALL BE PROVIDED WITH KNEE AND TOE SPACE COMPLYING WITH SECTION 1133A.7. BASE CABINETS INCLUDING TUBS AND SINKS, DIRECTLY UNDER KITCHEN SINKS AND WORK SURFACES SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE KNEE AND TOE SPACE. THE FINISH FLOOR BENEATH KITCHEN SINKS AND WORK SURFACES SHALL BE EXTENDED TO THE WALL. (1133A.3)
23. KITCHEN COUNTERTOPS SHALL BE PROVIDED WITH THE FOLLOWING: (1133A.4)
- A. A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR THE KITCHEN SINK INSTALLATION.
- B. A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR A WORK SURFACE.
- C. SINKS AND WORK SURFACES MAY BE A SINGLE INTEGRAL UNIT A MINIMUM OF 60 INCHES IN LENGTH, OR BE SEPARATE COMPONENTS.
- EXCEPTION: TWO 15-INCH WIDE MINIMUM BREADBAMES MAY BE PROVIDED IN LINE WITH THE REQUIRED 30 INCHES OF COUNTERTOP WORK SURFACE.
24. REPOSITIONABLE COUNTERTOPS SHALL BE PROVIDED IN A MINIMUM OF FIVE PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS. REPOSITIONABLE COUNTERTOPS SHALL COMPLY WITH THE FOLLOWING: (1133A.4.1)
- A. SINKS AND WORK SURFACES REQUIRED BY SECTION 1133A.1 SHALL BE DESIGNED TO ENABLE REPOSITIONING TO A MINIMUM HEIGHT OF 28 INCHES.
- B. BASE CABINETS DIRECTLY UNDER SINKS AND WORK SURFACES SHALL BE REMOVABLE AS REQUIRED IN SECTION 1133A.3.
- C. THE SIDES OF ADJACENT CABINETS AND THE BACK WALL, WHICH MAY BECOME EXPOSED TO MOISTURE OR FOOD HANDLING WHEN A COUNTERTOP IS LOWERED, SHALL BE CONSTRUCTED OF DURABLE, NONABSORBENT MATERIALS APPROPRIATE FOR SUCH USES.
- D. FINISHED FLOORING SHALL BE EXTENDED TO THE WALL BENEATH THE SINK AND WORK SURFACE.
- EXCEPTIONS:**
1. STONE, CULTURED STONE AND TILE COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS.
2. TWO 15-INCH WIDE MINIMUM BREADBOARD TRAYS MAY BE PROVIDED IN LINE WITH THE REQUIRED 30 INCHES OF COUNTERTOP WORK SURFACE, AND USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS.
3. LOWER SHELVEING AND/OR DRAMMER SPACE SHALL BE PROVIDED IN THE KITCHEN AT A HEIGHT OF NO MORE THAN 4 INCHES ABOVE THE FLOOR. (1133A.5)
4. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. 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.
5. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.
- LAUNDRY ROOMS**
6. IF CLOTHES WASHING MACHINES AND CLOTHES DRYERS ARE PROVIDED IN COVERED MULTIFAMILY DWELLING UNITS, ONE OF EACH TYPE OF APPLIANCE SHALL BE PROVIDED, WHETHER FRONT-LOADING CLOTHES WASHERS ARE NOT PROVIDED, MANAGEMENT SHALL PROVIDE ASSISTIVE DEVICES, ON REQUEST OF THE OCCUPANT, TO PERMIT THE USE OF FRONT-LOADING CLOTHES WASHERS. (1133A.1)
- ELECTRICAL, RECEPTACLE, SWITCH AND CONTROL HEIGHTS**
7. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR LESS THAN 18 INCHES MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM IF THE REACH OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET), RECEPTACLES SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1133A.3. PHYSICAL BARRIERS AND OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH THE RECEPTACLE.
8. RECEPTACLE OUTLETS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPARABLE RECEPTACLE OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE. (1133A.1) SEE EXCEPTIONS.
9. CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX OR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM IF THE REACH OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET) SWITCHES AND CONTROLS SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1133A.3. PHYSICAL BARRIERS OR OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH THE RECEPTACLE.
10. SWITCHES AND CONTROLS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPARABLE CONTROLS OR OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE, EXCEPT AT APPLIANCES (E.G., KITCHEN STOVES, DISHWASHERS, RANGE HOODS, MICROWAVE OVENS AND SIMILAR APPLIANCES) WHICH HAVE CONTROLS LOCATED ON THE APPLIANCE. (1133A.2)
- DIVISION V - FEATURES COMMON TO THE EXTERIOR AND INTERIOR OF BUILDINGS**
- OTHER FEATURES AND FACILITIES**
- THIS DIVISION SHALL APPLY TO FEATURES AND FACILITIES COMMON TO ACCESSIBLE FLOORS OR STAIRS. (1133A.1)
- NOTE: THE PROVISIONS IN THIS DIVISION ARE NOT APPLICABLE TO DWELLING UNITS, UNLESS OTHERWISE SPECIFIED.
- SPACE ALLOWANCES AND REACH RANGES IN COMMON USE AREAS**
1. THE MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR PASSAGE SHALL BE 36 INCHES CONTINUOUSLY. (SEE FIGURE 11A-11). SEE SECTION 1133A FOR MINIMUM CLEAR WIDTH OF SIDEWALKS, AND SECTION 1133A FOR MINIMUM CLEAR WIDTH FOR PASSAGE. 32 INCHES IS THE MINIMUM ACCEPTABLE AT A POINT NOT TO EXCEED 24 INCHES IN LENGTH. THE SEGMENTS WITH REDUCED WIDTH SHALL BE SEPARATED BY SEGMENTS THAT ARE 48 INCHES LONG MINIMUM AND 36 INCHES WIDE MINIMUM. (1133A.1.1)
2. THE MINIMUM WIDTH FOR TWO WHEELCHAIRS TO PASS IS 60 INCHES. (SEE FIGURE 11A-11). (1133A.1.2)
3. AN ACCESSIBLE ROUTE, EXTERIOR AND INTERIOR WITH A CLEAR WIDTH LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 20 FEET MAXIMUM. PASSING SPACES SHALL BE EITHER A SPACE 60 INCHES MINIMUM OR AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A TURNED SPACE COMPLYING WITH SECTION 1133A.1.3.1, WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES MINIMUM BEYOND THE INTERSECTION. (SEE FIGURE 11A-11A, 11A-11.1) (1133A.1.3)
4. THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE A 180 DEGREE TURN SHALL BE A CIRCULAR CLEAR SPACE OF 60 INCHES DIAMETER MINIMUM. (SEE FIGURE 11A-12A). ON A T-SHAPED SPACE COMPLYING WITH SECTION 1133A.1.3.1, THE CIRCULAR TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 133A.2. (1133A.1.3)
5. IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS REQUIRED IN SECTION 1133A.1.3.1. (1133A.1.3)
- A. A T-SHAPED TURNING SPACE SHALL BE WITHIN A 60 INCH SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES MINIMUM IN EACH DIRECTION, AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 1133A.2 ONLY AT THE END OF EITHER THE BASE OR ONE ARM. (SEE FIGURE 11A-10 (B)) (1133A.1.3.1)
6. TURNING SPACES FOR WHEELCHAIRS SHALL BE STABLE, FIRM, SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1133A.3 OR SECTION 1133A.2. CHANGES IN LEVEL ARE NOT PERMITTED, SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. (1133A.1.3.2)
7. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS SHALL COMPLY WITH THE FOLLOWING: (1133A.1.4)
- A. THE MINIMUM CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES BY 48 INCHES. THE MINIMUM CLEAR FLOOR OR GROUND SPACE MAY BE PORTIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. (SEE FIGURE 11A-11). CLEAR FLOOR OR GROUND SPACE MAY BE PART OF THE KNEE AND TOE SPACE REQUIRED UNDER SOME OBJECTS UNLESS OTHERWISE SPECIFIED. (1133A.1.4.1)
- B. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER ACCESSIBLE ROUTE. IF A CLEAR FLOOR SPACE IS LOCATED IN AN ADJACENT ROOM, IT SHALL BE PERMITTED TO BE PART OF THE CLEAR FLOOR SPACE. ADDITIONAL MANEUVERING CLEARANCES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING: (1133A.1.4.2) (FIGURE 11A-11A)
1. FORWARD APPROACH, ALCOVES SHALL BE 36 INCHES WIDE MINIMUM WHEN THE DEPTH EXCEEDS 24 INCHES.
2. PARALLEL APPROACH, ALCOVES SHALL BE 48 INCHES WIDE MINIMUM WHEN THE DEPTH EXCEEDS 24 INCHES.
3. CLEAR FLOOR OR GROUND SPACES FOR WHEELCHAIRS SHALL BE STABLE, FIRM, SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1133A.3 OR SECTION 1133A.2.
- 1133A.2 CHANGES IN LEVEL ARE NOT PERMITTED, SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. (1133A.1.4.3)
8. GRATINGS LOCATED ON GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES SHALL BE LIMITED TO SPACES NO GREATER THAN 1/4 INCH WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSIONS ARE PERPENDICULAR TO THE DIRECTION OF TRAFFIC. (1133A.1.4.3.1)
9. WHEN THE ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN ELEMENT WHICH LESS THAN 48 INCHES WIDE, CLEAR WIDTH SHALL BE 42 INCHES MINIMUM APPROACHING THE TURN, 48 INCHES MINIMUM AT THE TURN AND 42 INCHES MINIMUM LEAVING THE TURN, WHEN THE CLEAR WIDTH AT THE TURN IS 50 INCHES MINIMUM, THE CLEAR WIDTH WHEN APPROACHING THE TURN SHALL BE 36 INCHES MINIMUM. (1133A.1.5, FIGURE 11A-12C).
10. WHEN SPACE BENEATH AN ACCESSIBLE ELEMENT IS INCLUDED AS PART OF A CLEAR FLOOR SPACE, OR TURNING SPACE, THE SPACE SHALL COMPLY WITH THE SECTION. ADDITIONAL SPACE SHALL NOT BE PROHIBITED BENEATH AN ELEMENT BUT SHALL NOT BE CONSIDERED AS PART OF THE CLEAR FLOOR SPACE OR TURNING SPACE. (1133A.2, FIGURE 11A-2)
- A. KNEE SPACE UNDER AN ELEMENT BETWEEN 9 INCHES AND 27 INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED KNEE SPACE. THE KNEE SPACE SHALL BE CLEAR AND UNOBSTRUCTED. (1133A.2.1)
- B. MINIMUM WIDTH FOR KNEE SPACE SHALL BE 30 INCHES WIDE MINIMUM. (1133A.2.1.1)
- C. MAXIMUM DEPTH FOR KNEE SPACE SHALL EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT AT 8 INCHES ABOVE THE FINISH FLOOR. (1133A.2.1.2)
- D. WHEN KNEE SPACE IS REQUIRED UNDER AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE SPACE SHALL BE 8 INCHES DEEP MINIMUM AT 9 INCHES ABOVE THE FINISH FLOOR, AND 4 INCHES DEEP MINIMUM AT 27 INCHES ABOVE THE FINISH FLOOR, MEASURED FROM THE FRONT EDGE OF THE ELEMENT. (1133A.1.3.1) SEE EXCEPTIONS.
- E. BETWEEN 9 INCHES AND 27 INCHES ABOVE THE FINISH FLOOR, THE KNEE SPACE SHALL BE PERMITTED TO BE REDUCED AT A RATE OF 1 INCH IN DEPTH FOR EACH 6 INCHES IN HEIGHT. (1133A.1.4)
11. SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR AND 9 INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED TOE SPACE. (1133A.2.2)
- A. TOE SPACE SHALL BE 30 INCHES WIDE MINIMUM. (1133A.2.2.1)
- B. TOE SPACE SHALL EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT. (1133A.2.2.2)
- C. WHEN TOE SPACE IS REQUIRED UNDER AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE SPACE SHALL EXTEND 17 INCHES MINIMUM UNDER THE ELEMENT, MEASURED FROM THE FRONT EDGE OF THE ELEMENT. (1133A.2.2.3) SEE EXCEPTIONS.
- D. SPACE EXTENDING GREATER THAN 8 INCHES BEYOND THE AVAILABLE KNEE SPACE AT 9 INCHES ABOVE THE FINISH FLOOR SHALL NOT BE CONSIDERED TOE SPACE. (1133A.2.4)
12. REACH RANGES SHALL COMPLY WITH THE FOLLOWING: (1133A.3)
- A. WHEN THE CLEAR FLOOR SPACE ALLOWS ONLY FORWARD APPROACH TO AN OBJECT, THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 48 INCHES AND THE MINIMUM LOW FORWARD REACH SHALL BE NO LESS THAN 15 INCHES ABOVE THE FINISH FLOOR. (1133A.3.1, FIGURE 11A-13A)
- B. WHEN THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REACH DEPTH OVER THE OBSTRUCTION.
13. THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM WHEN THE REACH DEPTH IS 20 INCHES MAXIMUM. WHEN THE REACH DEPTH EXCEEDS 20 INCHES, BUT IS NOT MORE THAN 28 INCHES, THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM. (1133A.3.1, FIGURE 11A-13B)
- A. WHEN A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT, AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM, AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR. (1133A.3.2, FIGURES 11A-13A) AND 11A-13B)
- B. WHEN A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 48 INCHES MAXIMUM, AND THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM FOR A REACH DEPTH OF 10 INCHES MAXIMUM, WHEN THE REACH DEPTH EXCEEDS 10 INCHES, BUT NO MORE THAN 24 INCHES, THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM. (SEE FIGURE 11A-13C)
14. THE TOP OF WASHING MACHINES AND CLOTHES DRYERS SHALL BE PERMITTED TO BE 36 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. (1133A.2.2 EXCEPTION)
15. CONTROLS AND OPERATING MECHANISMS IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PART OF ACCESSIBLE ELEMENTS SHALL COMPLY WITH THE FOLLOWING: (1133A.4.1) NOTE, SEE ALSO SECTION 1142A, FOR RECEPTACLE, SWITCH AND CONTROL INSTALLATION.
- A. CLEAR FLOOR SPACE COMPLYING WITH SECTION 1133A.1.4 THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT ALL CONTROLS AND OPERATING MECHANISMS. (1133A.4.2)
- B. CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR, MEASURED TO THE CENTER OF THE GRIP. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, WASHER OR DRYER), CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1133A.3. CONTROLS AND OPERATING MECHANISMS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE, PROVIDED THAT COMPARABLE MECHANISMS, CONTROLS OR OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE. (1133A.4.3)
- C. 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 AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS. (1133A.4.4)
- ACCESSIBLE TELEPHONES**
26. WHEN PUBLIC TELEPHONES ARE PROVIDED, THEY SHALL COMPLY WITH THE SECTION 1140A, ACCESSIBLE TELEPHONES.
- ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS**
- SEE DIVISION V, SECTION 1130A.
- SIGNAGE**
- NOTE: SEE SECTION 1142A FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES, AND SECTION 1142A FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO ELEVATORS. (1142A.1)
27. CHARACTERS SHALL BE UPPERCASE, LETTERS OR A COMBINATION OF BOTH. CHARACTERS SHALL BE CONVENTIONAL IN FORM AND SHALL NOT BE ITALIC, CURSIVE, SCRIPT, HEAVY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
28. WHEN SIGNS AND/OR IDENTIFICATION DEVICES ARE PROVIDED THEY SHALL COMPLY WITH SECTION 1143A, WHEN BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.
29. WHEN SIGNS IDENTIFY PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 1143A.1, 1143A.5, 1143A.6 AND 1143A.7.
30. WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 1143A.5.
32. WHEN SIGNS IDENTIFY, DIRECT OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OF A BUILDING OR SITE, THEY SHALL INCLUDE THE APPROPRIATE SYMBOL OF ACCESSIBILITY AND SHALL COMPLY WITH SECTION 1143A.5.
33. SIGNS WITH VISUAL CHARACTERS SHALL COMPLY WITH THE FOLLOWING:
- A. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
- B. CHARACTERS SHALL BE UPPERCASE, LETTERS OR A COMBINATION OF BOTH. CHARACTERS SHALL BE CONVENTIONAL IN FORM AND SHALL NOT BE ITALIC, CURSIVE, SCRIPT, HEAVY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
- C. CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "T".
- D. VISUAL CHARACTERS SHALL BE SIZED IN ACCORDANCE WITH TABLE 1143A.5, MEASURING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE UPPERCASE LETTER "T".
- E. VISUAL CHARACTERS SHALL BE 48 INCHES MINIMUM ABOVE THE FINISH FLOOR.
- F. STROKE THICKNESS OF THE UPPERCASE LETTER "T" SHALL BE 10 PERCENT MINIMUM AND 25 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE CLOSEST POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACES, SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT.
- G. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 175 PERCENT MAXIMUM OF THE CHARACTER HEIGHT.
- H. TEXT SHALL BE IN A HORIZONTAL FORMAT.
34. WHEN RAISED CHARACTERS ARE REQUIRED OR WHEN PICTORIAL SYMBOLS (PICTORGRAMS) ARE USED ON SUCH SIGNS, THEY SHALL COMPLY WITH THIS SECTION, RAISED CHARACTERS AND PICTORIAL SYMBOLS SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH SECTION 1143A.7.
- A. RAISED CHARACTERS OR SIGNS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND, CHARACTERS SHALL BE SAND SERRIF UPPERCASE, AND SHALL NOT BE ITALIC, CURSIVE, SCRIPT, HEAVY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
- B. CHARACTERS WHEN MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "T".
- C. CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT.
- D. RAISED CHARACTERS OR SIGNS SHALL BE SELECTED FROM FONTS WHEN THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "T".
- E. STROKE THICKNESS OF THE UPPERCASE LETTER "T" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.
- F. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHEN CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 18 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM, WHEN CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS, CHARACTER SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH MINIMUM.
- G. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 175 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.
- H. WHEN A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE, WHEN A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHEN A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT HAND DOOR, WHEN THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREES OPEN POSITION. WHEN PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE.
- I. SIGNS WITH RAISED CHARACTERS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST BRaille CELLS AND 60 INCHES MAXIMUM DIRECTLY BELOW THE PICTORGRAM FIELD. THE TEXT DESCRIPTION SHALL COMPLY WITH SECTIONS 1143A.6 AND 1143A.7, THE OUTSIDE DIMENSION OF THE PICTORGRAM FIELD SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTORGRAM FIELD.
- J. PICTORIAL SYMBOL, SIGNS (PICTORGRAMS) SHALL BE ACCOMPANIED BY A TEXT DESCRIPTION LOCATED DIRECTLY BELOW THE PICTORGRAM FIELD. THE TEXT DESCRIPTION SHALL COMPLY WITH SECTIONS 1143A.6 AND 1143A.7, THE OUTSIDE DIMENSION OF THE PICTORGRAM FIELD SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTORGRAM FIELD.
- K. CONTRASTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS.
36. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 1143A.7.1, THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS AND ACRONYMS.
37. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT. FLUSH LEFT OR CENTERED. IF TEXT IS MULTILINE, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH MINIMUM AND ½ INCH MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS.
38. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND. SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH THE FOLLOWING:
- A. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND, THE COLOR BLUE SHALL APPROXIMATE PS 1995 PAPER STANDARD 69C. (SEE FIGURE 11A-14)
- B. INTERNATIONAL SYMBOL OF TTY. (SEE FIGURE 11A-11C)
- C. VOLUME CONTROL TELEPHONES. (SEE FIGURE 11A-11D)
- D. ASSISTIVE LISTENING SYSTEMS. (SEE FIGURE 11A-11E)
- E. CLEARER AIR SYMBOL. (SEE CHAPTER 11B)
- F. TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS. (SEE SECTION 1127A.7)
- GREEN BUILDING NOTES**
- MULTIFAMILY DWELLINGS NOT EXCEEDING THREE STORIES AND CONTAINING 30 UNITS OR LESS SHALL INSTALL A SEPARATE METER OR SUBMETER WITHIN COMMON AREAS AND WITHIN EACH INDIVIDUAL DWELING UNIT. (1303.3)
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM (GN 12) SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
- LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FACILITIES AND HOSE BIBS.



