DRONA APARTMENTS

145 units 100% Affordable Housing Development

7311 S FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 6020-025-014 & 6020-025-015

THIS IS NOT A PUBLIC HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED".

AB 1763
Provides an Unlimited density bonus for projects in which 100% of the units are affordable.
SB1818, LAMC Section 12.22.A25 State Density Bonus Law provides for: up to 50% decrease in TWO individual setback LAMC Section 12.22.A25(F)(1)
5.027:1 Floor Area Ratio in lieu of the 1.5:1 otherwise permitted by LAMC Section 12.22.A25 (f)(ii)

Proposed 55.63% decrease from an open space requirement per LAMC Section 12.22. A25 (f)(6)

AB 2345 - No Vehicle Parking required for 100% affordable housing project and located within 1/2 mile of a Major Transit Stop

Southeast Los Angeles CPIO district Development Standards

Table 111-2 for Density, FAR, & Height
Base Density: 1/400 for Density Bonus project
Base FAR 1.5:1 per State Density Bonus Law LAMC 12.22 A25
Base Height: 45 feet w/ transitional height for projects adjacent to RD1.5 or more restrictive zone.

Project is located within the Subarea Corridor "C" (General Corridor) Multi-family Development allowed.

PARKING CALCULATIONS

Zero Parking required

100% Affordable Housing and located within 1/2 mile of a Major Transit Stop.
Per AB 2345/GCS 65915(P) (3) (A)

Bicycle Parking Calculation.

Short Term Bicycle Spaces Required:	
1 space per 10 units (1-25 units)	= 2.5
1 space per 15 units (26-100 units) 100-25 = 75/15	= 5
1 space per 20 units (145 units above) 145-100 = 45/20	= 2.25
Total Short Term Bicycle Parking required	= 9.75 = 10 spaces

Long Term Bicycle Spaces Required:	
1 space per unit (1-25 units)	= 25
1 space per 1.5 units (26-100 units) 100-25 = 75/1.5	= 50
1 space per 2 units (101 units above) 145-100 = 45/2	= 22.5
Total Long Term Bicycle Parking required	= 97.5 spaces

Bicycle Parking Provided:	
Short Term (see First floor)	10
Long Term (First floor)	100
Total Bicycle Parking provided:	110

BASE INCENTIVES

Density: Unlimited -(Density increase per GCS 65915(f)(3)(D)(ii)

Parking: 0 per AB2345/GCS 65915(P)(3)(A)

Height: 33' increase per GCS 65915(d)(2)(D)

Additional Incentives/Concessions (4 total)
Government code Section 65915(d)(2)(D)

Incentive #1
North Side - 50% yard reduction
to provide 5 feet instead of the required 10 feet.

Incentive #2
South Side - 50% yard reduction
to provide 5 feet instead of the required 10 feet.

Incentive #3
East Rear - 38.87% yard reduction
to provide 12.375 feet instead of the required 19 feet.

Incentive #4
Open space: 51.35% reduction in Open Space.
To provide 7103 s.f open space instead of the required 14600 s.f

Waiver of Development Standards
Increase FAR from 1.5:1 to 5.027:1

PROJECT INFORMATION

ADDRESS/ LEGAL INFORMATION

ADDRESS:	7311 S FIGUEROA ST. LOS ANGELES, CA 90003
APN:	6020-025-014 & 6020-025-015
BLOCK:	None
LOT:	FR 75 & FR 76 TRACT: FIGUEROA BOULEVARD TRACT
GROSS LOT AREA:	12480 s.f. per Zimas

JURISDICTIONAL INFORMATION

COMMUNITY PLAN:	Southeast Los Angeles
AREA PLANNING COMMISSION:	South Los Angeles

ZONING:

PLANNING AND ZONING INFORMATION	C2-1VL-CPIO
ZONING INFORMATION (ZI) :	ZI-2484 Community plan implementation Overlay: South Los Angeles
GENERAL PLAN LAND USE :	Neighborhood Commercial
EXISTING USE :	Residential
PROPOSED USE :	Multifamily Residential 145 Units 100% Affordable Housing multi-family building
ZONING HEIGHT :	45 feet
BUILDING HEIGHT FROM SITE LOW POINT:	75'-9" (Additional up to 33' increase per GCS 65915(d)(2)(D)
BUILDING CODE HEIGHT:	75' (from average grade plane)
FAR Calculation	
Base FAR 1.5:1	18720 s.f
Density Bonus Increase 5.027:1 =12480 X 5.027	62736.96 s.f
Proposed FAR =	5.027:1
Base Density per 1/400 of lot area	12480/400 = 32 units (round up)
Unlimited Density	145 units proposed (Density increase per GCS 65915(f)(3)(D)(ii)
MANAGER UNIT:	01 unit.
DESIGNATED LOW INCOME UNIT:	80%- 116 units.
DESIGNATED MODERATE UNIT:	20%- 28 units.

PROJECT SUMMARY:

A 145 UNITS- 7 STORY APARTMENT- CONSISTING OF 5 STORIES TYPE 111A OVER TWO LEVEL TYPE 1A. BUILDING IS THREE HOUR AND FULLY SPRINKLERED NFPA 13 DENSITY BONUS -100 % AFFORDABLE WITH NO PARKING. SB1818, AB 1763 & AB2345

Open Space/Incentive

Open Space required:

Regulations. New construction (resulting in additional floor area and additional units) of a building or group of buildings containing six or more dwelling units on a lot shall provide at a minimum the following usable open space per dwelling unit: 100 square feet for each unit having less than three habitable rooms; 125 square feet for each unit having three habitable rooms; and 175 square feet for each unit having more than three habitable rooms.

100 s.f/unit < 3 Habitable Rooms.
125 s.f/unit = 3 Habitable Rooms.
175 s.f/unit > 3 Habitable Rooms.

Open space for <3 Habitable Rooms	100 s.f./DU
=3 Habitable Rooms	125 s.f./DU
141 units X 100	14100 s.f
4 units X 125	500 s.f
Total required	14600 s.f
After 51.27% Reduction Total required	7103 s.f

OPEN SPACE PROVIDED:

* No Recreational space provided

Roof deck	7103 s.f.
TOTAL OPEN SPACE PROVIDED	7103 s.f.

More than 50% of the provided open space is common open space.

Total Reduction Percentage Requested 7103/14600 = 48.65% 51.35% Reduction Requested

Unit Mix

LEVEL	STUDIO	1BED	2BED	TOTAL
1ST FL	00	14	1	15
2ND FL	00	22	0	22
3RD FL	00	22	0	22
4TH FL	00	22	0	22
5TH FL	00	22	0	22
6TH FL	00	22	0	22
7TH FL	00	17	3	20
TOTAL FL	00	141	4	145

LANDSCAPING REQUIREMENTS : SEC - 12.21G(a3)

LANDSCAPING REQUIREMENTS

25% of common open space to be landscaped
See Landscape Plans

Required Yards for 7 story building:

	NORTH (SIDE)	SOUTH(SIDE)	WEST- (front)	EAST - (rear)
REQUIRED	10 ft	10 ft	0' (CPIO)	19'
PROVIDED	50% decrease 10x.50 = 5' **Incentive #1** North Side - 50% yard reduction. Government code Section 65915(d)(2)(D)	50% decrease 10x.50 = 5' **Incentive #2** South Side - 50% yard reduction. Government code Section 65915(d)(2)(D)	4" (For Articulation) Zero yard Government code Section 65915(d)(2)(D)	34.87% decrease 6.375' + 6'(Half of Alley) =12.375' 25' transitional ht from adjacent R2. **Incentive #3** East Side - 34.87% yard reduction. Government code Section 65915(d)(2)(D)

Base incentive- 33' height
increase per GCS 65915(d)(2)(D)

Zoning Allowable Ht.	45'
increase per GCS 65915(d)(2)(D)	33'
Allowable Height	78'
Top of parapet elev	214.84
Lowest nat. grade	139.14
Proposed height (ZC)	75'-9"
Allowable Bldg Code Ht.	78 feet
Top of roof surface elev	211.34
Average GP	139.88
Proposed height	75'-0"

VICINITY MAP

7311 S FIGUEROA ST, LOS ANGELES, CA. 90003

ADDRESS: 7311 S FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 6020-025-014 & 6020-025-015
BLOCK: None
LOT: FR 75 & FR 76

FR 75 & FR 76

CPIO Development Standards

Southeast Los Angeles CPIO district Development Standards
Project is located within the Sub Area F (TOD Medium)
Multi-family Development allowed.
Table 111-2 for Density, FAR, & Height for Projects
Base Density: 1/400 for Density Bonus project
No yard requirement for street facing building with active floor
14 feet to bottom of structure for the Ground Floor
Transitional height from adjacent R3 zone lot.

LOT COVERAGE PER CPIO .
Lot Coverage. In Subarea A, Projects shall provide a minimum lot coverage of 30 percent. Lot coverage shall be the cumulative total of the Building Footprint ofall buildings on the lot including those that currently exist and will remain on the site as well as new buildings.

Lot Area	12480 s.f
Area of Building Footprint	10149 s.f
Lot coverage 10370/12480 = 0.8132	81.32% > 30 percent required.

PROJECT DEVELOPMENT STANDARDS CITY OF LOS ANGELES LAMC AND CPIO PLANNING AND ZONING INFORMATION		Affordable Housing Incentive program being Utilized are: (Density bonus per 12.22.A25/AB 1763/AB 2345)	
ZONING: General Plan Designation Allowable FAR Proposed FAR	C2-1VL-CPIO Neighborhood Commercial 1.5:1 5.027:1 Waiver of Development standards	Incentives/Concessions project located within 1500 of transit stop per Government Code	Code Section Government Code Sections 65915(d)(2)(D)
Allowable Density	400 sf/ du	No density restrictions	Government Code Section 65915(f)(3)(D)(ii).
Allowable Height Proposed Height	45 ft 75 ft -9 inches	75'-9" proposed allowed additional 3 stories or 33 ft project within 1/2 mile of major bus stop. per Government Code	Government Code Sections 65915(d)(2)(D)
Base Parking Requirement: A. ZERO TO ONE (1) BEDROOMS: ONE (1) ONSITE PARKING B. TWO (2) TO THREE (3) BEDROOMS: TWO (2) ONSITE PARKING C. FOUR (4) AND MORE BEDROOMS: TWO AND ONE-HALF (2 1/2)		Zero parking required project within 1/2 mile of major bus stop.	Government Code Sections 65915(p)(3)
Building setback Requirement: Front Yard = zero required North side yard = 10 feet required South side yard = 10 feet required Rear yard = 19 feet required	 50% reduction 50% reduction 34.87% reduction	5" proposed 5 feet proposed incentive #2 5 feet proposed incentive #3 12.375 feet proposed incentive #1	Government code Section 65915(d)(2)(D)
Open Space Requirement: Open Required: 11950 s.f	51.35% reduction	7000 s.f provided incentive #4	Government code Section 65915(d)(2)(D)

AREA BY OCCUPANCY		FIRE DEPARTMENT REQUIREMENTS
R2 - Residential	44466 s.f (Details at Page A-1.1)	PROVIDE AUTOMATIC SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING. NFPA -13
R2 - Total	44466 s.f.	OBTAIN PLUMBING PERMIT PRIOR TO INSTALLATION.
Vertical shaft wall: 2 hour with 90 minutes door assemblies		PROVIDE MANUAL FIRE ALARM SYSTEM PER CBC 907 PROVIDE 2-WAY COMMUNICATION SYSTEM PER LAFC 510 BUILDINGS SHALL BE PROVIDED WITH APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS LAFC 510 PROVIDE ELEVATOR BATTERY LOWERING + LIGHTING PROVIDE 2 HR EMERGENCY BATTERY BACK-UP POWER SUPPLY. PROVIDE DISTRIBUTED ANTENNA SYSTEM (DAS) PER NFPA & LAFD REQUIREMENTS PROVIDE ELEVATOR STANDBY POWER - 2 HOUR MIN DURATION OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION907.5 IS PROVIDED IN THE AREA OF THE OCCUPIED ROOF.

BUILDING CODE INFORMATION:

CONSTRUCTION TYPE:	5 STORY 111A RESIDENTIAL OVER 2 STORY TYPE 1A	BUILDING CODE AREA ANALYSIS CBC Tbl: 506.2 for Type 111A construction on top of a 3 hour rated concrete podium.
OCCUPANCY:	R2	A_t = 24,000 s.ft
NO. OF STORIES:	7	A_a= [A_t+ (NS x I_f)] x S_a = [24000 + 0] X 2 = 48000
AVERAGE GRADE PLANE:	139.88	
BUILDING CODE HEIGHT:	75'-0" complies with Tbl 504.3	Proposed R2 floor area = 44466 s.f < 48000 s.f
ZONING CODE HEIGHT:	76'-3"	
FULLY SPRINKLERED	NFPA 13	THIS PROJECT IS PRIVATELY FUNDED NO FEDERAL, STATE OR CITY FUNDS
FIRE RESISTIVE RATING FOR TYPE 111A CONST:		FIRE RESISTIVE RATING FOR TYPE 1A CONST:
PRIMARY STRUCT FRAME:	1 HR	PRIMARY STRUCT FRAME: 3 HR
BEARING EXTERIOR WALLS	2 HR	BEARING EXTERIOR WALLS 3 HR
BEARING INTERIOR WALLS	1 HR	BEARING INTERIOR WALLS 3 HR
NON BEARING INTERIOR	1 HR	NON BEARING INTERIOR 0 HR
NON BEARING EXTERIOR	1 HR	NON BEARING EXTERIOR 1 HR
FLOOR CONSTRUCTION	1 HR	FLOOR CONSTRUCTION 2 HR
ROOF CONSTRUCTION	1 HR	ROOF CONSTRUCTION 1 1/2 HR
TYPE 111A construction throughout Note: All exterior walls must be constructed with Fire Retardant Treated Wood for Type 111 CONSTRUCTION 3 hour floor slab between Type 1A and 111A construction		DEXOTEX DECK COATING ESR 1757 ROOF - FIRESTONE LARR# 26105 ESR 2831 A COPY OF THE EVALUATION REPORT AND/ OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

GOVERNING CODES:

2023 CITY OF LOS ANGELES BUILDING CODE
2023 CITY OF LOS ANGELES FIRE CODE
2023 CALIFORNIA PLUMBING CODE
2023 CALIFORNIA MECHANICAL CODE
2023 CALIFORNIA ELECTRICAL CODE
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
CALIFORNIA CODE OF REGULATIONS
TITLE 24, PART 2, VOLUME 142
TITLE 24, PART 8
TITLE 24, PART 10

SEPARATE PERMIT APPLICATION FOR: GRADING WORK R&R, BLOCK FENCE WALLS, SIGNS, FIRE SPRINKLER, FIRE ALARM SYSTEMS, ELECTRICAL, MECHANICAL, PLUMBING WORK, AND DEMOLITION

ahk|architecture
architecture/planning/interiors
13005 Mesa Verde Way, Sylmar, California 91342
email: contact@ahkarchitecture.com

Drona Investments LLC
28500, Driver Ave, Agoura Hills, CA, 91301

Seal:

LICENSED ARCHITECT ANDREW H. KIM C-31817 9/30/2025 STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7311 S Figueroa St.
Los Angeles, CA 90003

Revisions:

No.	Description	Date

Project No.:
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Reviewed By:
Scale:
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TITLE SHEET

Sheet #:
A-0.00

SHEET INDEX

SHEET #	SHEET NAME	SHEET #	SHEET NAME
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A-0.02	CPIO APPENDIX A ENVIRONMENTAL STANDARDS	S110	TYP. DETAILS (CONC.)
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A-1.2	EXTERIOR OPENING CALCULATION	S206	THIRD FLOOR DECK PLAN (CONC.)
A-1.3	DOOR SCHEDULE	S207	THIRD FLOOR DECK LONGITUDINAL REINFORCING LAYOUT
A-1.4	WINDOW SCHEDULE	S208	THIRD FLOOR DECK TRANSVERSE REINFORCING LAYOUT
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A-5.1	ENLARGED UNIT PLANS		
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A-0.01

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

SOILS REPORT APPROVAL LETTER

June 27, 2023

LOG # 126443
SOILS/GEOLOGY FILE - 2
LIQ

BRK, Inc.
7311, 7315 S Figueroa St.
Los Angeles, CA 90003

TRACT: FIGUEROA BOULEVARD TRACT (M B 10-132)
LOT(S): FR 125 / FR 126
LOCATION: 7411-7415 S Figueroa St. (aka 7417 S Figueroa St.)

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Soils Report	8BRK150	05/26/2023	SAS Sassan Geoscience, Inc.

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Dept. Approval Letter	117184	05/19/2021	LADBS
Soils Report	8BRK150	04/22/2021	SAS Sassan Geoscience, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed construction of a 7-story at grade residential building.

The Department previously conditionally approved the above referenced reports dated 04/22/2021 in a letter dated 05/19/2021, Log #117184. At that time the proposed development included the construction of a 5-story residential building over a 1-story basement.

The subject site includes two parcels. The existing single-family residences and the commercial buildings will be demolished. The consultants recommend to support the proposed structure on conventional foundations bearing on a blanket of properly placed fill.

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The liquefaction study included in the report meets the requirements of the 2023 City of Los Angeles Building Code.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. All conditions of the above referenced Department approval letter dated 05/19/2021, Log #117184, that are specifically related to the current scope of the development, shall apply except as specifically modified herein.
2. A grading permit shall be obtained for all structural fill (106.1.2).
3. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
4. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
5. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater, as recommended (7011.3).
6. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
7. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be constructed using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
8. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. [Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways.] Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
9. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).

10. Unsurcharged temporary excavation may be cut vertical up to 5 feet. For excavations over 5 feet, the portion of the excavation above the vertical cut shall be trimmed back at a uniform gradient not exceeding 1:1 (horizontal to vertical), as recommended.
11. Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 5 feet in height and not exceeding 4 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.
12. All foundations shall derive entire support from a blanket of properly placed fill with a minimum thickness of 3 feet below the bottom of the footing, as recommended (and approved by the geologist and soils engineer by inspection).
13. Footings supported on approved compacted fill shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
14. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).
15. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check. [According to ASCE 7-16 Section 11.4.8, for structures on Site Class D sites with S1 greater than or equal to 0.2, the parameter SM1 determined by EQ. (11.4-2) shall be increased by 50%. Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.]
16. The structure shall be connected to the public sewer system per P/BC 2020-027.
17. The bulking and shrinking factors are recommended on page 6 of 05/26/2023 report.
18. The retaining walls are no longer proposed and therefore not approved at this time.
19. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

DAN L. STOICA
Geotechnical Engineer I

DLS/dls
Log No. 126443
213-482-0480

cc: SAS Sassan Geoscience, Inc., Project Consultant
LA District Office

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email: contact@ahkarchitecture.com

Drona Investments LLC
28500, Driver Ave, Agoura Hills, CA, 91301

Seal:

LICENSED ARCHITECT
ANDREW H. KIM
C-31817
RENEWAL 9/30/2025
STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7408 S. Figueroa St.
Los Angeles, CA 90003

Revisions:

No.	Description	Date

Project No.:
Drawn By:
Reviewed By:
Scale:
Date: 08-31-2023
Filename:
Sheet Title:

SOIL TEST REPORT

Sheet #:

A-0.02

REFERRAL FORM

PRELIMINARY ZONING ASSESSMENT

This form is to serve as an inter-agency referral for City Planning applications associated with a project creating two or more residential units. As a part of a City Planning application, a completed Preliminary Zoning Assessment (PZA) form, accompanied by architectural plans, shall be submitted to Plan Check staff at the Department of Building and Safety (LADBS). LADBS Plan Check staff will sign the PZA form and the architectural plans once the informational Zoning Plan Check verifications are completed. Following the completion of the PZA process, a City Planning application may be filed along with all other applicable filing requirements.

Review of the referral form by City staff is intended to determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to identify any zoning issues or necessary approvals that would need to be resolved through a City Planning application. The informational Zoning Plan Check done through the PZA process does not constitute a zoning approval and does not require compliance with development standards to be completed.

To check if a project type qualifies for and requires the PZA form, see the "Housing Development Project Applicability Matrix" available on the City Planning Forms webpage.

CONTACT INFORMATION

Department of Building and Safety, Affordable Housing Section
201 N. Figueroa St., Ste 830
Los Angeles, CA 90012
Phone: (213) 482-0455
Web: https://ladbs.org/services/special-assistance/affordable-housing
Email: LADBS.AHS@lacity.org

Department of City Planning, Development Services Center
For locations and hours:
https://planning.lacity.org/contact/locations-hours

THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF ONLY

LADBS Plan Check Staff Name and Title KEVIN MORALES SEA III	**LADBS Plan Check Staff Signature[1]**
Plan Check Application No.[2] 20010 - 10003 - 04677	**Date**
Notes	☒ **ED1 Eligible**

1 LADBS Plan Check staff will sign the Preliminary Zoning Assessment Form once the Zoning Plan Check verifications are complete.
2 This completed form shall be accompanied by plans signed by a DBS Plan Check staff following the completion of a Zoning Plan Check.

PROJECT INFORMATION
THIS SECTION TO BE COMPLETE BY THE APPLICANT[3]

I. PROJECT LOCATION, ZONING & LAND USE JURISDICTION

Project Address: 7311, 7313, 7315, 7317 S. Figueroa St, Los Angeles, CA, 90003
Project Name (if applicable): Figueroa Apartments
Assessor Parcel Number(s): 6020-025-014 & 6020-025-015
Legal Description (Lot, Block, Tract): LOT 75 & 76, TRACK, FIGUEROA BOULEVARD TRACT
Community Plan: South Los Angeles **Number of Parcels:** 2 **Site Area:** 12480.7 **sq. ft.**
Current Zone(s) & Height District(s): C2-1VL-CPIO **Land Use Designation:**

☒ YES ☐ NO **Alley in Rear** ☐ YES ☒ NO **Site Contains Historical Features**
☐ YES ☒ NO **Coastal Zone** ☐ YES ☒ NO **Downtown Design Guide Area**
☐ YES ☒ NO **Hillside Area (Zoning)** ☐ YES ☒ NO **Special Grading Area (BOE) Area**
☐ YES ☐ NO **Enterprise Zone** ☐ YES ☒ NO **Very High Fire Hazard Severity Zone**
☐ YES ☐ NO **Greater Downtown Housing Incentive Area**

☒ **Specific Plan:** ZI-1231 Specific Plan: South Los Angeles Alcohol School
☐ **Historic Preservation Overlay Zone (HPOZ):**
☐ **Design Review Board (DRB):**
☒ **Redevelopment Project Area:** Council District 9 Corridor Redevelopment Plan
☒ **Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.):** South Los Angeles
☐ **Q Condition/ D Limitation/ T Classification *(Ordinance No. and Subarea):***
Description of Condition:
☐ **Legal (Lot Cut Date)**
☐ **Related City Planning Cases**
☐ **Z.I.(s)**
☐ **Affidavits**
☐ **Easements**
☐ **TOC Tier[4] (if applicable to project)**

3 All fields in this form must be completed. If an item is not applicable, write N/A.
4 Must be verified by the City Planning Affordable Housing Services Section. A Tier Verification for projects using the TOC guidelines is required to initiate a Preliminary Zoning Assessment with LADBS. Contact Planning.PriorityHousing@lacity.org.

II. PROJECT DESCRIPTION

Project Description/Proposed Use
A 145 units 7 Story Apartment - consisting of 5 stories type IIIA over 2 level type IA.
Building is one hour & Fully Sprinklered NFPA 13. Density Bonus - 100% Affordable with no Parking - SB1818, AB1763, AB2345

No. of Stories: 7 **No. of Dwelling Units:** 145 **Floor Area (Zoning):** 54,565
Present Use/No. of Units:
3 units - each 2 Bedroom 1 bath

III. CITY PLANNING ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request to City Planning and (if applicable) the Section in the LAMC or the Specific Plan/Overlay from which relief is sought; follow with a description of the requested action.

Authorizing Code Section:
Code Section from which relief is requested (if any):
Action Requested, Narrative:

Authorizing Code Section:
Code Section from which relief is requested (if any):
Action Requested, Narrative:

Additional Requests Attached ☐ YES ☒ NO

IV. APPLICANT INFORMATION[5]

Name: Manish Drona
Phone: 805.233.2366
Email: ManishDrona@Gmail.com

V. REPRESENTATIVE INFORMATION

Name:
Phone:
Email:

5 An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing a case on behalf of a client (i.e. usually not the agent/representative).

VI. PRELIMINARY ZONING ASSESSMENT SUMMARY
THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF[6]

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable LAMC Section No.[7]	Comments and Additional Information
1	**Use**	APARTMENT	APARTMENT	☒ YES ☐ NO	12.14	☐ Conditional Use (LAMC Section 12.24) for _____
2	**Height**	75FT - 9IN	45 FT	☒ YES ☐ NO ☐ N/A	12.21.1 AB1763	☐ Transitional Height applies (LAMC Section 12.21.1 A.10) ☐ Commercial Corner Development/Mini-Shopping Center height applies (LAMC Section 12.22 A.23(a)(1)) TRANSITIONAL HEIGHT REQUIRED PER CPIO.

6 LADBS Plan Check staff will sign Section IV of the Preliminary Zoning Assessment (PZA) form and provide signed architectural plans once the Zoning Plan Check verifications are complete.
7 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

(LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[8]	Comments and Additional Information
3	**No. of Stories**	7 STORIES	N/A	☐ YES ☐ NO ☒ N/A	LAMC Section 12.21.1 (if code prevails)	
4	**FAR** (Floor Area Ratio)	5.17:1	1.5:1	☐ YES ☒ NO ☐ N/A	12.21.1	AN OFF-MENU INCENTIVE IS REQUESTED TO ALLOW AN FAR INCREASE OF UP TO 5.17:1.

8 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

(LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[9]	Comments and Additional Information
5	**RFAR** (Residential Floor Area Ratio)			☐ YES ☐ NO ☒ N/A		
6	**Density**	1/86 145 UNITS	1/400 31 UNITS	☒ YES ☐ NO ☐ N/A	AB 1763 12.14	Density Ratio: ☐ Site Plan Review (16.05) / Major Project CUP (12.24 U.14) PER AB 1763, AN UNLIMITED DENSITY IS ALLOWED WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP FOR 100% AFFORDABLE PROJECTS.

9 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

(LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[10]	Comments and Additional Information
7	**Setback** (Front)	0 FT	0 FT	☒ YES ☐ NO	12.14	Lot Line Location (Street Name): FIGUEROA ST Lot Line Location (Street Name): CPIO TO VERIFY FRONT YARD SETBACK REQUIREMENTS
8	**Setback** (Side)	5 FT	10 FT	☐ YES ☒ NO	12.22.A.25	Offset/plane break met: ☐ YES ☐ NO ☒ N/A AN OFF MENU INCENTIVE IS REQUESTED TO ALLOW A 5FT SETBACK.

10 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

(LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[11]	Comments and Additional Information
9	**Setback** (Rear)	10 FT - 10 IN	19 FT	☐ YES ☒ NO ☐ N/A	12.22 A.25 12.22.C.10	AN OFF-MENU INCENTIVE IS REQUESTED TO ALLOW A REAR YARD SETBACK OF 10FT - 10IN MEASURED FROM THE CENTERLINE OF THE ALLEY.
10	**Building Line**			☐ YES ☐ NO ☒ N/A	Ordinance No.:	

11 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

(LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[12]	Comments and Additional Information
11	**Parking** (automobile)	Residential: 0 Non-Residential: 0	Residential: 0 Non-Residential: 0	☒ YES ☐ NO ☐ N/A	LAMC Section 12.21 A.4 (if code prevails) AB1763	Design standards met(12.21 A5): ☒ YES ☐ NO Improvement standards met (12.21 A.6 (except landscaping, to be determined by City Planning)): ☒ YES ☐ NO PER AB 1763, NO AUTO PARKING IS REQUIRED FOR 100% AFFORDABLE PROJECTS WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP.
12	**Bicycle Parking** (residential)	Long-term: 100 Short-term: 10	Long-term: 98 Short-term: 10	☒ YES ☐ NO ☐ N/A	LAMC Section 12.21 A.16 (if code prevails)	Facility standards met: ☒ YES ☐ NO Design standards met: ☒ YES ☐ NO

12 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

(LADBS Staff Initials)

ahk|architecture
architecture/planning/interiors
13005 Mesa Verde Way, Sylmar, California 91342
email: contact@ahkarchitecture.com

Drona Investments LLC
28500, Driver Ave, Agoura Hills, CA, 91301

Seal:

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Revisions:

No.	Description	Date

Project No.:
Drawn By:
Reviewed By:
Scale:
Date: 08-31-2023
Filename:
Sheet Title:

PZA REFERRAL

Sheet #:
A-0.03_1

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[13]	Comments and Additional Information
13	**Bicycle Parking** (non-residential)	Long-term: Short-term:	Long-term: Short-term:	☐ YES ☐ NO ☒ N/A	LAMC Section 12.21 A.16 (if code prevails)	Facility standards met: ☐ YES ☐ NO Design standards met: ☐ YES ☐ NO
14	**Open Space**	Total (sq. ft.): 8560 Common (sq. ft.): 8560 Private (sq. ft.):	Total: 14575 Common: Private:	☐ YES ☒ NO ☐ N/A	LAMC Section 12.21 G (if code prevails)	Units/Habitable Room <3: 142 =3: 3 >3: 0 Dimensions met: ☒ YES ☐ NO AN OFF MENU INCENTIVE IS REQUESTED TO REDUCE THE REQUIRED OPEN SPACE TO ALLOW A MIN OF 8560 SF

13 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition. _____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[14]	Comments and Additional Information
15	**Retaining Walls in Special Grading Areas**	Max Height: Max Quantity:	Max Height: Max Quantity:	☐ YES ☐ NO ☒ N/A	LAMC Section 12.21 C.8 (if code prevails)	
16	**Grading** (Zoning and Planning limitations)			☐ YES ☐ NO ☒ N/A		

14 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition. _____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[15]	Comments and Additional Information
17	**Lot Coverage**			☐ YES ☐ NO ☒ N/A		
18	**Lot Width**			☐ YES ☐ NO ☒ N/A		

15 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition. _____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[16]	Comments and Additional Information
19	**Space between Buildings**			☐ YES ☐ NO ☒ N/A	LAMC Section 12.21 C.2(a) (if code prevails)	
20	**Passageway**	YES	YES	☒ YES ☐ NO ☐ N/A	LAMC Section 12.21 C.2(b) (if code prevails)	LEADS TO HALLWAY WHICH LEADS TO HALLWAY

16 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition. _____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[17]	Comments and Additional Information
21	**Location of Accessory Buildings**			☐ YES ☐ NO ☒ N/A	LAMC Section 12.21 C.5 (if code prevails)	
22	**Loading Area**			☐ YES ☐ NO ☒ N/A		

17 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition. _____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[18]	Comments and Additional Information
23	**Trash & Recycling**	100 SF	100 SF	☒ YES ☐ NO ☐ N/A	12.21.A.19	
24	**Landscape**	*Conformance determined by Los Angeles City Planning*				

18 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition. _____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[19]	Comments and Additional Information
25	**Private Street**	☐ YES ☐ NO ☒ N/A	☐ YES ☐ NO ☒ N/A	☐ YES ☐ NO ☒ N/A		
	Other (e.g., ground floor transparency, lighting, utilities, signage, walls, lot area, minimum frontage, etc.)	See additional sheets, if applicable				Additional Sheet(s) attached: ☐ YES ☒ NO

19 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition. _____ (LADBS Staff Initials)

ADDITIONAL ZONING AND LAND USE STANDARDS REVIEWED
to be completed by LADBS Plan Check Staff

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.	Comments and Additional Information
				☐ YES ☐ NO		
				☐ YES ☐ NO		
				☐ YES ☐ NO		
				☐ YES ☐ NO		
				☐ YES ☐ NO		
				☐ YES ☐ NO		

_____ (LADBS Staff Initials)

ahk|architecture
architecture/planning/interiors
13005 Mesa Verde Way, Sylmar, California 91342
email: contact@ahkarchitecture.com

Drona Investments LLC
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PZA REFERRAL

Sheet #:
A-0.03_2

DEPARTMENT OF CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION
SAMANTHA MILLMAN
PRESIDENT
CAROLINE CHOE
VICE-PRESIDENT
MARIA CABILDO
MONIQUE LAWSHE
HELEN LEUNG
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ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR
SHANA M.M. BONSTIN
DEPUTY DIRECTOR
ARTHI L. VARMA, AICP
DEPUTY DIRECTOR
LISA M. WEBBER, AICP
DEPUTY DIRECTOR

July 7, 2023

Owner/Applicant
Manish Drona
Drona Investments LLC
28500 West Driver Avenue
Agoura Hills, CA 91301

Case No. ADM-2023-2222-DB-HCA-ED1
Related Case: N/A
CEQA: N/A
Location: 7311-7317 South Figueroa Street
Council District: 8 – Harris-Dawson
Community Plan Area: South Los Angeles
Specific Plan: South Los Angeles Alcohol Sales, South Los Angeles CPIO, Council District 9 RPA
Land Use Designation: Neighborhood Commercial
Zone: C2-1VL-CPIO
Legal Description: Lots FR 75 and FR 76, Block None, Figueroa Boulevard Tract

LETTER OF COMPLIANCE – MINISTERIAL OFF-MENU DENSITY BONUS INCENTIVES AND WAIVER

Pursuant to the California Government Code Section 65915, and the Los Angeles Municipal Code (LAMC) Section 12.22 A.25, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

DETERMINE, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to Government Code Section 65915 and California Public Resources Code Section 21080(b)(1); and

DETERMINE, that the project qualifies as a ministerial review, pursuant to Resolution (CF 22-1545) relative to the Declaration of Local Emergency by the Mayor, dated December 12, 2022, concerning homelessness in the City of Los Angeles, pursuant to the provisions of the Los Angeles Administrative Code (LAAC) Section 8.27, adopted by the City Council on December 13, 2022 and Executive Directive 1 dated December 16, 2022.

APPROVE a ministerial review of a Density Bonus Housing Project pursuant to LAMC Section 12.22 A.25 and California Government Code Section 65915, for a 145 dwelling unit project consisting of 114 Low Income units, 28 Moderate Income units, one (1) Very Low Income unit, one (1) Extremely Low Income unit and one (1) market rate manager's unit for a period of 55 years, with the following four (4) Off-Menu Incentives and one (1) Waiver of Development Standard.

1. **Side Yard (Off-Menu).** A 5 foot northerly side yard setback in lieu of 10 foot side yard setback otherwise required in the C2-1VL-CPIO Zone.
2. **Side Yard (Off-Menu).** A 5 foot southerly side yard setback in lieu of 10 foot side yard setback otherwise required in the C2-1VL-CPIO Zone.
3. **Rear Yard (Off-Menu).** A 10 foot and 3 inch rear yard setback in lieu of 19 foot rear yard setback otherwise required in the C2-1VL-CPIO Zone.
4. **Floor Area Ratio (Off-Menu).** An increase in FAR to allow 5.173:1 in lieu of the otherwise allowable 1.5:1 FAR by the C2-1VL-CPIO Zone.
5. **Open Space (Waiver).** A maximum 52 percent reduction in open space to 7,103 square feet of open space in lieu of 14,575 square feet otherwise required by LAMC Section 12.21 G.

CONDITIONS OF APPROVAL

1. **Site Development**. The project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped "Exhibit A," with a date of June 30, 2023, attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.

2. **Residential Density**. The project shall be limited to a maximum density of 145 multi-family residential dwelling units, including On-Site Restricted Affordable Units.

3. **On-Site Restricted Affordable Units.** The project shall provide 100% On-Site Restricted Affordable units exclusive of one (1) building manager's unit. 114 units shall be reserved for Low Income Households Units, 28 units shall be reserved for Moderate Income Households Units, one (1) unit shall be reserved for Very Low Income Households Unit, and one (1) unit shall be reserved for Extremely Low Income Households Unit for a period of 55 years, as defined by the California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.

4. **Changes in Restricted Units**. Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A.25 and Government Code Section 65915.

5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department ("LAHD") to make 114 units available to Low Income Households, 28 units available to Moderate Income Households one (1) available to Very Low Income Households, and one (1) available to Extremely Low Income Households for sale or rental, as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD and in consideration of the project's Replacement Unit Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The Applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and any monitoring requirements established by the LAHD.

6. **100% Affordable Housing Project (ED1).** If the project changes at any time during the review or construction process such that it no longer meets ED 1 eligibility criteria, the project is disqualified from ED1 streamlining and all prior determinations on the project become inapplicable. For projects requiring a City Planning application, if a project changes at any point during the City Planning review or post-approval process such that the project would no longer qualify for ED 1, a new application for the revised project must be filed.

7. **Density Bonus Incentives and Waiver**

i. **Side Yard (Off-Menu Incentive).** The project shall have a minimum 5 foot northerly side yard setback, as shown in Exhibit "A".

ii. **Side Yard (Off-Menu Incentive).** The project shall have a minimum 5 foot southerly side yard setback, as shown in Exhibit "A".

iii. **Rear Yard (Off-Menu Incentive).** The project shall have a minimum 10 foot and 3 inch rear yard setback, as shown in Exhibit "A".

iv. **Floor Area Ratio (Off-Menu Incentive).** The project total floor area shall be limited to 64,561 square feet and a 5.173:1 FAR, as shown in Exhibit "A".

v. **Open Space (Waiver).** A minimum of 7,103 square feet of open space shall be permitted in lieu of the minimum 14,575 square feet otherwise required, as shown in Exhibit "A".

8. **Height.** Pursuant to California Government Code Section 65915(d)(2)(D), the project is located within one-half mile of a major transit stop, the applicant shall receive a height increase of up to three additional stories or 33 feet. The project shall be limited to 75 feet and 9 inches in height as shown in Exhibit "A".

9. **Automobile Parking.** Pursuant to California Government Code Section 65915(p)(3) and AB 2097, the project shall be allowed to provide a minimum of zero parking spaces.

10. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.

11. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Article Section 12.21.G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units).

12. **Required Trees per 12.21 G.2.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A". There shall be a minimum of thirty-seven 24-inch box, or larger, trees on site pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right of way in Exhibit "A" shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right of way is proven to be infeasible due to City determined physical constraints.

13. **Landscape Plan.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

14. **SB 8 Replacement Units (Government Code Section 66300 et seq.)** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated October 14, 2022, to the satisfaction of LAHD. The most restrictive affordability levels shall be

of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

23. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.

24. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
    (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
    (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
    (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
    (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
    (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

    The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.
"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

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Seal:

LICENSED ARCHITECT
ANDREW H. KO
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City Permit:

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Revisions:

No.	Description	Date

Project No.:
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LETTER OF COMPLIANCE

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PROJECT BACKGROUND

Subject Property

The project site is located in the South Los Angeles Community Plan and is comprised of two (2) regular-shaped lots with a total area of approximately 12,480 square feet or approximately 0.27 acres in the C2-1VL-CPIO Zone. The site has a street frontage of approximately 96 feet along the west side of Figueroa Street and a maximum lot depth of approximately 130 feet. The project site is located approximately 3.98 kilometers (2.50 miles) from the Newport-Inglewood Fault but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area, very high fire hazard severity zone, flood zone, landslide, or tsunami inundation zone, however it is within a liquefaction area. The tree disclosure statement, signed by Manish Drona dated February 15, 2023, stated that there are no protected tree or shrub species on the site or adjacent to the site. The project site is currently improved with three (3) residential dwelling units, which will be demolished.

Project Description

The project is for the construction of a new seven-story, 75 foot and 9 inch tall residential development with 145 residential dwelling units (including 114 units for Low Income Households occupancy, 28 Moderate Income Households occupancy one (1) Very Low Income Households occupancy and one (1) Extremely Low Income Households occupancy and one (1) market-rate manager's unit). The project will have a proposed Floor Area Ratio ("FAR") of approximately 5.173:1 with approximately 64,561 square feet of floor area. As a 100% affordable housing project, exclusive of a manager's unit, no residential parking is required per AB 2345 (Government Code Section 65915(p)(4)) and AB 2097.