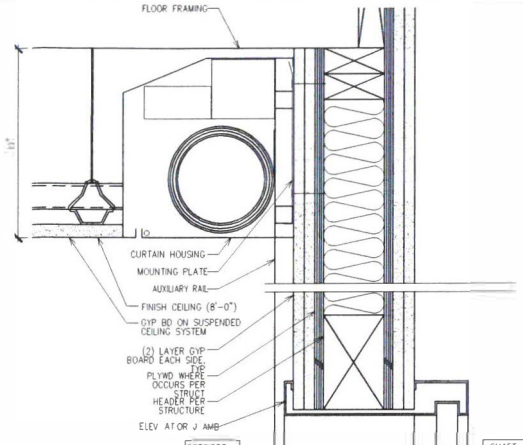




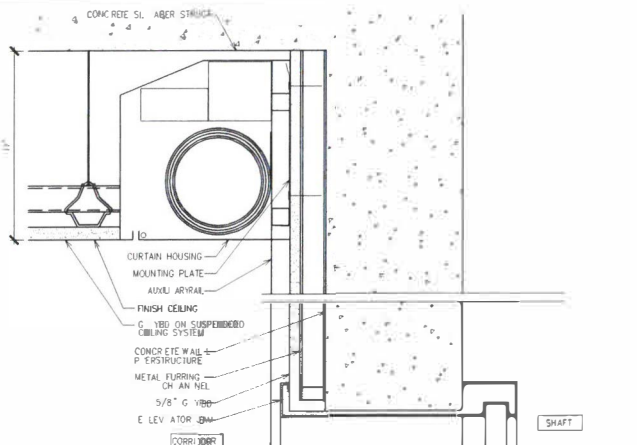
EXTERIOR DOOR DETAIL, TYP 20
SCALE: 3/4"=1'-0"



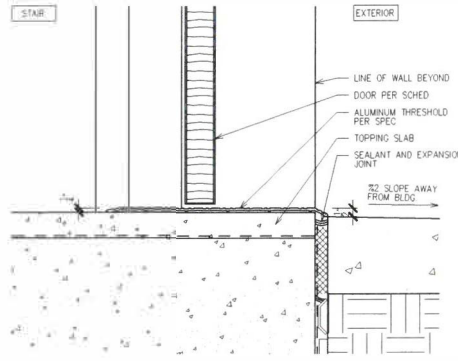
TRASH CHUTE DOOR 16
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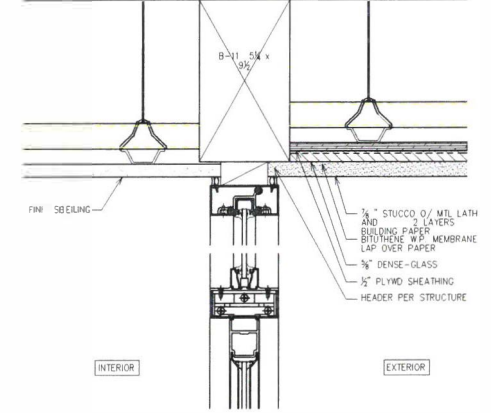
ELEVATOR DOOR AT FRAMED WALL HEADER 8
SCALE: 3/4"=1'-0"



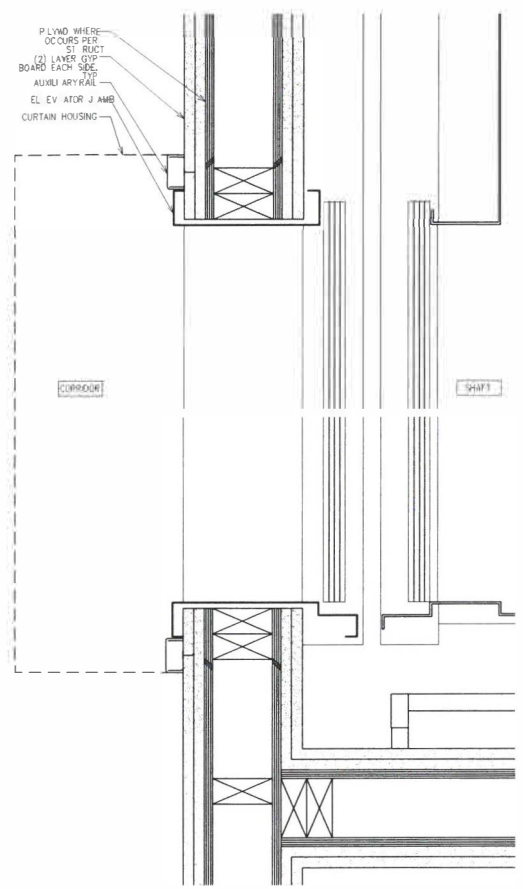
ELEVATOR DOOR AT CONC. WALL HEADER 4
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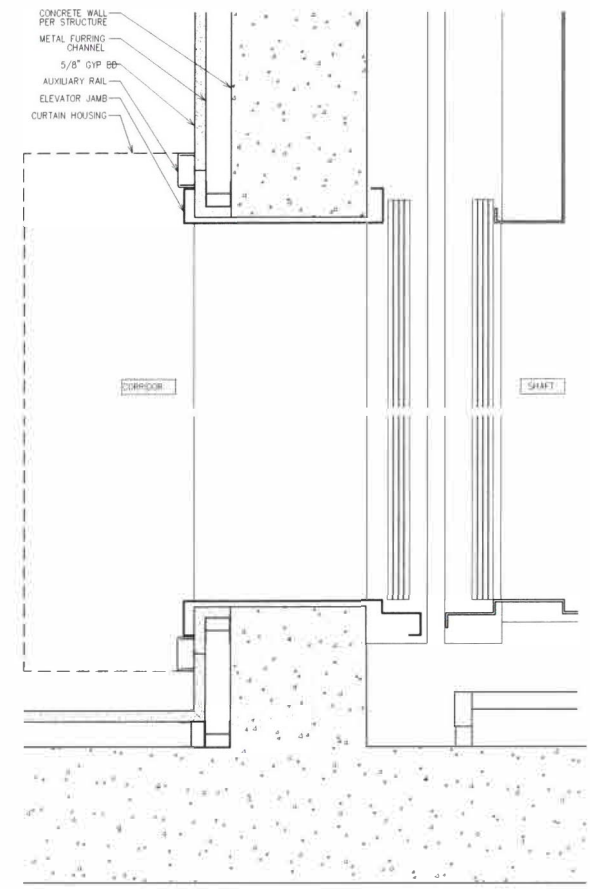
EXTERIOR DOOR THRESHOLD, TYP 19
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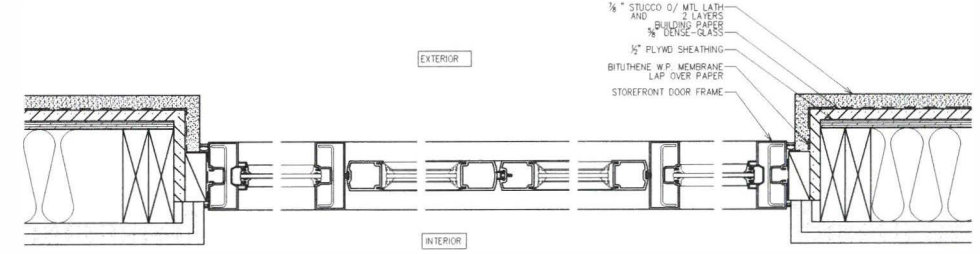
STOREFRONT DOOR HEADER 15
SCALE: 3/4"=1'-0"