Ministerial Review

Following the Mayor's Declaration of Local Emergency dated December 12, 2022, Executive Directive 1 (ED-1) went into effect on December 16, 2022 to facilitate the expeditious processing of shelters and 100 percent affordable housing projects to address the homelessness crisis in the City of Los Angeles. A 100 percent Affordable Housing Project is defined as "A project with at least 5 units that has at least two-thirds residential square footage, with all units affordable at 80% of Area Median Income (HUD) levels, OR affordable at mixed income with up to 20% of units at 120% AMI (HCD rents) and the balance at 80% AMI or lower (HUD rents) as technically described here: A housing development project defined in Government Code Section 65589.5 that includes 100% restricted affordable units (excluding any manager's units) for which rental or mortgage amounts are limited so as to be affordable to and occupied by, Lower Income households, as defined by CA Health and Safety Code 50079.5, or that meets the definition of a 100% affordable housing development in CA Gov. Code 65915(b)(1)(G)2, as determined by the Los Angeles Housing Department (LAHD)". For 100 percent affordable housing projects and shelters, the Directive requires the review be completed within 60 days after the application is complete.

Housing Replacement

Pursuant to LAMC Section 12.22 A.25, an eligible Housing Development shall be eligible for Density Bonus Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(c)(3) (California State Density Bonus Law).

Pursuant to the Senate Bill 8 Replacement Unit Determination made by the Los Angeles Housing Department (LAHD) dated October 14, 2022 LAHD determined, two (2) units need to be replaced

Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed a predetermined percentage of income based on area median income thresholds dependent on affordability levels.

The project also requests four (4) Off-Menu incentives for decreased Side Yards, decreased Rear Yard, and an increase in Floor Area Ratio. Strict compliance with the side yard requirements and FAR would reduce the buildable area for new development and reduce the number and range of units that could be developed. There is no evidence in the record that the proposed incentives would have a specific adverse impact. A "specific adverse impact" is defined as "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" per LAMC Section 12.22 A.25(b). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives and waiver.

There is no evidence in the record that the proposed incentives are contrary to state or federal law. A project that provides 145 of total units for 115 Low Income Households, 28 Moderate Income Households and one (1) Very Low Income Households qualifies for four (4) Incentives, and may request other "waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-side percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1)).

Therefore, the request for the following is recommended as a Waiver of Development Standard/ Without the below Waiver, the existing development standards would preclude development of the proposed density bonus units and project amenities:

Open Space Reduction: LAMC Section 12.21 G requires 100 square feet of usable open space per dwelling unit with less than 3 habitable rooms, and 125 square feet of usable open space per dwelling unit with 3 habitable rooms. For the proposed project with 53 studio units, 89 one-bedroom units, and 3 two-bedroom units, a total of 14,575 square feet of open space would be required. Strict compliance with the open space requirements would have effect of physically precluding construction of the development proposing 145 dwelling units, 28 of which will be set aside for Moderate Income Households, 114 will be set aside for Low Income Households, one (1) will be set aside for Very Low Income Households and one (1) will be set aside for Extremely Low Income Households. The applicant has requested a Waiver of Development Standards for a 52 percent reduction to allow 7,103 square feet of open space. Without the incentive to reduce the minimum usable open space required to 7,103 square feet, the project would need to provide an additional 7,472 square feet of common or private open space on-site. The project currently proposes dwelling units that range in size from 260 square feet to 724 square feet. Compliance with the minimum usable open space provision would require the removal of floor area that could otherwise be dedicated to the number, configuration, and livability of affordable housing units. Specifically, the project would not only need to comply with the total amount of usable open space requirements, but also the design, dimension, and area requirements set forth in LAMC Section 12.21 G. Common open space would need to be at least 15 feet in width on all sides, have a minimum area of 400 square feet, and be open to sky. The project would lose floor area of the development in order to meet all of these additional requirements for common open space. The requested waiver will allow the developer to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential uses is increased. By waiving this development standard, the developer will not be physically precluded from

Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed a predetermined percentage of income based on area median income thresholds dependent on affordability levels.

The project also requests four (4) Off-Menu incentives for decreased Side Yards, decreased Rear Yard, and an increase in Floor Area Ratio. Strict compliance with the side yard requirements and FAR would reduce the buildable area for new development and reduce the number and range of units that could be developed. There is no evidence in the record that the proposed incentives would have a specific adverse impact. A "specific adverse impact" is defined as "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" per LAMC Section 12.22 A.25(b). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives and waiver.

There is no evidence in the record that the proposed incentives are contrary to state or federal law. A project that provides 145 of total units for 115 Low Income Households, 28 Moderate Income Households and one (1) Very Low Income Households qualifies for four (4) Incentives, and may request other "waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-side percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1)).

Therefore, the request for the following is recommended as a Waiver of Development Standard/ Without the below Waiver, the existing development standards would preclude development of the proposed density bonus units and project amenities:

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constructing the proposed development with 145 dwelling units including 144 affordable units.

CONCLUSION

As a Density Bonus Housing Project that satisfies all the objective planning standards of LAMC Section 12.22 A.25(g)(3), California Government Code Section 65915 and is a 100% affordable housing project consistent with ED1 streamlined approval, the project is considered to be a ministerial project and is statutorily exempt from the California Environmental Quality Act (CEQA).

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Letter of Compliance shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within three years after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

The Applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the Applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than $1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at http://planning.lacity.org or by calling (213) 482-7052 or (818) 374-

5050. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Effective Date/Appeals: The decision of this Letter of Compliance is final and effective upon the mailing of this letter and not appealable.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Michelle Singh
Michelle Singh, Senior City Planner

Reviewed by:

Connie Chauv
Connie Chauv, City Planner

Prepared by:

Daisy Benicia
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Revisions:

No.	Description	Date

Project No.:
Drawn By:
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Scale:
Date: 08-31-2023
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LETTER OF COMPLIANCE

Sheet #:

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APPENDIX A- ENVIRONMENTAL STANDARDS

OVERVIEW

As described in Section 1-8 of the CPIO District, these Environmental Standards are included to implement the Mitigation & Monitoring Program included as part of the South Los Angeles and Southeast Los Angeles Community Plans update and reviewed in the South Los Angeles and Southeast Los Angeles Environmental Impact Report (Case No. ENV-2008-1781-EIR), certified by the City Council.

In addition to Projects in Subareas that are required to comply with these Environmental Standards, any other discretionary project in the boundaries of the South Los Angeles Community Plan Area that seeks to rely on the South Los Angeles EIR for its CEQA clearance (including through tiering, preparing an addendum, supplemental EIR or a statutory infill exemption), may incorporate or impose the following Environmental Standards on the project. Compliance may be achieved through covenant, conditions, plan notations, or other means determined reasonably effective by the Director of Planning or the decision-maker.

AIR QUALITY

AQ1 Projects (except for Residential Subareas M, N, and 0) shall ensure all contractors include the best management practices provided in the bulleted list below in contract specifications:

- Restrict idling of construction equipment and on-road heavy duty trucks to a maximum of 5 minutes when not in use.
- Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g. engine catalysts) to the extent they are readily available and feasible.
- Use heavy duty diesel-fueled equipment that uses law NOx diesel fuel to the extent it is readily available and feasible.
- Use constn.Jction equipment that uses low polluting fuels (i.e. compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.
- All on-road heavy-duty diesel trucks or equipment with a gross-vehicle weight rating (GVWR) of 19,500 pounds or greater shall comply with EPA 2007 an-road emission standards for PM and NOx:
  - o PM - 0.01 g/bhp-hr o NOx - at least 1.2 g/bhp-hr
- Use zero-emission trucks and equipment where available, or cleanest available technology.
- Every effort should be made by the Contractor to utilize grid-based electric power at any construction site, where feasible.
- Where access to the power grid is not available, on-site generators are required to meet a.at g/bhp-hr standard for PM, or be equipped with Best Available Control Technology (BACT) for PM emissions reductions.
- Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.
- Construction contractors shall use pre-painted construction materials, as feasible.
- Construction contractors shall provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.

- Prepare haul routes, when required by the LAMC, that conform to local requirements to minimize traversing through congested streets or near sensitive receptor areas.
- Maintain a buffer zone that is a minimum of 1,000 feet between truck traffic and sensitive receptors, INhere feasible.
- When required by LADOT, upgrade signal synchronization to improve traffic flow.
- Configure construction parking to minimize traffic interference.
- When required by LA.DOT, provide dedicated tum lanes for movement of construction trucks and equipment on- and off-site.
- Schedule construction activities that affect traffic flow on the arterial system ta off-peak hours to the extent practicable.
- Traffic speeds on all unpaved roads shall be 15 mph or less.
- Construction contractors shall reroute construction trucks away from congested streets or sensitive receptor areas, as feasible.
- Construction contractors shall appoint a construction relations officer ta act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation. The name and contact information of the construction relations officer shall be posted at a location an the project site that is accessible and visible from the public right-of-way.
- Identify Sensitive Land Uses within 500 feet of a project that involves ground-disturbing activities and notify sensitive uses before construction projects occur, including disclosure of the name and contact information for the construction relations officer acting as the community liaison.
- Implement the fugitive dust control measures as required in the South Coast Air Quality Management District's Rule 403 Fugitive Dust.
- Require installation of high efficiency filtration systems (MERV 13) for housing projects within 500 feet of freeways and oil drilling sites.

CULTURAL RESOURCES

CR1 Projects (excluding Residential Subareas M, N, and 0) that involve construction-related soil disturbance shall require that if during construction activities any cultural materials are encountered, construction activities within a 50-meter radius shall be halted immediately and the project applicant shall notify the City. A qualified archeologist (as approved by the City) shall beretained by the project applicant and shall be allowed to conduct a more detailed inspection and examination of the exposed cultural materials. During this time, excavation and construction would not be alla-...ved in the immediate vicinity of the find. However, those activities could continue in other areas of the project site. If the find were determined ta be significant by the archeologist, the City and the archeologist would meet to determine the appropriate course of action. All culturalmaterials recovered from the site would be subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards.CR2 Projects (excluding Residential Subareas M, N, and 0) that involveconstruction-related sail disturbance shall require that during excavation and grading, if paleontlogical resources are uncovered, all work in that area shall be halted immediately and the project applicant shall notify the City. The project applicant shall retain a paleontologist to assess the nature, extent, and significance of any cultural materials that are encountered and to recommend appropriate methods to preserve any such resources. Said paleontologist will have the authority to put a hold on grading operations and mark, collect and evaluate any paleontalagical resources found on the site where it is discovered during construction. Said paleontologist shall be provided a

reasonable amount of time to prepare and implement protection measures coordinating with the City of Los Angeles Building and Safety Department. Any paleontological remains and/or reports and surveys shall be submitted to the Los Angeles County Natural History Museum.

CR3 In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

- Upon a discovery of a potential tribal cultural resource, the Applicant shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning, Office of Historic Resources.
- If the City determines, pursuant to Public Resources COOe Section 21074 (a)(2), that the object or artifact appears ta be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- The Applicant shall implement the tribe's recommendations if a qualified archaeologist and by a culturally affiliated tribal monitor, both retained by the City and paid for by the Applicant, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- The Applicant shall submit a tribal cultural resource monitoring plan ta the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist and by a culturally affiliated tribal monitor to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
- If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or by a culturally affiliated tribal monitor, the Applicant may request mediation by a mediator agreed ta by the Applicant and the City who has the requisite professional qualifications and experience to mediate such a dispute.The Applicant shall pay any costs associated with the mediation.
- The Applicant may recommence ground disturbance activities outside of a specified radius of the disco very site, so long as this radius has been reviewed by the qualified archaeologist and by a culturally affiliated tribal monitor and determined to be reasonable and appropriate.
- Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal InfonmationCenter (SCCIC) at California State University, Fullerton.

HAZARDS AND HAZARDOUS MATERIALS

HM1 Projects that involve construction-related sail disturbance located on land that is currently or was historically zoned as industrial shall conduct a comprehensive search of databases of sites containing hazardous waste or hazardous materials, including on lists prepared pursuant to Government Code, section 65962.5. A report setting forth the results of this database search

shall be provided to the City and shall be made publicly available (e.g. historical environmental reports prepared by Envirosca,nEDR or similar finms) . If the report indicates the project site or property within one-quarter mile of the project site has the potential to be contaminated with hazardous waste or hazardous materials far any reason, a Phase I Environmental Site Assessment (ESA) shall be prepared.

The Phase 1 ESA shall identify any hazardous materials/wastes that could be present on the project site. The Phase 1 shall also include recommendations and measures for further site assessment to address any hazardous materials/wastes potentially present an the project site. The Phase 1 assessment shall be prepared by an Environmental Professional (as defined in Title 40 Cade of Federal Regulations§ 312.10 Definitions) to evaluate whether the site or the surrounding area is contaminated with hazardous substances from the potential past and current uses. The ESA shall be made publicly available. Depending on the results of the Phase 1 ESA, further investigation and remediation may be required in accordance with local, state, and federal regulations and policies and shall be clearly indicated in the ESA. If the Phase 1 ESA finds that there is no contamination on the site, a letter of No Further Action shall be provided to the City.

The City shall require that a Phase 2 Site Assessment be conducted as may be indicated by the site-speci fic Phase 1 Environmental Site Assessment. If a Phase 2 is found necessary, it shall be performed prior to project approval or made a condition on the project if that is found to be adequate for remediation by the Environmental Professional and the relevant federal, state, or local agency.

Should the Phase 2 Site Assessment indicate soil and/or groundwater contamination is present, a detailed Soil Management Plan (SMP) for the treatment of contaminatedsoils and materials shall be developed and implemented in accordance with applicable laws and regulations. The SMP shall be prepared prior to the Department of Building and Safety's issuance of a grading permit to review and address any impacted soil that may be encountered during excavation and grading. The SMP shall provide for the sampling, testing, and timely disp osal of such soil and shall specify the testing parameters and sampling frequency. Arrt impactedsoils shall be properly treated and disposed of in accordance with applicable SCAQMD, DTSC, and LARWQCB requirements. An Environmental Professional shall be on-site during excavation and grading of the project site to monitor environmental conditions pertaining to soil. Written confirmation by the Environmental Professional stating that required site remediation was completed consistent with the relevant federal, state or local requirements shall be provided to the City prior to issuance of certificates of occupancy.

NOISE AND VIBRATION

N1 Projects (except for Residential Subareas M, N, and 0) shall ensure that all contractors include the following best management practices in contract specifications , where applicable:

- Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.
- The construction contractor shall locate construction staging areas away from sensitive use
- When construction activities are located in close proximity to noise-sensitive land uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and noise sensitive uses.

- Im pact pile drivers shall be avoided where possible in noise-sensitive areas. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.
- Construction equipment shall be equipped with mufflers that comply with manufacturer's requirements.
- The construction contractor shall use an-site electrical sources to power equipment rather than diesel generators where feasible.
- Use electric or solar generators, when available.

N2 Projects (except for Residential Subareas M, N, and 0) shall comply with the fallowing conditions:

- Industrial activity yards that include the operation of heavy equipment shall be shielded by sound barriers that block line-of-sight to sensitive receptors.
- Mechanical equipment (e.g., heating, ventilation and air conditioning (HVAC) Systems) shall be enclosed with sound buffering materials.
- Truck loading/un loading activity shall be prohibited between the hours of 10:00 p.m. and 7.00 a.m. when located within 200 feet of a residential land use.
- Parking structures located within 200 feet of any residential use shall be constructed with a solid wall abutting the residences and utilize textured surfaces on garage floors and ramps to minimize tire squeal.

N3 Projects (except for Residential Subareas M, N, and 0) that are adjacent to buildings listed or determined eligible far listing in the National Register of Historic Places or the California Register of Historical Resources, designated as a Historic-CulturalMonument by the City of Los Ang eles, within a Historic Preservation Over1ay Zone ("historic buildings'1, or determined to be historically significant in SurveyLA or other historic resource survey meeting all of the requirements of PUblic Resources Code, section 5024.1(g), shall ensure all of the following requirements are met:

- Historic buildings adjacent to the project's construction zones are identified.
- A Vibration Control Plan is prepared and approved by the City.
- The Vibration Control Plan shall be completed by a qualified structural engineer.
- The Vibration Control Plan shall include a pre-construction survey letter establishing baseline conditions at potentially affected buildings. The survey letter shall provide a sharing design ta protect the identified land uses from potential damage. The structural engineer may recommend alternative procedures that produce lower vibration levels such as sonic pile driving or caisson drilling instead of impact pile driving.

At the conclusion of vibration causing activities, the qualified structural engineer shall issue a follow-up letter describing damage, if any, to impacted buildings. The letter shall include recommendations for any repair, as may be necessary, in conformance with the Secretary of the Interior Standards.Repairs shall be undertaken and completed in conformance with all applicable codes including the California Historical Building Code (Part 8 of Title24).

N4 Projects (except far Residential Subareas M, N, and 0) shall ensure that all contractors include the following best management practices in contract specifications, where applicable:

- Impact pile drivers shall be avoided where possible in vibration-sensitive areas. Drilled piles or the use of a sonic vibratory pile driver are alternatives that shall be utilized where geological conditions permit their use.
- The construction activities shall involve rubber-tired equipment rather than metal-tracked equipment.
- The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period), use low-impact construction technologies, and shall avoid the use of vibrating equipment where possible to avoid construction vibration impacts.

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28500, Driver Ave, Agoura Hills, CA, 91301

Seal:

LICENSED ARCHITECT
ANDREW H. KO
C-31817
RENEWAL
9/30/2025
STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7408 S. Figueroa St.
Los Angeles, CA 90003

Revisions:

No.	Description	Date

Project No.:
Drawn By:
Reviewed By:
Scale:
Date: 08-31-2023
Filename:
Sheet Title:

CPIO APPENDIX A
ENVIRONMENTAL STDS

Sheet #:

A-0.06

STORM WATER POLLUTION CONTROL

2020 Los Angeles Green Building Code)

FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 - Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction -related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

VOC AND FORMALDEHYDE LIMITS

2020 Los Angeles Green Building Code

FORM GRN 11

2020 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS 2,3
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY 2,3	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	50
Nonflat high gloss coatings	50
Specialty Coatings	
Aluminum roof coatings	100
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	100
Concrete curing compounds, Roadways & Bridges	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	50
Faux finishing coatings	
Clear Top Coat	100
Decorative Coatings	350
Glazes 350	
Japan 350	
Trowel Applied Coatings	50
Fire resistive coatings	150
Floor coatings	50
Form release compounds	100
Graphic arts coatings (sign paints)	200
High temperature coatings	420
Industrial maintenance coatings	100
Low solids coatings1	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	150
Multicolor coatings	250
Prefabricated wood primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Roof coatings, aluminum	100
Rust preventative coatings	100
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	100
Stains, Interior	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	100
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	100

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Some values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS1
Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 5/16 inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway 250	
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous 250	
Porous 775	
Modified bituminous 500	500
Marine deck	760
Other 750	

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT 1,2
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.
http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

LOS ANGELES GREEN BUILDING CODE GRN FRM 18R

WATER CONSERVATION NOTES - ORDINANCE #18428

RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or sub meters for outdoor water use. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future gray water irrigation system. (4.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
8. In new buildings of 25 stories or less, the cooling towers shall comply with one of the Following:
   A. Shall have a minimum of cycles of concentration (blow down); or
9. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
    A. Shall have a minimum of cycles of concentration (blow down); and
    B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater.
    Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 10.4.1):
    A. The hot water system shall not allow more than 0 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0. gallons.
    C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
       a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
       b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3 .5 of the California Energy Code Residential Appendix.
       c. The hot water supply piping shall be installed and insulated in accordance with Section RA3. .2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources odel Water Efficient Landscape Ordinance (WELO) is required for new landscape areas of 500 sq. ft, or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

NOTE:
FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL

2020 LOS ANGELES GREEN BUILDING CODE GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES

RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground,enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
3. Roofs with slopes < 2:12 shall have a 3-year aged SRI value of at least 75 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes > 2:12 shall have an aged SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (MWELO, § 492.7)
8. For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval.
(State Assembly Bill No. 1881)
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with
Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
16. The VOC Content Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold
18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350
19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
20. The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
21. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
22. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
23. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory.(4.505.3)
24. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible.Provide the manufacturer's cut sheet for verification. (4.506.1)
25. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant." (Energy Code §110.10(d))
26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)
27.The VOC Content Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)

PLUMBING FIXTURE FLOW RATES

Residential Occupancies
2020 Los Angeles Green Building Code

FORM GRN 16

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
showerheads	1.8 gpm @ 80 psi
lavatory faucets residential	1.2 gpm @ 60 psi1,3
lavatory faucets nonresidential	0.4 gpm @ 60 psi2,3
kitchen faucets	1.5 gpm @ 60 psi2,4
metering faucets	0.2 gallons/cycle
gravity tank type water closets	1.28 gallons/flush 5
flushometer tank water closets	1.28 gallons/flush 5
flushometer valve water closets	1.28 gallons/flush 5
urinals	0.125 gallons/flush
clothes washers	ENERGY-STAR certified ENERGY-STAR certified
dishwashers energy-star certified	ENERGY-STAR certified ENERGY-STAR certified

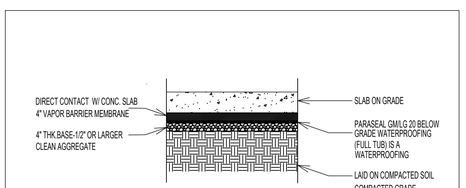
1 Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
2 Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.5 gpm @ 60psi.
3 Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
4 Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.36 gallons/flush installed throughout.
5 Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19/ 23.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

2020 Los Angeles Green Building Code

FORM GRN 4

MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS

ITEM#	CODE SECTION	REQUIREMENT	REFERENCE SHEET Sheet # or N/A)	COMMENTS e.g. note #, detail # or reason for N/A
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction	A-0.05	FORM GRN-1
2	4.106.3	Grading and paving	A-2.0	SITE SURVEY
3	4.106.4	Electric vehicle (EV) charging	N/A	NO PARKING PROVIDED
4	4.106.5	Cool roof for reduction of heat island effect	A-2.8	ROOF PLAN
5	4.106.7	Reduction of heat island effect for non-roof areas	A-2.0	CONCRETE FINISH
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings	A-2.8	ROOF PLAN
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings	A-0.05	FRM GRN14 / #5
8	4.303.1.3.2	2 Multiple showerheads serving one shower	A-0.05	FRM GRN14 / #6
9	4.303.3	Water submeters	A-0.05	FRM GRN18R / #1
10	4.303.4	Water use reduction	A-0.05	FRM GRN16
11	4.304.1	Outdoor water use in landscape areas	L-2, L-3, l-4	LANDSCAPE PLANS
12	4.304.2	Irrigation controllers	A-0.05	FRM GRN18R / #3
13	4.304.3	Metering outdoor water use	A-0.05	FRM GRN18R / #4
14	4.304.4	Exterior faucets	A-0.05	FRM GRN 18R/#5
15	4.304.5	Swimming pool covers	N/A	NONE
16	4.305.1	Graywater ready	A-0.05	FRM GRN18R / #7
17	4.305.2	Recycled water supply to fixtures	A-0.05	FRM GRN18R / #8
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	N/A	NONE
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	NONE
20	4.305.4	Groundwater discharge	A-0.05	FRM GRN 18R/#11
		MATERIAL CONSERVATION & RESOURC		
21	4.406.1	Rodent proofing	A-0.05	FRM GRN14 / #9 FLASHING
22	4.407.3	Flashing details	D1.2 & D1.3	DETAILS FRM GRN14/#10
23	4.407.4	Material protection	A-0.05	FRM GRN14/#11
24	4.408.1	Construction waste reduction	A-0.05	FRM GRN14/#12
25	4.410.1	Operation and maintenance manual	A-0.05	
		ENVIRONMENTAL QUALITY		NONE
26	4.503.1	Fireplaces and woodstoves	N/A	
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	A-0.05	FRM GRN14/#14 FRM GRN14/#15
28	4.504.2	Finish material pollutant control	A-0.05	
29	4.504.2.1	− Adhesives, sealants, caulks	A-0.05	FRM GRN 11
30	4.504.2.2	− Paints and coatings		
31	4.504.2.3	− Aerosol paints and coatings		FRM GRN14/#16
32	4.504.2.4	− Verification	A-0.05	FRM GRN14/#17
33	4.504.3	Carpet systems	A-0.05	FRM GRN14/#17
34	4.504.3.1	Carpet cushion	A-0.05	FRM GRN14/#18
35	4.504.4	Resilient flooring systems	A-0.05	FRM GRN14/#19
36	4.504.5	Composite wood products	A-0.05	FRM GRN14/#21
37	4.504.6	Filters	A-0.05	DETAIL #1
38	4.505.2.1	Capillary break	A-0.05	FRM GRN14/#23
39	4.505.3	Moisture content of building materials	A-0.05	UNIT PLANS
40	4.506.1	Bathroom exhaust fans	AS7 - AS 1	FRM GRN14/#26
41	4.507.2	Heating and air-conditioning system design	A-0.05	



CAPILLARY DETAIL N.T.S. (1)

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architecture/planning/interiors
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Seal:

LICENSED ARCHITECT ANDREW H. KU C-31817 RENEWAL 9/30/2025 STATE OF CALIFORNIA

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7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7408 S. Figueroa St.
Los Angeles, CA 90003

Revisions:

No.	Description	Date
2	GREEN CORRECTIONS	25-09-2023

Project No.:
Drawn By:
Reviewed By:
Scale:
Date: 08-31-2023
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GREEN NOTES AND FORMS

Sheet #:

A-0.07

CALIFORNIA BUILDING CODE GENERAL NOTES
The structural, electrical and mechanical general notes shall precedence over these genera l notes.

DIVISION 1 - GENERAL CONDITIO NS

1. The General notes are not to be construed as specifi cat ions for constr uc tion. Their purpose is one of informing the Owner, Contractor and Sub - Contr act ors of some specific info rm at ion with whi ch t o become aware and fa miliar.

2 The general natu re of these notes shall in no way diminish the cont ract or and sub-contractors from completing all work in strict conformance with all aspects of the building codes and with other rules, regulat ions and ordinances governing the place of the buildin g. Each sub-contractor shall become f amiliar with any part of the aforementioned building codes, rules, etc. that may affect his work. Some codes that may affect the work ore but not limited to the current edition of t he Uniform Building Code. Uniform Mechanical Code, Unifo rm Plum bing Code, Uniform Elect rical Code, Nat ional Elect rical Code, Uniform Fir e Code, Architectural Barriers Laws.

3. Scope of Permit
a. LIMIT OF AUTHORIZATION. The issuance of a permit is not an approval or an aut hori zation of the work speci fied therein. A p erm it is merely an appl ication for inspect ion, the issuance of wh i ch entit led the permittee to inspec t ion of the wor k wh ich is described therei n. Permits issued under the requirements of this code shall not relieve the Owner of responsibi lit y for securing required perm i ts fo r work t o be done which is regula ted by any other code, department or division of the City in which the wo r k is performed.
b. VALIDITY OF OTHER LAWS. Neit her issuance of a permit nor the approval by the department of any document shall const it ute an approval of any violation of any pro vision of t his code or of any other low or ord in ance, and a perm it or other document purporting to give authority to violate any law sha ll not be valid wit h res pect t here -to.

4. ALL WORK, CONSTRUCTION AND MATERIALS shall comply with all provisions of t he current edition of the governing building code and with ot he r rules, regulations, and ordinances governing the place of the building. Building Code requirements toke precedence over the drawings and it sha ll be the respons ibil i t y of anyone supplying labor, materials or both to install his work in conformance with the Building Code and to bring to the att ent ion of the Architect any discrepancies or conflicts between the requir em ents of t he Building Code and the Drawings. DIVISIO N 1 SHALL APPLY TO ALL DIVISIONS.

5. DIMENSIONS & CONDITIO NS at the job site shall be verified by the Contractor(s). Discrepancies in the drawings or between the drawings and actual field conditions shall be reported to the Arc hitec t. Corrected drawings or instructions shal l be issued by the Architect prior to the inst allat ion of any wor k.

6. ELECTRICAL, PLUMBING, ANO MECHANICAL PLANS sha ll be submitted for pion check and be approved prior to the beginning of construction. All work in these areas shall be in conformance with the building codes (i.e. Uniform Mechani cal Code, Uni form Plum bing Code, etc.) and the Uniform Bui ld i ng Code. Special refe rence is hereby made to the seismic bracing, tie downs, etc. in the Uniform Building Code for appl iances, equipment, etc

7. SCAFFOLDING OR FALSEWORK: The constr uct ion or demolition of any building, structure, sca ffolding or falsew ork more than 3 stor ies or 36' in heigh t, requires a permit from the State of Califo rnia Divis ion of Indust rial Safe ty prior to the issuance of a build ing permit.

8. CONSTRUCTION SAFETY:
a. All work shall conform to the requirements of OSHA or CAL-OSHA, whichever is more restrictive.
b. Pedestrian protection shall conform to the latest Edit ion of the Los Angeles Building Code

9. TEMPORARY TOILET: Maintain sanitary toilet facilities during construct ion.

10. STAIRS

a. Meta l st air s shall confo rm to the local Building code.
b. Prior to installation of any stair, the cont ra ct or shall verify t he rise, run, headroom and t he num ber of treads and risers, and shall notify the Architect of any descripanc ies between the drawing and act ual field conditions.
See Dim ension and Condit ions above.

c. Stair Num bering: See Fire Not es.
d. St air requ irements:
MAXIMUM RISER: 7"
MINIMUM RUN: 11"
MINIMUM HEAD ROOM: 6' -6"
HANDRAILS : 30" TO 34" high
MINIMUM CLEAR WIDTH:3'-8" (44 inches) 1 1. RAMP REQUIR EMENTS:
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6.66% (1:15)	maximum slope without handrails.Ramps exceeding this slope shall have handrails.
8.33% (1:12)	maximum allowable for handicap access.
12.5% (1:8)	maximum.

b. Surface: Roughened or non-slip.

12. EXITS shall be a minimum of 3' -8Q(44") wide to public way.

13. GUARDRAILS: All unenclosed floor and roof openings, open and glazed sides of landings and stairs, balconies or porches which are more than 30" above grade, and roofs used for other than service of t he building shall be protected by a guardrail with a minimum height of 42". Open guardrails and stair railings shall have intermediate roils or an ornamental pattern such that no object 4" in diameter can pass through. Guardrails shall be designed for 20 lb. lateral load.
See Structural Calculations and Details.

14 . BATHROOMS:

a. Refer to DIVISION 9, Drywall.

b. In other Than dwelling units , (public area, toilets, showers,saunas, etc.) toilet room floors shall have a smooth,hard, non - absorbent, material such as portland cement, concrete, ceramic tile. or other approved material which extends upward onto the walls at least 5". Walls within water closet compartments and walls within 2 ft. of the front and sides of urinals shall be similary finished to a height of 4 ft.

c. Provide two - hour construction behind all tubs placed adjacent to 2 hour fire rated division walls.
d. Showers: Walls, in all occupancies,shall be finished as specified in subsection (2) above to a height of 70" minimum above the drain inlet. See also DIVISION 9, Drywall.
e. Glazing at showers and tubs: Glazing used in doors and panels of shower and bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic

15. CEILING PROJECTIONS: There will be no projections, (light fixtures, etc.) below the 7 ' -0 high ceilings at hallways, closets, kitchens, etc.

16. TRASH CHUTES: Hatch doors shall be labeled with o one-hour minimum rating.Provide sprinklers conforming to the requirements of the Plumbing code.

17. TRASH ENCLOSURES: Shall be of non - combustible construction.

19. FIRE ASSEMBLIES:

a. All fire assemblies shall be labeled by on approved testing agency except over size fire doors which shall be provided with a certificate of inspection furnished by an approved testing agency verifying that the oversize door complies with the design materials and construction requirements .
b. A sign shall be displayed permanently near or on each required fire door in letters not less than 1" high to read as follows:
FIRE DOOR
DO NOT OBSTRUCT

20. FIRE RESISTIVE WALLS OR PARTITIONS:
a. Shall conform to Chapter 7 of the Building code.

b. DIVISION OR SHAFT ENCLOSURE WALLS: Shall not be pierced by electrical panels, fire hose cabinets, stove vents, or any other item. Openings into one- hour shafts shall be protected by one- hour fire-protected assemblies with self- closers.
Openings into 2-hour shafts shall be protected with 1 1/2 hour fire- protected assemblies with self-closers. Provide fire dampers rated as for openings where ducts pierce shaft enclosure.

c. DIVISION WALLS: Shall have o minimum time period of fire resistance of 2 hours and shall conform to the requirements of the Los Angeles Building Code .
d. 3-HOUR SEPARATIONS: 8" concrete block with all cells filled solid conforming to Table 7-B of the Los Angeles Building Code.

21. ONE-HOUR CONSTRUCT ION: Building shall be of one-hour fire resistive construction throughout. The following specifications shall APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

22. Openings:

A. Openings in floors , shall be enclosed by a one-hour shaf t.
B. Openings in walls and partitions shall be protected as specified in the building code. Where fire-roted walls and partitions require protected openings ,the following penetrations into or through such construction are permitted:

1) Copper or ferrous pipes or conduits may penetrate walls or partitions, if fire stopped as required by the Building Code.
2) For steel electrical outlet boxes not exceeding 16 sq. in. In area , provided that the area of such openings does not aggregate more than 100 sq.in. for any 100 sq. ft. of wall or partition area. Outlet boxes on opposite sides of walls or partitions shall be separated by horizontal distance of 24". SEE DIVISION 13 , SPECIALTIES.
3) All other penetrations by ducts etc. shall not exceed 100 sq. in. for any 100 sq. ft. of wall or ceiling area.

C. Corridor Construction: Walls and ceilings of 5/8" type "X" gypsum wall board installed per the building code, for 1-hour construction.

1) Fire assemblies across exit corridors or which are part of a division wall shall be automatic - closing fire-assemblies which will close automatically upon actuation of a smoke detector. Door hold- open devices shall be installed and shall be of an approved type which will release the door so that it will close in the event of a power failure.

2) Openings: Where corridor walls are required to be of 1-hour fire resistive construction, every door shall be protected by a tight - fitting smoke and draft control door assembly having a fire -protection rating of not less then 20 min . per the building code. Other corridor interior openings shall be fixed and protected by approved 1/4" thick wire glass installed in steel frames per Building Code

D. Concrete Floors

E. Walls: 5/8Q approved Type "X" wallboard fastened to wood studs per the Building Code; joints cemented and taped . At exterior surfaces of exterior walls, 7/8" stucco or cement plaster conforming to requirements of the Building Code.

or
1 /2" gypsum wallboard nailed at 7" o.c. to wood studs with 5d drywall nails, with high density rock wool insulation in the spaces between the studs; conforming to the requirements of the governing code.

F. Ceilings: Any assembly specified in The Building Code.

or
At floor/ceiling assemblies, ap proved 1/2" fire rated gypsum board con fo rming to approved assembly.

G. Roof: Fire- retardent roof covering which shall be:
a. Any class A built-up roofing assembly.
b. Any method specified in Building Code

22. Parts or port ions of structures, non-structural components and their anchorage to the main structural system shall be designed for lateral forces per code.

DIVISION 2 - SITE WORK

1. SOILS REPORT: For soils information, refer to the Foundation Investigation. Appendices, and Amendments which shall be supplied by t he Owner, and shall be a port of these Contract Documents. Building Department conditions of approval of soils report to be on site and complied with at all times.
If the actual foundation design loads do not conform to the foundation loads assumed in the report, the Foundation Engineer shall submit a supplementary report containing specific design recommendations for the heavier loads to t he Bui ld ing Department for review and approval prior to issuance of a permit.
Approval of the soils report does not waive the requirements for excavations contained in t he State Construction safety Orders enforced by the State Division of Industrial Safety.

2. DEPTH OF FOOTINGS: See structural drawings and soils report.

3. GRADING & EXCAVATIONS:
a. When notification of adjacent property owners is required, by the Building Code, no excavation or grading shall commence until 10 days ofter the required not ices hove been posted on the sit e.

b. This project contains, No trenches or excavations 5' or more in depth into which a person is required to descend. If other wise, obtain necessary permit from the State of California, Division of Indus t rial Safety prior t o the issuance of a building or grading permit .

c. Temporary shoring is require d for excavations that remove the lateral support from a public way or an existing building. Excavations adjacent t o a public way require Public Works approval prior to issuance of a building permit.
d. Sub-System drain to slope 1 /8" min. to sump locate close to footing.

4. DEMOLITION/ PREVENTION OF DUST: All debris shall be sufficiently wet at the time of handling to prevent dust from arising .

5. A permit is required t or o protection fence or canopy on or over any street or public space

6. All retaining walls shall be provided with standard surface back drain system and all drainage shall be conducted to the street in an acceptable manner and in a non- erosive device.

7. Adequate temporary erosion control devices acceptable to the Department, and if applicable the Department of Public Works, shall be provided and maintained during the rainy season.

8. All deck drainage shall be collected and conducted to an approved location in a non-erosive device.

9. All roof and pad drainage shall be conducted to the street in an acceptable manner .

10. Prior to the placing of compacted fill, o representative of the consulting Soils Engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report , but that no fill shall be placed until the City Grading Inspector has also inspected and approved the bottom of the excavation. A written certification to this effect shall be filed with the Department upon completion of the work. The fill shall be placed under the inspection and approval Of the Foundation Engineer. A compaction report shall be submitted to the Grading Department upon completion of the compaction.

1 1. The geologist and soil engineer shall inspect all excavations to determine that conditions are as anticipated and shall make recommendations for correction of hazards found during grading.

12. Any recommendations prepared by the consulting geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Department for approval prior to utilization in the field.
13. If import soils are used, no footings shall be poured until the Soils Engineer has submitted a compaction report containing in- place shear test data and settlement data, to the Department, and obtained approval.
14. All friction pile or caisson drilling and installation shall be performed under the continuous inspection and approval of the Foundation Engineer.
15. Prior to the pouring of concrete, a representative of the consulting Soil Engineer shall inspect and approve the footing excavations.
He shall post a notice on the job site for the City Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report. but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed

16. Installation of shoring, under pinning, and or slot cutting excavations shall be performed under the continuous inspection and approval of the Soil Engineer .

DIVISION 3 - CONCRETE

1. See structural drawings and additional general notes.

2. See Division 2, Grading Notes.

DIVISION 4 - MASONRY
1. DOOR OPENINGS IN MASONRY WALLS shall be 4-1/2" horizontal and 2 - 1/ 4" vertical larger than door dimension to provide for metal door frame.

2. See structural drawings for additional general notes.

3. See Division 2, Grading Notes.

DIVISION 5 - METAL
1. WELDING: Welding shall be performed by Building Department Certified Welders.

2. STEEL FABRICATION: All fabrication shall be done in the shop of a fabricator licensed by the City having jurisdiction or under the continuous inspection of a registered inspect or licensed by the City having jurisdiction.

3. See structural drawings for additional general notes.

2. BELOW GRADE WATER- PROOFING:

a. Tremo Porasea I GM/LG 20 below grade waterproofing (foll tub)..
b. Or approved equal.
c. See Division 2, Grading Notes.

3. WEEP SCREEDS: A weep screed shall be provided at the foundation plate line on all exterior stud walls constructed on concrete slabs at grade. The screed shall be of a type which will allow trapped water to drain to the exterior of the building.

4. ROOF CONSTRUCTION: Roofing shall conform to Chapter 15 of the Building Code.

5. PARAPET COPING: All parapets shall be provided with coping of approved materials. When of metal, use 26 go. galvanized steel.