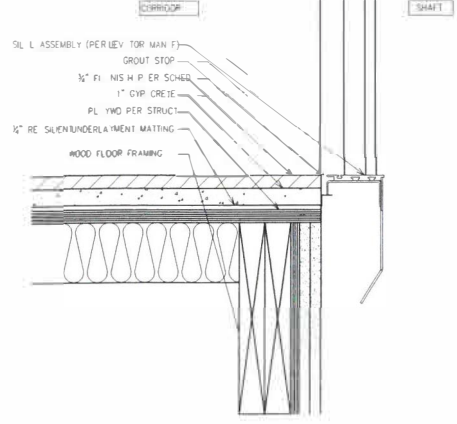
ELEVATOR DOOR AT FRAMED WALL JAMB 6
SCALE: 3/4"=1'-0"



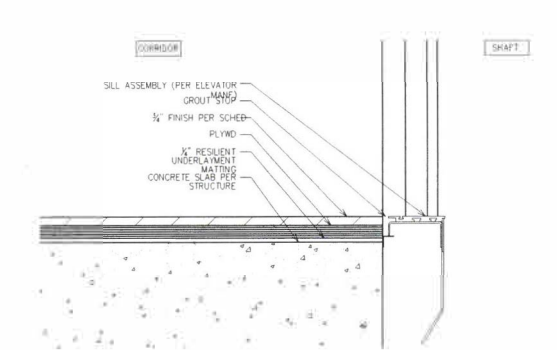
ELEVATOR DOOR AT CONC. WALL JAMB 2
SCALE: 3/4"=1'-0"



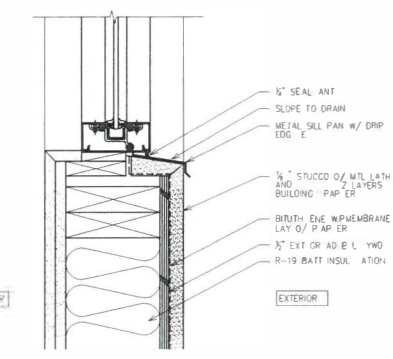
STOREFRONT DOOR JAMB 14
SCALE: 3/4"=1'-0"



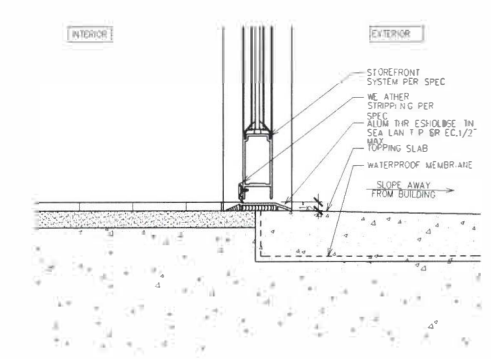
ELEVATOR DOOR AT FRAMED WALL SILL 5
SCALE: 3/4"=1'-0"



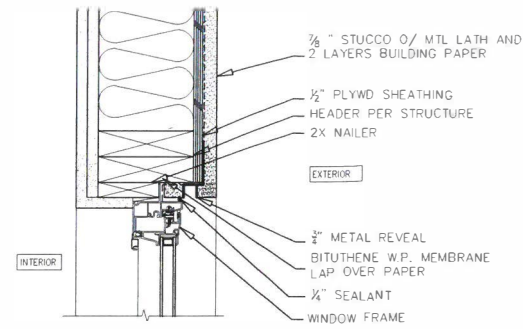
ELEVATOR DOOR AT CONC. WALL 1
SCALE: 3/4"=1'-0"



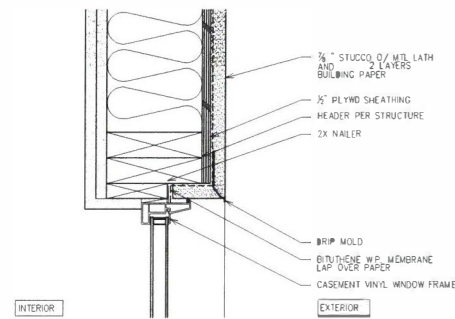
STOREFRONT WINDOW SILL 17
SCALE: 3/4"=1'-0"



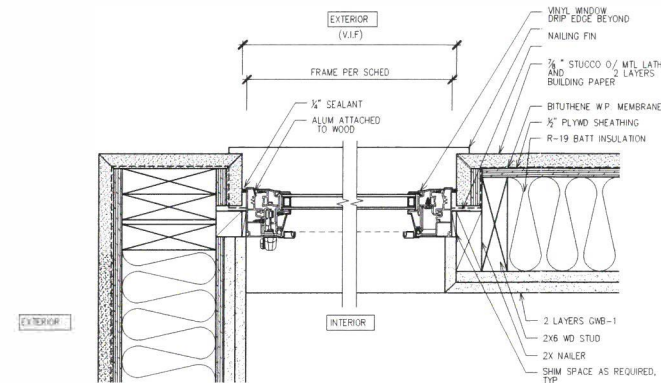
STOREFRONT DOOR SILL 13
SCALE: 3/4"=1'-0"



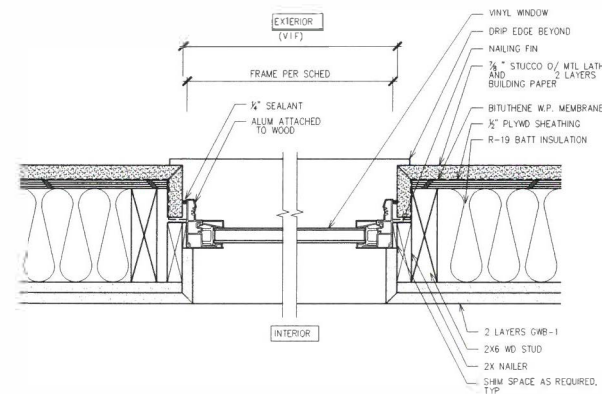
CASEMENT WINDOW HEADER DETAIL 12
SCALE: 3/4"=1'-0"



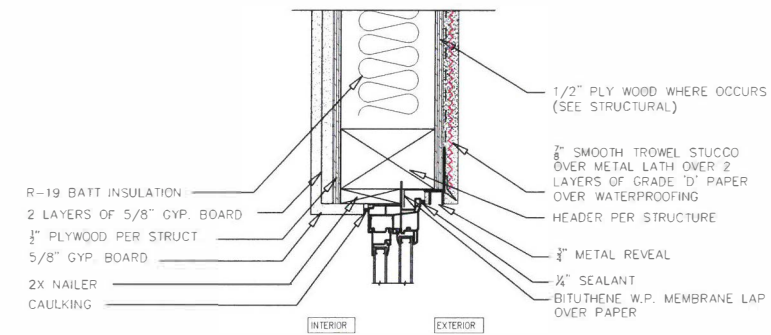
FIXED WINDOW HEADER DETAIL 15
SCALE: 3/4"=1'-0"



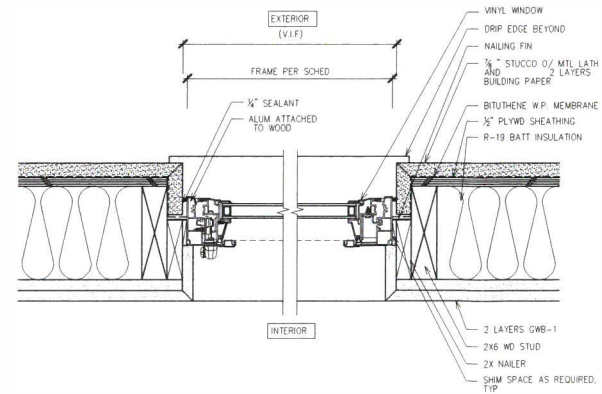
CASEMENT WINDOW JAMB DETAIL 10
SCALE: 3/4"=1'-0"



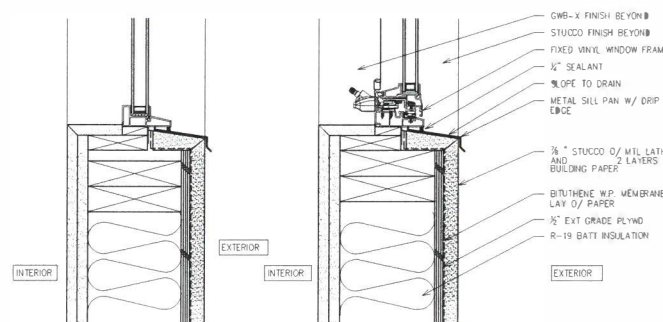
FIXED WINDOW JAMB DETAIL 14
SCALE: 3/4"=1'-0"



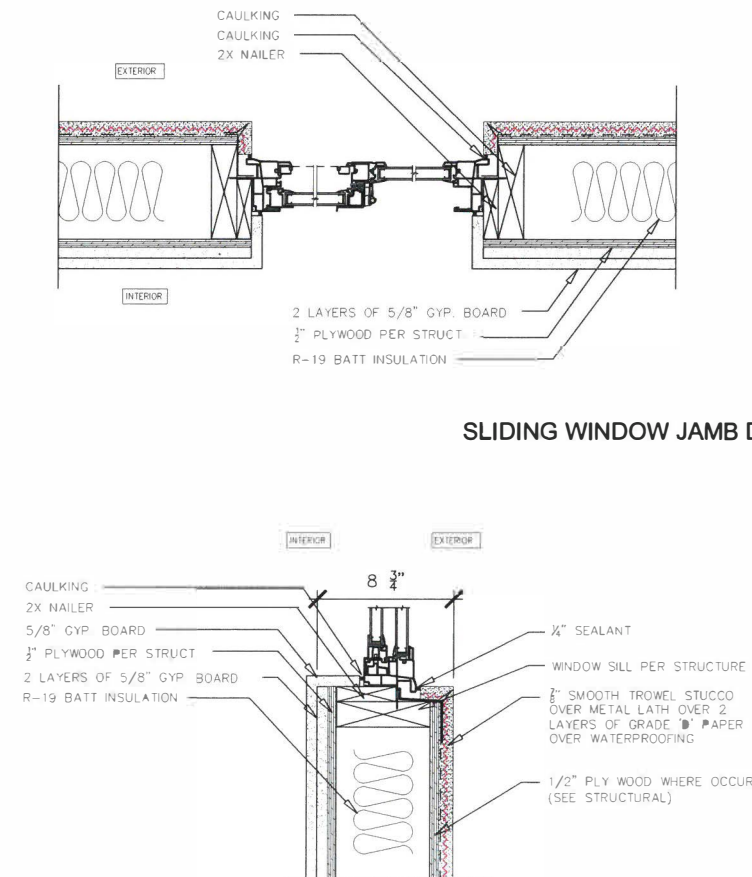
SLIDING WINDOW HEADER DETAIL 3
SCALE: 3/4"=1'-0"



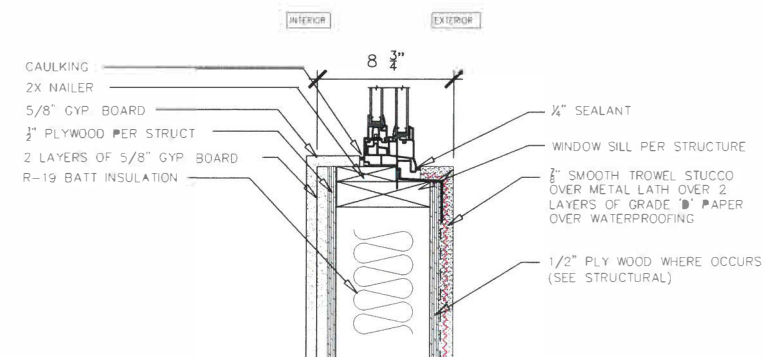
CASEMENT WINDOW SILL DETAIL 9
SCALE: 3/4"=1'-0"



FIXED WINDOW SILL DETAIL 13
SCALE: 3/4"=1'-0"



SLIDING WINDOW JAMB DETAIL 2
SCALE: 3/4"=1'-0"



SLIDING WINDOW SILL DETAIL 1
SCALE: 3/4"=1'-0"

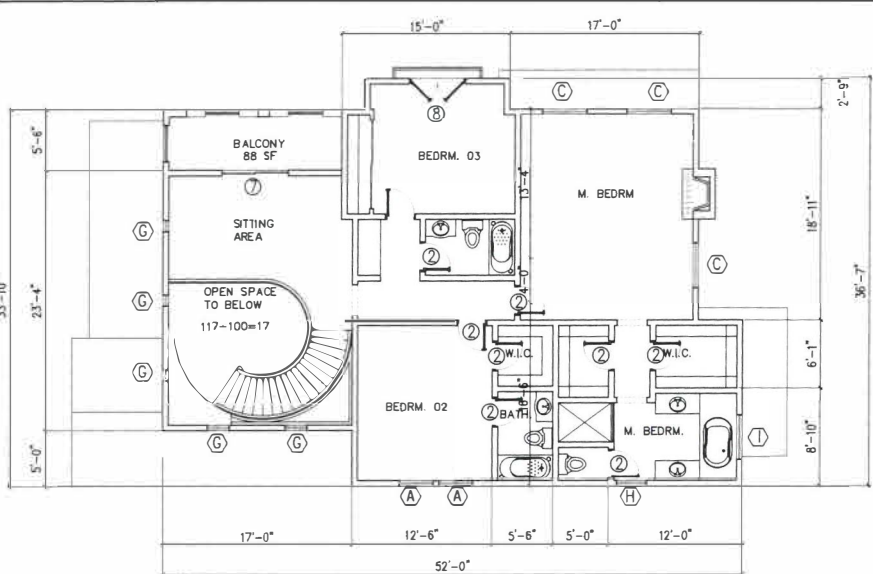
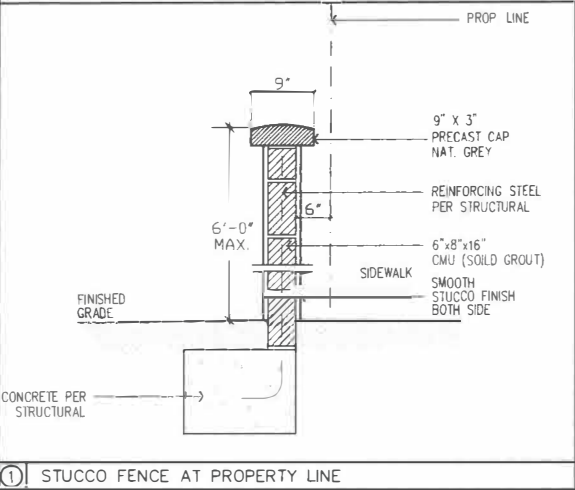
Infill Examples (2 of 3)

OPEN CEILING : 217 - 100 (EXEMPT) = 17 SF
PORCH : 334 - 250 (EXEMPT) = 84 SF
R.F.A. = $\frac{(2855+17+84) \times 100}{6586} = 44.88 \%$
LOT COVERAGE : $\frac{(1590+334+400) \times 100}{6586} = 35.28 \%$
APN# 5092-013-013
OCCUPANCY : R 3 / U
TYPE OF CONSTRUCTION : V-B
ARCHITECTURE STYLE : SPANISH REVIVAL

FIRST FLOOR AREA=1590 SF
SECOND FLOOR : AREA=1265 SF
TOTAL : 2855 SF
2-CAR DETACHED GARAGE : AREA=400 SF
PORCHES : 130 SF + 97 SF + 107 SF = 334 SF
BALCONY : 88 SF

CONSULTANTS :
CIVIL ENGINEER :
CALLAND ENGINEERING INC.
576 E. LAMBERT RD., BREA, CA 92821
CONTACT PERSON : KIM
PHONE : 714-671-1050
STRUCTURAL ENGINEER :
FRED TAGUDAR
LICENSE RCE 33612 EXP. 6-30-20
PHONE : 909-987-8926
ENERGY CONSULTANT :
PERFECT DESIGN
2416 W. VALLEY BLVD., ALHAMBRA CA 91803
CONTACT PERSON : RAYMOND
PHONE : 626-289-8808

REVISIONS
9-5-16
3-15-17
02-26-18
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10-09-18



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

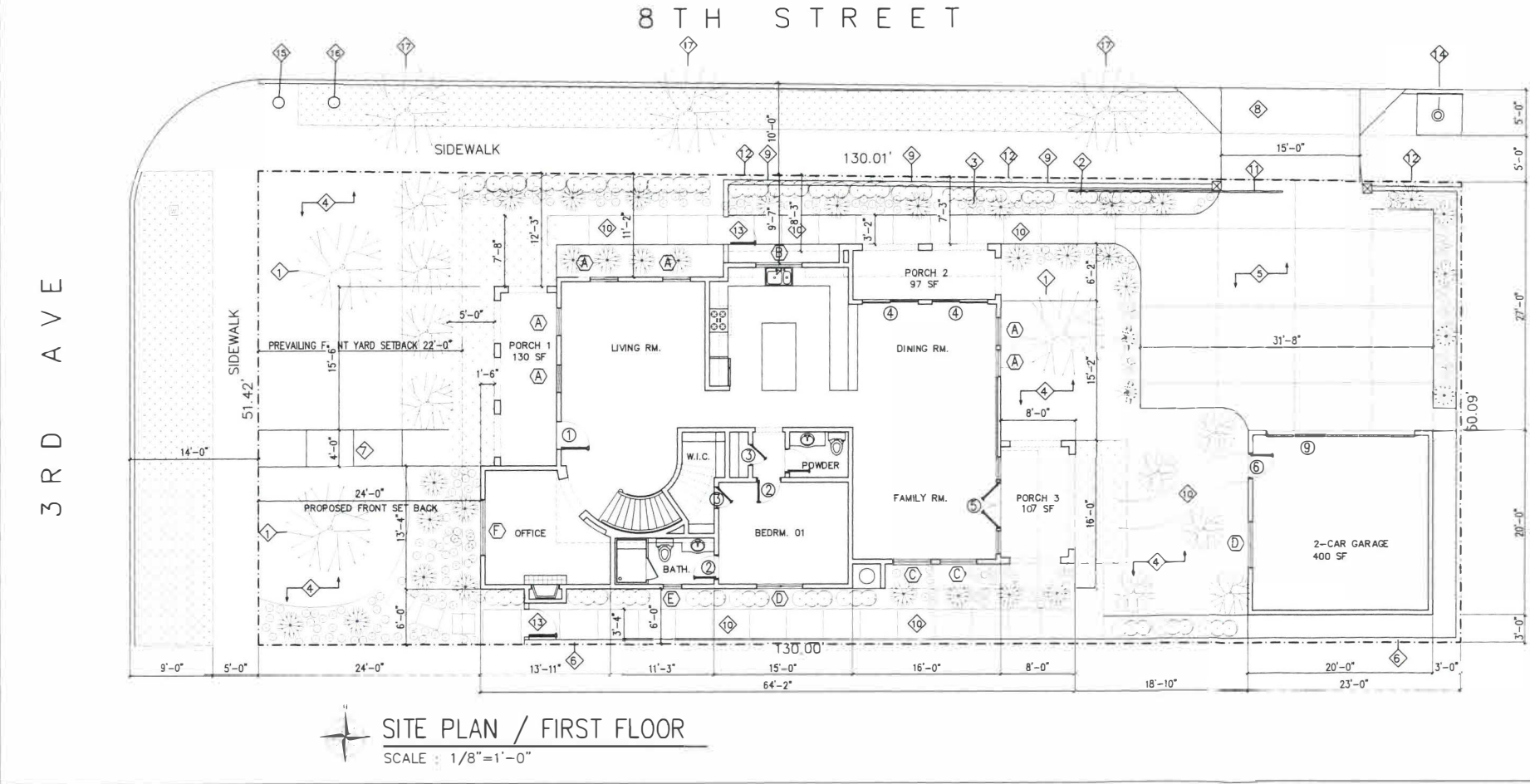
| SITE PLAN LEGEND | |
|-------------------------------------------------------------------------------------------|---------------------------------------|
| DESCRIPTION | DESCRIPTION |
| 1 NEW TREE PER LANDSCAPE PLAN | 10 CONCRETE SURFACE |
| 2 LOW BUSHES PER LANDSCAPE PLAN | 11 W.I. GATE 20'W X 5'H . BLACK COLOR |
| 3 GRASS COVER SEE LANDSCAPE PLAN | 12 VINE AT FENCE |
| 4 LANDSCAPE AREA SEE LANDSCAPE PLAN | 13 3'X6' W.I. GATE |
| 5 CONCRETE DRIVEWAY W/ 8'X8' SCORED | 14 EXISTING DECORATION STREET LIGHT |
| 6 NEW 6' HIGH BLK WALL | 15 EXISTING STREET SIGN |
| 7 CONCRETE WALK | 16 EXISTING POWER POLE |
| 8 EXIST DRIVEWAY APPROACH TO REMAIN | 17 EXISTING STREET TREE |
| 9 6' HIGH STUCCO FINISHED WALL WITH PRECAST CAP 6" INSIDE PROPERTY LINE , SEE DETAIL 1 | |

| | BUILDING AREA CALCULATION | | | | OUTDOOR SPACES | | | | |
|-------------------|---------------------------|-----------|-------------------|------------|----------------|---------|---------|---------|------------|
| | 1ST FLOOR | 2ND FLOOR | 2-STORY OPEN AREA | TOTAL (SF) | PORCH 1 | PORCH 2 | PORCH 3 | BALCONY | TOTAL (SF) |
| PLANNING DEPT | | | | | | | | | |
| EXISTING AREA | 0 | 0 | 0 | | | | | | |
| NEW AREA | 1,593 | 1,273 | 117 | | 130 | 97 | 107 | | |
| EXEMPTED AREA | | | -100 | | | | | 88 | -250 |
| TOTAL | 1,593 | 1,273 | 17 | 2,883 | | | | 84 | 0 |
| TOTAL RFA | | | | 2,967 | | | | | |
| ALLOWABLE FAR 3:1 | | | | 11,346 | | | | | |
| LOT AREA | | | | 6,586 | | | | | |
| LOT COVERAGE % | | | | 2,417 | 35.28% | | | | |

| PREVAILING FRONT YARD SETBACK CALCULATION | | | | | | | | | | | | | | |
|-------------------------------------------------|--------|--------|--------|--------|----------|--------|--------|--------|--------|--------|--------|--------|---------------------|--------|
| | | | | | | | | | | | | | SUBJECT PROPERTY | |
| LOT NO (13 LOTS) | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | TOTAL |
| EXISTING SETBACK (FT) | 22'-6" | 22'-6" | 20'-2" | 27'-2" | 23'-6" | 27'-0" | 19'-6" | 23'-9" | 27'-9" | 29'-9" | 29'-9" | 23'-9" | 0 | |
| LOT FRONTAGE (FT) | 55 | 68 | 55 | 60 | 55 | 60 | 57.1 | 55 | 60 | 55 | 60 | 55 | 51.42 | 738.52 |
| MIN. FRONTAGE REQUIRED (FT) | | | | | | | | | | | | | | |
| LOWEST RANGE OF LOT FRONT YARD SETBACK SELECTED | | | | | LOT NO.: | 217 | 218 | 219 | 221 | 223 | 228 | TOTAL | | |
| LOT FRONTAGE (FT) | | | | | | 55 | 60 | 55 | 55 | 57.1 | 55 | 337.1 | | |
| PREVAILING FRONT YARD SETBACK (FT) | | | | | | 22.5 | 22.5 | 20.17 | 23.5 | 19.5 | 23.75 | 22 | | |

| WINDOW SCHEDULE | | | | | | | | | |
|-----------------|-------|--------|----------|-------------|----------|------|-------------|----------------------|-------------------|
| | WIDTH | HEIGHT | TYPE | FRAME | U-FACTOR | SHGC | GLASS | REMARK | MANUF. |
| A | 3'-0" | 5'-0" | S.HUNG | WOOD (SASH) | 0.30 | 0.20 | DUAL GLAZED | | JELD WEN COMPANY |
| B | 5'-0" | 5'-0" | GARDEN | | | | | | OR EQUAL APPROVED |
| C | 4'-0" | 5'-0" | CASEMENT | | | | | | |
| D | 5'-0" | 5'-0" | CASEMENT | | | | | | |
| E | 2'-0" | 2'-0" | CASEMENT | | | | | | |
| F | 6'-0" | 7'-0" | CASEMENT | | | | | INCLUDING ARCH ABOVE | |
| G | 1'-0" | 3'-0" | FIXED | | | | | | |
| H | 2'-0" | 3'-6" | CASEMENT | | | | | | |
| I | 4'-0" | 3'-0" | CASEMENT | | | | | TEMP. | |

| DOOR SCHEDULE | | | | | | | |
|---------------|----------|--------|--------|-----------|---------------------|------------------|------------------------------------|
| | WIDTH | HEIGHT | THK. | H.C./S.C. | TYPE | MATERIAL | REMARK |
| 1 | 3'-0" | 8'-0" | 1 3/4" | S.C. | FRONT ENTRANCE DOOR | WOOD | |
| 2 | 2'-8" | 8'-8" | 1 1/2" | H.C. | SLAB | WOOD | JELD WEN COMPANY OR EQUAL APPROVED |
| 3 | 2'-8" | 8'-8" | 1 1/2" | H.C. | SLAB | WOOD | |
| 4 | 6'-0" | 8'-0" | 1 3/4" | S.C. | SLIDING | WOOD/TEMP. GLASS | |
| 5 | (4)2'-6" | 8'-0" | 1 3/4" | S.C. | FRENCH | WOOD/TEMP. GLASS | |
| 6 | 2'-8" | 8'-8" | 1 3/4" | S.C. | SLAB | WOOD | SELF-CLOSING & SELF-LATCHING |
| 7 | 6'-0" | 7'-0" | 1 3/4" | S.C. | SLIDING | WOOD/TEMP. GLASS | |
| 8 | (2)2'-6" | 8'-0" | 1 3/4" | S.C. | FRENCH | WOOD/TEMP. GLASS | |
| 9 | 16'-0" | 7'-0" | - | - | GARAGE DOOR | METAL | POOL UP W/ REMOTE CONTROL |



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

ENGINEER

LN DESIGN L.L.C.
DESIGN PLANNING INTERIOR
1415 WEST GARNEY AV NORTH, SUITE 100, WEST COVINA, CA 91791
PHONE & FAX: (626) 814-9680

DATE:
SCALE:
DRAWN:
JOB NO.
SHEET
A.1
OF SHEETS


| REVISIONS |
|-----------|
| 04-18-18 |
| 04-28-18 |
| 05-16-18 |
| 07-25-18 |
| 10-09-18 |
| |
| |

LN DESIGN L.L.C.