6. ROOF DRAINAGE:
Minimum roof slope shall be 3/8" to 1'-0".

7. See Division 2, Grading Notes.

DIVISION 8 - DOORS & WINDOWS
1. EXIT DOORS: Every exit door shall be openable from the inside wit h out the use of a key or any special knowledge or effort. Special locking devices shall be of an approved type. Exit door must open over a landing not more than 1/2" below the threshold.
Exit doors serving 50 or more occupant s shall open in the direction of exit.

2. FIRE DOORS shall be self closing (or automatic closing where required) labeled "Fire Assemblies", including frame and hardware equipped with metal thresholds, and without moil slots or vent openings.

3. GLAZING:

a. Gloss thickness, strength, materials and method of installation shall conform with requirements of the Building Code.

b. Glass and glazing in locations which may be subject to human impact such as flameless gloss doors, glass panels, glass exit and entrance doors, sliding gloss doors, shower doors, tub enclosures,and storm doors shall meet meet the requirements set forth in the UBC, current Edit on.

c. Glass doors, adjacent panels and all glazed openings within 18" of the adjacent floor, whose least dimension is greater than 18", shall be of glass approved for Impact Hazard per Code

d. All glass must comply with U.S. Consumer Safety Protection Commission requirements.

4. SMOKE AND DRAFT CONTROL: Doors required to hove smoke and draft control assemblies shall be provided with a gasket so installed as to provide a seal where the door meets the stop on both sides and across the top.

SECUFc'.ITY F'ROV ISI ON'S:

Al l enl ry cfo ors lo dwellin g uni ts or· gue sl rooms sha ll be ornm ged so thnt the occ upn nt h as a view of the n rec1 i mm ediat ely outside the doo r wit hout open inq the door. Such view m ay be provided by c1 door viev,er, t hr oug h wi n do ws loca ted in the vic inity o f the door or throug h view por ts in th e doer or adjoining wal l.
(6706)

2. Screens, ba rric ad es , or f ences made ot a m at er ia l w h ich w ould pr ec lud e human c lim b ing sh all be pro vid ed ot everv po r tion of every roof, balcony , or similcir sur fa ce w hic h is wit h in 8 ft. of the ut il it y
pole or· access str uc t ures. (6707)

3. Woo,j f lush- type doors shall be 1 3/8" thick minim u m with soli d core con str uct ic n. (6709.1) Dc:or st ops of in - swin ging doors sha ll be of one - piece cons l r· u clion w i t h l he jam b, or· j oined by robbe t to the jam b. (67 09.4)

4. E11ery door in a security opening for an ap art m ent hou se sholl be pr ovide d wi l h i n co ndesc en t l i g h t_ b ulb (60 wall rnin ol o rno xirr ,u rr , height of 8 fed on the e xt er i or side of th e u nit.
(6 08)

5. ,,;11 pin- type door hinges occess ible fr om outside shall h,a / e no n- re rn ovoble hinge pir1s Hinges sho ll h o ve min. 1 / 4 " diu. sl eel jamb stud wit h 1/ 4 " m i n. pro t ect io n. The str ik e plat e for latc hes and ho ldinq devic e for p ro ject ing dead bolts in wood cons t ru ction shall
be sec ur ed to the jamb and t he 'Nall fr aming with screws no less lhun 2 - 1 / 2" long (6709 5, 6709 7)

6. Prov id e dead bo lt s wi t h h ardened inse rt s; dea dloc king latc h wit h key-operated locks on ::;xterior. Do ors m ust be oper able from the insid e without a key, sp ec ial kno wl ed ge, or special eff ort
(la tc h nol r·equir ed in 8 . F ,1 ond S o cc up ancie s) (6709 2)

7. St raigh t dead bo lt s sho ll h av e a m in. throw oi 1·· and an em bed m ent cf n ot less than 5/8", and a hook - shap ed or an exp andin g- lug deadbol t sho l l h ove o m inim um l hro w or 3/ 4 ".
(6709.2)

8. Wood panel type doors must have pane ls at leas t 9/16 in ch thick wit h s h aped por tio ns of the panels not less than 1/4 inch thick, a nd ind ivid uo l pa n els rnusl be no rnore lhan 300 sq. in. in areo. Mullions shall be co nsidere d a port of adj ace nt panels excep t m ulli o ns not over 18 inc hes l ong may have an overa ll width of no t less t han 2 inc h es. Stiles and rai ls sha ll be of solid lum ber In t hic kne ss with overall dimensions of no t le ss than 1 3/8 i nc:h es on d 3 inc hes
in wi dt h. (6709.1 item 2)

9. Sli ding glass doors shall be prov ided 'Nith a d evice in the upper chan nel of the m o11inq panel to pro hibi t ra ising and r em o-v::il of t h e
m oving panel fr orr , l.he l ro ck while in lhe closed pos i t i on. (671 0)

10. Sli ding glass doors shal l be eq uipped with loc kin g devices and shall be so con str uct ed and instal led that th ey rem ain in t act and engaged when sub ject ed to the tests spec ified in Sec 6717 1

11. 11.l eto l or wooden over head nnd sliding door- sholl be ec ur ed wit h a cy linder lo ck, pad lo ck wi th o min. 9/32" diam eter hard ene d st eel shac kle bolt ed. ha rden ed steel hasps, meta l slide boar,d bolt or equ ivo lent device ur1 less secu red elect ric :Jll y cpern l ed (6711)

12. Pro vide m et al guides at top ond bottom of meta l acco rd ion grate or gril le- type door s ,:md cylind er loc ks or podlocks. Cyli n der g uar ds sh all be in sta ll ed on oil cyli nd er loc ks whenever t he cyli n d er pro jed s bey c:nd the foc:e of the door or is other wi se accessible to gripping t oo ls. (67 1 2)

13. In Gr ou p B, F, M, and S occ upancies, panes of qla zin g wit h at l eas t one dim ension qreat er than 6 in. but less than 48 In , sha l l be cons l ru ct ed or tempered or opp ny ,,1ed bu rglor y- re sis lo r1l rnol e ri ol
or pro t ect ed wit h metal bars or gr-i ll es. (67 1 4)

14 . G lazed openings with i n 4C" of the door loc k when the d oo r ls In t he clc:sed and locke d position, shal l be fully t em p ere d gla ss or oppr oved bur(J l or y- r esis ton t m at er ial, or· sha ll be pr ot ect ed by m eta l bars, sc ree ns or qr illes hav ing a m axim u m opening ot ::;". The provis ion s of t hi s sect ion shal l not apply to vie w por t s or win dows w hich do not excee d 2" in their greot est dim ens ion s (6 7 13)

1 5 Louvered wi ndo w s sh oll be pr8lecled by rnel ol bors er· gr i lles wit h ope nin gs that have at least on e dim ensi on of 6" or- less, wh ich a-r s cons t ruct ed to preclud e hum an en t ry . (67 1 5 ..3)
16 Ol her· ope riob le wind ows sholl be provid ed wilh substur1l i ol lo cking devices . In Group B, F, fA n nd S occ upancies, suc h d evic es sha ll be glide bars, bolts, cross- bar s, crnd/or padlo ck s 'Ni t h m inim um 9 / 32" h ar dene d s tee l shac kl es and bolted, hardened steel hasps.
(6715.2)

17. Slidin g wi n dow s shn ll be pro vid ed wit h loc king device in t he uppe r
cha nne l of t h e m ovi ng pan el t o pro hibit r ai si n9 an d rem ova l ot the moving pane l in t h e cl o sed or part ia lly open po sit i on. (67 7 5. 1)

1 8 Slidin g wi n dow s sha ll be equipped wil h l ockin g devices ond shu ll be '. O cons trnd ed nnd in st t1l led thc1+ t h ey rem ain int act an d ern]'.1ged when subjected to the t es t s sp ec ified in Sec. 6717.2.

1 S Any re l ea se f o r m eta l bars, grill es. gr ates or sim il ar devic es
cor1st ru ct ed lo preclude hurri :Jri entry l hut ure inst C1lle d shu ll be l oca l ed
on t he im,ide of the odjacent room (Jn d ot l ea st 24 in ches from th e cl oses t ope ning thro ugh suc h m et ol bors, grilles , -;iro t es or similar d evices th at exceeds tw o inc hes in- ::my dim en sion . (6715.4)

DIVISION 9 - FINISHES

1. DECORATIONS used in public areas shall be noncombustible or flame proofed in an approved manner.
2. INTERIOR FINISHES shall comply with the flame spread and smoke density requirements of the Building Code.
3. PLASTERED SURFACES: On walls, ceilings, and roof soffits exposed to weather shall have exterior lath and plaster conforming to the Building Code.
4. LATH AND WALLBOARD: In place inspect ion is required for all interior and exterior lath and/or wallboard before any plastering is applied or any joints and fasteners hove been taped and finished.
5. DRYWALL:
a. Drywall shall conform to local building codes.
b. Drywall located behind required non - absorbent surfaces shall be water-resistant, see DIVISION 1, BATHROOMS.

DIVISION 13 - SPECIAL CONSTRUCTION

1. SOUND TRANSMISSION CONTROL: Refer to State noise Insulation Standards for Sound Rated Partitions and Impact Rated Floor/ Ceiling Assemblies and the Building Code for total requirements.

Sound control shall be provided in walls and floor- ceiling separating dwelling units and between such residential uses and any public uses (Such as interior corridors, interior public areas, service areas, garages, etc.)
a. WALLS: Airborne sound control with minimum STC rating of 50.

b. FLOORS/CEILINGS: Airborne sound control with minimum STC rating of 50 and impact so und control with minimum IIC. rating of 50.

2. ADDITIONAL REQUIREMENTS:
a. An approved permanent, and resilient acoustical sealant shall be provided along the joint between the floor and the separation walls.

b. All penetrations into sound roted partitions or floor / ceiling assemblies will be sealed with approved resilient sealant.

c. All rigid conduit, ducts, plumbing pipes and appliance vents located in sound assemblies will be isolated from the building construction by means of resilient sleeves, mounts or minimum 1 / 4" thick approved resilient material.
(Exception: gas piping need not be isolated.)

d. Metal ventilating and conditioned air ducts located in sound assemblies will be lined.
(Exception: Ducts serving only kitchen cooking facilities, and bathrooms need not be lined.)
e. Wall mounted lavatories and toilets are not permitted on sound rated partitions.

f. Combustion air, kitchen and bathroom exhaust ducts within sound-separation assemblies shall be wrapped with approved insulation.

3. ELECTRICAL REQUIREMENTS: An outlet box is defined as a box used for receptacles, switches, surface-mounted lighting fixtures, junction points, telephone,thermostats, television uses, etc. No box dimension shall exceed 6".
a. Only outlet boxes and a ceiling exhaust fan in the bathroom will be permitted in walls and ceilings of sound roted construction. All other equipment and devices which include recessed fixtures, panel boards, heaters, kitchen exhaust fan, sound producing equipment. bells, intercoms, etc., shall not be installed in these sound rated walls and ceilings unless prior approval has been obtained from the Structural Research Engineer .
b. Outlet boxes may be installed in the sound roted walls or ceilings as follows:
1) Boxes which penetrate the wall in one area or occupancy shall not be installed in the same space between studs containing a box which penetrates into another area or occupancy.
2) There shall be one solid stud between outlet boxes and minimum 24" separation from center to center.

3) Out let boxes shall have a depth of not more than 1 - 1/ 2 ", so as to allow the required 2" uncompressed insulation to be installed in a standard 2" x 4 wall. On walls of deeper dimensions, boxes of greater depths may be used.

4) Back and sides of boxes shall be sealed with 1/ 8" resilient sealant and backed with 2" minimum mineral fiber insulation (TV, telephone, and intercom outlets must be installed in boxes accordingly).
5) Conduits or raceways (stub outs) may penetrate the sound rated walls or ceilings, provided the conduit is covered at the penetration point with a permanently resilient sealant.

6) The requirements for outlet boxes installed for televisions ,telephones and thermostats (electrical and pneumatic) shall be the same as for receptacles or switches. Plaster rings, open back boxes, or mounting plates shall not be permitted.

7) Where metallic raceway material (rigid metal conduit, steel tube) is installed in sound rated floor-ceiling assemblies it shall be isolated from the floor joist with a resilient material at the points of support. At the point where the raceway passes through holes or notches, care should be taken to insure that the raceway does not touch the surf ace of the joists.The resilient material used may be rubber, carpet padding, or other approved material.

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architecture/planning/interiors

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Seal:

LICENSED ARCHITECT
ANDREW H. KIL
C-31817
RENEWAL
9/30/2025
STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7408 S. Figueroa St.
Los Angeles, CA 90003

Revisions:

No.	Description	Date

Project No.:
Drawn By:
Reviewed By:
Scale:
Date: 08-31-2023
Filename:
Sheet Title:

GENERAL NOTES

Sheet #:

A-0.08

GENERAL NOTES CONTINUED

8) When rigid metallic raceway is installed in the floor–ceiling spaces, the space shall have a minimum of 2" of mineral insulation below. Care should be taken during installation of the raceway to allow for this 2" of noncompressed insulation below.

c. Floor–ceiling assemblies between residential areas and equipment penthouses (AC units, etc.) shall be installed in accordance to meet the sound separation requirements.

d. Doors to units from interior corridors are required to have a minimum STC rating of 30 (Laminated 1 3/4' solid–core doors with resilient stops and gaskets , meet this requirement).

e. Mineral fiber insulation shall be installed in joist spaces to a point 12" beyond the pipe or duct, whenever a plumbing pipe, or duct penetrates a floor–ceiling assembly from within a wall.

f. Surface material (including carpets) are part of the floor–ceiling assembly and must be installed and inspected before the Certificate of Occupancy is issued.

DIVISION 14 – ELEVATORS

1. Elevators shall conform to Division 51
2. General Cab Requirements:
3. All Handicap Codes including but not limited to Title 24.

DIVISION 15 – MECHANICAL – SEE SHEET T1.1 FOR GREEN NOT ES

1. GAS SHUT–OFF: Shall be provided outside the building and shall be conspicuously marked.
2. ROOF DRAINAGE:
   a. Where roof systems are not designed to support accumulated water, they shall be sloped for drainage. Code.
   b. Unless roofs are sloped to drain over roof edges, or to support accumulated water, roof drains shall be installed per sec. 1503 and the CPC
   c. Where roof drains are required, overflow drains or scuppers shall be provided per Building Code.
   d. Roof drains discharging water within 25 feet of a street property line must be conducted under sidewalk. All roof drainage shall be conducted to the street by means of approved non–erosive device
   e. Overflow drains drain lines shall be independent from the roof drain lines.
3. FAN EXHAUST SYSTEMS:
   a. For mechanical ventilation systems used in lieu of required windows at toilet rooms, laundries, and other areas requiring windows, provide a fan exhaus system operable from light switch which provides five air changes per hour direct to outside air. t
   b. Every exhaust system shall terminate at a point outside of the building not less than 5 ft. from any openable window or fresh air intake.
   c. Exhaust outlets for ducts that convey noxious gases, flammable vapors or corrosive vapors, shall terminate outside of the building and at least 10 ft. from any building and shall be located at least ten feet above the adjoining grade level. Every such exhaust outlet which is located above the roof shall extend at least two feet above the roof surface.
   d. Provide fire dampers where ducts pierce corridor wall or ceiling and enter a shaft.
4. WATER HEATERS, BOILERS, AND STORAGE TANKS with non–r water connections shall be strapped for lateral support. igid See Division 1
5. APPROVED GAS VENTS installed in walls or buildings 3 stories or less in height (4 stories if equipped with an automatic fire–extinguishing system) need not be enclosed.
6. HEATING:
   a. Heating for apartments shall be provided by facilities capable of maintaining a room temperature of 70 degrees Fahrenheit at a point three feet above the floor in all habitable rooms. No unvented or e open flame gas heaters shall be permitted.
   b. Plans and calculations for the capacity of the comfort heaters shall be submitted to the Mechanic Bureau prior to installation. al
   c. All heaters or cooling ducts located outside the building energy envelop shall have all joints and seams sealed and shall be insulated with a minimun of 1" thick (0.6 kbs/cu. ft.) fibrous insulation. ,
   d. All gas appliances except water heaters and range top burners shall be equipped with intermittent ignition devices.
   e. Provide backdraft dampers in all fan systems exhausting air from the energy envelope.
7. GARAGE VENTILATION: Every parking garage(S–3) occupancy when provided with a mechanical system of ventilation,) shall provide a uniform movement of air sufficient to produce one complete change of air every fifteen minutes. Where a mechanical exhaust system is used, th exhaust ventilation shall be taken at a point within 18" e of the floor level. All ducts shall be protected and maintained so that designed capacities shall not be impaired. Ventilation duct openings shall be spaced not further than 50 feet apart around the perimeter of the room. See drawings for those rooms requiring a mechanical system of ventilation.
8. FIRE SPRINKLERS shall be provided only at locations shown on the drawings. System must be approved by Plumbing Division prior to installation.
9. PLUMBING NOTES:
   a. The sizes of cuts, notches or holes made into woodframes members, through which plumbing or water piping may pass, may be of such size and shape, and so located as to permit a general downward free movement of the wood framing, relative to the plumbing or water piping of 5/8" at that level for each floor below the notch or hole level. Obtain Structural Engineer's permission before cutting or notching structural member.
   b. All water outlets including tubs, showers and lavatories shall be positioned in the gypsum board walls with 5/8" clear at top shall not be plastered or grouted solid All joints shall be fitted with non–hardening mastic and covered with escutcheon plates.
   c. All wood framing will shrink. Shrinkage in wood–frame members may be assumed to be 4% transverse to the grain, and approximately 0.2% in the direction of the grain, and the total amount to be compensated for in either direction shall be at least the sum of the calculated increments of shrinkage in that direction for each wood member. For purpose of general calculation allow 5/8" shrinkage per floor for wood framing.
   d. In compensating for movement of wood framing in either direction, swing joints, loops, acceptable sleeve connections, flexible connectors, and/or other applicable types of joints appropriately located at each floor and acceptable to the Department of Building and Safety may be used in lieu of cuts, notches or holes as specified above.

   Detailed information showing proposed method must be furnished to the contractor prior to issuance of a plumbing permit.
   e. Plumbing clean outs shall not be visible from living, dining and hall except as noted on plans.
   f. All gas piping shall have joints at each floor or other City Plumbing Code approved devices for flexible gas pipe installation.
   g. Bathtubs shall have solid connections thereby eliminating access panels.
   h. Provide sway bracing on any piping so designated by the building inspector.

DIVISION 16 – ELECTRICAL–SEE T1.1 FOR GREEN NOTES

1. LIGHTING shall conform with the requirements of the Electrical Code.
2. T.V. ANTENNA CROSSARMS and other roof obstructions shall be located 7 feet minimum above the roof.
3. FLOODLIGHTS: All lighting shall be directed into the site and no floodlighting shall be located so as to be seen directly by the adjacent residential areas. (Low level security lighting not precluded.)
4. Refer to Division 13 – Special Construction.
5. FIRE ALARM SYSTEM: Provide a fire alarm system approved by the Fire Department The system shall be automatic or manually operated and shall be so designed that all occupants are warned simultaneously in the event of fire. Three copies of the fire alarm system must be submitted of the Fire Department for approval prior to installation.
6. EXIT SIGNS: Shall have a minimum 6" high letters. Requirements for internal illumination of exit signs shall comform with the electrical code.
7. CORRIDOR LIGHTING: Shall conform with the requirements of the electrical code.
8. All house lighting shall be on a time clock controlled to permit lighting reductions during specific time periods.
9. EXITWAY LIGHTING: Shall be provided giving a value of one foot candle at floor level.

Exits

1. All exits must be continuous and terminate in a public way or exit court leading to public way or an approved refuge area. (Title 24, C.A.C)
2. An exit walkway with a minimum witdh of 44" shall be maintained continuously to a public way. Exit path or walkways to public way shall be clearly de linated. Exit path may be delinated by painted lines, railings, barriers post, walks, or other approved means. –
3. Stair enclosures required for all interior stairways ser–ving four or more stories shall extend to roof surface and be continuous until egress is provided from build–ing to a public way without obstructions, such as intervening doors an gates.
4. Exit doors shall swing in the direction of exit travel when serving 50 or more person and any hazardous oi group H occupancy.(Title 24, C.A.C.)
5. Every exit door shall be openable from the inside with–out the use of a key, tool, or special knowledge or effort. Special locking devices shall be an approved type. (Title 24, C.A.C.)
6. Panic hardware shall be provided on exit door serving rooms, corridors, or stairway handling an ocuppant capacity of 50 or more persons, from any Group A, E, or I occupancy and 10 or more motion picture theaters. (Title 24, C.A.C.)
7. Only panic hardware approved and listed by the State Fire Marshall shall be installed. Aisles leading to required exits shall have a minimum width of 44". Fire assemblies installed across exit corridors or which are part of an occupancy or an area separation wall shall be automatic–closing fire assemblies which will close autmatically upon actuation of a smoke detector (magnetic devices).

Detail all stairways to comply with Section 1011
a. Rise: 7" max. Run (tread): 11" min. 1011.5
b. Rise: 7.75" max. Run (tread): 10" for stairs within dwelling units. 1011.5.2
c. Headroom clearance: 6'-8." 1011.3
d. Width: (44") (36") (48" between hand rails for accessible stairs). 1011.2
e. Landing with: Same as stairway served 1011.6
f. Landing length: Same as width, max. 48" 1011.6
g. Provide landings at every 12ft. of vertical rise at stairways. 1011.8
h. Handrail height: 34"-38", max 4" openings 1014.2 and 1015.4
i. Handgrip portion of handrail shall not be less than 1.25" and not greater than 2" in cross-section for circular type. 4"- 6.25"perimeter for other shapes. 1014.3
j.A minimum 1.5" handrail clearance from adjacent wall 1014.7
k. Handrail extension of 12" beyond the top and bottom riser. 1014.6
l.1-hour fire rated construction for the enclosed usable space under the stairs. 1011.7.4
m.Curved stairways: 1011.9
n. Spiral stairways: 1011.10
Vertical exit enclosures: 1023.2
a. Connecting 4-stories more: provide 2-hour fire-resistance rating construction (fire barrier);
b. Connecting up to 3-stories: provide 1-hour fire- resistance rating construction (fire barrier);
c. All openings to be protected in accordance to Section 716. Openings shall be limited to those necessary for exit access to the enclosure from normally occupied space ad for egress from the enclosure. 1023.4
Accessible Means of Egress: 1009
a. In buildings where a required accessible floor is four or more stories above or below the level of exit discharge, egress elevator shall be provided, see exceptions. 1009.2.1
b.Provide 48" clear width between handrails. 1009.3
c. Platform lifts not allowed as part of accessible means of egress. 1009.5
d. Max force to operate doors is limited to 15-lb 1010.1.3
e. Show location and dimension area of refuge. 1009.6
i. Size: (2) 30"x48" or 1/200, whichever is greater 1009.6.3
ii. Separation from other space by a smoke barrier. Detail construction per Section 709. 1009.6.4
iii. Note: Two-way communication required. 1009.8
iv. Signage on door of area of refuge 1009.9
v. Exterior area of refuge to comply with section 1009.7

FIRE NOTES

Corridor & Openings

1. Doors opening into one–hour fire–resistive corridor shall be protected with a smoke or draft–stop fire assembly having a minimum 20 minute rating.

Interior Finishes & flame Retardance: LABC – Chapter 8

1. Interior wall and ceiling finishes for lobby shall not exceed a flame–spread classification of 200 (class III).
2. Interior wall and ceiling finishes for exit corridor shall not exceed a flame–spread classification of 75 (class II)
3. Interior wall and ceiling finishes for enclosed stairway shall not exceed a flame–spread classification of 25 (class I)
4. Any decorations used shall be non–combustible or flame–retardant treated in an approved manner (curtains, drapes, shades, hangings, etc.)
   Exit doorway shall not be less than 36" in width and not less than 6'–8" in height. Projections, including panic hardware, shall not reduce the opening to less than 2'–8" clear width.
   Exit door leaf shall not exceed 4' in width and shall swing in the direction of exit travel when serving more than 50 persons. (Title 19, Art .33)
   Door hardware to be lever–type as in accordance with City and State accessibility requirements.
   Doors other than exit doors to be a minimum of 28 inches clear opening width.
   Doors are to be openable by a single effort.

SIGNS

1. Provide exit signs and directional exit signs with a minimum 6" high by 3/4" stroke block letters on a contrasting background.(Title 24, C.A.C.)
2. Whenever the building is occupied, exit signs shall be lighted so they are clearly visible.
   Exit sign shall be electrically illuminated, and the two lamps shall be energized from seperate circuits.
   Illumination shall normally shall be provided by the premises wiring system. in the event of failure of this system, illumination shall be automatically pro–vided from an emergency system. Emergency lighting shall give a value of one foot candle at floor level. (Title 24, C.A.C.)
3. Exit path lighting shall be provided for stairway, hallway, exit passageway and egress to a public way anytime the building is occupied.
   Provide a sign stating "THIS DOOR IS TO REMAIN UNLOCKED WHENEVER THE PUBLIC IS PRESENT" (title 24, C.A.C.)
4. Provide stairway numbering system for buildings three or more stories.

FIRE PROTECTION EQUIPMENT

1. Provide a portable fire extinguisher with a rating not less than 2–A or 2–A10BC within 75 feet traveling distance to all portions of the building on each floor; also during construction.
2. Provide portable fire extinguisher with a rating not less than 10BC for electrical room, mechanical room, or parking garage within 75 feet of travel distance to all portions.
3. Provide fire extinguishers as required by Fire Department field inspector.
4. Provide automatic fire extinguishing system per plan.
5. Sprinkler system shall be approved by Plumbing Division prior to installation. (Title 24; Chapter 38, U.B.C.)
6. Provide a class I Dry Stand Pipes for the four (4) stories Type V portion of the building.

a. Exit signs shall be internally or externally illuminated
b. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
c. Internally illuminated signs shall be listed and labeled an intensity of not less than 5 foot candles (54 lux).
c. Internally illuminated signs shall be listed and labeled
d. Exit signs shall be illuminated at all times.
e. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90min. in case of primary power loss. 1013.5-1013.6.3
f. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. 1010.1.9
g. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor. 1010.1.9.2
h. All egress door operation shall also comply with Section 1010.1.9
i. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. The means of egress illumination level shall not be less than 1foot-candle at the walking surface. 1008.1
j. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas: 1008.3
i. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress;
ii.Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.;
iii. Exterior egress components at other than their level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
iii. Exterior egress components at other than their level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
v. Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.
k. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on- site generator. The installation of the emergency power system shall be in accordance with Section 2702. 1008.3
l. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle (6 lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. 1008.3
m. The exit signs shall also be connected to an emergency electrical system provided from storage batteries unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high rise buildings, see section 403.

FIRE ALARM:

1. Provide an approved fire alarm system, with des–cription of sequence of operation and listed State Fire Marshal approved equipment.
2. Provide smoke detector in a common stairwells serving two or more tenants (Health and Safety Code 13113.7)
3. Provide single station smoke detector within sleep–ing areas and hallways or at the top center of stairs leading thereto.
4. Submit complete fire alarm plans in triplicates (3) to electrical division, Department of Building and Safety, for the above requirement, one to be designated as Fire Department copy.

Special Hazard:

1. Roof obstructions such as television antennas, guy wires, solar panels, and razor ribbons shall not prevent Fire Department access or egress.
2. Fire Department access to roof in the event of a fire shall not be obstructed by wires, razor ribbons, fences, cables, aerials, antennas, or panels.
3. Provide collision barriers adequate to protect control meters, regulators, and piping for hazardous material that are exposed to vehicular damage.
4. Roof covering shall be fire retardant.
5. Provide an approved spark arrester for the chimney of of a fireplace, stove, or barbecue device which uses fuel burning materials.
6. Fire dampers or doors shall be provided where ducts penetrate fire–rated walls or ceiling.
7. Draft stops shall be installed in attics, mansards, over–hangs, false fronts set out from walls, and similar concealled spaces of building so that the area between draftstops does not exceed 3,000 square feet and the greatest horizontal dimension does not exceed 60 feet. (3,000 ft. for fully sprinklered building of all occupan–cies except R1 & R3.)

Stairway Numbering System For Building More Than Two Stories

NOTE: See detail below
The following information is the requirement for labeling and identifying enclosed stairs in all structures three or more stories in height.
The numbering system is composed of square signs, at least 12"x12" located on the wall or painted on the wall surface adjacent to the door on the stairway side. signs shall be required in all buildings three or more stories in height .

PLACEMENT

A sign shall be located at each floor level landing in the stairway. The bottom of the sign shall be located not less than five feet above the floor of the stairwell landing. If possible, the sign should be placed adjacent to the door and be visible with the door opened or closed.

COLOR

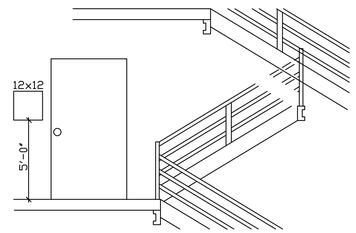
The block letter sign may be of any color that will contrast with the color scheme of stairwell.

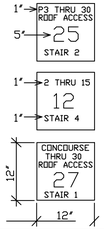
PRINTING

The printing of the sign shall be:
1. The height of the large numbers and/or letters in the middle of the sign denoting the floor shall be a minimum of 5 inches.
2. The number and/or letter at top of the sign de–noting the upper and lower termination of the stairway shall be a minimum of 1 inch. The floor designation as utilized in the building shall be used.
   Example:
   Basement levels as P1, P2, P3, etc.
3. stairway that extend to the top of the floor of the building shall have 1 inch minimum letters stating "ROOF ACCESS" or "NO ROOF ACCESS" on the sign below the upper floor designation.
   Example: 1 or 3
   Stairwells in the building will be consecutive num–bered. The lettering will be 1 inch minimum and located at the bottom left of the sign.
   Example: Stair 1

For additonal information , please call the Local Fire Department.

LOCATION OF SIGN IN STAIRWELL





EXAMPLE 1

25th floor a stairway that extends from the P3 (Parking Level #3) to the 30th floor of a 30 story building. The stairway terminates on the roof this is the number 2 in the building.

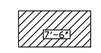
EXAMPLE 2

12th floor of a stairway that extends from the 2nd floor to the 15th floor. This building is more than 15 stories in height, therefore , no roof access information is required. this is the number 4 stairway in the building.

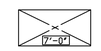
EXAMPLE

27th floor of the stairway that extends from the concourse level (1st Basement Level in the building) to the 30th floor of a 30 story building. the stairway does not provide access to the roof. This is the number 1 stairway in the building.

SYMBOLS

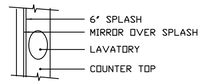


FURRED CEILING INDICATING CLEAR HEIGHT



T-BAR CEILING INDICATING CLEAR HEIGHT

CEILING HEIGHTS

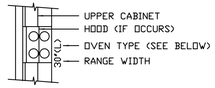


6" SPLASH
MIRROR OVER SPLASH
LAVATORY
COUNTER TOP

BATH PULLMAN

DPDS	DOUBLE POLE, DOUBLE SHELF
SPSS	SINGLE POLE, SINGLE SHELF
DPSS	DOUBLE POLE, SINGLE SHELF

CLOSETS



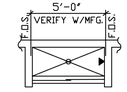
UPPER CABINET
HOOD (IF OCCURS)
OVEN TYPE (SEE BELOW)
RANGE WIDTH

RANGE

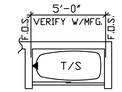
(L)	LOWER
(E)	EYE LEVEL
(L&E)	LOWER & EYE LEVEL

CLEAR OPENING

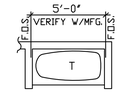
REFRIGERATOR



SHOWER WITH APPROVED SHATTER–RESISTANT ENCLOSURE. SEE PLAN FOR TYPE OF ENCLOSURE



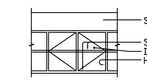
TUB/SHOWER WITH APPROVED SHATTER–RESISTANT ENCLOSURE. SEE PLAN FOR TYPE OF ENCLOSURE



TUB ONLY

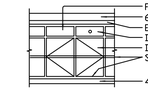
NOTE:
ALL TUBS SHALL HAVE SLIP RING CONNECTORS ELIMINATING THE NEED FOR ACCESS PANELS, UNLESS NOTED ON PLAN AS

TUBS/SHOWERS



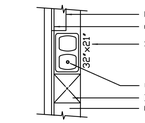
SOFFIT (IF OCCURS)
SHELF
DOOR
HINGE SIDE

UPPER CABINET



FIXED PANEL
6" SPLASH
EDGE
DRAWER
DOOR
SHELF
4" TOE SPACE

BASE CABINET



UPPER CABINET
6" SPLASH
SINK SIZE
GARBAGE DISPOSAL
DISHWASHER
COUNTER TOP (SEE PLAN)

KITCHEN SINK

ABBREVIATIONS

∠	Angle	DET.	Detail	GA.	Guage	N.	North	S.D.	Soap Dispenser
℄	Centerline	DIA.	Diameter	GALV.	Galvanized	N.A.	Not Applicable		Smoke Detector
Ø	Diameter or Round	DIM.	Dimension	G.B.	Grab Bar	N.I.C.	Not In Contract	SECT.	Section
#	Pound or Number	DISP.	Dispenser	GLB.	Glu–Lam–Beam	NO.	Number	SH.	Shelf
		DIV.	Division	GL.	Glass	NOM.	Nominal	SHR.	Shower
A.B.	Anchor Bolt	DN.	Down	GND.	Ground	N.T.S.	Not To Scale	SHT.	Sheet
A.C.	Asphaltic Concrete/ Air Conditioning	D.O.	Door Opening	GR.	Grade			SHTG.	Sheathing
		DR.	Door	G.S.	Gravel Stop	O/	Over	SL.	Score Line
ACOUS.	Acoustical	DWR.	Drawer	G.W.B.	Gyp. Wall Board	OBS.	Obscure	SIM.	Similar
A.D.	Area Drain	DS.	Downspout	GYP.	Gypsum	O.C.	On Center	STAGG.	Staggered
ADJ.	Adjustable	D.S.P.	Dry Standpipe			O.D.	Outside Diameter/ Overflow Drain	SUBS.	Substerranean
AGG.	Aggregate	DWG.	Drawing					SPEC.	Specification
ALUM.	Aluminum			H.B.	Hose Bibb	OFF.	Office	SQ.	Square
ALT.	Alternate	E.	East	H.C.	Hollow Core/Handicapped	OPNG.	Opening	SS.	Stainless Steel
APPROX.	Approximate	EA.	Each	HDR.	Header	OPP.	Opposite	STD.	Standard
ARCH.	Architectural	E.J.	Expansion Joint	HDWD.	Hardwood			STL.	Steel
		ELAS.	Elastomeric	HDWE.	Hardware	P	Prime	STOR.	Storage
BD.	Board	ELEC.	Electrical	HM.	Hollow Metal	PRCST.	Pre–cast	STRUCT.	Structural
BITUM.	Bituminous	ELEV.	Elevator/Elevation	HORIZ.	Horizontal	PL.	Plate/Property Line	SUSP.	Suspended
BLDG.	Building	EMER.	Emergency	HR.	Hour	P.LAM.	Plastic Laminate	SYM.	Symmetrical
BLK.	Block	ENCL.	Enclosure	HT.	Height	PLAS.	Plaster/Stucco		
BLKG.	Blocking	EQ.	Equal			PLYWD.	Plywood		
BM.	Beam/Berm	EQPT.	Equipment	I.D.	Inside Diameter	PR.	Pair	T.B.	Towel Bar
BOTT.	Bottom	E.W.C.	Electric Water Cooler	INSUL.	Insulation	PT.	Point	T.C.	Top of Curb/Concrete
B.W.	Back of Wall	EXIST.	Existing	INT.	Interior	P.T.D.	Paper Towel Dispenser	T.D.	Top Of Drain
		EXPO.	Exposed			P.T.D./R.	Combination Paper Towel Dispenser & Receptacle	TEL.	Telephone
C	Carpet/Compact	EXP.	Expansion	JAN.	Janitor			TER.	Terrazzo
CAB.	Cabinet	EXT.	Exterior	JT.	Joint	PTN.	Partition	T.G.	Tempered Glass
C.B.	Catch Basin	EXH.	Exhaust			P.V.C.	Polyvinyl Chloride	T.&G.	Tongue And Groove
CEM.	Cement			KIT.	Kitchen			THK	Thick
CER.	Ceramic					Q.T.	Quarry Tile	T.O.B.	Top Of Beam/Berm
C.G.	Corner Guard	F.A.	Fire Alarm					T.O.P.	Top Of Paving/Plate
C.I.	Cast Iron	F.D.	Floor Drain	LAM.	Laminate			T.P.H.	Toilet Paper Holder
C.J.	Control Joint	FDN.	Foundation	LAV.	Lavatory	R.	Riser	TRD.	Tread
CLG.	Ceiling	F.E.	Fire Extinguisher	LBS.	Pounds	R.A.	Return Air	T.V.	Television
CLSR.	Closure	F.E.C.	Fire Extinguisher Cabinet	LIN.	Linen	RAD.	Radius	T.W.	Top of Wall
CLR.	Clear	F.G.	Fixed Glass	LT.	Light	R.A.G.	Return Air Grille	TYP.	Typical
CNTR.	Counter	F.H.	Fire Hydrant	LUM.	Luminuous	R.D.	Roof Drain	UNF.	Unfinished
C.O.	Cased Opening	F.H.C.	Fire Hose Cabinet			R.F.	Resilient Flooring	U.N.O.	Unless Noted Otherwise
COL.	Column	FIN.	Finish			REF.	Reference /Refrigerator	VERT.	Vertical
CONC.	Concrete	FIX.	Fixture	MAX.	Maximum	RGTR.	Register	VEST.	Vestibule
COND.	Condition	FLR.	Floor	M.C.	Medicine Cabinet	REINF.	Reinforced		
CONN.	Connection	FLASH.	Flashing	MECH.	Mechanical	REQ.	Required	W.	West/Washer
CONSTR.	Construction	FLUOR.	Fluorescent	MEMB.	Membrane	RES.	Resilient	W/	With
CONT.	Continuous	F.O.C.	Face of Concrete	MET.	Metal	Rev.	Revised	W.C.	Water Closet/Wall Covering
CORR.	Corridor	F.O.F	Face Of Finish/Framing	MFGR.	Manufacturer	RM.	Room	WD.	Wood
CSMT.	Casement	F.O.M	Face of Masonry	MIN.	Minimum	R.O.	Rough Opening	W/O	Without
C.T.	Ceramic Tile	F.O.S.	Face of Stud	MISC.	Miscellaneous	RWD.	Redwood	WP.	Waterproof
CTSK.	Countersunk	F.P.	Fireplace	M.O.	Masonry Opening			WT.	Weight
CTR.	Center	FT.	Foot or Feet	MTD.	Mounted	S.	South	W.GL.	Wire Glass
		FTG.	Footing	MULL.	Mullion	S.A.	Supply Air	W.H.	Water Heater
D.	Dryer	FURR.	Furring			S.C.	Solid Core		
DBL.	Double					S.C.D.	Seat Cover Dispenser		
DEPT.	Department					SCHED.	Schedule		
D.F.	Drinking Fountain								

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Seal:

LICENSED ARCHITECT
ANDREW H. KIM
C-31817
RENEWAL 9/30/2025
STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7408 S. Figueroa St.
Los Angeles, CA 90003

Revisions:

No.	Description	Date

Project No.:
Drawn By:
Reviewed By:
Scale:
Date: 08-31-2023
Filename:
Sheet Title:

GENERAL NOTES

Sheet #:

A-0.09

A. GENERAL REQUIRMENTS

TH2.E CONSTRUCTION SHALL NOT RESTRICT A FIVE FLOOR CLEAR UN OBSTRUCTIVE ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE THE HOOK -UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/ OR ADDITIONAL EXPENSES.
AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURES CONTAINING THE FUEL GAS PIPING. SEPARATE PLUMBING PERMIT REQUIRED

PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WIITH A SMOOTH NON ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN CBC SEC 2509.3
WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, UPC)
Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating. (Research Report not required). 2405.5

A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

E. FIRE-RESISTANCE RATED CONSTRUCTION

PE19N.ETRATIONS IN A FIRE RATED WALL SHALL BE PROTECTED BY AN APPROVED FIRE STOP MATERIAL IN ACCORDANCE WITH CBC SEC 714.4.1.2
STEEL., COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6-INCH DIAMETER AND THE AREA OR THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES.
MEMBRANE PENETRATIONS OF A MAXIMUM 2-HR FIRE RESISTANCE RATED WALL AND PARTITIONS BY STEEL
ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL SEPARATION OF 24 INCHES. (CBC SEC 714.4.2)
WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH CBC SEC 714.4.2

SM20O. KE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTIONS 717.5

DUCT A.PENETRATIONS OF FIRE WALLS IN ACCORDANCE TO CBC SEC 717.5.1
DUCT B.PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATED. (717.5.2)
DUCT C.PENETRATING SHAFTS. (717.5.3)

DUCT D. PENETRATING FIRE PARTITIONS AND FIRE-RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR (717.5.4)

DUCT E. PENETRATING SMOKE BARRIERS (717.5.5)

DUCT F. PENETRATING EXTERIOR WALLS (717.5.6)

DUCT G. PENETRATING SMOKE PARTITION (71DUCTHS. PENETRATING HORIZONTAL ASSEMBLIES (717.6)

SE21 E. DRAFT STOP LOCATION ON PLANS

IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOP MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFT STOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION (718.3.2)
IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOP MUST BE INSTALLED IN THE ATTIC (MANSARDS) (OVERHANGS)(FALSE FRONTS SET OUT FROM WALLS) (SIMILAR CONCEALED SPACES) FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFT STOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR SHEATHING ABOVE. (718.4.2)

DRAFT C. STOPPING MATERIALS MUST NOT BE LESS THAN 1/2 INCH GYPSUM BOARD, 3/8" PLYWOOD, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT STOPPING MUST BE ADEQUATELY SUPPORTED (718.3.1)

D2R2A.FT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORM OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLE RED WITH NFPA 13 SPRINKLER SYSTEM 3000 SF BETWEEN DRAFT STOPS)(718.4.3)
D2R3A.FT STOPS SHALL BE PROVIDED WITHIN CONCEALED FLOOR CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION UNLESS THE BUILDING IS FULLY SPRINKLE RED WITH NFPA 121 SPRINKLER SYSTEM (718.3.2)
H2O4R. IZONTAL OCCUPANCY SEPARATION MUST BE SUPPORTED WITH A STRUCTURAL SYSTEM HAVING EQUIVALENT FIRE RESISTIVE PROTECTION (704.2)

F2IR5.E BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS:
IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT CEIILING AND FLOOR LEVELS. (718.2.2)
IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGHT OF THE WALL (718.2.2)
AT ALCL. INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. AND SIMILAR LOCATIONS. (718.2.3)

IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (718.2.4)

IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS(718.2.5)

26. THIS BUILDING IS OF TYPE 111-A CONSTRUCTION, PROVIDE.

A. CONTINUOUS DRYWALL BEHIND ALL TUB IS REQUIRED UNLESS THE WALL IS WITHIN THE DWELLING UNIT AND NON-BEARING.

B. ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF NOT LESS THAN 1- HOUR FIRE-RESISTIVE CONSTRUCTION.

C. ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING.

D. ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 2 HOUR FIRE RESISTIVE CONSTRUCTION

E. RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL TO MAINTAIN THE 1-HOUR CEILING ASSEMBLY.

F. CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.

G. EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED. (717.5)

H. PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCYSEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED.

I. PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD REQUIRE DAMPERS (USE A DUCTLESS HOOD WHENEVER POSSIBLE). ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS.

J. STEEL BEAMS AND COLUMNS SHALL BE PROTECTED AS REQUIRED FOR 2- HOUR PROTECTION. WHERE CEILING FORMS THE PROTECTIVE MEMBRANE FOR FIRE-RESISTIVE ASSEMBLIES (OCCUPANCY SEPARATIONS AND RATED ROOF/CEILING OR FLOOR/CEILING ASSEMBLIES), THE CONSTRUCTION (FLOOR JOISTS) AND THEIR SUPPORTING HORIZONTAL STRUCTURAL MEMBERS (BEAMS) NEED NOT BE INDIVIDUALLY FIRE PROTECTED EXCEPT WHERE SUCH MEMBERS SUPPORT DIRECTLY APPLIED LOADS FROM MORE THAN ONE FLOOR OR ROOF. THE REQUIRED FIRE RESISTANCE SHALL NOT BE LESS THAN THAT REQUIRED FOR INDIVIDUAL PROTECTION OF MEMBERS. (714.2)

K. ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
L. ALL EXTERIOR WALL FRAMING MUST BE FIRE RETARDANT TREATED WOOD

27. S2 OCCUPANCY, TYPE I CONSTRUCTION GARAGE REQUIRES 3 HOUR SEPARATION (MINIMUM FLOOR ASSEMBLY FOR S2 OCCUPANCY) FROM R2 OCCUPANCY.

28. S2 OCCUPANCY GARAGE SHALL COMPLY WITH THE FOLLOWING:

A. CONCRETE OR SIMILAR NONCOMBUSTIBLE AND NONABSORBENT FLOOR, OR ASPHALT SURFACE AT GROUND LEVEL ONLY 406.2.6

B. SLOPE FLOOR TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY 406.2.6

C. FLOOR SYSTEM DESIGNED FOR UNIFORM OR CONCENTRATED LOADS PER TABLE 1607.1

D. MINIMUM HEADROOM OF 7 FT - 406.2.2

E. VEHICLE BARRIERS NOT LESS THAN 2 FEET HIGH PLACED AT THE END OF DRIVE LANES, AND AT THE END OF PARKING SPACES WHERE THE DIFFERENCE IN ADJACENT FLOOR ELEVATION IS GREATER THAN 1 FOOT - 406.2.4

F. VEHICLE BARRIERS DESIGNED IN ACCORDANCE WITH SECTION 1607.7

F. INTERIOR FINISHES

1. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN T803.11. {CFC 803.3}
2. MATERIAL, OTHER THAN FOAM PLASTICS, USED AS INTERIOR TRIM SHALL HAVE A MIN. CLASS C FLAME SPREAD AND SMOKE DEVELOPED INDEX AND SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA IN WHICH IT IS ATTACHED.{CFC 807.3}
3. CURTAINS, DRAPERIES, FABRIC HANGINGS, AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL NOT EXCEED 10% OF THE WALL OR CEILINGS TO WHICH SUCH MATERIALS ARE ATTACHED. {CFC 807.3}
4. IN EVERY GROUP A, E,R-1, R-2 AND R-2.1, ALL DRAPES HANGINGS, CURTAINS, DROPS, AND ALL OTHER DECORATIVE MATERIAL SHALL BE MADE FROM NONFLAMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME RETARDANT SOLUTION OR PROCESS APPROVED BY OSFM. {Title 19, Div 1. 308}

G. FIRE PROTECTION
2. An automatic sprinkler system is required throughout all buildings with a Group "R" fire area. Note: "This building and garage must be equipped with an automatic fire extinguishing system, complying with (NFPA-13 / NFPA-13R); The Sprinkler System shall be approved by Plumbing Div. prior to installation." (903.2)

3 This Building is equipped with a NFPA 13 sprinkler system throughout.

4 See location on the plans for Class I standpipe (dry, wet, combination) are required in this building. (905.3.1)

5. Provide automatic sprinkler system at top of rubbish and linen chutes and in their terminal room (903.2.11.2)

6. Waste and linen collection rooms over 100 square feet shall provide 1 hour separation or provide automatic fire- extinguishing system or classify room with occupancy comply with separation per Table 509

9. The Type I parking structure permitted by section 510.3 is a story (first story) and not a basement. Because of this, the structure is 4 stories in height and requires sprinklers throughout (903.2)

10. Note: "This building shall be provided with a manual alarm system with the capability to support visible alarm notification appliances in accordance with NFPA 72". (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

12. Buildings shall have approved radio coverage for emergency responders. See Sec.510 LAFC.
Add note on plans:
a. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level. 1204.1 and 1204.3

H. MEANS OF EGRESS
1. Exterior exit stairs and ramps shall be located at least 10 ft from adjacent lot lines and from other buildings on the same lot (1027.5)

2. All stairways shall be built of materials consistent with the types permitted for the type of construction of the building, except that wood handrails shall be permitted for all types of construction. (1011.7)
10. Where two or more exits are required, at least two exits must be separated by ½ the maximum diagonal length of the area served. (1007.1.1) - see exceptions.
11. Where more than one exits are required, the means of egress shall be configured such that the loss of any one exit shall not reduce the available capacity to less than 50% of the required

12. All exit doors shall comply with Section 1010-1010.1
a. Clear width of each door opening shall be min. 32" or per section 1005.1, whichever is greater
b. Min. door height of 6'-8"
c. Shall be capable of opening 90 degrees.
d. The maximum width of a swinging door leaf shall be 48" nominal.
e. Exit door shall be pivoted or side-hinged swinging type (1010.1.2)
22. Thresholds at doorways shall not exceed 0.50" in height.
0.75" in height for sliding doors serving dwelling units.(1010.1.7)

23. Floors or landings on each side of doors to have the same elevation. Landings shall be level except for exterior landings (max. 2% slope) (1010.1.5)

24. Landing width at doors must have a min. clear dimension of doors served. Landings shall have a length measured in the direction of travel of not less than 44" (36") (1010.1.6)

25. Doors shall not project more than 7" into the required corridor width or at landings when fully opened. And not more than 50% in any position. (1010.1.6)

26. Dead end corridors must not exceed 20 feet, 50 feet for sprinklered bldg. (1020.4)

27. All stairways to comply with Section 1011
a. Rise: 7" max. Run (tread): 11" min.
b. Rise: 7.75" max. Run (tread): 10" for stairs within dwelling units.
c. Headroom clearance: 6'-8."
d. Width: (44") (48" between hand rails for accessible stairs). (1011.2)
e. Landing width: Same as stairway served (1011.6)
f. Landing length: Same as width, max. 48" (1011.6)
g. Provide a landings at every 12ft. of vertical rise at stairways. (1011.8)
h. Handrail height: 34-38", max 4" openings (1014.2 and 1015.4)
i. Handgrip portion of handrail shall not be less than 1.25" and not greater than 2" in cross-section for circular type. 4"- 6.25"perimeter for other shapes. (1014.3)
j. A minimum 1.5" handrail clearance from adjacent wall (1014.7)
k. Handrail extension of 12" beyond the top and bottom riser. (1014.6)
l. 1-hour fire rated construction for the enclosed usable space under the stairs.
m. Curved stairways:(1011.9)
n. Spiral stairways:

28. Provide 42" high guards (1015) at Decks; Landings; Balconies and Walkways where there a vertical drop of greater than 30".
29. For glass handrails and guards, the panels and their support system shall be designed to withstand the loads specified in Chapter 16. A safety factor of four shall be used. The minimum nominal thickness of the glass shall be "
30. The means of egress system must have a clear ceiling height of 7'-6". (1003.2)

31. See calculations for all egress component widths to comply with sections 1005.2 and 1005.3.
32. Provide min. 48" plus width of door when doors are placed in series. (1010.1.8)

33. Not Used

34. Building has an exit enclosure connecting more than 3-stories. Provide an approved stairway sign indicating the floor level, terminus of the top and bottom of the stair and the identification number of the stair. It shall be located approximately 5 ft. above the floor landing and be readily visible when the stair doors are in an open or closed position. (1023.9)

35. Open space under exterior stairways shall not be used for anypurpose. (1011.9.4)

36. Not Used,

37. The exit passageway may only be used as a means of egress. Provide a 1-hour fire-resistance rating or of the same rating required for any connecting exit enclosure. Walls, floors and ceilings shall be constructed as fire barriers in accordance with Section 707, 1024.1 & 1024.3)

38. Opening into exit passageways shall be limited to those necessary for egress from normally occupied spaces. Elevators shall not open into an exit passageway. Openings and penetrations shall comply with Section 716. (1024.5)

39. Spiral stairways shall not serve as required exit for an area exceeding 250 and serves not more than 5 occupants. (1011.10)

40. In buildings located four or more stories in height above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper 4:12 (33%). (1011.12)
41. Vertical exit enclosures: (1023.2)
a. Connecting 4-stories more: provide 2-hour fire-resistance rating construction (fire barrier);

42. Accessible Means of Egress: (1009)
a. In buildings where a required accessible floor is four or more stories above or below the level of exit discharge, egress elevator shall be provided, see exceptions (1009.2.1)
b Provide 48" clear width between handrails. (1009.3)
c. Platform lifts not allowed as part of accessible means of egress. (1009.5);
d. Max force to operate doors is limited to 15-lb (1010.1.3)
47. One openable window with an openable area of not less than 5.7 sq. ft., minimum clear 24" height and 20" width, and a sill height not over 44" above the floor is required in all bedrooms below the fourth story and basement. (1030.2)

48. Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well complying with section 1030.5
I. INTERIOR ENVIRONMENT
1. Provide stairway illumination. Min. 1 foot-candle at tread runs. (1205.4)

2. Provide 32" wide doors to all interior accessible rooms 1010.1.1
3. One room must be a min. of 120 sq. ft. in area. Other habitable rooms, except kitchens, must be a min. of 70 sq. ft. (1208.3)

4. Habitable rooms other than a kitchen shall not be less than 7' in any direction. (1208.1)

5. Required ceiling height is 7'-6" min., 7'-0" min. in kitchen, bathrooms, laundry rooms and storage rooms. (1208.2)

6. Provide natural light in (habitable rooms), (means of exterior wall openings with an area not less than 8% of floor area. (1205.2)
7. Provide natural light for adjoining spaces (1205.2.1)

8. Provide natural ventilation in habitable rooms and bathrooms by means of operable exterior wall openings with an area not less than 4% of floor area. Mechanical ventilating systems may be permitted (1203.5.1)

9. Provide natural ventilation for adjoining spaces (1203.4.1.1)
12. A mechanical ventilation system in lieu of openable windows in the bathroom, toilet room and laundry, which furnishes five air changes per hour direct to the outside, is required.

23. Toilet rooms shall be provided with a fully openable exterior window with an area not less than 3 square feet or a vertical duct not less than 100 square inches in area for the first water closet plus 50 square inches additional of area for each additional water closet, or a mechanically operated exhaust system capable of providing a complete change of air every 15 minutes. Such mechanically operated exhaust system shall be connected directly to the outside, and the point of discharge shall be at least 3 feet from any opening that allows air entry into occupied portions of the building.

24. Toilet room floors shall have a smooth, hard non-absorbent surface such as Portland cement, ceramic tile or other approved material that extends upward onto the walls at least 4" (1210.2.1)

25. Walls and partitions within 2 feet of service sinks, urinals, and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (1210.2.2)

26. Cement, fiber-cement, or glass mat gypsum backers in compliance with ASTM C1178, C1288 or C1325 shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas.
Water-resistance gypsum backing board shall be used as a base for tile in water closet compartment walls when installed in accordance with GA-216 or ASTM C840. Regular gypsum wallboard is permitted under tile or wall panels in other wall and ceiling areas when installed in accordance with GA-216 or ASTM C840. Water-resistant gypsum board shall not be used in the following locations: Section 2509.2
a. Over a vapor retarder.
b. In areas subject to continuous high humidity, such as saunas, steam rooms or gang shower rooms
c. On ceilings where frame spacing exceeds 12 inches O.C. for ½ inch thick and more than 16 inches O.C. for 5/8 inch thick.
29. One elevator in buildings four or more stories above or below grade plane shall be of such a size to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services. See 3002.4a for exceptions.91.3002.4

30.
a. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level. (1205.1 and 1205.3)

Note on Plans:

1. Exit signs shall be internally or externally illuminated
2. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).

3. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
4. Exit signs shall be illuminated at all times.
5. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90min. in case of primary power loss. (1013.5-1013.6.3)

6. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. (1010.1.9)

7. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor. (1010.1.9.2)

8. All egress door operation shall also comply with Section 1010.1.9
9. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. The means of egress illumination level shall not be less than 1foot-candle at the walking surface. (1008.1)

10. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas (1008.3):
a. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress;
b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.;
c. Exterior egress components at other than their level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
d. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.
e. Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.
11. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be inaccordance with Section 2702. (1008.3)

12. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot- candle (6 lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. (1008.3)

13. The exit signs shall also be connected to an emergency electrical system provided from storage batteries unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high rise buildings, see section 403.

D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS

E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

11. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MIN. AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

12. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX)
MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL.
ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT AMY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED

13. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGHRISE BUILDINGS, SEE SECTION 403
J. BUILDING ENVELOPE
1. A fire retardant roof covering is required. Provide a complete description on plans. Class A roof covering is required for all buildings located in a Very High Fire Hazard Severity Zone. (1505.1, 7207.4)

2. See Roof Plan for roof slope(s), drain(s) and overflow drain(s) or scuppers

a. Size the roof drains and overflow drains according to Chapter 11 of the CPC. (1503.4)
b. The roof drain and overflow drain must be independent lines to a yard box.
c. Roof drainage is not permitted to flow over public property. (3201.4)
d. Overflow scuppers shall be designed in accordance to Table 11-1 of the UPC
e. Roof elevation to provide a minimum 1/4in per foot roof slope for drainage or design to support accumulated water.
f. Site drainage: See Civil plans how concentrated drainage is being conveyed to the street via non-erosive devices (7013.10)

3. Provide access to all mechanical equipment located on the roof as required by the CMC. (1209.3)

4. No penthouse.
5. Skylights - not used
6. Fireplace not used
7. Provide anti-graffiti finish at the first 9 feet, measured from grade, at exterior walls and doors.
8.Veneer anchorage must. Comply with requirements per Section 1404.
9. In R1 and R2 occupancies, where the top of the sill of an operable window opening is located less than 36 inches above the finished floor and more than 72 inches above the finished grade or other surface below on the exterior of the building, shall comply with 1015.8

10. Guardrails at the floor and roof openings, occupied roofs and balconies or porches more than 30" above grade are required. Guardrails shall be 42" in height, have intermediate rails or balusters spaced at 4" maximum. It shall be designed per Section 1015.7

11. Each pane of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety glazing standard. The following shall be considered specific hazardous locations for the purposed of safety glazing. Glazing in: Section 2406
a. Swing doors.
b. Fixed and sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies.
c. Storm doors.
d. Unframed swinging doors.
e. Doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers.
f. Fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within 24 inches (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1525 mm) above the walking surface. Read code for exceptions.
g. Fixed or operable panel, other than described in items e and f, which meets all of the following conditions

(read code for exception with special installation).
i. Exposed area of an individual pane greater than 9 square feet (0.84 m2)
ii. Exposed bottom edge less than 18 inches (457 mm) above the floor.
iii. Exposed top edge greater than 36 inches (914 mm) above the floor.
iv. One or more walking surfaces within 36 inches (914 mm) horizontally of the plane of the glazing.
h. Guards and railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
i. Walls and fences enclosing indoor and outdoor swimming pools and spas where all of the following conditions are present:
i. The bottom edge of the glazing is less than 60 inches (1525 mm) above a walking surface on the pool or spa side of the glazing.
ii. The glazing is within 60 inches (1525 mm) of a swimming pool or spa water's edge.
j. Adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface; when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface(read code for exception with special installation).
k. Adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread (read code for exception with special installation).

13. See plot plan for Architectural projections.

14. Note:
b. Provide a weep screed for stucco at the foundation plate line a minimum of 4 inches above the earth or 2 inches above paved areas. Weep screeds shall be of a type which will allow trapped water to drain to the exterior of the building. (Show these dimensions on a foundation detail drawing) (Section 2512.1.2)

J. BUILDING ENVELOPE
1. A FIRE RETARDANT ROOF COVERING IS REQUIRED.
CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE. (1505.1, 7207.4)

2. PROVIDE ROOF SLOPE(S), DRAIN(S) AND OVERFLOW DRAINS(S) PER ROOF PLAN
A. SIZE THE ROOF DRAINS AND OVERFLOW DRAINS ACCORDING TO CHAPTER 11 OF THE CPC. (1503.4)
B. THE ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDENT LINES TO A YARD BOX.
C. ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY (3201.4).
D. OVERFLOW SCUPPERS SHALL BE DESIGNED IN ACCORDANCE TO TABLE 11-1 OF THE LAPC
E. PROVIDE A MINIMUM 1/4" PER FOOT ROOF SLOPE
F. SITE DRAINAGE: CONCENTRATED DRAINAGE IS BEING CONVEYED TO THE STREET VIA NON-EROSIVE DEVICES (7013.10)
3. PROVIDE ACCESS TO ALL MECHANICAL EQUIPMENT LOCATED ON THE ROOF AS REQUIRED BY THE LAMC. (1513)
7. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS (6306)
8. PROVIDE VEBEER DETAILS. SHOW METHOD OF ANCHORAGE, SIZE AND SPACING OF ANCHORS. COMPLY WITH REQUIREMENTS PER SECTION 1407
9.
10. PROVIDE GUARDRAILS AT THE FLOOR AND ROOF OPENINGS, OCCUPIED ROOFS AND BACLONIES OR PORCHES MORE THAN 30" ABOVE GRADE ARE REQUIRED GUARDRAILS SHALL BE 42" IN HEIGHT, HAVE INTERMEDIATE RAILS OR BALUSTERS SPACED AT 4" MAXIMUM AND BE DESIGNED FOR 20 LBS./FT. LATERAL LOAD. (1013.2)

11. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION
THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFETY GLAZING. GLAZING IN: SECTION 2406
A. SWING DOORS
B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
C. STORM DOORS.
D. UNFRAMED SWINGING DOORS
E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.
F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
G. FIXED OR OPERABLE PANELS, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
i EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
ii EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
iii EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
iv ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
J. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHWN THE EXPOSED EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE WALKING SURFACE. WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE
K. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EEXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

13.Add note on plans:

a. Provide an approved spark arrester for the chimney of a fireplace, stove, or barbecue." L.A.M.C. 57.20.25
b. Provide a weep screed for stucco at the foundation plate line a minimum of 4 inches above the earth or 2 inches above paved areas. Weep screeds shall be of a type which will allow trapped water to drain to the exterior of the building. (Show these dimensions on a foundation detail drawing) (Section 2512.1.2)

14. B. PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. WEEP SCREEDS SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (DIMENSIONS ON FOUNDATION DETAIL) (SECTION 2512.1.2)

2. HEATING OR COOLING SYSTEMS SHALL BE EQUIPPED WITH A SETBACK THERMOSTAT THAT MEET THE REQUIREMENTS OF SECTION 110.2(C)

3. GAS OR PROPANE WATER HEATERS SHALL HAVE: [150.0(N)] A. A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER. B. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE. C. CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE. D. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR

4. ALL PUMPS AND PUMP MOTORS INSTALLED SHALL BE LISTED IN THE COMMISSION'S DIRECTORY OF CERTIFIED EQUIPMENT AND SHALL COMPLY WITH THE APPLIANCE EFFICIENCY REGULATIONS. [150.0(P)1.A]

5. THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT OF ANY LOOSE-FILL INSULATION SHALL CONFORM WITH THE INSULATION MANUFACTURER'S LABELED R-VALUE. [150.0 (B)]

6. THE MINIMUM DEPTH OF CONCRETE-SLAB FLOOR PERIMETER INSULATION SHALL BE 16 INCHES OR THE DEPTH OF THE FOOTING OF THE BUILDING, WHICHEVER IS LESS. [150.1(C)(1)(D)]

7. THE CRAWL SPACE SHALL BE COVERED WITH A VAPOR RETARDER OVER THE ENTIRE FLOOR. [150.1(C)1.D]

8. INSULATIONS ARE REQUIRED FOR: [150.0(J)2.A]
A. ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES.
B. ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH OR LARGER.
C. THE FIRST 5 FEET (1.5 METERS) OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.
D. ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM.
E. PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.
F. PIPING BURIED BELOW GRADE.

9. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:
A. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE. [150.0 (J)1

10. LIGHTING [150.0(K)]
A. INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.

B. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.

C. LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINARIES TO BE MANUALLY SWITCHED ON AND OFF.

D. LIGHTING INSTALLED IN ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY VACANCY SENSORS.

E. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.
EXCEPTION
1: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET. EXCEPTION
2: LUMINAIRES IN HALLWAYS.

F. A. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20 PERCENT OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING SHALL BE HIGH EFFICACY LUMINAIRES OR CONTROLLED BY AN OCCUPANT SENSOR.

G. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20 PERCENT OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING SHALL:
I) COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.1, 140.6 AND 141.0; AND
II) LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS SHALL BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50 PERCENT. THE OCCUPANT SENSORS SHALL BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

G SOUND TRANSMISSION CONTROL

a. ALL RIGID CONDUIT, DUCTS, PLUMBING, PIPES AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL. VENTS LOCATED IN SOUND RATED ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.

e. APPROVED PERMANENT, AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN FLOOR AND THE SEPARATION WALLS. FLOOR -CEILING ASSEMBLIES SHALL BE SEALED LINED OR INSULATED WITH R-11 MIN BATT INSULATION

f. CARPET OR SIMILAR SURFACE MATERIAL WHICH ARE PART OF THE FLOOR-CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE TH ECERTIFICATE OF OCCUPANCY IS ISSUED AND MAY BE REPLACED ONLY BY OTHER FLOOR COVERING THAT PROVIDES THE REQUIRED IMPACT SOUND INSULATION. (1207.8)
g. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXITWAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED.)

h. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPING, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.
i. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24". BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINIMUM MINERAL FIBER INSULATION. (TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXED ACCORDINGLY.)

j. THE ENTRANCE DOORS TO UNITS FROM INTERIOR CORRIDORS ARE REQUIRED TO HAVE A MINIMUM STC RATING OF 26. (LAMINATED 1 3/4" SOLID-CORE DOORS WITH RESILIENT STOPS AND GASKETS OR 18" STEEL SLAB DOORS WITH COMPRESSION SEALS ALL AROUND, INCLUDING THRESHOLDS WILL MEET THIS REQUIREMENT.
k. WALL MOUNTED LAVATORIES AND TOILETS ARE NOT PERMITTED IN SOUND RATED PARTITIONS.
l. ELECTRICAL PANELS ARE NOT PERMITTED IN SOUND RATED PARTITIONS.

FIRE NOTES

2. BUILDING ADDRESS SHALL BE PROVIDED AT OR NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE TO CFC 57.33.

7. PLANS FOR DIVISION 5 PERMIT FOR THE INSTALLATION OF FIRE SPRINKLER SYSTEM

7. DUCTS THROUGH TWO-HOUR AREA SEPARATION WALLS REQUIRE SMOKE AND FIRE DAMPERS. (SECTION 713.10 AND 713.11)
5. DOORS OPENING INTO ONE-HOUR FIRE-RESISTIVE CORRIDOR SHALL BE PROTECTED WITH A SMOKE OR DRAFT-STOP FIRE ASSEMBLY HAVING A MINIMUM 20-MINUTE RATING. SHOW ON DOOR SCHEDULE.

DOOR AND FRAME SHALL BEAR AN APPROVED LABEL SHOWING THE RATING FOLLOWED BY THE LETTER "S" (SECTION 1004.3.4.3.2.1)

6. WINDOWS IN ONE-HOUR CORRIDOR SHALL BE LIMITED TO FIXED GLAZING OF 45 MINUTE FIRE RATING AND SHALL NOT EXCEED 25% OF CORRIDOR/ROOM COMMON WALL. (SECTION 1004.3.4.5)

D. INTERIOR FINISHES AND FLAME RETARDANT:(C.C.R. TITLE 24, PART 2, CHAPTER 8)

1. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH TABLE 8B.

2. INTERIOR WALL AND CEILING FINISHES FOR ASSEMBLY (CLASSROOM, DINING, BAR) AND AREAS SHALL NOT EXCEED A FLAME-SPREAD CLASS .

3. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED A FLAME-SPREAD CLASS "C".

4. INTERIOR WALL AND CEILING FINISHES FOR ENCLOSED STAIRWAY SHALL NOT EXCEED A FLAME-SPREAD CLASS "C."
21. Show draft stop location on plans. Also, provide these notes on the plans:

a. In buildings used for residential occupancies, draft stops must be installed in wood frame floor construction containing concealed space. Draft stopping shall be located above and in line with the dwelling unit and sleeping unit separation. 718.3
b. In buildings used for residential occupancies, draft stops must be installed in the attic (mansards) (overhangs) (false fronts set out from walls) (similar concealed spaces) formed by combustible construction. Draft stopping shall be installed above and in line with sleeping unit and dwelling unit separation walls that do not extend to the underside of the floor sheathing above. 718.4
c. Draft-stopping materials must not be less than ½-inch gypsum board, 3/8-inch plywood, 3/8-inch Type 2-M particle board or other materials approved by the building department. Draft-stopping must be adequately supported. 718.3.1

25. Note on plans: Fire blocking must be provided in accordance with Section 718 at the following locations:

a. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels. 718.2.2
b. In concealed spaces of stud walls and partitions, including furred spaces, at 10-foot intervals along the length of the wall. 718.2.2
c. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings and similar locations. 718.2.3
d. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the wall under the stairs is unfinished. 718.2.4
e. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials. 718.2.5

5.

6. TEXTILE WALL COVERING SHALL COMPLY WITH CFC SEC 803.5.

7. ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME -RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.)

1. PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. SPACING BETWEEN SIGNS SHALL NOT EXCEED 100 FEET. INDICATE LOCATION OF EXIT SIGNS IN ARCHITECTURAL PLANS. CFC 1013.2

2.

3. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.

4. PROVIDE STAIRWAY NUMBERING SYSTEM FOR BUILDINGS THREE OR MORE STORIES. (CFC 1023.9)

1. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION.

2. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.

4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.

5. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM:

A. THROUGHOUT BUILDING

B. BASEMENT

C. TRASH/LINEN ROOM AND CHUTE

SPRINKLER SYSTEM SHALL BE APPROVED BY BUILDING AND SAFETY MECHANICAL PLAN CHECK PRIOR TO INSTALLATION. (C.C.R. TITLE 24, PART 2, CHAPTER 9.)

7. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON ADDRESS SIDE OF BUILDING.

1. PROVIDE AN APPROVED FIRE ALARM SYSTEM.

3. PROVIDE SMOKE DETECTOR IN THE COMMON STAIRWELLS SERVING TWO OR MORE TENANTS. (HEALTH AND SAFETY CODE 13113.7)

4. PROVIDE SINGLE STATION SMOKE DETECTIOR WITHIN SLEEPING AREAS AND, AREAS GIVING ACCESS TO SLEEPING , AND ON TOP CENTER OF STAIRS LEADING THERETO.

SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. (C.C.R. TITLE 24, PART 9, SECTION 1007.2.9.2)

5. PROVIDE A SINGLE STATION SMOKE DETECTOR IN EACH LEVEL. SEE 1/4" SCALE FLOOR PLANS. (TITLE 24, PART 2, SECTION 310.9.1)

903.2.11.2Rubbish and linen chutes.2.
An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes shall have additional sprinkler heads installed at alternate floors and at the lowest intake. Where a rubbish chute extends through a building more than one floor below the lowest intake, the extension shall have sprinklers installed that are recessed from the drop area of the chute and protected from freezing in accordance with Section 903.3.1.1. Such sprinklers shall be installed at alternate floors, beginning with the second level below the last intake and ending with the floor above the discharge. Access to sprinklers in chutes shall be provided for servicing.

3. ROOF CONSTRUCTION SUCH AS TELEVISION ANTENNA, GUY WIRES, SOLAR PANELS AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.

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

5. ROOF COVERING SHALL CONFORM WITH TABLE 1505.1

7. FIRE DAMPERS SHALL BE PROVIDED WHERE DUCTS PENETRATED FIRE-RATED WALLS OR CEILINGS.

8. PARKING SPACES SHALL NOT OBSTRUCT REQUIRED EXITS.

9. PROVIDE DRAFT STOPS IN CONCEALED SPACES AS PER C.C.R., TITLE 24, PART 2, SECTION 708.3

10. CONSPICUOUSLY MARK GAS SHUT-OFF VALVE. (C.C.R, TITLE 19)

4. MEANS OF EGRESS MUST HAVE CONTINUOUS, UNOBSTRUCTED, AND UNDIMINISHED PATH TO A PUBLIC WAY

5. EXIT COURT SHALL COMPLY WITH TITLE 24, PART 2, SEC 1006.3. WIDTH REDUCTION SHALL BE AFFECTED GRADUALLY BY AN ANGLE NOT MORE THAN 30 DEGREES.

6. EXIT COURT, LESS THAN 10 FT IN WIDTH, SHALL HAVE A MINIMUM OF 1-HR, FIRE-RESISTIVE CONSTRUCTION FOR A DISTANCE OF 10 FT ABOVE THE COURT, AND OPENINGS SHALL BE PROTECTED WITH 3/4-HOUR FIRE ASSEMBLIES

9. AN EXIT WALKWAY WITH A MINIMUM WIDTH OF 48" SHALL BE MAINTAINED CONTINUOUSLY TO PUBLIC WAY.

12. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA OR GROUP H OCCUPANCY.
13. DOUBLE-ACTING DOORS SHALL BE PROVIDED WITH A VIEW PANEL OF NOT LESS THAN 200 SQUARE INCHES.

15. OPENINGS IN EXTERIOR WALLS BELOW AND WITHIN 10 FT OF AN EXTERIOR STAIRWAY OR UNPROTECTED OPENINGS IN AN INTERIOR EXIT STAIRWAY SHALL BE PROTECTED FIRE ASSEMBLIES HAVING THREE-FOURTHS-HOUR FIRE PROTECTION RATING. (SECTION 1003.3.3.10)

16. BUILDING SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.

17. FIRE EXIT HARDWARE SHALL BE PROVIDED ON EXIT DOORS HANDLING AN OCCUPANT CAPACITY OF 50 OR MORE PERSONS, FROM ANY GROUP A,E, OR I OCCUPANCY; AND FOR H 1,2,3,6,7,8 OCCUPANCY AND SOUND STAGES.ONLY PANIC HARDWARE APPROVED AND LISTED BY THE STATE FIRE MARSHALL SHALL BE INSTALLED.

18. AISLES LEADING TO REQUIRED CORRIDORS AND EXITS SHALL HAVE A MINIMUM WIDTH OF 44".

19. FIRE ASSEMBLIES INSTALLED ACROSS EXIT CORRIDORS SHALL BE AUTOMATIC-CLOSING FIRE ASSEMBLIES ACTIVATED BY A SMOKE DETECTOR. ALL HOLD-OPEN DEVICES SHALL BE LISTED FOR THE PURPOSE. (TITLE 24, PART 2, SEC. 713.6)

20. MEANS OF EGRESS SHALL BE ILLUMINATED AT A MINIMUM INTENSITY OF 1 FOOT-CANDLE AT THE FLOOR LEVEL.

21. MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED FROM AN EMERGENCY POWER SYSTEM.

22. FIRE PARTITIONS AND SMOKE BARRIERS SHALL BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING AND PASSING THROUGH ANY CONCEALED SPACES OR ATTIC AREAS. (708.4, 709.4)

23. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

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A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

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GENERAL NOTES AND FORMS

Sheet #:

A-0.10

ii. GROUPS R-1, R-2, R-2.1

1. WALLS SEPARATING DWELLING UNITS, SLEEPING UNITS, OR OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS FIRE PARTITIONS. {CBC 420.2}

2. FLOOR ASSEMBLIES SEPARATING DWELLING UNITS, SLEEPING UNITS, OR OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES. {CBC 420.2}

5. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CFC 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA {CFC 903.2.8}**

6. 24-HOUR CARE FACILITIES IN GROUP R-2.1 LICENSED BY A GOVERNMENTAL AGENCY SHALL COMPLY WITH:
I. NOT PERMITTED IN NONFIRE-RESISTANCE-RATED CONSTRUCTION. {CBC 435.4.1}
J. ≥2 MEANS OF EGRESS SHALL BE PROVIDED FROM EACH SMOKE COMPARTMENT. MEANS OF EGRESS MAY PASS THROUGH ADJACENT COMPARTMENTS PROVIDED IT DOES NOT RETURN THROUGH THE SMOKE COMPARTMENT FROM WHICH IT ORIGINATED. {CBC 435.5.3}
K. MINIMUM OF 2 EXITS. {CBC 435.8.2.1}
L. MEANS OF EXIT SHALL NOT PASS THROUGH >1 INTERVENING ROOM, KITCHENS, STOREROOMS, CLOSETS, GARAGES, OR SPACES USED FOR SIMILAR PURPOSES. {CBC 435.8.3.4}**
M. MINIMUM CLEAR WIDTH OF CORRIDORS: 60"H HOUSING NONAMBULATORY CLIENTS AND 44"H HOUSING ONLY AMBULATORY CLIENTS. {CBC 435.8.4.2}**
N. HOUSING >6 CLIENTS ABOVE THE 1ST FLOOR, PROVIDE 2 VERTICAL EXIT ENCLOSURES. EXCEPTIONS IN CBC 1022 SHALL NOT APPLY. {CBC 435.8.6.1}
O. GROUNDS OF A RESIDENTIAL CARE FACILITY FOR THE ELDERLY HOUSING ALZHEIMER CLIENTS MAY BE FENCED AND GATES EQUIPPED WITH LOCKS, PROVIDED A SAFE DISPERSAL AREA IS LOCATED ≥50'F FROM THE BUILDING. PROVIDE 3 SF PER OCCUPANT AT DISPERSAL AREA. {CBC 435.8.8}

7. GROUP R-1 FIRE ALARM SYSTEMS AND SMOKE ALARM: {CFC 907.2.8}**
A. PROVIDE A MANUAL FIRE ALARM SYSTEM.
B. PROVIDE AN AUTOMATIC SMOKE DETECTION SYSTEM THROUGHOUT ALL INTERIOR CORRIDORS SERVING SLEEPING UNITS.
C. PROVIDE SINGLE- AND MULTIPLE-STATION SMOKE ALARMS:
i. IN SLEEPING AREAS.
ii. IN EVERY ROOM IN THE PATH OF EGRESS FROM THE SLEEPING AREA TO THE DOOR LEADING FROM THE UNIT.
iii. IN EACH STORY WITHIN THE SLEEPING UNIT.

8. GROUP R-2 AND R-2.1 FIRE ALARM SYSTEMS AND SMOKE ALARM: {CFC 907.2.9}**
III. PROVIDE A MANUAL FIRE ALARM SYSTEM. IIJ. PROVIDE AN AUTOMATIC SMOKE DETECTION SYSTEM IN COLLEGE AND UNIVERSITY BUILDINGS:
i. COMMON SPACES OUTSIDE OF DWELLING AND SLEEPING UNITS.
ii. LAUNDRY, MECHANICAL EQUIPMENT, AND STORAGE ROOMS.
iii. ALL INTERIOR CORRIDORS SERVING SLEEPING OR DWELLING UNITS.

C. PROVIDE AN AUTOMATIC SMOKE DETECTION SYSTEM IN LICENSED GROUP R-2.1.
D. PROVIDE SINGLE- AND MULTIPLE-STATION SMOKE ALARMS:
i. ON CEILING OR WALL OUTSIDE OF EACH SLEEPING AREAS.
ii. IN EACH ROOM USED FOR SLEEPING PURPOSES.
iii. IN EACH STORY WITHIN A DWELLING UNIT.

9. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP." {CFC 907.2.11.5-6}

10. CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: {CFC 915.1.1}:
A. DWELLING UNITS:
i. OUTSIDE OF EACH SEPARATE SLEEPING AREA.
ii. EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT.
iii. BEDROOMS WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN OR ITS ATTACHED BATHROOM.
B. SLEEPING UNITS.**

11. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. {CFC 915.4.2/4}

12.BASEMENTS AND SLEEPING ROOMS BELOW THE 4TH STORY SHALL HAVE AT LEAST 1 EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. {CBC 1030.1}**

13.EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE 5.7 SF MIN CLEAR OPENING. HEIGHT 24"H MIN. WIDTH 20"H MIN. {CBC 1030.2}

14.EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE BOTTOM OF THE OPENING ≤44"H. {CBC 1030.3}

1. FIRE DEPARTMENT ACCESS
2. OBTAIN SEPARATE APPROVALS FOR:
i. FIRE ALARM SYSTEM & MONITORING
ii.EMERGENCY RESPONDER RADIO COVERAGE
iii. ACTIVE METHANE ALARM SYSTEM
iv. SOLAR PHOTOVOLTAIC SYSTEMS
v. HIGH-PILED COMBUSTIBLE STORAGE
vi. SPECIAL ACTION PERMIT FOR

V GENERAL BUILDING HEIGHTS AND AREAS

3. PROVIDE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. {CFC 505}.
4.

5. MEZZANINES SHALL COMPLY WITH CBC 505: V. AGGREGATE AREA OF MEZZANINE SHALL BE ≤1/3 OF THE FLOOR AREA IN WHICH THEY ARE LOCATED.**
W. MEZZANINES SHALL BE OPEN AND UNOBSTRUCTED TO THE ROOM IT IS LOCATED IN.**

VI TYPES OF CONSTRUCTION

12. EXTERIOR WALLS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN ( ) - HOURS {CBC T602}**
13. COMBUSTIBLE MATERIALS PERMITTED IN BUILDINGS OF TYPE I OR II CONSTRUCTION SHALL COMPLY WITH CBC 603.1. {CBC 603.1}

VII FIRE AND SMOKE PROTECTION FEATURES

14. SEE PLANS FOR ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, AND THEIR ASSOCIATED RATINGS ON PLANS.

15.PROJECTIONS SHALL NOT EXTEND ANY CLOSER TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE THAN SHOWN IN TBL 705.2. {CBC 705.2}**

16. COMBUSTIBLE PROJECTIONS WITHIN 5'F OF THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE SHALL BE ≥1-HR, TYPE IV, FIRE-RETARDANT TREATED WOOD, OR PER CBC 1406.3. {CBC 705.2.3}

17. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES. {CBC 705.5}

19. 30"H PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS. {CBC 705.11}**

1: FIRE WALLS SHALL COMPLY WITH CBC 706:
A. ANY APPROVED NON-COMBUSTIBLE MATERIALS.**
B. FIRE-RESISTANCE RATING OF NOT LESS THAN ( ) -HOURS AS REQUIRED BY TBL 706.4.
C. CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND EXTEND ≥18"H BEYOND EXTERIOR SURFACE OF EXTERIOR WALL.**
D. INTERSECTIONS WITH EXTERIOR WALLS <180º NEED TO COMPLY WITH EITHER:
i. EXTERIOR WALLS ON BOTH SIDES OF FIRE WALL SHALL HAVE 1-HR RATING WITH ¾-HR PROTECTION OF OPENINGS. FIRE-RESISTANCE RATING SHALL EXTEND 4'F ON EACH SIDE OF THE INTERSECTION OF THE FIRE WALL TO EXTERIOR WALL.
ii.BUILDINGS SHALL ASSUME TO HAVE AN IMAGINARY LOT LINE AND MEET REQUIREMENTS OF CBC 705.5 AND 705.8.
E. EXTEND TO THE OUTER EDGE OF HORIZONTAL PROJECTING ELEMENTS THAT ARE WITHIN 4'F OF THE FIRE WALL.**
F. EXTEND FROM THE FOUNDATION TO A TERMINATION POINT ≥30"H ABOVE BOTH ADJACENT ROOFS.**
G. FOR STEPPED BUILDINGS, FIRE WALL SHALL TERMINATE AT A POINT ≥30"H ABOVE THE LOWER ROOF, PROVIDED EXTERIOR WALL FOR A HEIGHT OF 15'F ABOVE THE LOWER ROOF IS ≥1-HR RATING WITH ¾-HR PROTECTION OF OPENINGS.**
H. OPENINGS SHALL BE ≤156 SF. AGGREGATE WIDTH OF OPENINGS AT ANY FLOOR LEVEL SHALL BE ≤25% OF THE WALL LENGTH.**

21. FIRE BARRIERS SHALL COMPLY WITH CBC 707:
A. FIRE-RESISTANCE RATING OF NOT LESS THAN ( ) -HOURS AS REQUIRED BY CBC 707.3.1-707.3.10.
B. EXTEND FROM THE TOP OF FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB, OR DECK ABOVE.**
C. SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE FIRE BARRIER SUPPORTED.**
D. OPENINGS LIMITED TO MAX AGGREGATE WIDTH OF 25% OF WALL LENGTH, MAX AREA OF SINGLE OPENING SHALL BE ≤156 SF.**

22.FIRE PARTITIONS SHALL COMPLY WITH CBC 708:
A. FIRE-RESISTANCE RATING OF ≥1-HR.**
B. SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL SUPPORTED.**
C. REQUIRED AT WALLS SEPARATING ENCLOSED TENANT SPACES IN HIGHRISE BUILDINGS AND IN TYPE I, IIA, IIIA, IV OR VA OF GROUP A, E, H, I, L, AND R-2.1.8.

24. 2-STORY OPENINGS IN OTHER THAN GROUP I-2 AND I-2.1 ARE PERMITTED IF ALL ITEMS COMPLY WITH CBC 712.1.9. {CBC 712.1.9}

25. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF (2)
(1) -HR. NUMBER OF STORIES CONNECTED INCLUDES ALL BASEMENTS BUT NOT ANY MEZZANINES. {CBC 713.4}

26.SHAFT ENCLOSURES THAT DO NOT EXTEND TO THE BOTTOM OF THE BUILDING SHALL COMPLY WITH A CONDITION IN CBC 713.11. {CBC 713.11}**

27.WASTE AND LINEN CHUTES SHALL COMPLY WITH CBC 713.13:
A. OPENINGS INTO CHUTES SHALL NOT BE LOCATED IN CORRIDORS.
B. ACCESS OPENINGS FOR CHUTES SHALL BE LOCATED IN ROOMS ≥1-HR FIRE BARRIERS. OPENINGS INTO ACCESS ROOMS SHALL HAVE FIRE PROTECTION RATING OF ≥¾-HR.
C. CHUTE DISCHARGE ROOMS SHALL BE ENCLOSED AND SEPARATED BY FIRE BARRIERS WITH A RATING NOT LESS THAN REQUIRED SHAFT RATING.

28.FIRE DOORS SHALL COMPLY WITH CBC 716.5:
A. ( ) -HOURS RATING AS INDICATED IN T716.5.
B. SELF- OR AUTOMATIC-CLOSING.

29.FIRE-PROTECTION-RATED GLAZING SHALL COMPLY WITH CBC 716.6:
A. ( ) -HOURS RATING AS INDICATED IN T716.6.
B. INSTALLED IN FIXED POSITION OR AUTOMATIC-CLOSING.

30. ¾-HR FIRE-PROTECTION-RATED GLAZING ALLOWED IN 1-HR FIRE PARTITIONS AND 1-HR FIRE BARRIERS IN ACCORDANCE WITH 707.3.7 AND 707.3.9. TOTAL AREA OF GLAZING SHALL BE ≤25% OF THE AREA OF COMMON WALL. FIRERESISTANCE- RATED GLAZING TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 SHALL NOT BE SUBJECT TO LIMITATIONS. {CBC 716.6.7}

VIII INTERIOR FINISHES

31.INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN T803.11. {CFC 803.3} SEE SHEET T-5

32.MATERIAL, OTHER THAN FOAM PLASTICS, USED AS INTERIOR TRIM SHALL HAVE A MIN CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX AND SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA IN WHICH IT IS ATTACHED. {CFC 804.1}

33.CURTAINS, DRAPERIES, FABRIC HANGINGS, AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA TO WHICH SUCH MATERIALS ARE ATTACHED. {CFC 807.3}**

34.IN EVERY GROUP A, E, I, R-1, R-2, AND R-2.1, ALL DRAPES, HANGINGS, CURTAINS, DROPS, AND ALL OTHER DECORATIVE MATERIAL SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME RETARDANT CONDITION BY MEANS OF A FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM. {TITLE 19, DIV 1, "3.08}**

IX FIRE PROTECTING SYSTEMS

35.AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS CONTAINING LOCATIONS DESCRIBED IN CFC 903.2.1-903.2.19. SPECIFY ON PLANS IF SYSTEM IS NFPA-13 / NFPA 13-R.{CFC 903.2}

36.STANDPIPE SYSTEMS SHALL BE INSTALLED WHERE REQUIRED BY CFC 905.3.1-905.3.11.1. {CFC 905.3}

37.STANDPIPE HOSE CONNECTIONS SHALL BE PROVIDED IN ALL THE FOLLOWING LOCATIONS {CFC 905.4}:
A. AT THE FLOOR LANDING ON EACH STORY ABOVE AND BELOW GRADE, INCLUDING ROOF, IN EVERY REQUIRED INTERIOR EXIT STAIRWAY.
B. ON EACH SIDE ADJACENT TO THE OPENING OF A HORIZONTAL EXIT.**
C. AT THE ENTRANCE TO OTHER AREAS OF THE BUILDING IN EVERY EXIT PASSAGEWAY.

38.PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED: (SIZE AND DISTRIBUTION SHALL BE IN ACCORDANCE WITH SECTIONS 906.3.1-906.3.4) {CFC 906.1}:
I. IN GROUP A, E, F, H, I, R-2, R-2.1 OCCUPANCIES.
II. ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION.
III. WHERE REQUIRED BY THE T906.1.
IV. SPECIAL-HAZARD AREAS, WHERE REQUIRED BY THE FIRE CODE OFFICIAL.
39. APPROVED FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS IN ACCORDANCE WITH CFC 907.2.1-907.2.23. SPECIFY TYPE OF ALARM ON PLANS {CFC 907.2}:
A. MANUAL FIRE ALARM SYSTEM. (GROUP A, B, E, F, H, I, M)
B. AUTOMATIC FIRE ALARM SYSTEM. (GROUP A, B, E, H, I)
C. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM. (GROUP A>1000, E)
40.FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF BUILDINGS, FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET. SHOW LOCATION ON PLANS. {CFC 912.2.1}

41.BUILDINGS EQUIPPED WITH A STANDPIPE SYSTEM SHALL HAVE A FIRE HYDRANT ≤100'F OF THE FIRE DEPARTMENT CONNECTION. SEE SITE PLAN. {CFC 507.5.1.1}

42.

43.
44.CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS FOR GROUPS I-2, I-4, AND CLASSROOMS IN GROUP E. {CBC 915.1.1}:
A. DWELLING UNITS:
i. OUTSIDE OF EACH SEPARATE SLEEPING AREA.
ii.EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT.
iii. BEDROOMS WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN OR ITS ATTACHED BATHROOM.
B. SLEEPING UNITS.**
C. CLASSROOMS IN GROUP E.**

X MEANS OF EGRESS

45.MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT ≥7'F-6"H. {CBC 1003.2}**

46.CHANGES IN ELEVATION <12"H REQUIRE A SLOPED SURFACE. {CBC 1003.5}**

47.OCCUPANT LOAD SHALL BE COMBINED FOR INTERCONNECTED ACCESSORY OR INTERVENING SPACES. {CBC 1004.1.1.1}

48.OCCUPANT LOAD OF MEZZANINE SHALL BE ADDED TO THE OCCUPANT LOAD OF THAT ROOM, AREA, OR SPACE IT IS LOCATED IN. {CBC 1004.1.1.2}

49.

50.FOR AREAS HAVING FIXED SEATS AND AISLES, THE OCCUPANT LOAD SHALL BE DETERMINED BY THE NUMBER OF FIXED SEATS. FOR AREAS WITHOUT DIVIDING ARMS USE 1:18"H AND FOR SEATING BOOTHS 1:24"H. {CBC 1004.4}

51.FOR TRIBUTION OF OCCUPANT LOADS TO EXITS AND DETAILED CALCULATION OF REQUIRED EGRESS WIDTHS SEE SHEET A1.1

52.YARDS, PATIOS, COURTS, AND SIMILAR OUTDOOR AREAS SHALL BE PROVIDED WITH MEANS OF EGRESS AS REQUIRED BY CHAP 10. {CBC 1004.5}**

53.THE LOSS OF ANY ONE EXIT SHALL NOT REDUCE THE AVAILABLE CAPACITY OR WIDTH TO <50% OF THAT REQUIRED. {CBC 1005.5}
54.

55.DOORS WHEN FULLY OPENED SHALL NOT REDUCE THE REQUIRED WIDTH BY >7"H. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY >½. {CBC 1005.7.1}**

56.SEE SHEET A-1.1 FOR COMMON PATH OF EGRESS DOES NOT EXCEED VALUES LISTED IN T1006.2.1. OTHERWISE, PROVIDE TWO EXITS OR EXIT ACCESS DOORWAYS. {CBC 1006.2.1}**

57.

58.

59.

60.

61.

62.EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS, OR RAMPS SHALL BE PLACED A DISTANCE APART ≥ (½) (⅓) THE LENGTH OF THE OVERALL DIAGONAL OF THE AREA TO BE SERVED. {CBC 1007.1.1}**

63.PROVIDE AN ELEVATOR WITH STANDBY POWER IN ACCORDANCE WITH CBC CHAPTER 27 AND CBC 3003 FOR BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOORS IS 4 OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE. {CBC 1009.2.1}**

64.PROVIDE AN EXTERIOR AREA OF ASSISTED RESCUE WHERE THE EXIT DISCHARGE DOES NOT INCLUDE AN ACCESSIBLE ROUTE TO A PUBLIC WAY: {CBC 1009.7}
A. SIZED TO ACCOMMODATE 2 WHEELCHAIR SPACES THATARE ≥30"HX48"H. SUCH WHEELCHAIR SPACES SHALL NOT REDUCE THE MEANS OF EGRESS MIN WIDTH OR CAPACITY.
B. EXTERIOR WALLS SHALL BE 1-HR RATED AND SHALL EXTEND HORIZONTALLY 10'F BEYOND THE LANDING IN EITHER DIRECTION AND VERTICALLY FROM THE GROUND TO 10'F ABOVE THE LANDING.
C. THE SIDES SHALL BE ≥50% OPEN.

65.DOORS:
A. MIN CLEAR WIDTH OF 32"H. MAX WIDTH OF A SWINGING DOOR LEAF SHALL BE 48"H. HEIGHT OF DOOR OPENINGS SHALL BE ≥80"H. {CBC 1010.1.1}**
B. PIVOTED OR SIDE-HINGED SWINGING TYPE. {CBC 1010.1.2}**
C. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR SPACE >49 OCCUPANTS. {CBC 1010.1.2.1}**
D. PROVIDE A FLOOR OR LANDING ON EACH SIDE OF A DOOR AT THE SAME ELEVATION. LANDINGS SHALL BE LEVEL EXCEPT EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE ≤2%. WIDTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIR OR DOOR, WHICHEVER IS GREATER. MIN 44"HLENGTH. {CBC 1010.1.5-6}**
E. SPACES BETWEEN DOORS IN A SERIES SHALL BE 48"H PLUS THE WIDTH A DOOR SWINGING INTO THE SPACE. DOORS SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN DOORS. {CBC 1010.1.8}**
F. NOTE: "GDOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
G. NOTE: "GDOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34"H MIN AND 48"H MAX ABOVE THE FINISHED FLOOR."H
H. INTERIOR STAIRWAY MEANS OF EGRESS DOORS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT {CBC 1010.1.9.11}**
I. DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD>49 IN A GROUP A, E, I-2, OR I-2.1 SHALL PROVIDE PANIC OR FIRE EXIT HARDWARE. {CBC 1010.1.10}**

66.DOUBLE-ACTING DOORS SHALL NOT BE USED AS EXITS WHEN ANY OF THE FOLLOWING CONDITIONS EXIST: (PROVIDE A VIEW PANEL OF ≥200 IN2) {CFC 1008.1.2.1}
I. OCCUPANT LOAD SERVED BY DOOR ≥100.
II. DOOR IS PART OF FIRE ASSEMBLY.
III. DOOR IS PART OF A SMOKE AND DRAFT ASSEMBLY.
IV. PANIC HARDWARE IS PROVIDED ON DOOR.

67.LOCKS AND/OR LATCHES ARE NOT PERMITTED ON ANY DOOR PROVIDING ACCESS FROM A PENTHOUSE OR STAIRWAY TO THE ROOF EXCEPT A LOCK OR LATCH OPENABLE FROM THE INSIDE WITHOUT A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT {CFC 1008.1.9.11.1}

68.STAIRWAYS:
A. MIN CLEAR WIDTH OF 44"H. {CBC 1011.2}**
B. HEADROOM CLEARANCE OF ≥80"H. {CBC 1011.3}**
C. RISER HEIGHTS SHALL BE 7"H MAX AND 4"H MIN. TREAD DEPTHS SHALL BE 11" MIN. {CBC 1.11.5.2}**
D. PROVIDE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. WIDTH AND LENGTH OF THE LANDING SHALL NOT BE LESS THAN THE WIDTH OF STAIRWAY SERVED. {CBC 1011.6}
E. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. {CBC 1011.7}
F. WALLS AND SOFFITS OF ENCLOSED USABLE SPACES UNDER STAIRWAYS SHALL BE PROTECTED BY 1-HR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY, WHICHEVER IS GREATER. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE. {CBC 1011.7.3-4}**
G. A FLIGHT OF STAIRS SHALL HAVE A VERTICAL RISE ≤12'F BETWEEN FLOOR LANDINGS. {CBC 1011.8}**
H. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE. {CBC 1011.11}
I. ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE IN BUILDINGS >3 STORIES ABOVE GRADE PLANE. ACCESS TO THE ROOF SHALL BE PROVIDED THROUGH A PENTHOUSE. WHERE ROOF HATCH OPENING IS LOCATED WITHIN 10'F OF THE ROOF EDGE, ACCESS SHALL BE PROTECTED BY GUARDS {CBC 1011.12-13}**
69. RAMPS:
A. RAMPS USED FOR A MEANS OF EGRESS SHALL HAVE A RUNNING SLOPE ≤8%. OTHER PEDESTRIAN RAMPS SHALL BE ≤12.5%. {CBC 1012.2}
B. CROSS SLOPE SHALL BE ≤2%. {CBC 1012.3}
C. RISE FOR ANY RAMP RUN SHALL BE 30"H MAX. {CBC 1012.4}
D. CLEAR WIDTH OF RAMP BETWEEN HANDRAILS SHALL BE 36"H MIN. PROVIDE MIN 80"H HEADROOM. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE CLEAR WIDTH TO <42"H. {CBC 1012.5.1-3}
E. PROVIDE A LANDING AT THE TOP AND BOTTOM OF EACH RAMP, POINTS OF TURNING, ENTRANCE, EXITS, AND AT DOORS. LANDINGS SHALL HAVE A SLOPE ≤2%. LANDING WIDTH SHALL NOT BE LESS THAN WIDTH OF RAMP. LANDING LENGTH SHALL BE 60"H MIN. WHERE CHANGES IN DIRECTION OF TRAVEL OCCUR, PROVIDE 60"HX60"H MIN LANDINGS. {CBC 1012.6}
F. RAMPS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. {CBC 1012.7}
G. RAMPS WITH A RISE >6"H SHALL HAVE HANDRAILS ON BOTH SIDES. {CBC1012.8}
70. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100'F FROM THE NEAREST VISIBLE EXIT SIGN. {CBC 1013.1}**

71. EMERGENCY AND STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNLESS SPECIFIED OTHERWISE. {CFC 604.1.4}

72.

73.
74.HANDRAILS:
A. HEIGHT BETWEEN 34"H-38"H. {CBC 1014.2}**
B. EXTEND HORIZONTALLY ≥12"H BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. {CBC 1014.6}**
C. INTERMEDIATE HANDRAILS REQUIRED SUCH ALL PORTIONS OF REQUIRED WIDTH ARE WITHIN 30"H. {CBC 1014.9}
75. GUARDS:
A. REQUIRED ALONG OPEN-SIDED WALKING SURFACES LOCATED >30"H TO THE FLOOR BELOW. {CBC 1015.2}**
B. HEIGHT ≥42"H. {CBC 1015.3}**
C. NO OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4"H IN DIAMETER FROM WALKING SURFACE TO GUARD HEIGHT. {CBC 1015.4}**
D. WHERE ROOF HATCH OPENING IS WITHIN 10' OF ROOF EDGE. {CBC 1015.7}

76.EGRESS THROUGH INTERVENING SPACES: {CBC 1016.2}
A. EXIT ACCESS THROUGH ELEVATOR LOBBY IS PERMITTED, OTHER THAN GROUP I-2.1, AS LONG AS ACCESS TO NOT <1 REQUIRED EXIT SHALL BE PROVIDED WITHOUT TRAVEL THROUGH THE ENCLOSED ELEVATOR LOBBY.
B. EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS, EXCEPT WHERE THEY ARE ACCESSORY TO EACH OTHER, ARE NOT A GROUP H OCCUPANCY, AND PROVIDE A DISCERNIBLE PATH OF EGRESS TO AN EXIT.
C. EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS.
D. MEANS OF EGRESS SHALL NOT LEAD THROUGH OTHER SLEEPING AREAS, TOILET ROOMS, OR BATHROOMS.
E. EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES.**

77.EACH TENANT SPACE, DWELLING UNIT, AND SLEEPING UNIT SHALL BE PROVIDED WITH ACCESS TO THE REQUIRED EXITS WITHOUT PASSING THROUGH ADJACENT TENANT SPACES, OR UNITS. {CBC 1016.2.1}**

78.SEE SHEET A-1.1 ....EXIT ACCESS TRAVEL DISTANCE DOES NOT EXCEED THE VALUES GIVEN IN T1017.2. UP TO 100'F CAN BE INCREASED PROVIDED THE LAST PORTION OF THE EXIT ACCESS OCCURS ON AN EXTERIOR EGRESS BALCONY. {CBC 1017.2}

79.SEE SHEET A-1.1 .....EXIT ACCESS TRAVEL DISTANCE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY TO THE ENTRANCE TO AN EXIT. TRAVEL DISTANCE ON EXIT ACCESS STAIRWAYS OR RAMPS SHALL BE INCLUDED IN THE EXIT ACCESS TRAVEL DISTANCE MEASUREMENT. {CBC 1017.3}**

80.CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH T1020.1. {CBC 1020.1}**

81.MIN WIDTH OF CORRIDORS SHALL NOT BE LESS THAN THAT SPECIFIED IN T1020.2. {CBC 1020.2}**

82.WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, DEAD END SHALL BE ≤20'F. {CBC 1020.4}**

83.FIRE-RESISTANCE-RATED CORRIDORS SHALL BE CONTINUOUS FROM THE POINT OF ENTRY TO AN EXIT, AND SHALL NOT BE INTERRUPTED BY INTERVENING ROOMS. {CBC 1020.6}**

84.EXTERIOR EGRESS BALCONIES SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY WALLS AND OPENING PROTECTIVES AS REQUIRED FOR CORRIDORS. {CBC 1021.2}**

85.THE LONG SIDE OF AN EGRESS BALCONY SHALL BE ≥50% OPEN, AND THE OPEN AREA ABOVE THE GUARDS. {CBC 1021.3}

86.EXTERIOR EGRESS BALCONIES SHALL HAVE A MIN FIRE SEPARATION DISTANCE OF 10'F MEASURED TO: {CBC 1021.4}
I. ADJACENT LOT LINES.
II. OTHER PORTIONS OF THE BUILDING.
III. OTHER BUILDINGS ON THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED BY CBC 705.

87.EXITS SHALL BE CONTINUOUS FROM THE POINT OF ENTRY INTO THE EXIT TO THE EXIT DISCHARGE. {CBC 1022.1}

88.INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF ≥2-HR WHEN CONNECTING ≥4 STORIES AND ≥1-HR WHERE CONNECTING <4 STORIES. {CBC 1023.2}**

89.OPENINGS IN INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE LIMITED TO THOSE NECESSARY FOR EXIT ACCESS FROM NORMALLY OCCUPIED SPACES AND FOR EGRESS FROM THE ENCLOSURE. ELEVATORS SHALL NOT OPEN INTO INTERIOR EXIT STAIRWAYS AND RAMPS. {CBC 1023.4}

90.WHERE NONRATED WALLS OR UNPROTECTED OPENINGS ENCLOSURE THE EXTERIOR OF THE STAIRWAY OR RAMPS AND THE WALLS OR OPENINGS ARE EXPOSED BY OTHER PARTS OF THE BUILDING AT AN ANGLE <180º, THE BUILDING
EXTERIOR WALL WITHIN 10'F HORIZONTALLY SHALL HAVE A FIRERESISTANCE RATING ≥1-HR. THIS CONSTRUCTION SHALL EXTEND VERTICALLY FROM THE GROUND TO A POINT 10'F ABOVE THE LANDING OF THE STAIRWAY OR RAMP. {CBC 1023.7}

91.PROVIDE A BARRIER AT THE LEVEL OF EXIT DISCHARGE TO PREVENT PERSONS FROM CONTINUING INTO LEVELS BELOW. {CBC 1023.8}

92.OPENINGS IN EXIT PASSAGEWAYS SHALL BE LIMITED TO THOSE NECESSARY FOR EXIT ACCESS FROM NORMALLY OCCUPIED SPACES AND FOR EGRESS FROM THE EXIT PASSAGEWAY. ELEVATORS SHALL NOT OPEN INTO AN EXIT PASSAGEWAY. {CBC 1024.5}

93.HORIZONTAL EXITS SHALL NOT SERVE >½ OF THE TOTAL NUMBER OF EXITS OR TOTAL EXIT MIN WIDTH OR REQUIRED CAPACITY. {1026.1}**

94.MIN FIRE-RESISTANCE RATING OF THE HORIZONTAL EXIT SHALL BE 2-HR. THE HORIZONTAL EXIT SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND EXTEND VERTICALLY THROUGH ALL LEVELS OF THE BUILDING UNLESS FLOORS ASSEMBLIES HAVE A FIRE-RESISTANCE RATING ≥2-HR WITH NO UNPROTECTED OPENINGS. {CBC 1026.2}**

95.REFUGE AREA OF A HORIZONTAL EXIT SHALL BE ADEQUATE TO ACCOMMODATE THE ORIGINAL OCCUPANT LOAD OF
THE REFUGE AREA PLUS THE OCCUPANT LOAD ANTICIPATED FROM THE ADJOINING COMPARTMENT. THE CAPACITY OF
THE REFUGE AREA SHALL BE BASED ON 3 SF FOR EACH OCCUPANT TO BE ACCOMMODATED. {CBC 1026.4}**

96.EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED FOR BUILDINGS ≤6 STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS. {CBC 1027.2}

97.EXTERIOR EXIT STAIRWAYS SHALL BE OPEN ON ≥1 SIDE, AND SHALL HAVE ≥35 SF OF OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN SPACE SHALL BE LOCATED ≥42"H ABOVE THE LEVEL. {CBC 1027.3}

98.OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS OR RAMPS SHALL BE EITHER YARDS, COURTS, OR PUBLIC WAYS. {CBC 1027.4}

99.EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MIN FIRE SEPARATION DISTANCE OF 10'F MEASURED TO: {CBC 1027.5}
I. ADJACENT LOT LINES.
II. OTHER PORTIONS OF THE BUILDING.
III. OTHER BUILDINGS ON THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED BY CBC 705.

100. EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING AS REQUIRED IN CBC 1023.2. THE EXTERIOR WALL SHALL BE RATED BY CBC 1023.7. {CBC 1027.6}**

101. EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. {CBC 1028.1}**

102. MIN WIDTH OR REQUIRED CAPACITY OF THE EXIT DISCHARGE SHALL BE NOT LESS THAN THE MIN WIDTH OR REQUIRED CAPACITY OF THE EXITS BEING SERVED. {CBC 1028.2}

103. MIN EGRESS COURT WIDTH SHALL BE ≥44"H. REDUCTION IN WIDTH SHALL BE GRADUAL BY A GUARD ≥36"H AND NOT CREATE AN ANGLE OF >30 DEGREES. {CBC 1028.4.1}

104. EGRESS COURTS <10'F WIDE SHALL HAVE WALLS ≥1-HR FOR A DISTANCE OF 10'F ABOVE THE FLOOR. {CBC 1028.4.2}**

105. THE EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY. {CBC 1028.5}**
ASSEMBLY OCCUPANCIES

106.
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114.
XII INTERIOR ENVIRONMENT

115. HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE ≥7'F IN ANY PLAN DIMENSION. {CBC 1208.1}

116. EVERY DWELLING UNIT SHALL HAVE NO FEWER THAN 1 ROOM THAT SHALL HAVE ≥120 SF OF NET FLOOR AREA. OTHER HABITABLE ROOMS SHALL HAVE A NET FLOOR AREA OF ≥70 SF. {CBC 1208.3}**

XIV EXTERIOR WALLS

117. WOOD VENEERS ON EXTERIOR WALLS OF TYPE I, II, III AND IV SHALL BE ≥1" NOMINAL THICKNESS, .438"H EXTERIOR HARDBOARD SIDING, OR .375"H EXTERIORTYPE WOOD STRUCTURAL PANELS AND SHALL CONFORM TO CBC 1405.5. {CBC 1405.5}

118. TYPE I, II, III, AND IV CONSTRUCTION COMBUSTIBLE EXTERIOR WALL COVERINGS: (PROVIDE TEST REPORT WITH NFPA 268) {CBC 1406.2.1}
I. ≤10% OF AN EXTERIOR WALL SURFACE WHERE FIRE SEPARATION DISTANCE IS 5'F OR LESS.
II. ≤40'F IN HEIGHT ABOVE GRADE PLANE.
III. FIRE-RETARDANT TREATED WOOD NOT LIMITED IN AREA, ≤60'F IN HEIGHT ABOVE GRADE PLANE.

119. METAL COMPOSITE MATERIALS FOR USE AS EXTERIOR WALL COVERINGS SHALL COMPLY WITH CBC 1407.1. {CBC 1407.1}

XV ROOF ASSEMBLIES AND ROOFTOP STURCTURES

120. THE MIN ROOF COVERINGS INSTALLED ON BUILDINGS SHALL COMPLY WITH T1505.1. {CBC 1505.1}**
XXXV ELEVATORS AND CONVEYING SYSTEMS

121. ALL BUILDINGS WITH ≥1 PASSENGER SERVICE ELEVATOR SHALL BE PROVIDED WITH ≥1 MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. ELEVATOR SHALL ACCOMMODATE AN AMBULANCE GURNEY OR STRETCHER (24"HX84"H) AND BE SIZED 80"HX54"H MIN. {CBC 3002.4A}**

122. ELEVATOR HOISTWAY DOOR OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH CBC 3006.3. {CBC 3006.2}

LXXII FIRE DISTRICT NO. 1 REGULATIONS

123.

124.

125.

GENERAL NOTES

126. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE. {CFC 903.2.11.2}

127. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. {CBC 915.4.2/4}

128. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH CFC 510. {CBC 916.1}

129. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION LEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. {CBC 1008.2}

130. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT OF .1 FOOTCANDLE. {CBC 1008.3-5}
I. AISLES.
II. CORRIDORS.
III. EXIT ACCESS STAIRWAYS AND RAMPS.
IV. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS.
V. EXIT PASSAGEWAYS.
VI. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE.
VII. ELECTRICAL EQUIPMENT ROOMS.
VIII. FIRE COMMAND CENTERS.
IX. FIRE PUMP ROOMS.
X. GENERATOR ROOMS.
XI. PUBLIC RESTROOMS >300 SF.

131. PROVIDE TWO-WAY COMMUNICATION AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. {CBC 1009.8}**

132. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED {CBC 1013.3}**

133. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: {CBC 1013.4}
A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
i. "EXIT STAIR DOWN".
ii."EXIT RAMP DOWN".
iii. "EXIT STAIR UP".
iv. "EXIT RAMP UP".
C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY.
D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
E. "TO EXIT"H AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.

134. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. {CBC 1013.5}

135. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF ≥5 FOOTCANDLES. {CBC 1013.6.2}

136. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT <90 MINUTES. {CBC 1013.6.3}**

137. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM AND THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5'F ABOVE THE FLOOR LANDING. {CBC 1023.9}

SECTION4704 RESIDENTIAL OCCUPANCIES

4704.1 PERMIT REQUIRED.
A VALID PERMIT IS REQUIRED IN ACCORDANCE WITH SECTION 105.6 TO OPERATE OR MAINTAIN A HOTEL THREE OR MORE STORIES IN HEIGHT OR CONTAINING 20 OR MORE GUEST ROOMS.

4704.2 MANAGEMENT RESPONSIBILITY.
THE OWNER, MANAGER OR PERSON IN CHARGE OF ANY RESIDENTIAL OCCUPANCY SHALL BE RESPONSIBLE FOR PROVIDING AND CONTROLLING THE FIRE AND LIFE SAFETY PROVISIONS OF THIS SECTION. THE PERSON IN CHARGE OF ANY RESIDENTIAL OCCUPANCY SHALL, UPON REQUEST OF THE CHIEF, FURNISH THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE OWNER, MANAGER, REPRESENTATIVE OR LESSEE.

4704.3 RESPONSIBLE RESIDENT REQUIREMENTS. RESPONSIBLE RESIDENT REQUIREMENTS SHALL COMPLY WITH SECTIONS 4704.3.1 THROUGH 4704.3.3.

4704.3.1 RESIDENT ON THE PREMISES.
IN THE EVENT THAT AN APARTMENT HOUSE HAS 16 OR MORE DWELLING UNITS OR A HOTEL HAS 20 OR MORE GUEST ROOMS, EITHER THE OWNER OR A RESPONSIBLE RESIDENT HAVING CHARGE THEREOF SHALL RESIDE ON THE PREMISES.

4704.3.2 MANAGER CONTACT INFORMATION.
THE OWNER OR MANAGER OF EVERY APARTMENT HOUSE IN WHICH THERE ARE 16 OR MORE DWELLING UNITS AND EVERY HOTEL IN WHICH THERE ARE 20 OR MORE GUEST ROOMS SHALL, UPON REQUEST OF THE CHIEF, FURNISH IN WRITING BOTH THE NAME, UNIT NUMBER AND TELEPHONE NUMBER OF THE CURRENT RESPONSIBLE RESIDENT AND THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE OWNER OR MANAGER. SUCH STATEMENT SHALL BE SIGNED BY AT LEAST TWO OF THE FOLLOWING: OWNER, MANAGER OR RESPONSIBLE RESIDENT.

4704.3.3 OWNER CONTACT INFORMATION.
IF THE OWNER DOES NOT RESIDE UPON THE PREMISES OF ANY APARTMENT HOUSE IN WHICH THERE ARE FEWER THAN 16 DWELLING UNITS OR ANY HOTEL IN WHICH THERE ARE FEWER THAN 20 GUEST ROOMS, A NOTICE STATING THE NAME, ADDRESS AND TELEPHONE NUMBER OF BOTH THE OWNER AND THE OWNER'S AGENT IN CHARGE OF THE OCCUPANCY SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES.

4704.3.4 PENALTIES AND MINIMUM FINES. VIOLATION OF SECTION 4704.3 SHALL BE SUBJECT TO PENALTIES AND MINIMUM FINES AS PRESCRIBED IN SECTION 110.4 AND TABLE 110.4.

4704.4 POSTING OR DISTRIBUTION OF FIRE SAFETY INFORMATION. POSTING OR DISTRIBUTION OF FIRE SAFETY INFORMATION SHALL COMPLY WITH SECTIONS 4704.4.1 THROUGH 4704.4.7.

4704.4.1 POSTING IN GUEST ROOMS IN HOTELS AND MOTELS.
EVERY OWNER, RESPONSIBLE RESIDENT, ADMINISTRATOR OR MANAGER OF A HOTEL OR MOTEL LOCATED IN A BUILDING THAT IS THREE OR MORE STORIES IN HEIGHT SHALL CAUSE THE FIRE SAFETY INFORMATION SPECIFIED IN SECTION 4704.4.3 TO BE POSTED AND MAINTAINED IN A CLEAR AND LEGIBLE CONDITION AFFIXED AS A NOTICE SEPARATE AND APART FROM ANY OTHER NOTICE AT A CONSPICUOUS LOCATION ON THE INSIDE SURFACE OF THE MAIN EXIT DOOR OR ADJACENT BUILDING SURFACE FROM EACH GUEST ROOM. THE INFORMATION SHALL BE PRINTED ON A DURABLE MATERIAL AND PERMANENTLY AFFIXED SO AS TO BE EASILY READABLE TO THE OCCUPANT OF THAT GUEST ROOM.

4704.4.2 DISTRIBUTION IN DWELLING UNITS IN APARTMENT HOUSES AND CONDOMINIUMS.
EVERY OWNER, RESPONSIBLE RESIDENT, ADMINISTRATOR, MANAGER, LESSOR OR SUBLESSOR OF AN APARTMENT HOUSE OR CONDOMINIUM, ANY PORTION OF WHICH IS THREE OR MORE STORIES IN HEIGHT, SHALL CAUSE THE FIRE SAFETY INFORMATION SPECIFIED IN SECTION 4704.4.3 TO BE DISTRIBUTED. THE DISTRIBUTION SHALL BE TO EACH OCCUPANT, TENANT, BUYER OR LESSEE, OR SUBLESSEE THEREOF, AND SHALL BE ACCOMPLISHED PRIOR TO OR AT THE TIME THAT PERSON FIRST OCCUPIES OR ENTERS INTO POSSESSION OF THE PREMISES. EACH DISTRIBUTION SHALL BE ACCOMPLISHED IN SUCH A MANNER TO ATTRACT THE ATTENTION OF THE OCCUPANT TO THE FIRE SAFETY INFORMATION AND TO STRESS ITS IMPORTANCE IN THE EVENT OF A FIRE.

4704.4.3 FIRE SAFETY INFORMATION REQUIRED.
FIRE SAFETY INFORMATION SHALL BE PRINTED IN A CLEAR, NONORNAMENTAL STYLE OF TYPE THAT IS 12 POINTS OR LARGER IN SIZE. THE FIRE SAFETY INFORMATION SHALL PROVIDE THE READER WITH THE FOLLOWING INSTRUCTIONS ON ACTIONS TO BE TAKEN IN CASE OF FIRE:

1.HOW TO CALL THE FIRE DEPARTMENT.

2.HOW TO ALERT OTHERS AND WHERE TO ACTIVATE THE FIRE ALARM SYSTEM.

3.HOW TO BE PROTECTED INSIDE A ROOM THREATENED BY FIRE.

4.HOW TO EVACUATE THE BUILDING.

4704.4.3.1 SMOKE DETECTOR INFORMATION.
SMOKE DETECTOR INFORMATION SHALL BE INCLUDED IN FIRE SAFETY INFORMATION AND SHALL STATE THE FOLLOWING: "SMOKE DETECTORS ARE PROVIDED FOR YOUR PERSONAL SAFETY. ANYONE WHO WILLFULLY AND MALICIOUSLY TAMPERS WITH, DAMAGES, BREAKS OR REMOVES ANY REQUIRED SMOKE DETECTOR SHALL BE GUILTY OF A MISDEMEANOR. ANY PERSON WHO WILLFULLY AND MALICIOUSLY SENDS, GIVES, TRANSMITS OR SOUNDS ANY FALSE ALARM OF FIRE IS GUILTY OF A MISDEMEANOR."