DESIGN PLANNING INTERIOR

1415 WEST GARVEY AV. NORTH, SUITE 105, WEST COHAMA, CA 91791

PHONE & FAX: (626) 814-9680



DATE:

SCALE:

DRAWN:

JOB NO.

SHEET

A.2

OF SHEETS



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



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


| ELEVATION LEGEND | |
|-------------------------------------------------------|-------------------------------------------------------|
| DESCRIPTION | COLOR & NOTES |
| ① CONCRETE TILE BY EAGLE ROOFING | CAPISTRANO # 3684 BROWN FAMILY |
| ② PAINTED WOOD RAFTER TAIL | DARK BROWN, SW2808.f BY SHERWIN WILLIAM |
| ③ EXT. STUCCO TYP. (BY LA HABRA STUCCO) | X-55 FRENCH VANILLA BY LA HABRA STUCCO |
| ④ STUCCO TRIM | BROWN SW2806.f SHERWIN WILLIAM |
| ⑤ VINYL CLAD WOOD WINDOW SITELINE STYLE BY JELDWEN | DARK BUCKSKIN COLOR BY JELDWEN |
| ⑥ MTL. SPARK ARRESTOR | SAME AS ROOF COLOR |
| ⑦ PAINTED METAL RAILING | BLACK |
| ⑧ PAINTED WOOD ENTRY DOOR | BROWN, RMKA RUSTIC KNOTTY ALDER STYLE BY ETO DOORS |
| ⑨ PLANT-ON DECORATION VENT | BROWN SW2806.f SHERWIN WILLIAM |
| ⑩ PAINTED METAL GARAGE DOOR | BROWN SW2807.f SHERWIN WILLIAM |
| ⑪ EXTERIOR WALL LIGHT | BLACK , BY HALMILTON LIGHTING |
| | |
| | |

| REVISIONS |
|-----------|
| 04-18-18 |
| 04-28-18 |
| 05-16-18 |
| 07-25-18 |
| 10-09-18 |

ENGINEER :

LN DESIGN L.L.C

DESIGN PLANNING INTERIOR
 1455 WEST GARDEN STREET, SUITE 109, WEST COVINA, CA 91791
 PHONE & FAX: (626) 440-8800



| |
|---------|
| DATE: |
| SCALE: |
| DRAWN: |
| JOB NO. |

| |
|-----------|
| SHEET |
| A.3 |
| OF SHEETS |



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



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

| ELEVATION LEGEND | |
|-------------------------------------------------------|-------------------------------------------------------|
| DESCRIPTION | COLOR & NOTES |
| ① CONCRETE TILE BY EAGLE ROOFING | CAPISTRANO # 3684 BROWN FAMILY |
| ② PAINTED WOOD RAFTER TAIL | DARK BROWN, SW2808.f BY SHERWIN WILLIAM |
| ③ EXT. STUCCO TYP. (BY LA HABRA STUCCO) | X-55 FRENCH VANILLA BY LA HABRA STUCCO |
| ④ STUCCO TRIM | BROWN SW2806.f SHERWIN WILLIAM |
| ⑤ VINYL CLAD WOOD WINDOW SITELINE STYLE BY JELDWEN | DARK BUCKSKIN COLOR BY JELDWEN |
| ⑥ MTL. SPARK ARRESTOR | SAME AS ROOF COLOR |
| ⑦ PAINTED METAL RAILING | BLACK |
| ⑧ PAINTED WOOD ENTRY DOOR | BROWN, RMKA RUSTIC KNOTTY ALDER STYLE BY ETO DOORS |
| ⑨ PLANT-ON DECORATION VENT | BROWN SW2806.f SHERWIN WILLIAM |
| ⑩ PAINTED METAL GARAGE DOOR | BROWN SW2807.f SHERWIN WILLIAM |
| ⑪ EXTERIOR WALL LIGHT | BLACK , BY HALMILTON LIGHTING |

| REVISIONS |
|-----------|
| 04-18-18 |
| 04-25-18 |
| 05-16-18 |
| 07-25-18 |
| 10-09-18 |
| 10-09-18 |

ENGINEER :

LN DESIGN L.L.C.

DESIGN PLANNING INTERIOR

1415 WEST GARVEY AV. NORTH, SUITE 109, WEST CONGONA, CA 91791

PHONE & FAX: (626) 814-9680

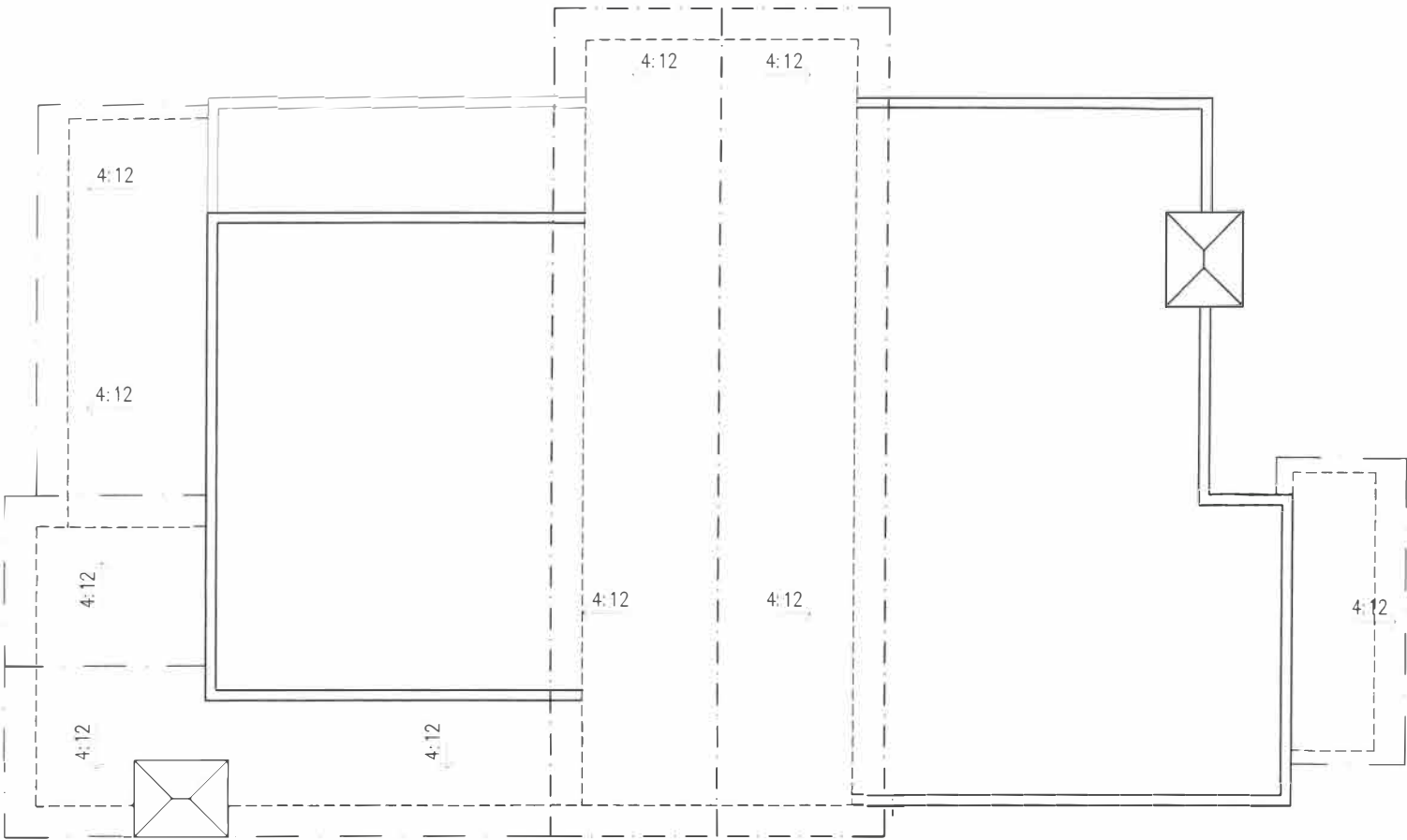


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|---------|
| DATE: |
| SCALE: |
| DRAWN: |
| JOB NO. |

SHEET

A.4

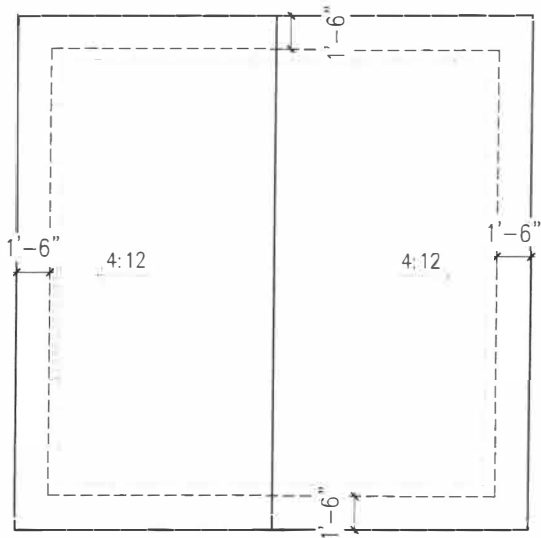
OF SHEETS





ROOF PLAN HOUSE

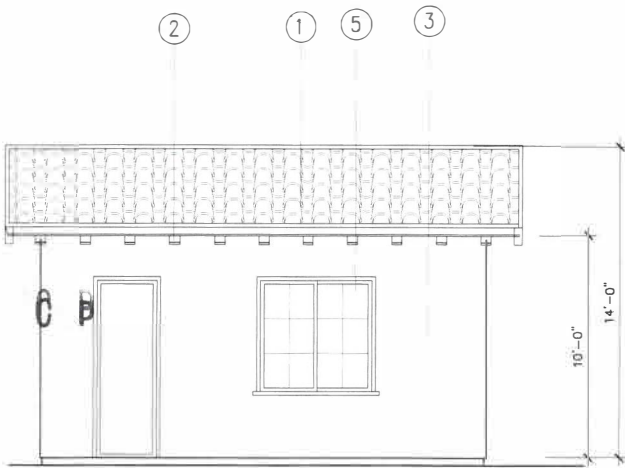
SCALE : 1/4"=1'-0"