4704.4.4 MODIFICATION.
THE CHIEF SHALL HAVE THE AUTHORITY TO PROVIDE FOR AND APPROVE SLIGHT MODIFICATIONS IN THE FIRE SAFETY INFORMATION REQUIRED TO BE POSTED OR DISTRIBUTED PURSUANT TO THIS SECTION. NO MODIFICATION SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE CHIEF.

4704.4.5 FORMAT.
A SAMPLE FORMAT OF THE FIRE SAFETY INFORMATION REQUIRED BY THIS SECTION SHALL BE AVAILABLE FOR INSPECTION AT THE BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY AND AT LOCATIONS DESIGNATED BY THE CHIEF.

4704.4.6 LANGUAGE.
IN THE EVENT A SUBSTANTIAL NUMBER OF THE PATRONS AND OCCUPANTS OF ANY OCCUPANCY REGULATED BY THIS SECTION DO NOT READ OR COMPREHEND THE ENGLISH LANGUAGE, THE REQUIRED FIRE SAFETY INFORMATION SHALL BE PRINTED IN BOTH ENGLISH AND THE LANGUAGE UNDERSTOOD BY THE PATRONS AND OCCUPANTS.

4704.4.7 REMOVAL.
NO PERSON SHALL REMOVE OR DEFACE ANY FIRE SAFETY INFORMATION REQUIRED IN THIS SECTION EXCEPT TO REPAIR OR REPLACE THE NOTICE OR THE SURFACE UPON WHICH IT IS AFFIXED.

4704.4.8 PENALTIES AND MINIMUM FINES.
VIOLATION OF SECTION 4704.4 SHALL BE SUBJECT TO PENALTIES AND MINIMUM FINES AS PRESCRIBED IN SECTION 110.4 AND TABLE 110.4.

4704.5 SMOKE DETECTOR MAINTENANCE.
SMOKE DETECTOR MAINTENANCE SHALL COMPLY WITH SECTIONS 4704.5.1 THROUGH 4704.5.5.

4704.5.1 TESTING.
SMOKE DETECTORS REQUIRED BY CHAPTER 9 OF THE LAMC (BUILDING CODE) SHALL BE MAINTAINED IN DEPENDABLE OPERATING CONDITION AND TESTED EVERY SIX MONTHS OR AS REQUIRED BY THE CHIEF. AN ACCURATE RECORD OF SUCH TESTS SHALL BE KEPT BY THE OWNER, MANAGER OR PERSON IN CHARGE OF THE PROPERTY, AND SUCH RECORDS SHALL BE OPEN TO EXAMINATION BY THE CHIEF.

4704.5.2 NOTIFICATION.
EVERY TENANT, INCLUDING EVERY PERSON OCCUPYING A DWELLING UNIT OR GUEST ROOM, SHALL NOTIFY IN WRITING THE OWNER OR THE OWNER'S DESIGNATED AGENT AS SOON AS POSSIBLE OF A KNOWN DEFECT OR MALFUNCTION IN A SMOKE DETECTOR REQUIRED BY CHAPTER 9 OF THE LAMC (BUILDING CODE). AFTER AN OCCUPANT HAS SO NOTIFIED THE OWNER OR AGENT, THAT OCCUPANT'S DUTY WILL CEASE.

4704.5.3 ENTRY.
ANY OWNER OR OWNER'S AGENT MAY ENTER ANY DWELLING UNIT OR GUEST ROOM OWNED BY SUCH OWNER FOR THE PURPOSE OF INSPECTING, REPAIRING, TESTING AND MAINTAINING SMOKE DETECTORS REQUIRED BY CHAPTER 9 OF THE LAMC (BUILDING CODE). EXCEPT IN CASES OF EMERGENCY, THE OWNER OR OWNER'S AGENT SHALL GIVE THE TENANT REASONABLE NOTICE IN WRITING OF THE INTENTION TO ENTER AND SHALL ENTER ONLY DURING NORMAL BUSINESS HOURS. A PERIOD OF 24 HOURS SHALL BE CONSIDERED TO BE REASONABLE NOTICE IN THE ABSENCE OF EVIDENCE TO THE CONTRARY.

4704.5.4 NO REFUSAL.
NO TENANT, AFTER REASONABLE NOTICE HAS BEEN GIVEN AS HEREIN PROVIDED, SHALL REFUSE TO PERMIT THE OWNER OR OWNER'S AGENT TO ENTER THE PREMISES FOR ANY OF THE PURPOSES ENUMERATED IN SECTION 4704.5.3.

4704.5.5 TAMPERING.
NO PERSON SHALL REMOVE OR RENDER INOPERABLE ANY REQUIRED SMOKE DETECTOR EXCEPT TO REPAIR OR REPLACE SUCH SMOKE DETECTOR.

4704.5.6 PENALTIES AND MINIMUM FINES.
VIOLATION OF SECTION 4704.5 SHALL BE SUBJECT TO PENALTIES AND MINIMUM FINES AS PRESCRIBED IN SECTION 110.4 AND TABLE 110.4.

4704.6 FLAMMABLE AND COMBUSTIBLE LIQUIDS.
FLAMMABLE AND COMBUSTIBLE LIQUIDS IN DWELLING UNITS AND GUEST ROOMS SHALL COMPLY WITH SECTIONS 4704.6.1 THROUGH 4704.6.5.1.

4704.6.1 CLASS 1A LIQUIDS.
THE STORAGE, HANDLING AND USE OF CLASS IA LIQUIDS IN ANY DWELLING UNIT OR GUEST ROOM, OR IN ANY ROOM, BUILDING OR PREMISES ACCESSORY TO A DWELLING UNIT OR GUEST ROOM, EXCEPT AS OTHERWISE REGULATED BY THIS ARTICLE, IS PROHIBITED.

4704.6.2 CLASS IB, IC OR II LIQUIDS.
CLASS IB, IC OR II LIQUIDS WITH A FLASH POINT BELOW 110°F (43°C) SHALL NOT BE USED IN ANY DWELLING UNIT OR GUEST ROOM FOR ANY OF THE FOLLOWING PURPOSES:

1.THE CLEANING BY DIPPING OR SUBMERGING OF ANY CLOTHING, DRAPES, BEDDING OR SIMILAR MATERIAL.

2.THE CLEANING OR POLISHING OF FLOORS, WALLS, CEILINGS, WINDOWS, FURNITURE, EQUIPMENT OR SIMILAR SURFACES.

3.INSECTICIDES, PEST SPRAYS OR RODENT EXTERMINATORS.

4.WASHING PARTS OR REMOVING GREASE OR DIRT.

4704.6.3 APPROVED USES.
THE STORAGE, HANDLING AND USE OF CLASS IB, CLASS IC OR COMBUSTIBLE LIQUIDS IN HOTELS OR APARTMENT
HOUSES SHALL BE ONLY FOR THE PURPOSE OF MAINTENANCE AND OPERATION OF MAINTENANCE EQUIPMENT. STORAGE SHALL BE IN APPROVED CONTAINERS AND IN HAZARDOUS MATERIAL CABINETS IN LOCATIONS APPROVED BY THE CHIEF.

4704.6.4 MAXIMUM QUANTITIES.
MAXIMUM QUANTITIES IN HOTELS OR APARTMENT HOUSES FOR CLASS IB, IC AND II LIQUIDS COMBINED SHALL NOT
EXCEED 10 GALLONS (38 L) AND FOR CLASS III LIQUIDS SHALL NOT EXCEED 60 GALLONS (227 L).

EXCEPTION: STORAGE IN EXCESS OF THESE AMOUNTS MAY BE APPROVED BY THE CHIEF IF STORED IN A HAZARDOUS
MATERIAL ROOM OR AN H-L, H-2 OR H-3 OCCUPANCY THAT HAS NO OPENINGS INTO PORTIONS OF THE BUILDING
USED BY THE PUBLIC.

4704.6.5 BASEMENT STORAGE.
FLAMMABLE LIQUIDS SHALL NOT BE STORED, HANDLED OR USED IN BASEMENTS OF ANY RESIDENTIAL OCCUPANCY.

4704.6.5.1 CLASS II OR CLASS III LIQUIDS.
CLASS II OR CLASS III LIQUIDS IN QUANTITIES NOT EXCEEDING THOSE IN SECTION 4704.6.4 MAY BE STORED IN BASEMENTS WITH APPROVAL AND SPECIAL PERMIT FROM THE CHIEF PURSUANT TO SECTION 105.8, PROVIDED
THE BASEMENT IS PROTECTED BY AN AUTOMATIC
FIRE-EXTINGUISHING SYSTEM IN ACCORDANCE WITH CHAPTER 9 OF THE LAMC (PLUMBING CODE).

4704.7 FLAMMABLE AND COMBUSTIBLE LIQUIDS IN DWELLINGS. FLAMMABLE AND COMBUSTIBLE LIQUIDS IN DWELLINGS SHALL COMPLY WITH SECTIONS 4704.7.1 THROUGH 4704.7.2. STORAGE OF FLAMMABLE AND/OR COMBUSTIBLE LIQUIDS IN DWELLINGS SHALL BE IN APPROVED CONTAINERS AND SHALL BE RESTRICTED TO PRIVATE
GARAGES, CARPORTS OR OTHER LOCATIONS APPROVED BY THE CHIEF.

4704.7.1 CLASS IA IN DWELLINGS.
THE STORAGE AND USE OF CLASS IA LIQUIDS IN DWELLINGS IS PROHIBITED.

EXCEPTION: NOT MORE THAN 2 GALLONS (7.57 L) OF FLAMMABLE AEROSOL CONTAINERS.

4704.7.2 MAXIMUM QUANTITIES.
THE MAXIMUM QUANTITIES STORED IN DWELLINGS SHALL NOT EXCEED 10 GALLONS (38 L) FOR CLASS IB OR IC LIQUIDS, 15 GALLONS (56.78 L) FOR CLASS II LIQUIDS AND 60 GALLONS (227 L) FOR CLASS III LIQUIDS.

4704.8 UNVENTED PORTABLE HEATERS.
NO PERSON SHALL USE, MAINTAIN OR ALLOW TO EXIST ANY PORTABLE, FUEL-BURNING, UNVENTED ROOM HEATER IN
ANY RESIDENTIAL OCCUPANCY.

4704.8.1 PENALTIES AND MINIMUM FINES.
VIOLATION OF SECTION 4704.8 SHALL BE SUBJECT TO PENALTIES AND MINIMUM FINES AS PRESCRIBED IN SECTION 110.4 AND TABLE 110.4.

4704.9 COMPRESSED GASES AND LIQUEFIED FLAMMABLE GASES. NO PERSON SHALL STORE OR USE COMPRESSED
GASES OR LIQUEFIED FLAMMABLE GASES WITHIN A RESIDENTIAL OCCUPANCY.

EXCEPTION: PERMANENT OUTSIDE INSTALLATIONS OF CONTAINERS AND EQUIPMENT WHEN INSTALLED IN COMPLIANCE
WITH CHAPTER 47 OF THIS ARTICLE.

4704.10 SPARK ARRESTERS.
SPARK ARRESTERS SHALL COMPLY WITH SECTIONS 4704.10.1 THROUGH 4704.10.2.

4704.10.1 INSTALLATION.
EVERY RESIDENTIAL OCCUPANCY IN WHICH IS INSTALLED ANY CHIMNEY, FLUE OR STOVEPIPE ATTACHED TO ANY
FIREPLACE, STOVE, BARBECUE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL SHALL HAVE SUCH CHIMNEY, FLUE OR STOVEPIPE EQUIPPED WITH AN APPROVED SPARK ARRESTER INSTALLED IN SUCH A MANNER AS
TO BE VISIBLE FOR THE PURPOSES OF INSPECTION AND MAINTENANCE.

4704.10.2 FIRE HAZARD.
NO PERSON SHALL MAINTAIN ANY CHIMNEY, FLUE OR STOVEPIPE IN SUCH A MANNER AS TO CREATE A FIRE HAZARD.

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Seal:
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ANDREW H. KIL
C-31817
RENEWAL 9/30/2025
STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:
MANISH DRONA
7408 S. Figueroa St.
Los Angeles, CA 90003

Revisions:

No.	Description	Date

Project No.:
Drawn By:
Reviewed By:
Scale:
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FIRE PLANCHECK NOTES

Sheet #:
A-0.11

DIVISION I - APPLICATION

APPLICATION

1. HOUSING ACCESSIBILITY SHALL APPLY TO THE FOLLOWING (1101A.1):
   a. ALL NEWLY-CONSTRUCTED COVERED MULTIFAMILY DWELLINGS. (SEE ALL COVERED UNITS UNDER SECTION 1102A.1.)
   b. NEW COMMON USE AREAS SERVING EXISTING COVERED MULTIFAMILY DWELLING.
   c. ADDITIONS TO EXISTING BUILDINGS, WHERE THE ADDITION ALONE MEETS THE DEFINITION OF A COVERED MULTIFAMILY DWELLING.
   d. NEW COMMON-USE AREAS SERVING NEW COVERED MULTIFAMILY DWELLINGS.
   e. WHERE ANY PORTION OF A BUILDING'S EXTERIOR 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.

2. COVERED MULTIFAMILY DWELLINGS SHALL BE MAINTAINED IN COMPLIANCE WITH THE ACCESSIBILITY STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. (1102A.2)

3. 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).

4. PUBLIC HOUSING AS DEFINED IN CHAPTER 2 OF THIS CODE IS SUBJECT TO PROVISIONS OF THE DIVISION OF THE STATE ARCHITECT (DSA-AC) IN CHAPTER 11B. (1101A.1)

5. NEWLY CONSTRUCTED PUBLICLY FUNDED MULTIFAMILY DWELLINGS ARE SUBJECT TO THE PROVISIONS OF CHAPTER 11A AND CHAPTER 11B. (1101A.1)

6. EXISTING PUBLICLY FUNDED MULTIFAMILY DWELLINGS ARE SUBJECT TO PROVISIONS OF SECTION 11B-202.4

MULTISTORY DWELLINGS WITH NO ELEVATOR

7. AT LEAST 10 PERCENT, ANY FRACTION THEREOF ROUNDING TO NEXT HIGHEST WHOLE NUMBER, BUT NOT LESS THAN ONE OF THE MULTISTORY DWELLINGS SHALL COMPLY WITH THE FOLLOWING (1102A.3.1): [EXCEPTION: CARRIAGE UNITS]

CARRIAGE UNIT [HCD 1-AC] (1107A)
A DWELLING UNIT WITH LIVING SPACE ON ONE OR MORE FLOORS IMMEDIATELY ABOVE A GROUP U, PRIVATE GARAGE OR GARAGES. THE FOOTPRINT OF THE GARAGE OR GARAGES IS USED AS THE FOOTPRINT FOR THE REMAINING FLOOR OR FLOORS OF THE UNITS ABOVE AND THE GARAGE LEVEL CONTAINS NO HABITABLE SPACE. NOTE: DWELLING UNITS LOCATED OVER A COMMON GARAGE SHALL NOT BE CONSIDERED CARRIAGE UNITS. ALSO, NO OVERHANGS ALLOWED.

a. THE PRIMARY ENTRY TO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE ROUTE.
b. AT LEAST ONE ACCESSIBLE POWDER ROOM OR BATHROOM SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL, SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS IN DIVISION IV.
c. ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS IN DIVISION IV.
d. COMMON USE AREAS COVERED BY THIS SECTION SHALL BE ACCESSIBLE.

MULITISTORY DWELLINGS WITH ONE OR MORE ELEVATORS

8. 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 (1102A.3.2):
   a. AT LEAST ONE POWDER ROOM OR BATHROOM SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL.
   b. AT LEAST ONE KITCHEN SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL.
   c. ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH DIVISION IV.

DIVISION II - EXTERIOR FACILITIES

SITE DEVELOPMENT AND ROUTE OF TRAVEL

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 ASEVERE DISABILITY USING A WHEELCHAIR AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES."

NOTE: EXCEPT WITHIN INDIVIDUAL DWELLING UNITS, AN ACCESSIBLE ROUTE OF TRAVEL SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHER SPACES USED FOR SIMILAR SPACES. (1119A.1)

1. SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC…

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. (1110A.1)

3. THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE AND TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC AND BUILDING RESIDENTS. (1110A.1)

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. (1110A.1.1)

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. (1110A.1.2)

6. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT TO THE FOLLOWING: (1110A.1.2 & 1110A.1.3)
   a. ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE.
   b. ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS AND WITH ALL ACCESSIBLE DWELLING UNITS WITHIN THE BUILDING OR FACILITY.

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. (1110A.1.4)

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, ENTRANCE OR FACILITY, THERE SHALL BE A SIGN DISPLAYING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY." SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES. (1110A.2)

9. ALL COVERED GROUND FLOOR UNITS IN NON-ELEVATOR BUILDINGS MUST BE ADAPTABLE AND ON AN ACCESSIBLE ROUTE. (1104A.1)

10. GARAGES, CARPORTS AND OTHER PARKING FACILITIES, WHICH ARE ACCESSORY TO COVERED MULTIFAMILY DWELLING UNITS, SHALL BE ACCESSIBLE AS REQUIRED BY 1109A. (1105A.1)

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)

ACCESSIBLE PARKING

12. EACH PARKING FACILITY PROVIDED FOR COVERED MULTIFAMILY DWELLINGS AND FACILITIES (E.G., SWIMMING POOLS, CLUB HOUSES, RECREATION AREAS AND LAUNDRY ROOMS) THAT SERVE COVERED MULTIFAMILY DWELLINGS SHALL PROVIDE ACCESSIBLE PARKING. (1109A.1)
    NOTE: PARKING FACILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING (1109A.2):
    12.1. GARAGES
    12.2. PRIVATE GARAGES (SEE SECTION 1105A FOR THE APPLICATION OF BUILDING STANDARDS FOR ACCESSIBILITY)
    12.3. CARPORTS
    12.4. OFF-STREET PARKING (PARKING LOTS/SPACES)

13. PRIVATE GARAGES ACCESSORY TO COVERED MULTIFAMILY DWELLING UNITS SHALL BE ACCESSIBLE. PRIVATE GARAGES INCLUDE INDIVIDUAL GARAGES AND MULTIPLE INDIVIDUAL GARAGES GROUPED TOGETHER. (1109A.2.1)

14. 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)
    a. A DOOR LEADING DIRECTLY FROM THE COVERED DWELLING UNIT, WHICH IMMEDIATELY ENTERS THE GARAGE. THE DOOR SHALL COMPLY ON BOTH SIDES WITH SECTIONS 1132A.3 THROUGH 1132A.9.
    b. AN ACCESSIBLE ROUTE OF TRAVEL FROM THE COVERED DWELLING UNIT TO AN EXTERIOR DOOR ENTERING THE GARAGE. SEE SECTION 1132A.1 FOR REQUIREMENTS AT BOTH EXIT DOORS.
    AN ACCESSIBLE ROUTE OF TRAVEL FROM THE DWELLING UNIT'S PRIMARY ENTRY DOOR TO THE VEHICULAR ENTRANCE AT THE GARAGE. SEE SECTION 1132A.1 FOR REQUIREMENTS AT THE PRIMARY ENTRY DOOR.

15. 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)

16. 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 1109A.8.8 SHALL NOT BE REQUIRED. (1109A.4)

17. 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 LAUNDRY ROOMS) THAT SERVE COVERED MULTIFAMILY DWELLINGS. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED WITH SIGNAGE AS REQUIRED BY SECTION 1109A.8.8. SUCH SIGNAGE SHALL NOT BE BLOCKED FROM VIEW BY A VEHICLE PARKED IN THE SPACE. (1109A.5)

18. WHEN ASSIGNED PARKING IS PROVIDED, DESIGNATED ACCESSIBLE PARKING FOR THE DWELLING UNIT SHALL BE PROVIDED ON REQUEST OF RESIDENTS WITH DISABILITIES 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)

19. THE LOCATION OF ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE FOLLOWING: (1109A.7)
    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.
    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.
    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
    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.
    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.

20. 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. REFLECTIVE WARNING SIGNS COMPLYING WITH SECTION 1143A FOR CHARACTER HEIGHT SHALL BE INSTALLED AT TRANSITIONS FROM THE 8 FEET 2 INCH CEILING TO LOWER CEILING HEIGHTS IN VEHICULAR PASSAGEWAYS IN THE SAME PARKING LEVEL. (1109A.8.1)

21. PARKING SPACES SHALL BE ARRANGED TO COMPLY WITH THE FOLLOWING (1109A.8.2):
    a. IN EACH PARKING AREA, A BUMPER OR CURB SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF CARS OVER THE REQUIRED WIDTH OF WALKWAYS.
    b. RAMPS, INCLUDING CURB RAMPS, SHALL NOT ENCROACH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT LOADING AND UNLOADING ACCESS AISLE.

22. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED ¼ INCH PER FOOT (2.083% GRADIENT) IN ANY DIRECTION. (1109A.8.3)

23. WHERE ACCESSIBLE SINGLE SPACES ARE PROVIDED, THEY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING (1109A.8.5):
    a. SINGLE SPACES SHALL BE 14 FEET WIDE MINIMUM, AND SHALL PROVIDE A 9-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 REQUIRE LENGTH OF THE PARKING SPACES THEY SERVE.
    b. WHEN MORE THAN ONE SPACE IS PROVIDED, TWO 9- FOOT WIDE PARKING SPACES MAY BE LINED ON EACH SIDE OF A 5-FOOT WIDE LOADING AND UNLOADING ACCESS AISLE.
    c. THE MINIMUM LENGTH OF EACH PARKING SPACE SHALL BE 18 FEET.
    d. THE LOADING AND UNLOADING ACCESS AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE. WITHIN THE BLUE BORDER, HATCHED LINES A MAXIMUM OF 36 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 WITHIN EACH 5-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. SEE FIGURES 11A-2A, 11A-2B AND 11A-2C.

24. 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):
    a. EACH VAN-ACCESSIBLE PARKING SPACE SHALL BE 17 FEET WIDE MINIMUM, AND SHALL PROVIDE EITHER OF THE FOLLOWING:
    i.a. A 12-FOOT WIDE MINIMUM PARKING AREA AND A 5-FOOT WIDE MINIMUM LOADING AND UNLOADING ACCESS AISLE.
    ii.b. A 9-FOOT WIDE MINIMUM PARKING AND AN 8-FOOT WIDE MINIMUM LOADING AND UNLOADING ACCESS AISLE.
    ij. 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.
    ik. THE MINIMUM LENGTH OF EACH SPACE SHALL BE 18 FEET.
    il. EACH SPACE SHALL BE DESIGNATED "VAN ACCESSIBLE" AS REQUIRED BY 1109A.8.8.
    im. ALL VAN ACCESSIBLE SPACES MAY BE GROUPED ON ONE LEVEL OF A MULTILEVEL PARKING FACILITY.
    in. THE LOADING AND UNLOADING ACCESS AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE. WITHIN THE BLUE BORDER, HATCHED LINES A MAXIMUM OF 36 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 WITHIN EACH 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.

25. PARKING SPACES ADJACENT TO ACCESSIBLE PARKING SPACES SHALL NOT BE CONSIDERED AS LOADING AND UNLOADING ACCESS AISLES. (1109A.8.7)

26. AT EACH ACCESSIBLE PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES, REQUIRED REFLECTIVE SIGN CONSISTING OF THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" COMPLYING WITH SECTION 1143A.8. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA, AND SHALL BE POSTED 60 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 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SURFACE OF THE ACCESSIBLE ROUTE, MEASURED TO THE BOTTOM OF THE SIGN. (1109A.8.8.1)

27. 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 WIDTH 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. TY. (1109A.8.8.1)

28. VAN ACCESSIBLE SPACES SHALL COMPLY WITH SECTION 1109A.8.6 AND SHALL HAVE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE STATING "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY.

29. 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 17 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 DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT OR BY TELEPHONING __,"__

30. EACH ACCESSIBLE PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION COMPLYING WITH EITHER OF THE FOLLOWING (1109A.8.8):
    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 CENTERLINE 6 INCHES MAXIMUM FROM THE CENTERLINE 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.
    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 CENTERLINE OF THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SHALL BE 6 INCHES MAXIMUM FROM THE CENTERLINE 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-2A, 11A-2B, AND 11A-2C

WALKS AND SIDEWALKS

31. ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY; TOILET AND BATHING FACILITIES SERVING THE AREA..

32. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½ INCH. (1113A.1)

33. WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1110A.3.

34. WALKS AND SIDEWALKS SERVING AN INDIVIDUAL DWELLING UNIT IN A COVERED MULTIFAMILY BUILDING SHALL BE 36 INCHES MINIMUM IN CLEAR WIDTH. ALL OTHER WALKS AND SIDEWALKS SHALL BE 48 INCHES MINIMUM IN CLEAR WIDTH. (1113A.1.1)

35. WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083- PERCENT SLOPE). (1113A.1.2)

36. ALL WALKS ON AN ACCESSIBLE ROUTE WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 60 INCHES IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FEET. (1113A.2)

37. 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 ½ INCH IN THE DIRECTION OF TRAFFIC. (1113A.5)

38. 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 AS A PEDESTRIAN RAMP. (1113A.3)

39. SEE REFERENCE SHEETS FOR RAMP DETAILS, INCLUDING SLOPE, LANDINGS, HANDRAILS, EXTENSIONS, ETC…

40. 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 1126A.3. (1113A.4)

41. 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.6. (1113A.6)

CURB RAMPS

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 PREFERRED AND RECOMMENDED LOCATION FOR CURB RAMPS IS IN THE CENTER OF THE CROSSWALK OF EACH STREET CORNER. WHERE IT IS NECESSARY TO LOCATE A CURB RAMP IN THE CENTER OF THE CURB RETURN, 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. (1112A.1)

42. 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. (1107A)

43. CURB RAMPS SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. (1112A.3)

44. THE SLOPE OF CURB RAMPS SHALL NOT EXCEED 1 UNIT VERTICAL TO 12 UNITS HORIZONTAL (8.33-PERCENT SLOPE). (1112.5)

45. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. (1112A.5)

46. 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)

47. 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 FANNED OR FLARED SIDES OF THE CURB RAMP SHALL NOT EXCEED 1 UNIT VERTICAL TO 12 UNITS HORIZONTAL (8.33-PERCENT SLOPE). (1112A.6)

48. 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)

49. 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 LANES, PARKING SPACES, OR THE ADJACENT LOADING AND UNLOADING ACCESS AISLES. (1112A.2)

50. 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-3K. (1112A.8)

51. DETECTABLE WARNINGS, PER CHAPTER 11B. (1112A.9)

RAMPS (EXTERIOR OR INTERIOR)

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).

52. 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.6.2.4 AND 1122A.5.2.4 FOR HANDRAIL PROJECTIONS. (1114A.1, 1122A.1)

53. 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)

54. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083- PERCENT SLOPE). (1114A.2.1, 1122A.2.1)

55. LEVEL RAMP LANDINGS, COMPLYING WITH THE FOLLOWING: (1114A.4, 1122A.3)
    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)
    b. TOP LANDINGS SHALL NOT BE LESS THAN 60 INCHES WIDE. TOP LANDINGS SHALL HAVE A MINIMUM LENGTH OF NOT LESS THAN 60 INCHES IN THE DIRECTION OF THE RAMP RUN. SEE SECTION 1126A.3 FOR MANEUVERING CLEARANCES AT DOORS. (1114A.4.2, 1122A.3.2)
    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)
    d. INTERMEDIATE LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60 INCHES.
    e. BOTTOM LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72 INCHES.
    f. DOORS IN ANY POSITION 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-6D. (1114A.4.4, 1122A.3.4)
    g. THE WIDTH OF THE LANDING SHALL COMPLY WITH SECTION 1126A.3 FOR STRIKE EDGE EXTENSION AND MANEUVERING SPACE AT DOORS. (1114A.4.5, 1122A.3.5)
    h. INTERMEDIATE LANDINGS AT A CHANGE OF DIRECTION SHALL BE SIZED TO PROVIDE 60 INCHES TURNING SPACE COMPLYING WITH SECTION 1138A.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-6C AND 11A6D). (1114A.4.6, 1122A.3.6)

56. RAMPS MORE THAN 30 INCHES ABOVE THE ADJACENT 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.5, 1122A.4)

57. RAMP HANDRAILS TO COMPLY WITH THE FOLLOWING: (1114A.6, 1122A.5)
    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.6.1, 1122A.5.1) SEE EXCEPTIONS.
    b. THE TOP OF HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE THE RAMP SURFACE. (1114A.6.2.1, 1122A.5.2.2)
    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.6.2.2, 1122A.5.2.2)
    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. HANDRAIL EXTENSIONS SHALL BE IN THE SAME DIRECTION AS THE RAMP RUNS. (SEE FIGURE 11A-5A) (1114A.6.2.3, 1122A.5.2.3)
    e. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1½ INCHES MINIMUM BETWEEN THE WALL AND THE HANDRAIL. (1114A.6.2.4, 1122A.5.2.4)
    f. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3 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 ABRASIVE ELEMENTS. SEE FIGURE 11A-6B. (1114A.6.2.4, 1122A.5.2.4)
    g. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. (1114A.6.2.7, 1122A.5.2.7)
    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 1½ 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 ½ INCH OF ADDITIONAL HANDRAIL PERIMETER DIMENSION THAT EXCEEDS 4 INCHES. (1114A.6.2.5, 1122A.5.2.5)
    i. HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. (1114A.6.2.5, 1122A.5.2.5)
    j. HANDRAIL GRIPING SURFACES SHALL COMPLY WITH THE FOLLOWING, OR THE SHAPE SHALL PROVIDE EQUIVALENT GRIPPING SURFACE: (1114A.6.2.6, 1122A.5.2.6)
    i.a. THE HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL NOT BE LESS THAN 1¼ INCHES NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION.
    ii.b. HANDRAIL GRIPPING SURFACES WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 6¼ INCHES MAXIMUM, AND A CROSS- SECTION DIMENSION OF 2¼.

58. RAMPS AND RAMP LANDINGS SHALL BE PROVIDED WITH A CONTINUOUS AND UNINTERRUPTED BARRIER ON EACH SIDE ALONG THE ENTIRE LENGTH IN COMPLIANCE WITH SECTIONS 1010.10 AND 1010.10.1. (SEE FIGURE 11A-5A) (1114A.7, 1122A.6)

59. OUTDOOR RAMPS, RAMP LANDINGS, AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON THE WALKING SURFACE. (1114A.3)

STAIRWAYS (INTERIOR AND EXTERIOR)

NOTE: INTERIOR AND EXTERIOR STAIRWAYS ALONG ACCESSIBLE ROUTE ARE REQUIRED TO BE ACCESSIBLE. (1123A.1, 1115A.1)

60. WITHIN THE INDIVIDUAL DWELLING UNIT(S), SHOW THE REQUIRED STAIRWAY HANDRAIL(S). MINIMUM ONE HANDRAIL IS REQUIRED AND STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAILS ON THE OPEN SIDE OR SIDES. (1123A.6.1, 1115A.6.1)

61. FOR EACH STAIRWAY OUTSIDE OF THE INDIVIDUAL DWELLING UNITS, HANDRAILS AT BOTH SIDES OF THE STAIR REQUIRED. (1123A.6.1, 1115A.6.1)

62. INTERMEDIATE HANDRAILS SHALL BE LOCATED EQUIDISTANT FROM THE SIDES OF THE STAIRWAY AND COMPLY WITH SECTION 1012.9. (1123A.6.1, 1115A.6.1)

63. THE TOP OF HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE THE NOSING OF THE TREADS. (1123A.6.2.1, 1115A.6.2.1)

64. HANDRAILS ON ALL STAIRWAYS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS SHALL BE CONTINUOUS BETWEEN STAIR FLIGHTS. (1123A.6.2.2, 1115A.6.2.2)

65. AT THE TOP OF STAIR FLIGHTS, HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES HORIZONTALLY ABOVE LANDINGS, BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. (1123A.6.2.3,1115A.6.2.3)

66. AT THE BOTTOM OF STAIR FLIGHTS, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. SUCH EXTENSION SHALL CONTINUE WITH 12 INCHES MINIMUM HORIZONTAL EXTENSION, SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT, OR SHALL RETURN TO TA WALL, GUARD, OR THE WALKING SURFACE. HANDRAIL HORIZONTAL EXTENSIONS SHALL BE IN THE SAME DIRECTION AS THE STAIR FLIGHTS. (SEE FIGURES 11A-6A AND 11A-6E) (1123A.6.2.3, 1115A.6.2.3)

67. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1½ INCHES MINIMUM BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3 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 ABRASIVE ELEMENTS. SEE FIGURE 11A-6B. (1123A.6.2.4,1115A.6.2.4)

68. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHEN PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1½ INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE. THE DISTANCE BETWEEN HORIZONTAL PROJECTIONS AND THE BOTTOM OF THE GRIPING SURFACE SHALL BE PERMITTED TO BE REDUCED BY 1/8 INCH FOR EACH ½ INCH OF ADDITIONAL HANDRAIL PERIMETER DIMENSION THAT EXCEEDS 4 INCHES.

69. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL BE NOT LESS THAN 1¼ INCHES NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION (1123A.6.2.5, 1115A.6.2.5)

70. HANDRAIL GRIPPING SURFACES WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 6¼ INCHES MAXIMUM, AND A CROSS- SECTION DIMENSION OF 2¼ INCHES MAXIMUM. (1123A.6.2.5, 1115A.6.2.5)

71. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. (1123A.6.2.7, 1115A.6.2.7)

72. ALL TREAD SURFACES SHALL BE STABLE, FIRM AND SLIP- RESISTANT AND SHALL COMPLY WITH SECTION 1110A.3 FLOOR AND GROUND SURFACES. TREADS SHALL HAVE SMOOTH, ROUNDED, OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE). (1123A.3, 1115A.3)

73. THE NOSING SHALL NOT PROJECT MORE THAN 1¼ " PAST THE FACE OF THE RISER BELOW. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. SEE FIGURE 11A- 6A. (1123A.4, 1115A.4)

74. EXTERIOR STAIRS SERVING BUILDINGS ON A SITE CONTAINING MULTIFAMILY DWELLING UNITS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. (1115A.5)

75. EXCEPT WITHIN AN INDIVIDUAL DWELLING UNIT, INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. (1123A.5)

76. REQUIRED STAIR STRIPES SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT. (1123A.5, 1115A.5)

77. OPEN RISERS ARE NOT PERMITTED ON EXTERIOR STAIRWAYS. (1115A.2)
    EXCEPTIONS:
    a. AN OPENING OF NOT MORE THAN ½ INCH MAY BE PERMITTED BETWEEN THE BASE OF THE RISER AND THE TREAD.
    b. RISERS CONSTRUCTED OF GRATING CONTAINING OPENINGS OF NOT MORE THAN ½ INCH MAY BE PERMITTED.

78. EXCEPT WITHIN AN INDIVIDUAL DWELLING UNIT, OPEN RISERS ARE NOT PERMITTED ON INTERIOR STAIRWAYS. (1123A.2)

HAZARDS ON ACCESSIBLE ROUTES

79. ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN VERTICAL DIMENSION, SUCH AS CHANGES IN LEVEL AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS, SHALL BE IDENTIFIED BY CURBS OTHER APPROVED BARRIERS PROJECTING AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP-OFF. (1116A.1) SEE EXCEPTIONS.

80. WALKS, PEDESTRIAN WAYS, AND OTHER CIRCULATION SPACES WHICH ARE PART OF THE REQUIRED EGRESS SYSTEM SHALL HAVE A MINIMUM CLEAR HEADROOM AS REQUIRED IN SECTION 1003.2. OTHER WALKS, PEDESTRIAN WAYS, AND CIRCULATION SPACES SHALL HAVE A MINIMUM CLEAR HEADROOM OF 80 INCHES. IF THE VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80 INCHES, A GUARDRAIL OR OTHER BARRIER HAVING ITS LEADING EDGE AT OR BELOW 27 INCHES ABOVE THE FINISHED FLOOR SHALL BE PROVIDED. SEE FIGURE 11A-1B. (1116A.2) SEE EXCEPTION.

81. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKING SURFACE AS MEASURED FROM THE BOTTOM OF THE OBSTRUCTION. (1116A.3)

82. WHERE A GUY SUPPORT IS USED PARALLEL TO A PATH OF TRAVEL, INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, A GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT AN OVERHANGING OBSTRUCTION (SEE SECTION 1116A.2 FOR REQUIRED HEADROOM CLEARANCE). (1116A.3)

83. FOR SIGNS MOUNTED ON POSTS OR PYLONS PROTRUDING FROM THE POST OR PYLONS WITH THE BOTTOM EDGE OF THE SIGN LESS THAN 80 INCHES ABOVE THE FINISHED FLOOR OR GROUND LEVEL, THE EDGES OF SUCH SIGNS SHALL BE ROUNDED OR EASED AND THE CORNERS SHALL HAVE A MINIMUM RADIUS OF 0.125 INCHES (SEE SECTION 1116A.2 FOR REQUIRED HEADROOM CLEARANCE). (1116A.4)

84. WHEN A WALK CROSSES OR ADJOINS A VEHICULAR WAY, THE WALKING SURFACE SHALL BE SEPARATED FROM THE VEHICULAR AREA BY CURBS, RAILINGS, OR OTHER ELEMENTS, OR THE BOUNDARY BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING 36 INCHES WIDE MINIMUM, COMPLYING WITH CHAPTER 11B, SECTION 11B-705. (1116A.5)

DIVISION III - BUILDING FEATURES, COMMON USE AREAS

AREAS OF REFUGE

INCLUDING BUT NOT LIMITED TO THE REQUIREMENTS
CONTAINED IN THIS CHAPTER FOR ACCESSIBLE ROUTES, SIGNAGE AND EMERGENCY WARNING SYSTEMS IN BUILDINGS OR PORTIONS OF BUILDINGS REQUIRED TO BE ACCESSIBLE SHALL BE PROVIDED WITH ACCESSIBLE MEANS OF EGRESS AS REQUIRED BY CHAPTER 10. (SEE SECTION 1007.) (1118A.1)

STAIRWAYS

SEE DIVISION II.

ELEVATORS AND PLATFORM (WHEELCHAIR) LIFTS (ALSO SEE PROVISIONS IN SECTION 1124A)

ELEVATORS PROVIDED IN COVERED MULTIFAMILY BUILDINGS SHALL BE ACCESSIBLE. ELEVATORS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH SECTION 1124A, ASME A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS, TITLE 8, OF THE CALIFORNIA CODE OF REGULATIONS, UNDER "ELEVATOR SAFETY ORDERS," AND ANY OTHER APPLICABLE SAFETY REGULATIONS OF OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION.

EXCEPTION: PRIVATE ELEVATORS SERVING ONLY ONE DWELLING UNIT. (1124A.1)

HAZARDS ON ACCESSIBLE ROUTES

SEE DIVISION II.

DOORS

f. RECESSED DOORMATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC. (1119A.2.1)

g. DOORWAYS WHICH PROVIDE ACCESS TO COMMON USE AREAS OR COVERED MULTIFAMILY DWELLINGS SHALL COMPLY WITH THE FOLLOWING: (1126A.1)
   g.a. PERMIT THE INSTALLATION OF A DOOR OR GATE NOT LESS THAN 36 INCHES IN WIDTH, NOT LESS THAN 80 INCHES IN HEIGHT,AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
   g.b. DOORS OR GATES SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES.
   g.c. A PAIR OF DOORS OR GATES, MANUAL OR AUTOMATIC, SHALL HAVE AT LEAST ONE LEAF WHICH PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR OR GATE POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION
   g.d. THE WIDTH OF ANY COMPONENT IN THE EGRESS SYSTEM SHALL NOT BE LESS THAN THE MINIMUM WIDTH REQUIRED BY SECTION 1005.
   g.e. REVOLVING DOORS OR GATES SHALL NOT BE USED AS REQUIRED ENTRANCES FOR PERSONS WITH DISABILITIES, AND SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.

h. CLEARANCES TO COMPLY WITH THE FOLLOWING:
i. THE FLOOR OR LANDING ON EACH SIDE OF AN EXIT DOOR OR GATE SHALL BE LEVEL. SEE CHAPTER 10. (1126A.2)

j. THE FLOOR OR LANDING SHALL NOT BE MORE THAN ½ INCH LOWER THAN THE TOP OF THE THRESHOLD OF THE DOORWAY. (1126A.2.1, FIG.11A-8I)

k. THE MINIMUM MANEUVERING CLEARANCE AT DOORS OR GATES SHALL COMPLY WITH SECTIONS 1126A.3.2, 1126A.3.3, AND 1126A3.4. THE FLOOR OR LANDING AREA WITHIN THE REQUIRED MANEUVERING CLEARANCE SHALL BE LEVEL AND CLEAR. THE REQUIRED LENGTH SHALL BE MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR OR GATE IN ITS CLOSED POSITION. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCES (STRIKE EDGE MANEUVERING CLEARANCES). (1126A.3.1)
l. AT EACH SWINGING DOOR AND GATE, SHOW COMPLIANCE WITH THE FOLLOWING; (1126A.3.2)
   l.a. FRONT APPROACH:
      l.a.a. PULL SIDE APPROACH. THE LEVEL FLOOR OR LANDING SHALL EXTEND IN THE DIRECTION OF THE DOOR OR GATE SWING AT LEAST 60 INCHES. SEE FIGURE 11A-8A(A)
      l.a.b. PUSH SIDE APPROACH. THE LEVEL FLOOR OR LANDING SHALL EXTEND IN THE DIRECTION OF THE DOOR OR GATE SWING AT LEAST 48 INCHES. SEE FIGURE 11A- 8A(A).
      l.a.c. DOORS AND GATES WITH PUSH SIDE APPROACH HAVING BOTH A CLOSER AND A LATCH. DOORS OR GATES WITH PUSH SIDE APPROACH HAVING BOTH A CLOSER AND A LATCH SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 12 INCHES PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR OR GATE. SEE FIGURE 11A-8A(A).
      l.a.d. STRIKE EDGE MANEUVERING SPACE. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR OR GATE SWINGS SHALL EXTEND AT LEAST 24 INCHES PAST THE STRIKE EDGE FOR EXTERIOR DOORS OR GATES AND AT LEAST 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS OR GATES. SEE FIGURE 11A-8A(A).
   l.b. HINGE SIDE APPROACH:
      l.b.a. PULL SIDE APPROACH. DOORS OR GATES WITH PULL SIDE APPROACH SHALL BE PROVIDED WITH A LEVEL FLOOR OR LANDING NOT LESS THAN 60 INCHES IN DEPTH. A CLEAR AND LEVEL AREA SHALL EXTEND A MINIMUM OF 36 INCHES PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR OR GATE. SEE FIGURE 11A-8A(B).
      l.b.b. PUSH SIDE APPROACH. DOORS OR GATES WITH PUSH SIDE APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 44 INCHES IN DEPTH, AND SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 54 INCHES FROM THE STRIKE EDGE OF THE DOOR OR GATE JAMB PAST THE HINGE SIDE OF THE DOOR OR GATE. DOORS OR GATES WITH A LATCH AND CLOSER SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 48 INCHES DEPTH AT THE PUSH SIDE OF THE DOOR OR GATE. SEE FIGURE 11A-8A(B).
   l.c. LATCH SIDE APPROACH:
      l.c.a. PULL SIDE APPROACH. DOORS OR GATES WITH PULL SIDE APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 60 INCHES IN DEPTH, AND SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 24 INCHES PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR OR GATE. SEE FIGURE 11A-8A(C).
      l.c.b. PUSH SIDE APPROACH. DOORS OR GATES WITH PUSH SIDE APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 44 INCHES IN DEPTH, AND SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 24 INCHES PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR OR GATE. DOORS OR GATES WITH A CLOSER SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 48 INCHES DEPTH AT THE PUSH SIDE OF THE DOOR OR GATE. SEE FIGURE 11A-8A(C).

m. A MINIMUM OF 48 INCHES PLUS THE WIDTH OF THE DOOR OR GATE SWINGING INTO THE SPACE FOR AREAS OTHER THAN A REQUIRED EXIT STAIRWAY AND 60 INCHES MINIMUM WHERE THE DOOR OR GATE OPENS INTO A STAIR OR SMOKEPROOF ENCLOSURE. SEE FIGURES 11A- 8G AND 11A-8H. (1126A.3.3)
n. DOORWAYS LESS THAN 36 INCHES WIDE WITHOUT DOORS OR GATES, SLIDING DOORS, OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH THE FOLLOWING: (1126A.3.4)
o. FRONT APPROACH. THE LEVEL FLOOR OR LANDING SHALL EXTEND AT LEAST 48 INCHES ON EACH SIDE, PERPENDICULAR TO THE DOORWAY. STRIKE EDGE MANEUVERING CLEARANCE FOR FRONT APPROACH IS NOT REQUIRED. SEE FIGURE 11A-8B(A).
p. SIDE APPROACH, DOORWAYS WITHOUT DOORS OR GATES, AND SIDE APPROACH, SHALL BE PROVIDED WITH LEVEL FLOOR OR LANDING EXTENDING 42 INCHES MINIMUM ON EACH SIDE, PERPENDICULAR TO THE DOORWAY. STRIKE EDGE MANEUVERING CLEARANCE IS NOT REQUIRED. SEE FIGURE 11A-8B(D).
q. POCKET/HINGE SIDE APPROACH. DOORS WITH POCKET OR HINGE APPROACH SHALL BE PROVIDED WITH A LEVEL FLOOR OR LANDING NOT LESS THAN 42 INCHES IN DEPTH. THE LEVEL FLOOR OR LANDING SHALL EXTEND A MINIMUM OF 22 INCHES BEYOND THE POCKET/HINGE SIDE. SEE FIGURE 11A-8B(B).
r. STOP/LATCH SIDE APPROACH. DOORS WITH STOP OR LATCH APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 42 INCHES IN DEPTH. THE LEVEL FLOOR OR LANDING SHALL EXTEND A MINIMUM OF 24 INCHES BEYOND THE STOP/LATCH SIDE. SEE FIGURE 11A- 8B(C).
s. RECESSED DOORS OR GATES. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE OF AN INTERIOR DOORWAY, OR WITHIN 24 INCHES OF THE LATCH SIDE OF AN EXTERIOR DOORWAY, PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR OR GATE, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE. SEE FIGURE 11A-8C.
t. MAXIMUM EFFORT TO OPERATE DOORS OR GATES SHALL NOT EXCEED 8-1/2 POUNDS FOR EXTERIOR DOORS OR GATES AND 5 POUNDS FOR INTERIOR DOORS OR GATES, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS OR GATES AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OR GATE OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THEMINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS. (1126A.4)
u. IF THE DOOR OR GATE HAS A CLOSER, THE THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR OR GATE WILL TAKE 5 SECONDS MINIMUM TO MOVE TO A POSITION OF 12 DEGREES FROM THE LATCH. (1126A.4.1)

v. SPRING HINGES SHALL BE ADJUSTED SO THAT FORM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM. (1126A.4.2)

w. THE TYPE OF LATCH AND LOCK REQUIRED FOR ALL DOORS OR GATES SHALL BE IN ACCORDANCE WITH SECTION 1126A.6 AND CHAPTER 10, SECTION 1008. (1126A.5)

x. HAND-ACTIVATED DOOR OR GATE LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS OR GATES SHALL OPERATE CONSISTENT WITH SECTION 1126A.4, IN THE DIRECTION OF EGRESS. (1126A.6)

y. WHEN SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. (1126A.6)

z. THE LEVER OR LEVER OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN ½ INCH OF THE DOOR OR GATE TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS. (1126A.6.1)
aa. SWINGING DOOR OR GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. (1126A.7) SEE EXCEPTIONS.
BB. WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL COMPLY WITH SECTION 1138A.4 CONTROLS AND OPERATING MECHANISMS. EACH GLAZED OPENING REQUIRED BE OPERABLE SHALL COMPLY WITH SECTION 1138A.4.

COMMON USE FACILITIES

cc. WHEN PROVIDED, COMMON USE AREAS AND FACILITIES IN COVERED MULTIFAMILY HOUSING DEVELOPMENTS SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES. COMMON USE FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, LOBBIES, TOILET AND BATHING FACILITIES, LAUNDRY FACILITIES, COMMUNITY ROOMS, CLUB-HOUSES, HEALTH AND FITNESS FACILITIES, GAME ROOMS, AND PORTIONS OF COMMON USE TENANT STORAGE. ALL ENTRANCES, DOORS, FIXTURES AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE. (1127A.1)

TOILET FACILITIES:

dd. WHEN COMMON USE TOILET FACILITIES ARE PROVIDED FOR RESIDENTS OR GUESTS, AT LEAST ONE PERCENT OF THE TOTAL NUMBER OF FIXTURES BUT NOT LESS THAN ONE OF EACH TYPE SHALL COMPLY WITH THE FOLLOWING CORRECTION ITEMS. (1127A.2)

MULTIPLE-ACCOMMODATION TOILET FACILITIES SHALL HAVE THE FOLLOWING: (1127A.2.1, FIGURES 11A-9A AND 11A-9B)

ee. TURNING SPACE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60 INCHES OR A T- SHAPED SPACE SHALL BE PROVIDED WITHIN THE TOILET FACILITY. THE WHEELCHAIR TURNING SPACE SHALL COMPLY WITH SECTION 1138A.1.3. OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR, IN ANY POSITION, MAY ENCROACH INTO THIS SPACE BY NOT MORE THAN 12 INCHES.

ff. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE. REQUIRED CLEAR FLOOR SPACE, CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP.

gg. ACCESSIBLE WATER CLOSET COMPARTMENTS SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, 56 INCHES DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 INCHES DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL. SEE FIGURE 11A- 9A(C).

hh. WATER CLOSET FIXTURES LOCATED IN ACCESSIBLE WATER CLOSET COMPARTMENTS SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION.

ii. IN AMBULATORY ACCESSIBLE TOILET COMPARTMENTS, THE WATER CLOSET SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION. SEE FIGURE 11A-9A (D).

jj. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

kk. A MINIMUM 48 INCHES DEEP AND 60 INCHES WIDE CLEAR MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN END-OPENING DOOR (FACING THE WATER CLOSET). A MINIMUM 60 INCHES DEEP AND 60 INCHES WIDE CLEAR MANEUVERING SPACE SHALL BE PROVIDED IN A COMPARTMENT WITH THE DOOR LOCATED AT THE SIDE. SEE FIGURE 11A-9A.

ll. GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL AND SHALL COMPLY WITH THE FOLLOWING:
a. THE SIDE WALL GRAB BAR SHALL BE 42 INCHES LONG MINIMUM, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTEND 54 INCHES MINIMUM FROM THE REAR WALL. THE FRONT END OF THE SIDE GRAB BAR SHALL BE POSITIONED 24 INCHES MINIMUM IN FRONT OF THE WATER CLOSET.
b. THE REAR WALL GRAB BAR SHALL BE 36 INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES MINIMUM ON ONE SIDE AND
24 INCHES MINIMUM ON THE OTHER SIDE. SEE EXCEPTIONS.

mm. COMPARTMENT DOORS SHALL COMPLY WITH THE FOLLOWING:
a. THE WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WHEN LOCATED AT THE END AND 34 INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
b. WHEN STANDARD COMPARTMENT DOORS ARE USED, WITH A MINIMUM 9 INCH CLEARANCE FOR FOOTRESTS UNDERNEATH AND A SELF-CLOSING DEVICE, CLEARANCE AT THE STRIKE EDGE AS SPECIFIED IN SECTION 1126A.3.2 IS NOT REQUIRED.
c. THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST.
d. EXCEPT FOR DOOR-OPENING WIDTHS AND DOOR SWINGS, A CLEAR, UNOBSTRUCTED ACCESS OF NOT LESS THAN 44 INCHES SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL NOT BE LESS THAN
48 INCHES AS MEASURED AT RIGHT ANGLES TO COMPARTMENT DOOR IN ITS CLOSED POSITION.
e. DOORS SHALL BE LOCATED IN THE FRONT OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE FRONT WALL OR PARTITION.

nn. WHEN SIX OR MORE TOILET COMPARTMENTS ARE PROVIDED WITHIN A MULTIPLE-ACCOMMODATION TOILET ROOM, OR WHEN THE COMBINATION OF URINALS AND WATER CLOSETS TOTALS SIX OR MORE FIXTURES, AT LEAST ONE COMPARTMENT SHALL COMPLY WITH SECTION 1127A.2.1, ITEMS 2 AND 3. AT LEAST ONE ADDITIONAL AMBULATORY COMPARTMENT SHALL HAVE A DEPTH OF 60 INCHES MINIMUM, AND A WIDTH OF 35 INCHES MINIMUM AND 37 INCHES MAXIMUM.

oo. THE AMBULATORY ACCESSIBLE COMPARTMENT SHALL HAVE A SELF-CLOSING DOOR, WHICH SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA. GRAB BARS, COMPLYING WITH SECTIONS 1127A.4.2, 1127A.4.3, 1127A.4.4 AND 1127A.4.5, SHALL BE INSTALLED ON EACH COMPARTMENT SIDE WALL. SEE FIGURE 11A-9A (D).

SINGLE-ACCOMMODATION TOILET FACILITIES SHALL COMPLY WITH THE FOLLOWING: (1127A.2.2, FIGURES 11A-9A AND 11A- 9B)

pp. THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30 INCHES WIDE BY 48 INCHES LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE. THERE SHALL BE IN THE ROOM A CLEAR TURNING SPACE OF AT LEAST 60 INCHES IN DIAMETER, OR A T-SHAPED SPACE COMPLYING WITH SECTION 1138A.1.3. REQUIRED CLEAR FLOOR SPACE, CLEARANCES AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP. DOORS SHALL NOT ENCROACH INTO THIS REQUIRED TURNING SPACE BY MORE THAN 12 INCHES.
qq. A WATER CLOSET FIXTURE LOCATED IN A SINGLE- ACCOMMODATION TOILET FACILITY SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION.

rr. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

ss. A MINIMUM 48 INCHES DEEP AND 60 INCHES WIDE CLEAR MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.

tt. GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL. SHOW AND DETAIL GRAB BARS, COMPLIANT WITH SECTIONS 1127A.2.2 AND 1127A.4.

uu. THE SIDE WALL GRAB BAR SHALL BE 42 INCHES LONG MINIMUM, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTEND 54 INCHES MINIMUM FROM THE REAR WALL. THE FRONT END OF THE SIDE GRAB BAR SHALL BE POSITIONED 24 INCHES MINIMUM IN FRONT OF THE WATER CLOSET.

vv. THE REAR WALL GRAB BAR SHALL BE 36 INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES MINIMUM ON ONE SIDE AND 24 INCHES MINIMUM ON THE OTHER SIDE.

vw. ALL DOORS, FIXTURES AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36 INCHES EXCEPT AT DOORS (SEE SECTION 1126A). IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS SPECIFIED IN SECTION 1138A.1.5.

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City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

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Revisions:

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RESIDENTIAL ACCESSIBILITY NOTES

Sheet #:

A-0.12

WATER CLOSETS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING: (1127A.2.3, FIGURE 11A-9B)

xx. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES TO A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF A MAXIMUM 2-INCH HIGH TOILET SEAT.
yy. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE OPEN SIDE OF THE WATER CLOSET NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
zz. TOILET SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

ACCESSIBLE URINALS WHEN PROVIDED, AT LEAST ONE SHALL COMPLY WITH THE FOLLOWING: (1127A.2.4)

aaa. URINALS SHALL BE FLOOR MOUNTED (STALL TYPE) OR WALL HUNG. THE RIM OF THE WALL HUNG URINALS
SHALL BE 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR. URINALS (FLOOR MOUNTED AND WALL HUNG) SHALL BE 13½ INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE RIM TO THE BACK OF THE FIXTURE.bbb. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. ELECTRONIC AUTOMATIC FLUSHING CONTROLS ARE PREFERABLE.ccc. A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES SHALL BE PROVIDED IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH. THE CLEAR FLOOR SPACE SHALL COMPLY WITH SECTION 1138A.1.4.

ACCESSIBLE LAVATORIES:

WHEN COMMON USE LAVATORIES ARE PROVIDED FOR RESIDENTS OR GUESTS, AT LEAST ONE, AND NOT LESS THAN 1
PERCENT OF ALL LAVATORIES, SHALL COMPLY WITH THE FOLLOWING: (1127A.3)

ddd. LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18 INCHES HORIZONTALLY FROM AN ADJOINING WALL, PARTITION ORFIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES ABOVE THE FINISHED FLOOR.
eee. A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES SHALL BE PROVIDED IN FRONT OF ACCESSIBLE LAVATORIES TO ALLOW FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ANOTHER CLEAR FLOOR SPACE.
fff. A CLEAR AND OBSTRUCTED KNEE AND TOE SPACE, COMPLYING WITH SECTION 1138A.2, SHALL BE PROVIDED UNDERNEATH THE LAVATORY. THE KNEE AND TOE SPACE SHALL BE CENTERED ON THE FIXTURE. THE CLEAR FLOOR SPACE REQUIRED SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE MORE THAN 19 INCHES. SEE FIGURE 11A-9D.
ggg. THE FINISHED FLOOR BENEATH THE LAVATORY SHALL BE EXTENDED TO THE WALL.
hhh. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
iii. FAUCET CONTROLS AND OPERATION 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. HAND OPERATED METERING FAUCETS ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES:

REQUIRED GRAB BARS, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL COMPLY WITH THE
FOLLOWING: (1127A.4)

jjj. GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE. SEE EXCEPTION.
KKK.THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL COMPLY WITH THE FOLLOWING: (NOTE: SEE FIGURE 11A-9C.) lll. GRAB BARS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1¼ INCHES MINIMUM AND 2 INCHES MAXIMUM.
mmm. GRAB BARS WITH NON-CIRCULAR CROSS SECTION SHALL HAVE A CROSS-SECTION DIMENSION OF 2 INCHES MAXIMUM. THE PERIMETER DIMENSION OF GRAB BARS WITH NON-CIRCULAR CROSS SECTION SHALL BE 4 INCHES MINIMUM AND 4.8 INCHES MAXIMUM. nnn. L-SHAPED OR U-SHAPED GRAB BARS SHALL BE PERMITTED.
ooo. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING: (1127A.4.4)
a. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
b. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND IF ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
c. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF A 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
d. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250 POUND POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250- POUND POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE.
e. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

ppp. A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. (1127A.4.5)

qqq. WHEN GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1½ INCHES. (SEE FIGURE 11A-9C). THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1½ INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 INCHES MINIMUM. SEE EXCEPTIONS

BATHING FACILITIES:
WHEN COMMON USE BATHING FACILITIES ARE PROVIDED FOR RESIDENTS OR GUESTS, INCLUDING SHOWERS, BATHTUBS OR LOCKERS, AT LEAST ONE OF EACH TYPE OF FIXTURE IN EACH FACILITY, AND NOT LESS THAN 1 PERCENT OF ALL FIXTURES, SHALL COMPLY WITH THE FOLLOWING: (1127A.5.1)

BATHTUBS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING: (1127A.5.2)
rrr. CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 48 INCHES WIDE MINIMUM FOR FORWARD APPROACH AND 30 INCHES WIDE MINIMUM FOR PARALLEL APPROACH. A LAVATORY COMPLYING WITH SECTION 1127A.3 SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE. WHEN A PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND 12 INCHES MINIMUM BEYOND THE WALL AT THE HEAD END OF THE BATHTUB. SEE FIGURE 11A-9E. (1127A.5.2.1)

SSS.A REMOVABLE IN-TUB SEAT OR A PERMANENT SEAT AT THE HEAD END OF THE TUB SHALL BE PROVIDED. THE STRUCTURAL STRENGTH OF SEATS AND THEIR ATTACHMENTS SHALL COMPLY WITH SECTION 1127A.4.4. SEATS SHALL BE MOUNTED SECURELY AND SHALL NOT SLIP DURING USE. THE TOP OF BATHTUB SEATS SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE BATHROOM FINISH FLOOR. THE DEPTH OF A REMOVABLE IN-TUB SEAT SHALL BE 15 INCHES MINIMUM AND 16 INCHES MAXIMUM. PERMANENT SEATS AT THE HEAD END OF THE BATHTUB SHALL BE 15 INCHES DEEP MINIMUM AND SHALL EXTEND FROM THE BACK WALL TO OR BEYOND THE OUTER EDGE OF THE BATHTUB. SEE FIGURE 11A-9E. (1127A.5.2.2)

ttt. GRAB BARS COMPLYING WITH SECTION 1127A.4 SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING: (SEE FIGURE 11A-9F.) WHEN SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT, AN L-SHAPED OR U-SHAPED GRAB BAR MEETING THE DIMENSIONAL REQUIREMENTS OF THIS SECTION SHALL BE PERMITTED. (SECTION 1127A.5.2.3).
ttu.AT BATHTUBS WITH PERMANENT SEATS: TWO HORIZONTAL GRAB BARS SHALL BE INSTALLED ON THE BACK WALL. ONE SHALL BE LOCATED 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE, AND THE OTHER SHALL BE LOCATED 8 INCHES MINIMUM AND 10 INCHES MAXIMUM ABOVE THE RIM OF THE BATHTUB. EACH GRAB BAR SHALL BE 48 INCHES LONG MINIMUM, AND SHALL BE INSTALLED 15 INCHES MAXIMUM FROM THE HEAD END WALL AND 12 INCHES MAXIMUM FROM THE CONTROL END WALL. A GRAB BAR 24 INCHES LONG MINIMUM SHALL BE INSTALLED ON THE CONTROL END WALL AT THE FRONT EDGE OF THE BATHTUB.

ttv.AT BATHTUBS WITH REMOVABLE SEATS: TWO HORIZONTAL GRAB BARS SHALL BE INSTALLED ON THE BACK WALL. ONE SHALL BE LOCATED 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE, AND THE OTHER SHALL BE LOCATED 8 INCHES MINIMUM AND 10 INCHES MAXIMUM ABOVE THE RIM OF THE BATHTUB. EACH GRAB BAR SHALL BE 24 INCHES LONG MINIMUM AND SHALL BE INSTALLED 24 INCHES MAXIMUM FROM THE HEAD END WALL AND 12 INCHES MAXIMUM FROM THE CONTROL END WALL. A GRAB BAR 24 INCHES LONG MINIMUM SHALL BE INSTALLED ON THE CONTROL END WALL AT THE FRONT EDGE OF THE BATHTUB. A GRAB BAR 12 INCHES LONG MINIMUM SHALL BE INSTALLED ON THE HEAD END WALL AT THE FRONT EDGE OF THE BATHTUB.

uuu. FAUCETS AND CONTROLS (OTHER THAN DRAIN STOPPERS) SHALL BE LOCATED ON AN END WALL BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. (1127A.5.2.4, FIGURE 11A-9F)

VVV.CONTROLS 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. (1127A.5.2.4)

www. A SHOWER SPRAY UNIT WITH A HOSE AT LEAST 59 INCHES LONG THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF THE GRAB BARS. (1127A.5.2.5)

XXX.WHEN PROVIDED, ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS, FAUCETS, SHOWER AND SPRAY UNITS, OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE OPEN FACE OF THE BATHTUB. (1127A.5.2.6).SHOWERS COMPARTMENTS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING: (1127A.5.3, FIGURES 11A-9H, 11A-9I, 11A-9J AND 11A-9K) YYY.STANDARD ROLL-IN SHOWER COMPARTMENTS SHALL MEET ONE OF THE
FOLLOWING: (SECTION 1127A.5.3.1)30 INCHES MINIMUM IN DEPTH AND 60 INCHES MINIMUM IN WIDTH BETWEEN WALL SURFACES MEASURED AT CENTER POINTS OF OPPOSING SIDES, WITH A FULL OPENING WIDTH ON THE LONG SIDE. A CLEAR FLOORSPACE 30 INCHES MINIMUM BY 60 INCHES MINIMUM SHALL BE PROVIDED ADJACENT TO THE OPEN FACE OF THE SHOWER COMPARTMENT.
a. 42 INCHES IN WIDTH BETWEEN WALL SURFACES, AND 48 INCHES MINIMUM IN DEPTH WITH AN ENTRANCE OPENING OF 42 INCHES.

ZZZ.ALTERNATE ROLL-IN SHOWER COMPARTMENTS SHALL BE 36 INCHES MINIMUM IN DEPTH AND 60 INCHES MINIMUM IN WIDTH BETWEEN WALL SURFACES MEASURED AT CENTER POINTS OF OPPOSING SIDES. A 36-INCH WIDE MINIMUM ENTRY SHALL BE PROVIDED AT ONE END OF THE LONG SIDE OF THE COMPARTMENT.

aaaa. THRESHOLDS IN ROLL-IN SHOWER COMPARTMENTS SHALL BE ½ INCH MAXIMUM IN HEIGHT AND SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50- PERCENT SLOPE). (SEE FIGURE 11A-1F.) EXCEPTION: CHANGES IN LEVEL NOT EXCEEDING ¼ INCH SHALL BE PERMITTED TO BE VERTICAL. (1127A.5.3.2)

bbbb. ENCLOSURES, WHEN PROVIDED FOR SHOWER COMPARTMENTS, SHALL NOT OBSTRUCT CONTROLS, FAUCETS, SHOWER SPRAY UNITS, AND TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS. (1127A.5.3.3)

cccc. SHOWER COMPARTMENT FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE MAXIMUM SLOPE OF THE FLOOR SHALL BE ¼ INCH PER FOOT (2.083 PERCENT SLOPE) IN ANY DIRECTION. WHEN DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE ¼ INCH MAXIMUM AND LOCATED FLUSH WITH THE FLOOR SURFACE. (1127A.5.3.4)

dddd. CONTROLS, FAUCETS AND SHOWER SPRAY UNITS IN SHOWER COMPARTMENTS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. ALL CONTROLS AND FAUCETS SHALL BE OF A SINGLE-LEVER DESIGN. (1127A.5.3.5)

eeee. IN STANDARD ROLL-IN SHOWER COMPARTMENTS: (1127A.5.3.5.1)
a. OPERABLE PARTS OF CONTROLS AND FAUCETS SHALL BE INSTALLED ON THE BACK WALL OF THE COMPARTMENT ADJACENT TO THE SEAT WALL, 19 INCHES MINIMUM AND 27 INCHES MAXIMUM FROM THE SEAT WALL.
b. OPERABLE PARTS OF CONTROLS AND FAUCETS SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES ABOVE THE SHOWER FLOOR, WITH THEIR CENTERLINE AT 39 INCHES MINIMUM AND 41 INCHES MAXIMUM ABOVE THE SHOWER FLOOR.
c. OPERABLE PARTS OF THE SHOWER SPRAY UNIT, INCLUDING THE HANDLE, SHALL BE INSTALLED ON THE BACK WALL ADJACENT TO THE SEAT WALL, 19 INCHES MINIMUM AND 27 INCHES MAXIMUM FROM THE SEAT WALL.
d. OPERABLE PARTS OF THE SHOWER SPRAY UNIT, INCLUDING THE HANDLE, SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES ABOVE THE SHOWER FLOOR (MEASURED TO THE TOP OF THE MOUNTING BRACKET).

ffff.IN ALTERNATE ROLL-IN SHOWER COMPARTMENTS: (1127A.5.3.5.2)
a. OPERABLE PARTS OF CONTROLS AND FAUCETS SHALL BE INSTALLED ON THE SIDE WALL OF THE COMPARTMENT ADJACENT TO THE SEAT WALL, 19 INCHES MINIMUM AND 27 INCHES MAXIMUM FROM THE SEAT WALL.
b. OPERABLE PARTS OF CONTROLS AND FAUCETS SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES ABOVE THE SHOWER FLOOR, WITH THEIR CENTERLINE AT 39 INCHES MINIMUM AND 41 INCHES MAXIMUM ABOVE THE SHOWER FLOOR.
c. OPERABLE PARTS OF THE SHOWER SPRAY UNIT, INCLUDING THE HANDLE, SHALL BE INSTALLED ON THE FOLLOWING LOCATIONS:
i. ON THE SIDE WALL OF THE COMPARTMENT ADJACENT TO THE SEAT WALL, 17 INCHES MINIMUM AND 19 INCHES MAXIMUM FROM THE SEAT WALL; OR
ii. ON THE BACK WALL OPPOSITE THE SEAT, 15 INCHES MAXIMUM, LEFT OR RIGHT, OF THE CENTERLINE OF THE SEAT. OPERABLE PARTS OF THE SHOWER SPRAY UNIT, INCLUDING THE HANDLE, SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES ABOVE THE SHOWER FLOOR. (1127A.5.3.5.2)

gggg. A FLEXIBLE HAND-HELD SHOWER SPRAY UNIT WITH A HOSE AT LEAST 59 INCHES LONG THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND- HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON- POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. (1127A.5.3.6)

WHEN ACCESSIBLE SHOWER FACILITIES ARE PROVIDED IN AREAS SUBJECT TO EXCESSIVE VANDALISM, IN LIEU OF PROVIDING THE FIXED FLEXIBLE HOSE, TWO WALL-MOUNTED SHOWER HEADS SHALL BE INSTALLED. EACH SHOWER HEAD SHALL BE INSTALLED SO THAT IT CAN BE OPERATED INDEPENDENTLY OF THE OTHER AND SHALL HAVE SWIVEL ANGLE ADJUSTMENTS, BOTH VERTICALLY AND
HORIZONTALLY. ONE SHOWER HEAD SHALL BE LOCATED AT A HEIGHT OF 48 INCHES MAXIMUM ABOVE THE FLOOR. (1127A.5.3.6.1)

iiii. A SEAT IN A STANDARD ROLL-IN SHOWER COMPARTMENT SHALL BE A FOLDING TYPE, INSTALLED ON THE SIDE WALL ADJACENT TO THE CONTROLS. THE SEAT SHALL EXTEND FROM THE BACK WALL TO A POINT WITHIN 3 INCHES OF THE COMPARTMENT ENTRY. A SEAT IN AN ALTERNATE ROLL- IN TYPE SHOWER COMPARTMENT SHALL BE A FOLDING TYPE, INSTALLED ON THE FRONT WALL OPPOSITE THE BACK WALL, AND SHALL EXTEND FROM THE ADJACENT SIDE WALL TO A POINT WITHIN 3 INCHES OF THE COMPARTMENT
ENTRY.

jjjj. SHOWER COMPARTMENT SEATS SHALL COMPLY WITH SECTION 1127A.4.4 AND SHALL BE LOCATED WITHIN 27 INCHES OF THE SHOWER CONTROLS. THE TOP OF THE SEAT SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE BATHROOM FINISH FLOOR. WHEN FOLDED, THE SEAT SHALL NOT EXTEND MORE THAN 6 INCHES FROM THE MOUNTING WALL. (1127A.5.3.7)

kkkk. THE REAR EDGE OF A RECTANGULAR SEAT SHALL BE 2½ INCHES MAXIMUM FROM THE SEAT WALL. THE FRONT EDGE OF A RECTANGULAR SEAT SHALL BE 15 INCHES MINIMUM AND 16 INCHES MAXIMUM FROM THE SEAT WALL. THE SIDE EDGE OF THE SEAT SHALL BE 1½ INCHES MAXIMUM FROM THE ADJACENT WALL. (1127A.5.3.7.1)

llll. THE REAR EDGE OF AN L-SHAPED SEAT SHALL BE 2½ INCHES MAXIMUM FROM THE SEAT WALL. THE FRONT EDGE OF AN L-SHAPED SEAT SHALL BE 15 INCHES MINIMUM AND 16 INCHES MAXIMUM FROM THE SEAT WALL. THE REAR EDGE OF THE "L" PORTION OF THE SEAT SHALL BE 1½ INCHES MAXIMUM FROM THE WALL. THE FRONT EDGE SHALL BE 14 INCHES MINIMUM AND 15 INCHES MAXIMUM FROM THE WALL. THE END OF THE "L" SHALL BE 22 INCHES MINIMUM AND 23 INCHES MAXIMUM FROM THE MAIN SEAT WALL. (1127A.5.3.7.2)

mmmm. ACCESSIBLE SHOWER COMPARTMENTS SHALL BE PROVIDED WITH GRAB BARS, INSTALLED IN ACCORDANCE WITH SECTION 1127A.5.3.8.1 OR SECTION 1127A.5.3.8.2.GRAB BARS SHALL ALSO COMPLY WITH SECTION 1127A.4.

nnnn. WHEN MULTIPLE GRAB BARS ARE USED, REQUIRED HORIZONTAL GRAB BARS SHALL BE INSTALLED AT THE SAME HEIGHT ABOVE THE FINISH FLOOR. WHEN SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT, L-SHAPED OR U- SHAPED GRAB BARS MEETING THE DIMENSIONAL REQUIREMENTS OF SECTION 1127A.5.3.8.1 OR SECTION1127A.5.3.8.2 SHALL BE PERMITTED. SEE FIGURE 11A-9H OR FIGURE 11A-9I. (1127A.5.3.8)

oooo. IN STANDARD ROLL-IN SHOWER COMPARTMENTS, GRAB BARS SHALL BE INSTALLED ON THE BACK WALL AND ON THE SIDE WALL OPPOSITE THE SEAT. GRAB BARS ABOVE THE SEAT ARE NOT PERMITTED. GRAB BARS SHALL BE INSTALLED 6 INCHES MAXIMUM FROM ADJACENT WALLS. (1127A.5.3.8.1)

pppp. IN ALTERNATE ROLL-IN SHOWER COMPARTMENTS, GRAB BARS SHALL BE INSTALLED ON THE BACK WALL AND THE SIDE WALL FARTHEST FROM THE COMPARTMENT ENTRY. GRAB BARS ABOVE THE SEAT ARE NOT PERMITTED. GRAB BARS SHALL BE INSTALLED 6 INCHES MAXIMUM FROM ADJACENT WALLS. (1127A.5.3.8.2)

qqqq. WHEN A SOAP DISH IS PROVIDED, IT SHALL BE LOCATED ON THE CONTROL WALL AT A MAXIMUM HEIGHT OF 40 INCHES ABOVE THE SHOWER FLOOR, AND WITHIN THE REACH LIMITS FROM THE SEAT. (1127A.5.3.9)

rrrr.WHEN NO SEPARATE SHOWER COMPARTMENTS ARE PROVIDED, THE SHOWER FOR PERSONS WITH DISABILITIES SHALL BE LOCATED IN A CORNER WITH L-SHAPED GRAB BARS EXTENDING ALONG TWO ADJACENT WALLS WITH A FOLDING SEAT ADJACENT TO THE SHOWER CONTROLS. (SEE FIGURE 11A-9J.) (1127A.5.3.10)

ssss. WHEN TWO OR MORE ACCESSIBLE SHOWERS ARE PROVIDED WITHIN THE SAME FUNCTIONAL AREA, THERE SHALL BE AT LEAST ONE SHOWER CONSTRUCTED OPPOSITE HAND FROM THE OTHER OR OTHERS (I.E., ONE LEFT-HAND CONTROL VERSUS RIGHT-HAND CONTROLS). (1127A.5.3.11)

LOCKERS:

tttt. WHERE LOCKERS ARE PROVIDED FOR RESIDENTS OR GUESTS, AT LEAST ONE LOCKER AND NOT LESS THAN 1 PERCENT OF ALL LOCKERS SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES. AN ACCESSIBLE ROUTE NOT LESS THAN 36 INCHES IN CLEAR WIDTH SHALL BE PROVIDED TO THESE LOCKERS. SEE SECTION 1138A FOR REQUIRED CLEAR SPACE, ALLOWABLE REACH RANGES AND REQUIREMENTS FOR CONTROL AND OPERATING MECHANISMS. (1127A.6.1)

SIGNS:

uuuu. ALL ACCESSIBLE TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY." SIGNS NEED NOT BE PROVIDED FOR FACILITIES WITHIN A DWELLING UNIT OR GUESTROOM. (1127A.7.1)
vvvv. DOORWAYS LEADING TO SANITARY FACILITIES (TOILET OR BATHING ROOMS) SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL IN COMPLIANCE WITH THIS SECTION. GEOMETRIC SYMBOLS SHALL BE CENTERED HORIZONTALLY ON THE DOOR AT A HEIGHT OF 58 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE CENTER OF THE SYMBOL. WHEN A DOOR IS PROVIDED, THE SYMBOL SHALL BE MOUNTED WITHIN 1 INCH OF THE VERTICAL CENTERLINE OF THE DOOR. DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST ACCESSIBLE TOILET OR BATHING ROOMS SHALL BE PROVIDED. SUCH DIRECTIONAL SIGNS SHALL COMPLY WITH SECTION 1143.5 AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. EDGES OF ACCESSIBILITY SIGNAGE SHALL BE ROUNDED, CHAMFERED OR EASED. CORNERS SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH. SEE SECTION 1143A FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES. (1127A.7.2)

wwww. MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE, ¼ INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. (1127A.7.2.1)

xxxx. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, ¼ INCH THICK AND 12 INCHES IN DIAMETER. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. (1127A.7.2.2)

yyyy. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, ¼ INCH THICK AND 12 INCHES IN DIAMETER WITH A ¼ INCH THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12-INCH DIAMETER. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR
DARK ON A LIGHT BACKGROUND. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. (1127A.7.2.3)

TOILET ROOM FIXTURES AND ACCESSORIES:

zzzz. WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40 INCHES FROM THE FINISHED FLOOR. CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH SECTION 1138A.4. (1127A.8.1)

aaaaa. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL OR PARTITION CLOSEST TO THE WATER CLOSET, 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES (MINIMUM ABOVE THE FINISH FLOOR. THE OUTLET OF THE DISPENSER SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. (SEE FIGURE 11A-9B). (1127A.8.2)

bbbbb. WHERE MIRRORS ARE PROVIDED, AT LEAST ONE SHALL BE ACCESSIBLE. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR. (1127A.8.3)

COMMON ACCESSIBLE LAUNDRY ROOMS:

ccccc. WHERE COMMON USE LAUNDRY ROOMS ARE PROVIDED, AT LEAST ONE OF EACH TYPE OF APPLIANCE PROVIDED IN EACH LAUNDRY AREA SHALL BE ACCESSIBLE, SHALL BE ON AN ACCESSIBLE ROUTE, AND SHALL COMPLY WITH THIS SECTION. SUCH APPLIANCES INCLUDE CLOTHES WASHING MACHINES, DRYERS, SOAP DISPENSERS, AND ANY RELATED FEATURES SUCH AS WASH SINKS, TABLES, AND STORAGE AREAS. WHERE LAUNDRY ROOMS ARE PROVIDED ON FLOORS OF AN ELEVATOR BUILDING, EACH LAUNDRY ROOM SHALL BE ACCESSIBLE. WHERE THERE IS ONE LAUNDRY ROOM ON A GROUND FLOOR IN EACH BUILDING, EACH LAUNDRY ROOM SHALL BE ACCESSIBLE. WHERE THERE IS A LAUNDRY ROOM ON THE GROUND FLOOR OF A BUILDING AND ANOTHER LOCATED IN THE BASEMENT, IT IS ACCEPTABLE TO HAVE ONLY THE GROUND FLOOR LAUNDRY ROOM ACCESSIBLE. (1127A.10.1)

ddddd. THERE SHALL BE A MINIMUM CLEAR SPACE 30 INCHES PERPENDICULAR BY 48 INCHES PARALLEL IN FRONT OF CLOTHES WASHERS AND DRYERS REQUIRED TO BE ACCESSIBLE. THERE SHALL BE A MINIMUM CLEAR SPACE 30 INCHES BY 48 INCHES PROVIDED FOR AT LEAST ONE OF EACH TYPE OF FIXTURE OR APPLIANCE PROVIDED IN THE LAUNDRY ROOM (E.G. SOAP DISPENSERS, WASH SINKS, TABLES, STORAGE AREAS). (1127A.10.2)