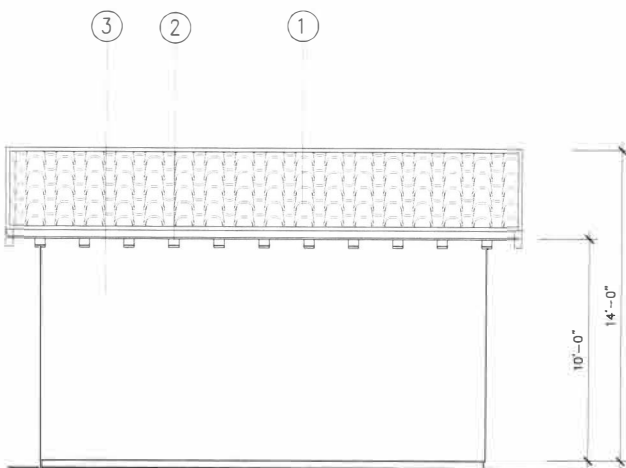
ROOF PLAN GARAGE

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



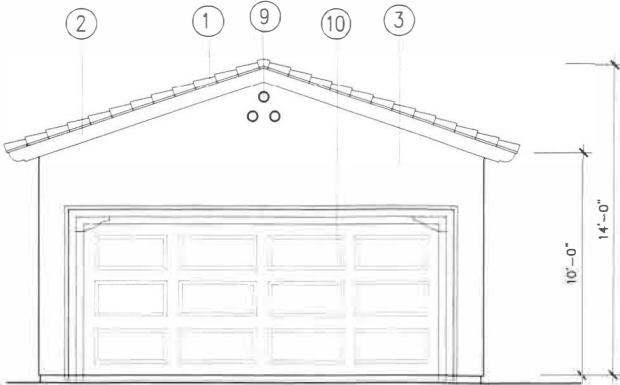
WEST ELEVATION GARAGE

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



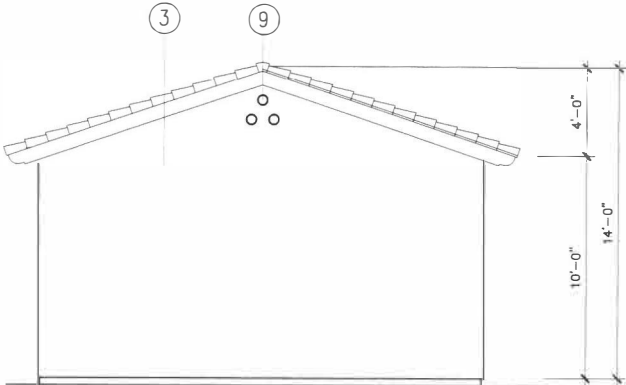
EAST ELEVATION GARAGE

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



NORTH ELEVATION GARAGE

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



SOUTH ELEVATION GARAGE

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

| ELEVATION LEGEND | |
|----------------------------------------------------|----------------------------------------------------|
| DESCRIPTION | COLOR & NOTES |
| 1 CONCRETE TILE BY EAGLE ROOFING | CAPISTRANO # 3684 BROWN FAMILY |
| 2 PAINTED WOOD RAFTER TAIL | DARK BROWN, SW2808.f BY SHERWIN WILLIAM |
| 3 EXT. STUCCO TYP. (BY LA HABRA STUCCO) | X-55 FRENCH VANILLA BY LA HABRA STUCCO |
| 4 STUCCO TRIM | BROWN SW2806.f SHERWIN WILLIAM |
| 5 VINYL CLAD WOOD WINDOW SITELINE STYLE BY JELDWEN | DARK BUCKSKIN COLOR BY JELDWEN |
| 6 MTL. SPARK ARRESTOR | SAME AS ROOF COLOR |
| 7 PAINTED METAL RAILING | BLACK |
| 8 PAINTED WOOD ENTRY DOOR | BROWN, RMKA RUSTIC KNOTTY ALDER STYLE BY ETO DOORS |
| 9 PLANT-ON DECORATION VENT | BROWN SW2806.f SHERWIN WILLIAM |
| 10 PAINTED METAL GARAGE DOOR | BROWN SW2807.f SHERWIN WILLIAM |
| 11 EXTERIOR WALL LIGHT | BLACK , BY HALMILTON LIGHTING |



| REVISIONS |
|-----------|
| 04-18-18 |
| 04-28-18 |
| 05-16-18 |
| 07-25-18 |
| 10-09-18 |
| 10-09-18 |

ENGINEER

LN DESIGN L.L.C.
DESIGN PLANNING INTERIOR
1415 WEST GARVEY AV. NORTH, SUITE 105, WEST COVINA, CA 91791
PHONE & FAX: (626) 914-9680

DATE:
SCALE:
DRAWN:
JOB NO.

SHEET
A.5
OF SHEETS

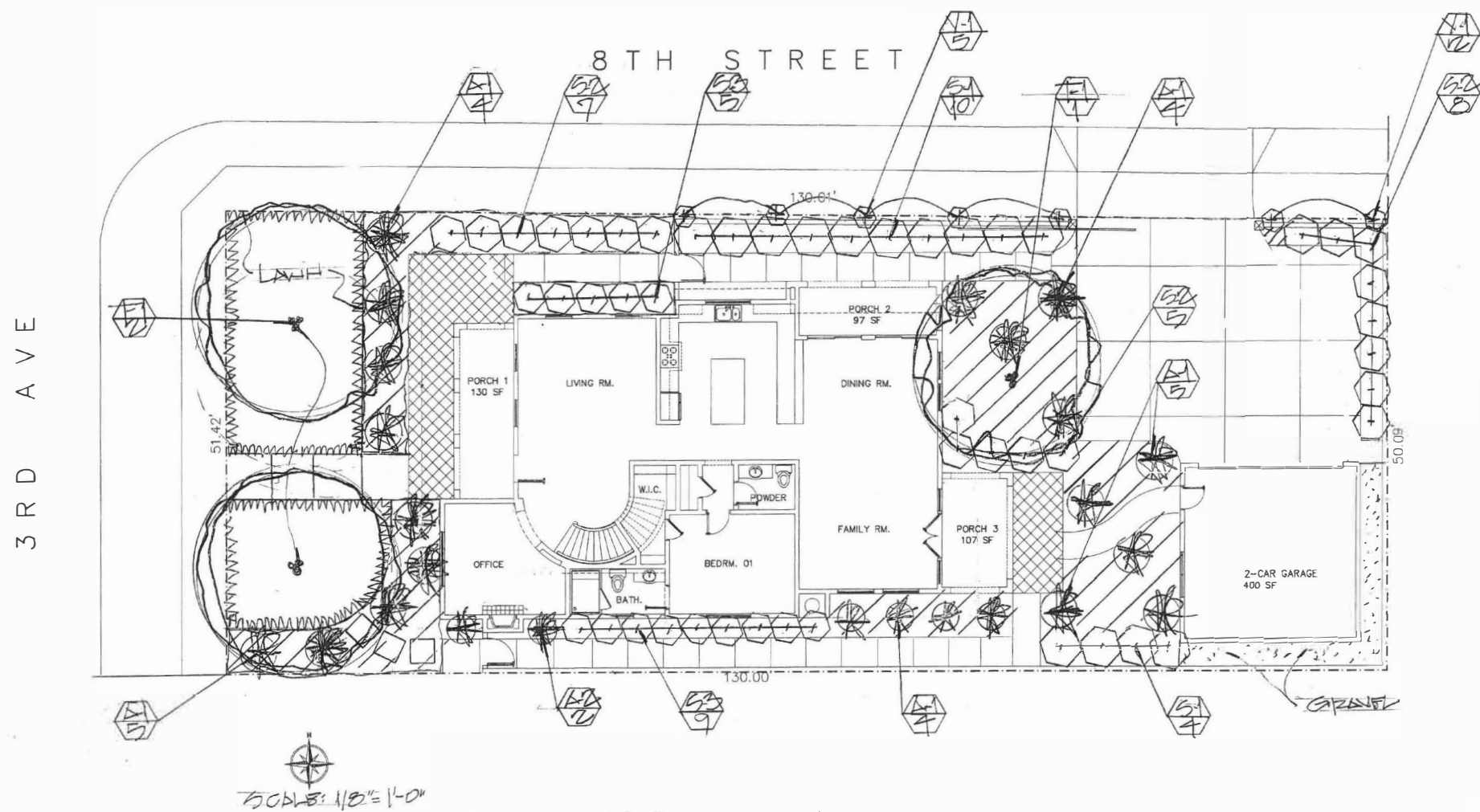
| REVISIONS |
|-----------|
| 9-5-16 |
| 3-15-17 |
| 02-26-18 |
| 04-28-18 |

ENGINEER :

LN DESIGN L.L.C.
 DESIGN PLANNING INTERIOR
 1415 WEST GAVIN AV. NORTH, SUITE 100, WEST COVINA, CA 91791
 PHONE & FAX: (626) 814-9680

DATE: 5-7-18
 SCALE: 1/8"=1'-0"
 DRAWN: LST
 JOB NO. 1

SHEET
 L-1



A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS; EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
 FOR SOILS LESS THE 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

WATER USAGE (VARIABLE)
 L-1 = LOW WATER USAGE/PLANT
 H-1 = MODERATE WATER USAGE
 T.P.F. = .5
 LANDSCAPE AREA
 = 2,340 SQ. FT.

PLANT LIST

| SYMBOL | POTENTIAL NAME | COMMON NAME | SIZE | QTY. | SPACING |
|--------|---------------------------------------|------------------------|-----------------|------|-----------|
| T-1 | OLEA EUROPAE 'SMITH HILL' | FRUITLESS OLIVE/MULTI. | 40'X | 3 | - |
| S-1 | CORDON ROSE VISCOSA | HORSESHOE BUSH | 5GN. | 14 | 5'0"O.C. |
| S-2 | ALBISMA HUEGELI | BLUE HIBISCUS | 5GN. | 20 | 4'0"O.C. |
| S-3 | AGAVE 'BLUE FLAME' | BLUE FLAME AGAVE | 5GN. | 9 | 3'0"O.C. |
| L-1 | DIETES BICOLOR | FORTNIGHT LILY | 2GN. | 18 | 2'0"O.C. |
| L-2 | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 5GN. | 4 | " " |
| L-1 | BUCHLOE DACTYLOIDES | BUFFALO GRASS | 500 | - | - |
| L-1 | GROUND COVER = BRACHYRIS (ALL PLANTS) | COYOTE BUSH | FLATS AS NEEDED | - | 10'0"O.C. |
| V-1 | FICUS PURPURA | CREEPING FIG | 5GN. | 7 | 10'0"O.C. |



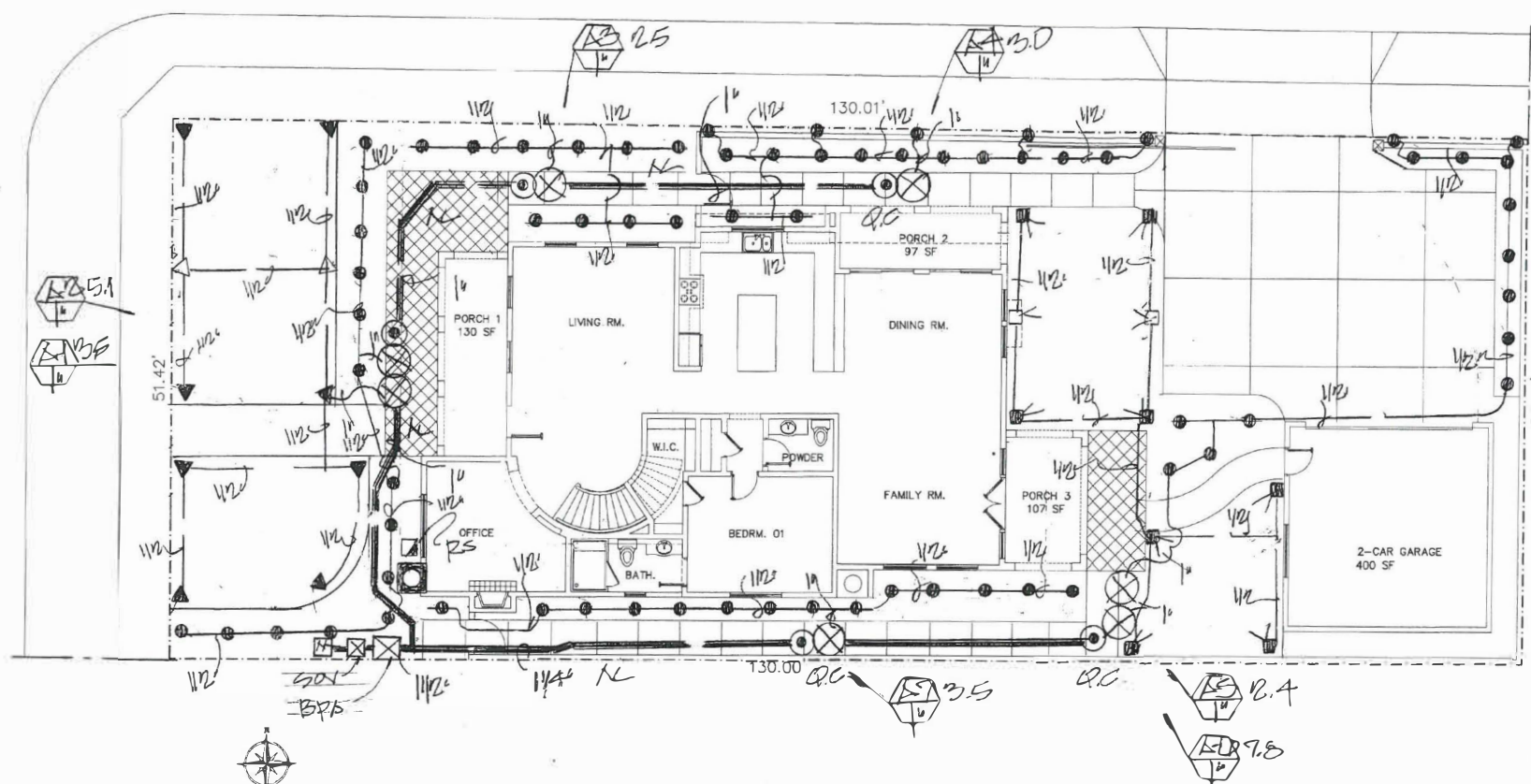
"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."
 LARRY G. TISON LANDSCAPE ARCHITECT NO. 1844
 5-7-18

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE "LANDSCAPE DOCUMENTATION PACKAGE"
 LARRY G. TISON LANDSCAPE ARCHITECT #1844
 5-7-18



LARRY G. TISON & ASSOCIATES
 LARRY G. TISON, A.S.L.A.
 LANDSCAPE ARCHITECTURE
 514 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
 818-241-9169

3RD AVE



~~SEWAGE TREATMENT WATER SYSTEMS SHALL BE USED FOR WATER FEATURES~~

| SYMBOL | DESCRIPTION | NAME | NO | CHG | RADIUS | P51 |
|--------|---------------------|---------------------|-----|-----|--------|-----|
| ▼ | PAHUBPS POINT / ATZ | 180L - VALLB - 90° | 142 | 16' | 30 | |
| ▽ | " " " / HALF | 180L - VALLB - 180° | 85 | 16' | 30 | |
| ▼ | " " " / ATZ | 1812 - 120HAPZ | 145 | 12' | 30 | |
| ▽ | " " " / HALF | 1812 - 120HAPZ | 113 | 12' | 30 | |
| ● | " " BUBBLE | 1812 - 1401 | 25 | - | 30 | |

| | | |
|--------------------------------------------------------------------------------------------|---|--------------------------------------------------------|
|  | — | WESTHOE BASIN CONTROLLER (RAINBIRD ESP-LX45-3 STG.) |
| RS  | — | RAIN SENSOR RAINBIRD RSD-BEX |
| BPR  | — | BACKFLOW PREVENTER (FEBBO-B232-1 1/2") |
| C.O.  | — | QUICK COUPLER/RAINBIRD 44LPO |
|  | — | VALVE/RAINBIRD 'PEB' SERIES |
|  12.0 | — | <u>VALVE NO/ SIZE</u> |
|  | — | VALVE SIZE RAINLINE/SCH. 40 PVC |
| --- | — | LATERAL LINE/SCH. 40 PVC |
| --- | — | SHUT OFF VALVE |
| --- | — | IRRIGATION SUB-METER |

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
919.241.0165

[illegible]

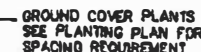
1) Investment (including Depreciation) $\$g$ $(\$)$ Investment (without Depreciation) $\$g$ Investment (with Depreciation)
 2) Just now $\$2.75$ for every hour $\$2.75$ for every hour
 3) Just now or planning 0.81 for every hour
 4) Just now or planning 0.81 for every hour

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- ## LANDSCAPE NOTES

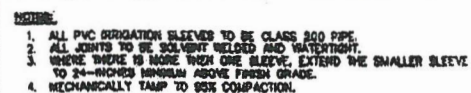
SOIL CHARACTERISTICS



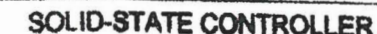
- ## IRRIGATION NOTES



BACKFLOW DEVICE SCREENING DETAIL



SLEEVING



Infill Examples (3 of 3)

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SEAL / SIGNATURE

NEW CONSTRUCTION FOR
I AUTO USED CAR SALES BUILDING

TITLE

DATE REVISION BY

DRAWN APPROVED

DATE SCALE

SHEET:

A-1.1

OF SHEETS



■ VIEW FROM PICO BLVD.



■ SOUTH EAST VIEW



■ NORTH WEST VIEW

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A · R · C · H
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SEAL/SIGNATURE



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| DATE | SCALE | |
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| OF | SHEETS | |



2
CRAFTSMAN INFLUENCE



3
N/A



6
ROMANESQUE REVIVAL



6

CLASSICAL REVIVAL / SPANISH INFLUENCE

SEAL/SIGNATURE

**NEW CONSTRUCTION FOR
I AUTO USED CAR SALES BUILDING**

TITLE

| | | |
|--------------|----------|----|
| DATE | REVISION | BY |
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■ SUMMARY TABLE FOR CONTRIBUTING ELEMENTS

| | ADDRESS | STRUCTURE TYPE | LOT AREA | APPROX. FOOT PRINT | APPROX. LOT COVERAGE | APPROX. SETBACK | APPROX. HEIGHT | APPROX. # STORIES |
|-------------------|---------------------|---------------------|----------|--------------------|----------------------|-----------------|----------------|-------------------|
| (1) | 3030 W PICO BLVD. | COMMERCIAL BUILDING | 5,832 | 4,568 | 78% | 0' | 27' | 2 |
| (2) | 3034 W PICO BLVD. | COMMERCIAL BUILDING | 5,957 | 2,433 | 41% | 8' | 30' | 2 |
| (4) | 3054 W PICO BLVD. | COMMERCIAL BUILDING | 6,209 | 2,136 | 34% | 0' | 15' | |
| (6) | 3064 W PICO BLVD. | COMMERCIAL BUILDING | 12,417 | 9,414 | 76% | 0' | 26' | 2 |
| (6) | 3082 W PICO BLVD. | COMMERCIAL BUILDING | 9,678 | 3,800 | 39% | 0' | 29' | |
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| | | | | | | | | |
| AVERAGE | | | 8,381 | 3,880 | 44.8% | 1.6' | 25.4' | 1.6 |
| EXIST'G BUILDING | NONE | - | - | - | - | - | - | - |
| PROPOSED BUILDING | COMMERCIAL BUILDING | 6,209 | 1,800 | 29% | 0' | 18.6' | | |

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SEAL/SIGNATURE

NEW CONSTRUCTION FOR
I AUTO USED CAR ALES BUILDING

TITLE

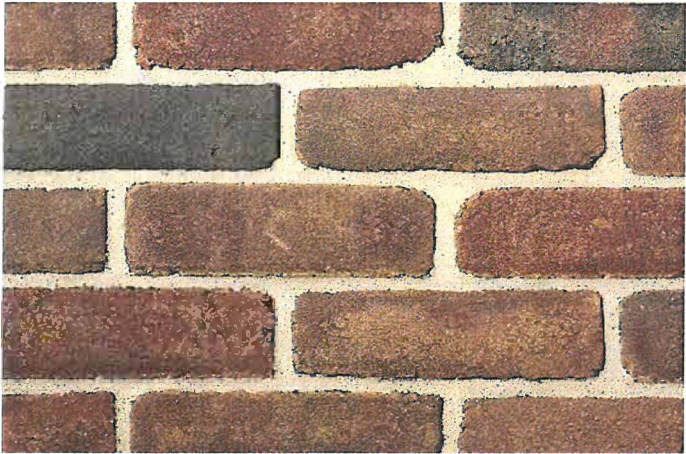
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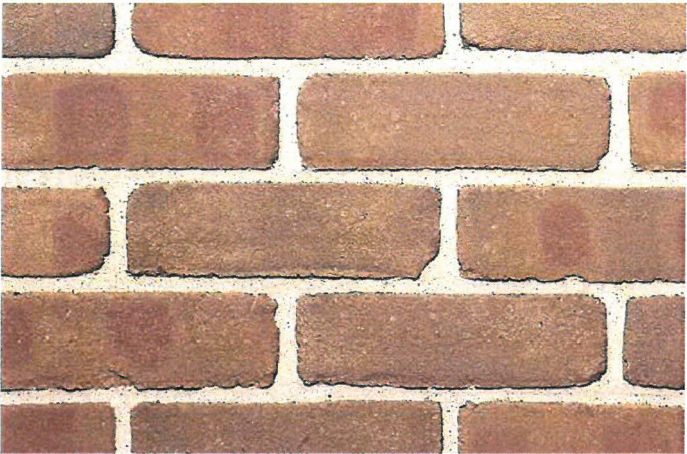
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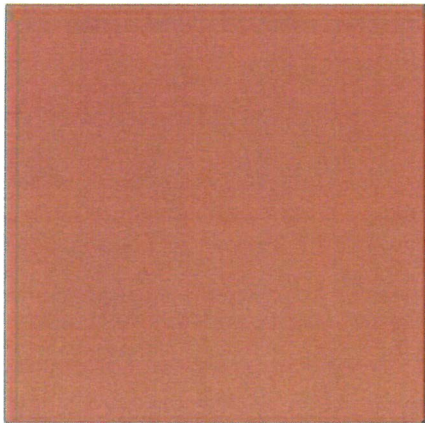
■ MATERIALS



BRICK WALL
THIN BRICK-BELCREST 760
BY BELDEN BRICK



HEADER
THIN BRICK-BELCREST 530
BY BELDEN BRICK



Georgia Clay
DE5181

Swiss Coffee
DEW341

WALLS : SMOOTH STUCCO FINISH OVER PLY WOOD
(COLOR: DEW341 SWISS COFFEE BY 'DUNN EDWARD')

CORNICE / BASE : SMOOTH STUCCO FINISH OVER PLY WOOD
(COLOR: DEW341 SWISS COFFEE BY 'DUNN EDWARD')

G · R · O · U · P
A · R · C · H
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E-mail GroupArch@earthlink.net

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SEAL / SIGNATURE

NEW CONSTRUCTION FOR
I AUTO USED CAR SALES BUILDING

TITLE

DATE REVISION BY

DRAWN APPROVED

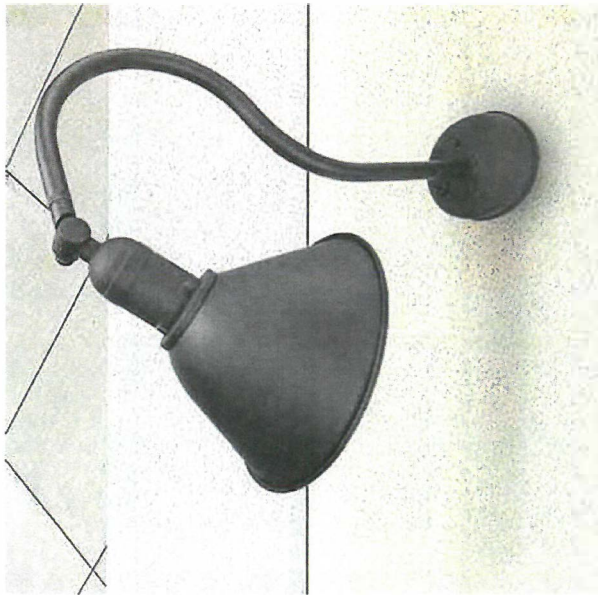
DATE SCALE

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A-1.4

OF SHEETS

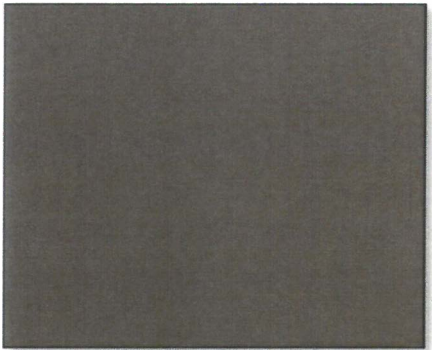
■ MATERIALS



SIGN LIGHT
BLACK GOOSENECK OUTDOOR SIGN LIGHTING
LED WAREHOUSE SIGN LIGHT - ADLXSV930



FENCE : WROUGHT IRON FENCE
(COLOR: BLACK)



Classic Bronze
UC74957
STORE FRONT WINDOW / DOOR
FF450 / ENTRANCE DOOR-400
BY US ALUMINUM
(COLOR :CLASSIC BRONZE -UC74957)



WALL LIGHTING
KICHLER FRANCEASI 22-IN H OLD BRONZE MEDIUM BASE
(E-26) OUTDOOR WALL LIGHT

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E-mail GroupArch@AIAA.com

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THEY HAVE BEEN PROVIDED AND DEVELOPED WITHOUT
THE WRITTEN CONSENT OF GROUP ARCH. DEVELOPMENT, INC.
THESE DRAWING AND SPECIFICATIONS SHALL CONSTITUTE
CONCLUSIVE EVIDENCE OF THE DESIGNING METHOD
ADOPTED ON THESE DRAWING. CONTRACTOR SHALL HAVE PRECEDENCE
OVER ALL OTHERS IN THE EVENT OF ANY DISCREPANCY
BETWEEN THE DRAWING AND CONDITIONS SHOWN BY THE
DRAWING. SHOP DRAWING SHALL BE SUBMITTED TO THE OFFICE
FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

SEAL/SIGNATURE

NEW CONSTRUCTION FOR
I AUTO USED CAR SALES BUILDING
6

TITLE

DATE REVISION BY

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DATE SCALE

SHEET:

A-1.5

OF SHEETS

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SEAL/SIGNATURE

NEW CONSTRUCTION FOR
I AUTO USED CAR SALES BUILDING

TITLE

DATE REVISION BY

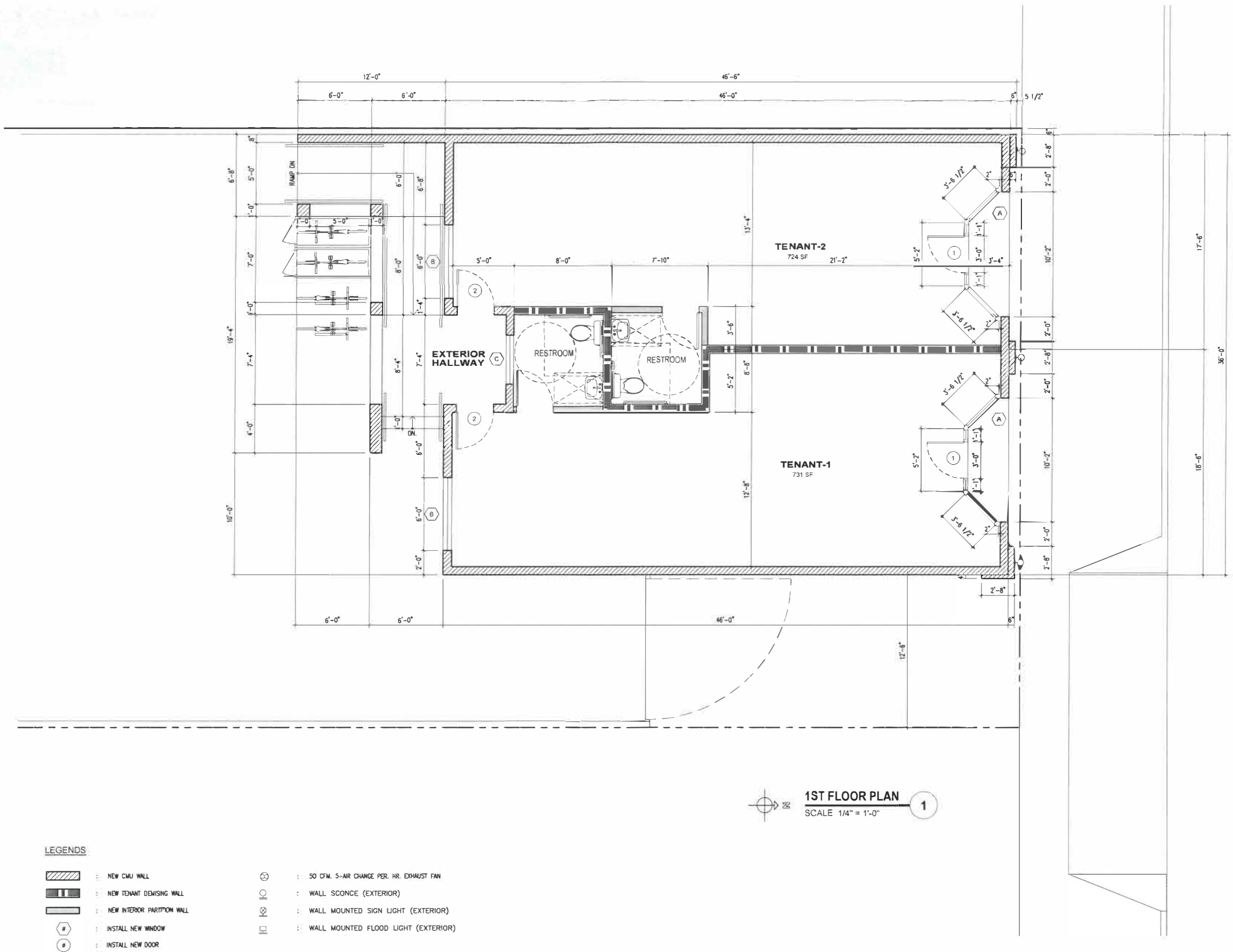
DRAWN APPROVED

DATE SCALE




SHEET:

A-2.1

OF SHEETS





- | | | |
|-------------------------------------------------------------------------------------|-----|-------------------------------------|
|  | 1.0 | WALL SCONCE (EXTERIOR) |
|  | 2.0 | WALL MOUNTED SIGN LIGHT (EXTERIOR) |
|  | 3.0 | WALL MOUNTED FLOOD LIGHT (EXTERIOR) |

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SEAL/SIGNATURE

NEW CONSTRUCTION FOR
I AUTO USED CAR SALES BUILDING

TITLE

DATE REVISION BY

DRAWN APPROVED

DATE SCALE

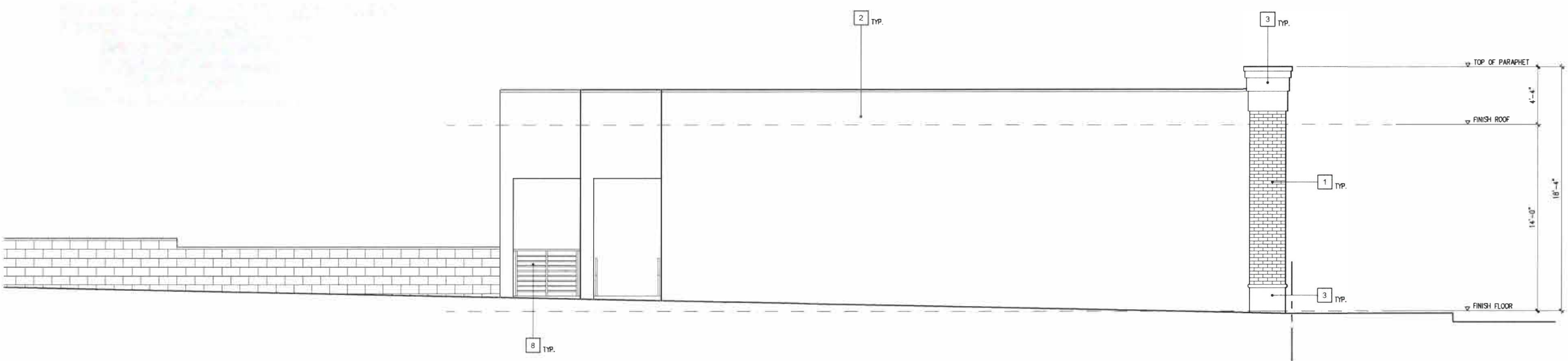
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A-3.1

OF SHEETS



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



EAST ELEVATION
SCALE 1/4" = 1'-0" 2

ELEVATION KEY NOTES:

- | | | |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| 1 THK 1.75" THIN BRICK BY 'THE BELDEN BRICK COMPANY' COLOR : BELCREST 760 | 5 CMU WALL | 10 KICHLER FRANCEASI 22-IN H OLD BRONZE MEDIUM BASE (E-26) OUTDOOR WALL LIGHT |
| 1.1 THK 1.75" THIN BRICK BY 'THE BELDEN BRICK COMPANY' COLOR : BELCREST 530 | 6 ALUMINUM FRAME-FF450 BY U.S. ALUMINUM COLOR : CLASSIC BRONZE -UC74957 | 11 BLACK GOOSENECK OUTDOOR SIGN LIGHTING LED WAREHOUSE SIGN LIGHT - ADUSV930 |
| 2 EXTERIOR STUCCO PROVIDE PAINT FINISH COLOR : DESIRI GEORGIA CLAY BY 'DUNN EDWARD' | 7 1/4" SINGLE PANE GLASS | |
| 3 EXTERIOR STUCCO PROVIDE PAINT FINISH COLOR : DENW341 SWISS COFFINE BY 'DUNN EDWARD' | 8 PAINTED MTL. GUARDRAIL OR HANDRAIL | |
| 4 MTL. CONDUCTOR BOX W/ DOWNSPOUT | 9 SIGN BY OTHERS | |

LEGENDS

- # : INSTALL NEW WINDOW
: INSTALL NEW DOOR

WINDOW AND DOOR SCHEDULE

| NUMBER | TYPE | SIZE | FRAME MATERIAL | GLASS | NOTES |
|--------|--------------------|-----------------------|----------------|-------------|-----------------------------------|
| (A) | STORE FRONT WINDOW | 10'-2"(W) X 10'-0"(H) | ALUMINUM | 1/4" GLAZED | SEE, FLOOR PLAN FOR DETAILED SIZE |
| (1) | STORE FRONT DOOR | 3'-0"(W) X 7'-0"(H) | ALUMINUM | 1/4" GLAZED | |
| | | | | | |



| | |
|---|--------------------------------------------------------------------------------------|
| 1 | 1HK 1.75" THIN BRICK BY 'THE BELDEN BRICK COMPANY' COLOR: BELCREST 760 |
| 1 | 1HK 1.75" THIN BRICK BY 'THE BELDEN BRICK COMPANY' COLOR: BELCREST 530 |
| 2 | EXTERIOR STUCCO PRIME PAINT FINISH COLOR: DESIBI GEORGIA CLAY BY 'DUNN EDWARD' |
| 3 | EXTERIOR STUCCO PRIME PAINT FINISH COLOR: DEW341 SMSS COFFEE BY 'DUNN EDWARD' |
| 4 | MTL CONDUCTOR BOX W/ DOWNSPOUT |

- | | |
|---|-------------------------------------------------------------------------|
| 5 | CMU WALL |
| 6 | ALUMINUM FRAME-FF450 BY U.S. ALUMINUM COLOR :CLASSIC BRONZE -UC74957 |
| 7 | 1/4" SINGLE PANE GLASS |
| 8 | PAINTED MTL. GUARDRAIL OR HANDRAIL |
| 9 | SIGN BY OTHERS |

- 10 KICHLER FRANCEASI 22-IN H OLD BRONZE MEDIUM BASE (E-26) OUTDOOR WALL LIGHT
- 11 BLACK GOOSENECK OUTDOOR SIGN LIGHTING LED WAREHOUSE SIGN LIGHT - ADJUSV330

| NUMBER | TYPE | SIZE | FRAME MATERIAL | GLASS | NOTES |
|--------|------------------------|---------------------|----------------|-------------|-------|
| Ⓐ | FIXED WINDOW | 6'-0"(W) X 7'-0"(H) | ALUMINUM | 1/4" GLAZED | |
| Ⓑ | SLIDING WINDOW | 4'-0"(W) X 1'-4"(H) | ALUMINUM | 1/4" GLAZED | |
| ② | HOLLOW CORE METAL DOOR | 3'-0"(W) X 7'-0"(H) | ALUMINUM | - | |

 : INSTALL NEW WINDOW
 : INSTALL NEW DOOR

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SEAL/SIGNATURE

NEW CONSTRUCTION FOR
1 AUTO USED CAR S LES BUILDING

TITLE

DATE REVISION BY

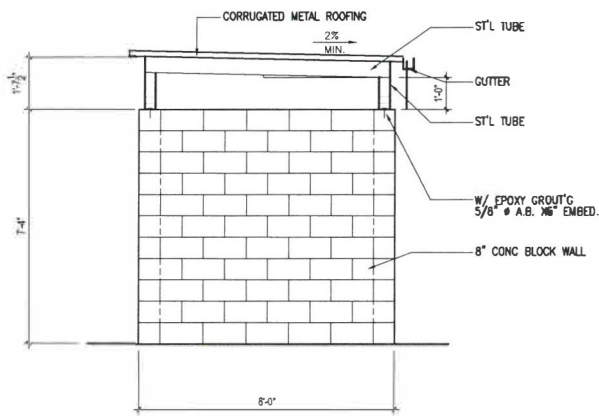
DRAWN APPROVED

DATE SCALE

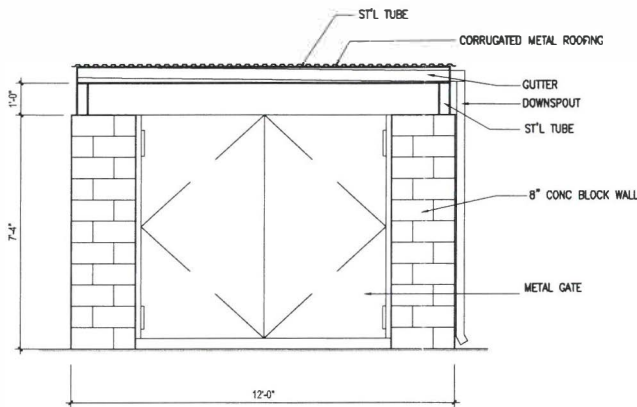
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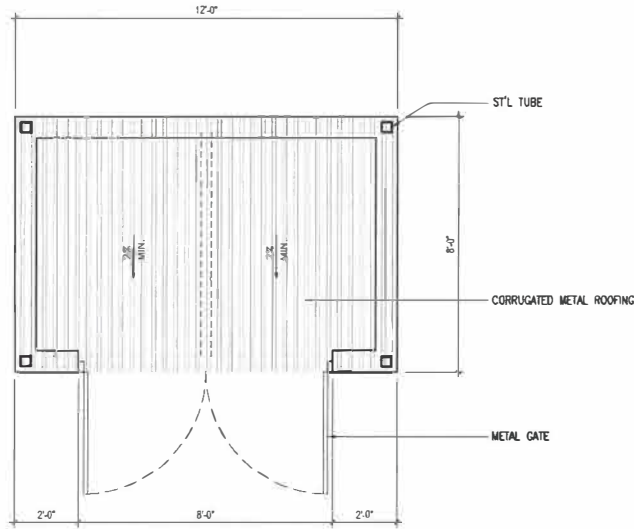
OF SHEETS



FRONT VIEW



FRONT VIEW



PLAN VIEW

TRASH ENCLOSURE DETAIL

SCALE 3/8" = 1'-0"

1