CLOTHES WASHERS AND DRYERS INCLUDING STACKED CLOTHES WASHERS AND DRYERS REQUIRED TO BE ACCESSIBLE SHALL HAVE CONTROLS AND OPERATING MECHANISMS (INCLUDING DOORS, COIN SLOTS, LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS) WITHIN THE REACH RANGE OF A SEATED USER. 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), OPERATING MECHANISMS SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1138A.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. (1127A.10.3)

fffff. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND 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. (1127A.10.3)

ggggg. WASHING MACHINES AND CLOTHES DRYERS IN ACCESSIBLE COMMON-USE LAUNDRY ROOMS SHALL BE FRONT LOADING. THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT SHALL BE LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. (1127A.10.4). THE TOP OF WASHING MACHINES AND CLOTHES DRYER SHALL BE PERMITTED TO BE 36 INCHES MAXIMUM ABOVE THE FINISHED FLOOR (1138A.3.2.2 EXCEPTION)

STORAGE:

hhhhh. IF FIXED STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS OR DRAWERS ARE PROVIDED WHERE ACCESS IS REQUIRED BY SECTIONS 1.8.2.1.2 AND 1102A, AT LEAST ONE OF EACH TYPE OF FACILITY PROVIDED SHALL COMPLY WITH THIS SECTION. ADDITIONAL STORAGE MAY BE PROVIDED OUTSIDE OF THE REACH RANGES SPECIFIED IN SECTION 1138A.3. (1127A.11.1)

iiiii. A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES COMPLYING WITH SECTION 1138A.1.4 THAT ALLOWS EITHER A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT ACCESSIBLE STORAGE FACILITIES. (1127A.11.2)

jjjjj. ACCESSIBLE STORAGE SPACES AND CLOTHES RODS SHALL BE WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN SECTION 1138A.3. SEE FIGURE 11A-1J AND FIGURE 11A-1I. (1127A.11.3)

kkkkk. HARDWARE FOR ACCESSIBLE STORAGE FACILITIES SHALL COMPLY WITH SECTION 1138A.4. TOUCH LATCHES AND U-SHAPED PULLS ARE ACCEPTABLE. (1127A.11.4)

FIXED OR BUILD-IN SEATING, TABLES, AND COUNTERS:

lllll. WHERE FIXED OR BUILT-IN SEATING, TABLES, OR COUNTERS ARE PROVIDED FOR RESIDENTS OR GUESTS, 5 PERCENT, BUT NOT LESS THAN ONE, SHALL BE ACCESSIBLE. (1127A.12.1)

mmmmm. WHEN SEATING SPACES FOR PERSONS IN WHEELCHAIRS ARE PROVIDED AT FIXED TABLES OR COUNTERS, CLEAR FLOOR SPACE COMPLYING WITH SECTION 1138A.1.4 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. SUCH CLEAR FLOOR SPACE SHALL NOT OVERLAP THE REQUIRED KNEE AND TOE SPACE BY MORE THAN 19 INCHES. SEE FIGURE 11A- 1K. (1127A.12.2)

nnnnn. WHEN SEATING FOR PERSONS IN WHEELCHAIRS IS PROVIDED AT FIXED TABLES OR COUNTERS, KNEE AND TOE SPACE COMPLYING WITH SECTION 1138A.2 SHALL BE PROVIDED. SEE FIGURE 11A-1K. (1127A.12.3)

ooooo. THE TOPS OF TABLES AND COUNTERS SHALL BE 28 INCHES TO 34 INCHES FROM THE FINISH FLOOR. (1127A.12.4)

DIVISION IV - DWELLING UNIT FEATURES
1. AN ACCESSIBLE ROUTE SHALL BE PROVIDED THROUGH ALL ROOMS AND SPACES OF THE DWELLING UNIT. THE ACCESSIBLE ROUTE SHALL PASS THROUGH THE PRIMARY ENTRY DOOR, AND SHALL CONNECT WITH ALL ADDITIONAL EXTERIOR DOORS, REQUIRED CLEAR FLOOR SPACES AT KITCHEN APPLIANCES, AND BATHROOM FIXTURES. FOR THIS REQUIREMENT, "ACCESSIBLE ROUTES" MAY INCLUDE HALLWAYS, CORRIDORS, AND RAMPS. (1130A.1)

2. THE ACCESSIBLE ROUTE INTO AND THROUGHOUT COVERED MULTIFAMILY DWELLING UNITS SHALL BE AT LEAST 36 INCHES WIDE. (1130A.2)

CHANGES IN LEVEL ON ACCESSIBLE ROUTES

3. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED ½ 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 ¼ INCH MAY BE VERTICAL. (1131A.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 20 UNITS HORIZONTAL (5-PERCENT SLOPE), OR A RAMP, ELEVATOR OR PLATFORM (WHEELCHAIR) LIFT. (1131A.2)

DOORS

5. THE WIDTH AND HEIGHT OF PRIMARY ENTRY DOORS AND ALL REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 1126A.1. THE REQUIREMENTS OF SECTIONS 1126A.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). (1132A.1)

6. EXCEPT AS ALLOWED BY SECTION 1109A.2, INTERIOR DOORS INTENDED FOR USER PASSAGE AND SECONDARY EXTERIOR DOORS SHALL COMPLY WITH THIS SECTION. THE PROVISIONS OF THIS SECTION SHALL APPLY TO THE DWELLING UNIT SIDE OF DOORS LEADING FROM THE INTERIOR OF THE DWELLING UNIT TO AN UNFINISHED BASEMENT OR AN ATTACHED GARAGE. (1132A.2)

7. DOORS SHALL COMPLY WITH THE FOLLOWING: (1132A.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 6-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 LEVEL. PRIMARY ENTRY DOORS, REQUIRED EXIT DOORS, OR SECONDARY 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: (1132A.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 1131A.
b. EXTERIOR LANDINGS OF PERVIOUS CONSTRUCTION (E.G., WOOD DECKING WITH SPACES) SHALL BE THE SAME LEVEL AS THE INTERIOR LANDING, EXCEPT THAT SECONDARY EXTERIOR DOORS MAY HAVE NO MORE THAN½ INCH OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 1131A.
c. SECONDARY EXTERIOR DOORS ONTO 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 4 INCHES. CHANGES IN HEIGHT GREATER THAN ½ INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP COMPLYING WITH SECTION 1114A OR BY MEANS OF A PLATFORM CONSTRUCTED TO THE LEVEL OF THE FLOOR AS
ILLUSTRATED IN FIGURE 11A-8J.
d. SECONDARY EXTERIOR DOORS ONTO 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 1 INCH, PROVIDED A RAMP WITH MAXIMUM SLOPE OF 1:8 IS PERMANENTLY INSTALLED. (SEE FIGURE 11A-8K).
e. IN BUILDINGS CONTAINING COVERED MULTIFAMILY DWELLING UNITS, THE FLOOR OR LANDING IMMEDIATELY OUTSIDE THE ENTRY MAY BE SLOPED UP TO ¼ INCH PER FOOT (12 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 ½ INCH. THRESHOLDS AT SECONDARY EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKS, SHALL BE NO HIGHER THAN 3/4
INCH. CHANGES IN HEIGHT AT INTERIOR DOOR THRESHOLDS (E.G. FLOOR MATERIAL CHANGES AT DOOR THRESHOLDS) SHALL NOT EXCEED ½ INCH. THRESHOLDS SHALL COMPLY WITH THE FOLLOWING: (1132A.4.1)
a. THRESHOLDS WITH A CHANGE IN HEIGHT OF NOT MORE THAN ¼ INCH MAY BE VERTICAL.
b. THRESHOLDS WITH A CHANGE IN HEIGHT BETWEEN ¼ INCH AND 3/4 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 44 INCHES. SECTION 1126A.3 SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES. (1132A.5.1)
11. MANEUVERING CLEARANCES 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 39- INCH LENGTH IS ACCEPTABLE AT INTERIOR DOORS WHEN A MINIMUM CLEAR OPENING WIDTH OF 34 INCHES IS PROVIDED. (1132A.5.1)

12. WHILE TWENTY-FOUR INCHES IS PREFERRED FOR STRIKE EDGE CLEARANCE, THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18 INCHES MINIMUM PAST 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 1126A. (1132A.5.2)

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 FIRE 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 15 POUNDS. (1132A.6)

14. THE TYPE OF LATCH AND LOCK REQUIRED FOR ALL DOORS SHALL BE IN ACCORDANCE WITH SECTION 1132A.8 AND CHAPTER 10, SECTION 1008. (1132A.7)

15. HAND-ACTIVATED DOOR LATCHING, LOCKING, AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 1132A.6, IN THE DIRECTION OF EGRESS. (1132A.8)

16. THE LEVER OR LEVER OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN ½ 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. (1132A.8.1)

17. SWINGING DOOR OR GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDINGTHE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. (1132A.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 MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING. (1132A.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 COOK-TOP.
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.4.
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 CLEAR 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.2.1)
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 FIGURE11A-10A.
b. U-SHAPED KITCHENS, DESIGNED WITH A COOKTOP OR SINK LOCATED AT THE BASE OF THE U, 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.4 (SEE ITEM 1 AND ITEM 2) SHALL BE PROVIDED WITH KNEE AND TOE SPACE COMPLYING WITH SECTION 1133A.7. BASE CABINETS (INCLUDING TOEBOARD AND SHELVING) 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 BREADBOARDS MAY BE PROVIDED IN LIEU OF 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.4 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:
i. STONE, CULTURED STONE AND TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS.
ii. TWO 15-INCH WIDE MINIMUM BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30 INCHES OF COUNTERTOP WORK SURFACE, AND USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS.
25. LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED IN THE KITCHEN AT A HEIGHT OF NO MORE THAN 48 INCHES ABOVE THE FLOOR. (1133A.5)

26. 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 POUND FORCE. 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. (1133A.6)

27. KNEE AND TOE SPACE, WHEN REQUIRED BY SECTION 1133A, SHALL COMPLY WITH SECTION 1138A.2 AND THE FOLLOWING: (1133A.7)
ij. THE KNEE AND TOE SPACE SHALL BE CLEAR AND UNOBSTRUCTED, OR REMOVABLE BASE CABINETS IN COMPLIANCE WITH SECTION 1133A.3 SHALL BE PROVIDED. ik. THE KNEE AND TOE SPACE SHALL BE 30 INCHES WIDE MINIMUM, CENTERED ON THE SINK, COUNTERTOP OR APPLIANCE.
il. A CLEAR FLOOR SPACE SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE MORE THAN 19 INCHES.

28. WATER SUPPLY AND DRAIN PIPES UNDER KITCHEN SINKS SHALL BE INSULATED OR OTHERWISE COVERED TO
PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER KITCHEN SINKS. (1133A.7.1)
29. KITCHEN COUNTERTOPS IN DWELLING UNITS SHALL BE PERMITTED TO BE 36 INCHES MAXIMUM ABOVE THE FINISHED FLOOR (1138A.3.2.2 EXCEPTION).

BATHING AND TOILET FACILITIES

30. ALL BATHROOMS, BATHING AND TOILET FACILITIES WITHIN COVERED MULTIFAMILY DWELLING UNITS SHALL COMPLY WITH SECTION 1134A.1.

31. THE NUMBER OF COMPLIANT BATHROOMS SHALL BE DESIGNED TO COMPLY WITH ONE OF THE TWO ALLOWABLE OPTIONS PER SECTION 1134A.2. OPTION 1 REQUIRES ALL BATHROOMS WITHIN THE DWELLING UNIT TO BE DESIGNED TO MINIMUM REQUIREMENTS. OPTION 2 REQUIRES ONE BATHROOM WITHIN THE DWELLING UNIT TO COMPLY WITH THE FOLLOWING:
a. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
b. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
c. SHOWERS SHALL COMPLY WITH SECTION 1134A.6
d. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
e. LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH 1134A.8.
f. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
g. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THE APPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)
h. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
i. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
j. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
k. A MINIMUM 18 INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
l. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
m. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

NOTE: WHEN OPTION 2 IS USED, ALL ADDITIONAL BATHROOMS MUST COMPLY WITH ITEMS H) THROUGH L) ABOVE.
32. ALL POWDER ROOMS SHALL BE DESIGNED TO COMPLY WITH SECTION 1134A.2, OPTION 2, ITEMS H) THROUGH
L). WHEN THE POWDER ROOM IS THE ONLY TOILET FACILITY LOCATED ON AN ACCESSIBLE LEVEL, IT SHALL COMPLY WITH THE OPTION 2 ITEMS LISTED ABOVE, PLUS ALL ADDITIONAL REQUIREMENTS LOCATED IN SECTIONS 1134A.4, 1134A.7 AND 1134A.8. (1134A.3)

33. BATHING AND TOILET FACILITIES REQUIRED TO BE ADAPTABLE SHALL PROVIDE SUFFICIENT MANEUVERING SPACE FOR A PERSON USING A WHEELCHAIR OR OTHER MOBILITY AID TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, REOPEN THE DOOR AND EXIT. WHERE THE DOOR SWINGS INTO THE BATHROOM OR POWDER ROOM, THERE SHALL BE A CLEAR MANEUVERING SPACE OUTSIDE THE SWING OF THE DOOR OF AT LEAST 30 INCHES BY 48 INCHES WITHIN THE ROOM. THE CLEAR MANEUVERING SPACE SHALL ALLOW THE USER TO POSITION A WHEELCHAIR OR OTHER
MOBILITY AID CLEAR OF THE PATH OF THE DOOR AS IT IS CLOSED AND TO PERMIT USE OF FIXTURES. DOORS MAY SWING INTO THE REQUIRED CLEAR SPACE AT ANY FIXTURE WHEN A CLEAR MANEUVERING SPACE IS PROVIDED OUTSIDE THE SWING ARC OF THE DOOR SO IT CAN BE CLOSED. MANEUVERING SPACES MAY INCLUDE ANY KNEE SPACE OR TOE SPACE AVAILABLE BELOW BATHROOM FIXTURES. (1134A.4)
34. BATHTUBS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING: (1134A.5)
a. THERE SHALL BE A MINIMUM CLEAR FLOOR SPACE 48 INCHES PARALLEL BY 30 INCHES PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB-SHOWER COMBINATION TO PROVIDE FOR THE MANEUVERING OF A WHEELCHAIR AND TRANSFER TO AND FROM THE BATHING FACILITIES. THE CONTROLS SHALL BE ON THE WALL AT THE FOOT OF THE BATHTUB. THE EDGE OF THE CLEAR FLOOR SPACE SHALL BE FLUSH WITH THE CONTROL WALL SURFACE. THE AREA UNDER A LAVATORY, LOCATED AT THE CONTROL END OF
THE TUB, MAY BE INCLUDED IN THE CLEAR FLOOR SPACE PROVIDED THE LAVATORY IS 19 INCHES MAXIMUM DEEP,
AND THE KNEE AND TOE SPACE COMPLY WITH SECTION 1134A.8. CABINETS UNDER LAVATORIES AND TOILETS SHALL NOT ENCROACH INTO THE CLEAR FLOOR SPACE.
b. A BATHTUB INSTALLED WITHOUT SURROUNDING WALLS SHALL PROVIDE REINFORCED AREAS FOR THE INSTALLATION OF FLOOR-MOUNTED GRAB BARS. WHERE A BATHTUB IS INSTALLED WITH SURROUNDING WALLS, GRAB BAR REINFORCEMENT SHALL BE LOCATED ON EACH END OF THE BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FLOOR, EXTENDING A MINIMUM OF 24 INCHES FROM THE FRONT EDGE OF THE BATHTUB TOWARD THE BACK WALL OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT. SEE FIGURE 11A-9G. GRAB BAR REINFORCEMENT SHALL BE INSTALLED ON THE BACK WALL OF THE BATHTUB A MAXIMUM OF 6 INCHES ABOVE THE BATHTUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FLOOR. GRAB BAR BACKING SHALL BE INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48-INCH GRAB BAR WITH EACH END A MAXIMUM OF 6 INCHES FROM THE END WALLS OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT.
c. FAUCET CONTROLS AND OPERATION 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-TYPEAND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.
d. A SHOWER SPRAY UNIT IS NOT REQUIRED IN BATHTUBS.
e. DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED,
SHATTER- RESISTANT MATERIALS. HINGED DOORS SHALL OPEN OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE MINIMUM THICKNESS OF NOT LESS THAN 1/8 INCH WHEN FULLY TEMPERED, OR ¼ INCH WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF THIS PART, CHAPTER 24 GLASS AND GLAZING. PLASTICS USED IN DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE OF A SHATTER-RESISTANT TYPE.
1. SHOWERS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING: (1134A.6)
a. WHEN ONE OR MORE SHOWER STALLS ARE PROVIDED WITHIN THE SAME DWELLING UNITS, AT LEAST ONE SHOWER
STALL SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
i. THE SHOWER STALL SHALL MEASURE AT LEAST 42 INCHES WIDE BY 48 INCHES DEEP WITH AN ENTRANCE
OPENING OF AT LEAST 36 INCHES; OR
ii. THE SHOWER STALL SHALL MEASURE AT LEAST 30 INCHES DEEP BY 60 INCHES WIDE WITH AN ENTRANCE OPENING OF AT LEAST 60 INCHES. A WATER CLOSET MAY PROJECT A MAXIMUM OF 12 INCHES INTO THE OPENING, PROVIDED THAT A MINIMUM OF 36 INCHES CLEAR SPACE IS MAINTAINED BETWEEN THE WATER CLOSET AND THE
SHOWER WALL AS ILLUSTRATED IN FIGURE 11A-9L; OR
iii. OTHER SHOWER STALL CONFIGURATIONS SHALL MEASURE AT LEAST 36 INCHES DEEP BY 60 INCHES WIDE WITH AN ENTRANCE OPENING OF AT LEAST 36 INCHES WHEN A WALL IS INSTALLED ON THE OPENING SIDE.
b. THE MAXIMUM SLOPE OF THE SHOWER FLOOR SHALL BE ½ INCH PER FOOT IN ANY DIRECTION AND SHALL SLOPE TO A DRAIN. THE FLOOR SURFACES SHALL BE OF CARBORUNDUM OR GRIT-FACED TILE OR OF MATERIAL PROVIDING EQUIVALENT SLIP RESISTANCE.
c. A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES IN WIDTH BY 48 INCHES IN LENGTH SHALL BE LOCATED OUTSIDE THE SHOWER, FLUSH AND PARALLEL TO THE CONTROL WALL.
d. GRAB BAR REINFORCEMENT SHALL BE INSTALLED CONTINUOUS IN THE WALLS OF SHOWERS 32 INCHES TO 38 INCHES ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT. GLASS-WALLED SHOWER STALLS SHALL PROVIDE REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED OR CEILING- MOUNTED GRAB BARS.
e. WHEN A THRESHOLD IS USED, IT SHALL BE A MAXIMUM OF 2 INCHES IN HEIGHT AND HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (26.6 DEGREES FROM THE HORIZONTAL). THRESHOLDS ½ INCH OR LESS IN HEIGHT MAY HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1
UNIT VERTICAL IN 1 UNIT HORIZONTAL (45 DEGREES FROM HORIZONTAL).
f. FAUCET CONTROLS AND OPERATION 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 POUND-FORCE. LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.
g. DOORS AND PANELS OF SHOWER ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED, SHATTER- RESISTANT MATERIALS. HINGED SHOWER DOORS SHALL OPEN OUTWARD. GLAZING USED IN DOORS AND PANELS OF SHOWER ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE MINIMUM THICKNESS OF NOT LESS THAN 1/8 INCH WHEN FULLY TEMPERED, OR ¼ INCH WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF THIS PART, CHAPTER 24 GLASS AND GLAZING. PLASTICS USED IN DOORS AND PANELS OF SHOWERS ENCLOSURES SHALL BE OF A SHATTER-RESISTANT TYPE.
36. WATER CLOSETS IN BATHROOMS OR POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING: (1134A.7)

a. THE MINIMUM FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48 INCHES IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36 INCHES. SEE FIGURE 11A- 9M. EXCEPT, THE 48 INCHES MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36 INCHES FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTEND NO MORE THAN 24 INCHES IN DEPTH.
b. WATER CLOSETS SHALL BE LOCATED WITHIN BATHROOMS IN A MANNER THAT PERMITS A GRAB BAR TO BE INSTALLED ON AT LEAST ONE SIDE OF THE FIXTURE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM A GRAB BAR WALL OR PARTITION. IN LOCATIONS WHERE WATER
CLOSETS ARE ADJACENT TO NON-GRAB BAR WALLS, VANITIES, LAVATORIES OR BATHTUBS, THE CENTERLINE OF THE FIXTURE SHALL BE A MINIMUM OF 18 INCHES FROM THE OBSTACLE.
c. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATIVE GRAB BARS.
d. WHERE THE WATER CLOSET IS PLACED ADJACENT TO A SIDE WALL, REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDES OR ONE SIDE AND THE BACK. IF REINFORCEMENT IS INSTALLED AT THE BACK, IT SHALL BE INSTALLED BETWEEN 32 INCHES AND 38 INCHES ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A
MINIMUM OF 6 INCHES NOMINAL IN HEIGHT. THE BACKING SHALL BE A MINIMUM OF 40 INCHES IN LENGTH.
e. REINFORCEMENT INSTALLED AT THE SIDE OF THE WATER CLOSET SHALL BE INSTALLED 32 INCHES TO 38 INCHES ABOVE THE FLOOR. THE REINFORCEMENT SHALL BE INSTALLED A MAXIMUM OF 12 INCHES FROM THE REAR WALL AND SHALL EXTEND A MINIMUM OF 26 INCHES IN FRONT OF THE WATER CLOSET. THE GRAB BAR
REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT.
f. THE MINIMUM HEIGHT OF WATER CLOSET SEATS SHALL BE 15 INCHES ABOVE THE FLOOR.
g. WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS
37. BATHROOMS OR POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL HAVE AT LEAST ONE ACCESSIBLE LAVATORY. WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE. (1134A.8)
a. VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR FORWARD APPROACH. WHEN PARALLEL APPROACH IS PROVIDED, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 24 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES ABOVE THE FINISHED FLOOR.
b. A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES BY48 INCHES SHALL BE PROVIDED AT LAVATORIES AND SHALL BE CENTERED ON THE LAVATORY. THIS CLEAR FLOOR
SPACE SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE MORE THAN 19 INCHES. SEE FIGURE 11A-9D.
c. CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR AND THE LAVATORY CABINETS ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE.
d. KNEE AND TOE SPACE SHALL BE PROVIDED BY ONE OF THE FOLLOWING, SHALL BE CENTERED ON THE FIXTURE, AND SHALL COMPLY WITH SECTION 1138A.2:

i. THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED;
ii. ANY CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE OR SPECIALIZED TOOLS; OR
iii. DOORS TO THE CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPENABLE TO PROVIDE THE REQUIRED UNOBSTRUCTED KNEE AND TOE SPACE.
e. THE FINISHED FLOOR BENEATH THE LAVATORY SHALL BE EXTENDED TO THE WALL.
f. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
g. FAUCET CONTROLS AND OPERATION 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 POUND-FORCE. 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.
h. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.

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City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

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LAUNDRY ROOMS
38. IF CLOTHES WASHING MACHINES AND CLOTHES DRYERS ARE PROVIDED IN COVERED MULTIFAMILY DWELLING UNITS, ONE OF EACH TYPE OF APPLIANCE SHALL BE PROVIDED. WHERE FRONT-LOADING CLOTHES WASHERS ARE NOT PROVIDED, MANAGEMENT SHALL PROVIDE ASSISTIVE DEVICES, ON REQUEST OF THE OCCUPANT, TO PERMIT THE USE OF TOP- LOADING CLOTHES WASHERS. (1135A.1)

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS

39. 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 NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET), RECEPTACLES SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1138A.3. PHYSICAL BARRIERS AND OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH THE RECEPTACLE.

40. 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. (1136A.1) SEE EXCEPTIONS.
41. 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 NOR 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 IS 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 1138A.3. PHYSICAL BARRIERS OR OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH A CONTROL.

42. 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. (1136A.2)

DIVISION V - FEATURES COMMON TO THE EXTERIOR AND INTERIOR OF BUILDINGSOTHER FEATURES AND FACILITIES

THIS DIVISION SHALL APPLY TO FEATURES AND FACILITIES COMMON USE AREAS ON ACCESSIBLE FLOORS OR SITES. (1137A.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-1E.) SEE SECTION 1113A FOR MINIMUM CLEAR WIDTH OF SIDEWALKS, AND SECTION 1120A FOR MINIMUM CLEAR WIDTH OF INTERIOR ACCESSIBLE ROUTES EXCEPTION: 32 INCHES IN WIDTH IS 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. (1138A.1.1)

2. THE MINIMUM WIDTH FOR TWO WHEELCHAIRS TO PASS IS 60 INCHES (SEE FIGURE 11A-1E). (1138A.1.2)

3. AN ACCESSIBLE ROUTE (EXTERIOR AND INTERIOR) WITH A CLEAR WIDTH LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES MINIMUM BY 60 INCHES MINIMUM; OR, AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE COMPLYING WITH SECTION 1138A.1.3.1, WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES MINIMUM BEYOND THE INTERSECTION. (SEE FIGURE 11A- 1L.) (1138A.1.2)

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-1D(A)); OR A T-SHAPED SPACE COMPLYING WITH SECTION 1138A.1.3.1. THE CIRCULAR TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 1138A.2. (1138A.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 1138A.1.5. (1138A.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 1138A.2 ONLY AT THE END OF EITHER THE BASE OR ONE ARM. (SEE FIGURE 11A- 1D (B).) (1138A.1.3.1)
b. TURNING SPACES FOR WHEELCHAIRS SHALL BE STABLE, FIRM, SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1110A.3 OR SECTION 1119A.2. CHANGES IN LEVEL ARE NOT PERMITTED. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. (1138A.1.3.2)

6. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS SHALL COMPLY WITH THE FOLLOWING: (1138A.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 POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT (SEE FIGURE 11A- 1G). CLEAR FLOOR OR GROUND SPACE MAY BE PART OF THE KNEE AND TOE SPACE REQUIRED UNDER SOME OBJECTS UNLESS OTHERWISE SPECIFIED. (1138A.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 WHEELCHAIR CLEAR FLOOR SPACE. IF A CLEAR FLOOR SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR A PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING: (1138A.1.4.2, FIGURE 11A-1H)
i. FORWARD APPROACH. ALCOVES SHALL BE 36 INCHES WIDE MINIMUM WHEN THE DEPTH EXCEEDS 24 INCHES.
ii. PARALLEL APPROACH. ALCOVES SHALL BE 60 INCHES WIDE MINIMUM WHEN THE DEPTH EXCEEDS 15 INCHES.
7. CLEAR FLOOR OR GROUND SPACES FOR WHEELCHAIRS SHALL BE STABLE, FIRM, SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1110A.3 OR SECTION 1119A.2. CHANGES IN LEVEL ARE NOT PERMITTED. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. (1138A.1.4.3)

8. GRATINGS LOCATED IN GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES SHALL BE LIMITED TO SPACES NO GREATER THAN ½-INCH WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAFFIC. (1138A.1.4.3.1)
9. WHEN THE ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN ELEMENT WHICH IS LESS THAN 48 INCHES WIDE, CLEAR WIDTH SHALL BE 42 INCHES MINIMUM APPROACHING THE TURN, 48 INCHES MINIMUM AT THE TURN AND 42 INCHES MINIMUM LEAVING THE TURN. WHEN THE CLEAR WIDTH AT THE TURN IS 60 INCHES MINIMUM, THE CLEAR WIDTH WHEN APPROACHING AND WHEN LEAVING THE TURN SHALL BE 36 INCHES MINIMUM. (1138A.1.5, FIGURE 11A-1C(A))
10. WHEN SPACE BENEATH AN ACCESSIBLE ELEMENT IS INCLUDED AS PART OF A CLEAR FLOOR SPACE, OR TURNING SPACE, THE SPACE SHALL COMPLY WITH THIS 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. (1138A.2, FIGURE 11A-9D)
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. (1138A.2.1)
b. MINIMUM WIDTH FOR KNEE SPACE SHALL BE 30 INCHES WIDE MINIMUM. (1138A.2.1.1)
c. MAXIMUM DEPTH FOR KNEE SPACE SHALL EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT AT 9 INCHES ABOVE THE FINISH FLOOR. (1138A.2.1.2)
d. WHEN KNEE SPACE IS REQUIRED UNDER AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE SPACESHALL BE 11 INCHES DEEP MINIMUM AT 9 INCHES ABOVE THE FINISH FLOOR, AND 8 INCHES DEEP MINIMUM AT 27 INCHES ABOVE THE FINISH FLOOR, MEASURED FROM THE FRONT EDGE OF THE ELEMENT. (1138A.2.1.3) 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. (1138A.2.1.4)
11. SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR AND 9 INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED TOE SPACE. (1138A.2.2)
a. TOE SPACE SHALL BE 30 INCHES WIDE MINIMUM. (1138A.2.2.1)
b. TOE SPACE SHALL EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT. (1138A.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. (1138A.2.2.3). SEE EXCEPTIONS.
d. SPACE EXTENDING GREATER THAN 6 INCHES BEYOND THE AVAILABLE KNEE SPACE AT 9 INCHES ABOVE THE FINISH FLOOR SHALL NOT BE CONSIDERED TOE SPACE. (1138A.2.2.4)
12. REACH RANGES SHALL COMPLY WITH THE FOLLOWING: (1138A.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. (1138A.3.1, FIGURE 11A-1L(A))
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 25 INCHES, THE HIGH FORWARD REACH SHALL BE 44 INCHES MAXIMUM. (1138A.3.1, FIGURE 11A-11(B))
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. (1138.3.2, FIGURES 11A-1J(A) AND 11A-1J(B))
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 34 INCHES MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 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 46 INCHES MAXIMUM. (SEE FIGURE 11A-1J(C).)
14. THE TOP OF WASHING MACHINES AND CLOTHES DRYERS SHALL BE PERMITTED TO BE 36 INCHES MAXIMUM ABOVE THE FINISHED FLOOR (1138A3.2.2 EXCEPTION)
15. CONTROLS AND OPERATING MECHANISMS IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PART OF ACCESSIBLE ELEMENTS SHALL COMPLY WITH THE FOLLOWING: (1138A.4.1) NOTE: SEE ALSO SECTION 1142A, FOR RECEPTACLE, SWITCH AND CONTROL INSTALLATION.
a. CLEAR FLOOR SPACE COMPLYING WITH SECTION 1138A.1.4 THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT ALL CONTROLS AND OPERATING MECHANISMS. (1134A.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 1138A.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. (1134A.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. (1138A.4.4)

ACCESSIBLE DRINKING FOUNTAINS

DRINKING FOUNTAINS AND WATER COOLERS IN COMMON USE AREAS AND/OR SITES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. A SIDE APPROACH DRINKING FOUNTAIN IS NOT ACCEPTABLE. (1139A.1, FIGURE 11A-11A)
16. DRINKING FOUNTAINS AND WATER COOLERS SHALL BE ON AN ACCESSIBLE ROUTE. (1139A.2)
17. DRINKING FOUNTAINS SHALL BE A MINIMUM OF 18 INCHES AND A MAXIMUM OF 19 INCHES IN DEPTH. (1139.A.3)
18. DRINKING FOUNTAINS SHALL BE PROVIDED WITH 30 INCHES BY 48 INCHES CLEAR FLOOR SPACE, CENTERED ON THE UNIT. THE CLEAR FLOOR SPACE SHALL BE POSITIONED FOR A FORWARD APPROACH. (1139A.4)
19. DRINKING FOUNTAINS SHALL BE PROVIDED WITH A CLEAR AND UNOBSTRUCTED KNEE AND TOE SPACE. KNEE AND TOE SPACE SHALL COMPLY WITH SECTION 1138A.2. (1139A.4.1)
20. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE DRINKING FOUNTAIN, INCLUDING BUMPERS. SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. (1139A.5)
21. THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4 INCHES HIGH TO ALLOW THE INSERTION OF A CUP OR GLASS UNDER THE FLOW OF WATER. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHEN SPOUTS ARE LOCATED LESS THAN 3 INCHES FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHEN SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM. (1139A.6)
22. THE FLOW OF WATER SHALL BE ACTIVATED BY MANUALLY OR ELECTRONICALLY OPERATED CONTROLS. THE MANUALLY OPERATED CONTROLS SHALL BE FRONT MOUNTED OR SIDE MOUNTED, LOCATED WITHIN 6 INCHES (152 MM) OF THE FRONT EDGE OF THE FOUNTAIN. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. (1139A.7)
23. DRINKING FOUNTAINS SHALL BE LOCATED COMPLETELY WITHIN ALCOVES, BETWEEN WING WALLS OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. THE ALCOVE OR OTHERWISE PROTECTED AREA IN WHICH THE DRINKING FOUNTAIN IS LOCATED SHALL NOT BE LESS THAN 32 INCHES IN WIDTH AND 18 INCHES IN DEPTH. WHEN THE DEPTH OF THE PROTECTED AREA WHERE THE DRINKING FOUNTAIN IS LOCATED EXCEEDS 24 INCHES, ADDITIONAL MANEUVERING CLEARANCE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1138A.1.4.2 AND FIGURE 11A-1H. (1139A.8)
24. WHEN PROVIDED, WING WALLS SHALL PROJECT OUT FROM THE SUPPORTING WALL AT LEAST AS FAR AS THE DRINKING FOUNTAIN TO WITHIN 6 INCHES VERTICALLY FROM THE FINISH FLOOR.
25. PROTRUDING OBJECTS LOCATED IN ALCOVES OR OTHERWISE POSITIONED SO AS TO LIMIT ENCROACHMENT INTO PEDESTRIAN WAYS ARE PERMITTED TO PROJECT 4 INCHES INTO WALKS,HALLS, CORRIDORS, PASSAGEWAYS OR AISLES. (SEE FIGURE 11A-11A.)

ACCESSIBLE TELEPHONES
26. WHEN PUBLIC TELEPHONES ARE PROVIDED, THEY SHALL COMPLY WITH THE SECTION 1140A, ACCESSIBLE TELEPHONES.

ACCESSIBLE SWIMMING POOLS
27. SWIMMING POOLS IN COMMON-USE AREAS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1141A AND CHAPTER 31B. (1141A.1)

28. SWIMMING POOL DECK AREAS MUST BE ACCESSIBLE, AND A MECHANISM TO ASSIST PERSONS WITH DISABILITIES GAIN ENTRY INTO THE POOL AND EXIT FROM THE POOL SHALL BE PROVIDED. SUCH A MECHANISM MAY CONSIST OF A SWIMMING POOL LIFT DEVICE AS LONG AS THE DEVICE MEETS ALL OF THE FOLLOWING CRITERIA: (1141A.2)
a. HAS A SEAT THAT MEETS ALL OF THE FOLLOWING:
i. THE SEAT MUST BE RIGID;
ii. THE SEAT MUST BE NOT LESS THAN 17 INCHES AND NOT MORE THAN 19 INCHES, INCLUSIVE OF ANY CUSHIONED SURFACE THAT MIGHT BE PROVIDED, ABOVE THE POOL DECK;
iii. THE SEAT MUST HAVE TWO ARMRESTS. THE ARMREST ON THE SIDE OF THE SEAT BY WHICH ACCESS IS GAINED SHALL BE EITHER REMOVABLE OR FOLD CLEAR OF THE SEAT;
iv. THE SEAT MUST HAVE A BACK SUPPORT THAT IS AT LEAST 12 INCHES TALL;
v. THE SEAT MUST HAVE AN OCCUPANT RESTRAINT FOR USE BY THE OCCUPANT OF THE SEAT AND THE RESTRAINT MUST MEET THE STANDARDS FOR OPERABLE CONTROLS IN COMPLIANCE WITH SECTION 1127A.9.6.4.
b. BE CAPABLE OF UNASSISTED OPERATION FROM BOTH THE DECK AND WATER LEVELS.
c. BE STABLE AND NOT PERMIT UNINTENDED MOVEMENT WHEN A PERSON IS GETTING INTO OR OUT OF THE SEAT.
d. BE DESIGNED TO HAVE A LIVE-LOAD CAPACITY OF NOT LESS THAN 300 POUNDS.
e. BE POSITIONED SO THAT, IF THE POOL HAS WATER OF DIFFERENT DEPTHS, IT WILL PLACE THE OPERATOR INTO WATER THAT IS AT LEAST 3 FEET DEEP.
f. BE CAPABLE OF LOWERING THE OPERATOR AT LEAST 18 INCHES BELOW THE SURFACE OF THE WATER.

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS SEE DIVISION IV, SECTION 1136A.

SIGNAGE

NOTE: SEE SECTION 1127A.7 FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES,
AND SECTION 1124A FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO ELEVATORS. (1143A.1)

29. 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.

30. 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.

31. 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, LOWERCASE OR A COMBINATION OF BOTH. CHARACTERS SHALL BE CONVENTIONAL IN FORM, AND SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY 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 “I”.
d. VISUAL CHARACTERS SHALL BE SIZED IN ACCORDANCE WITH TABLE 1143A.5. VIEWING 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 “I”.
e. VISUAL CHARACTERS SHALL BE 40 INCHES MINIMUM ABOVE THE FINISH FLOOR.
f. STROKE THICKNESS OF THE UPPERCASE LETTER “I” SHALL BE 10 PERCENT MINIMUM AND 20 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST P POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD 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 170 PERCENT MAXIMUM OF THE CHARACTER HEIGHT.
h. TEXT SHALL BE IN A HORIZONTAL FORMAT.

34. WHEN RAISED CHARACTERS ARE REQUIRED OR WHEN PICTORIAL SYMBOLS (PICTOGRAMS) 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 ON SIGNS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND. CHARACTERS SHALL BE SANS SERIF UPPERCASE, AND SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
b. CHARACTERS HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER “I”.
c. CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT.
d. RAISED CHARACTERS ON 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 “I”.
e. STROKE THICKNESS OF THE UPPERCASE LETTER “I” 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 1/8 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 BASE OF THE CROSS SECTIONS, AND 1/8 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH MINIMUM.
g. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.
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 OF 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 DEGREE 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 PICTOGRAM FIELD. THE TEXT DESCRIPTION SHALL COMPLY WITH SECTIONS 1143A.6 AND 1143A.7. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD. ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.
j. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY A TEXT DESCRIPTION LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. THE TEXT DESCRIPTION SHALL COMPLY WITH SECTIONS 1143A.6 AND 1143A.7. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.
35. CONTRACTED 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 MULTI-LINED, 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 FS 15090 IN FEDERAL STANDARD 595C. (SEE FIGURE 11A-1A)
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. CLEANER AIR SYMBOL. (SEE CHAPTER 11B)
f. TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS. (SEE SECTION 1127A.7)

DIVISION VI - SITE IMPRACTICALITY TESTS
GENERAL

COVERED MULTIFAMILY DWELLINGS IN BUILDINGS WITHOUT AN ELEVATOR, LOCATED ON SITES WITH DIFFICULT TERRAIN CONDITIONS OR UNUSUAL CHARACTERISTICS, MAY EMPLOY THE SITE IMPRACTICALITY TESTS IN THIS DIVISION FOR DETERMINING THE ACCESSIBILITY AND ADAPTABILITY PROVISIONS REQUIRED BY CHAPTER 11A.

EXCEPT AS PROVIDED FOR IN SECTION 1102A.3.1, THE PROVISIONS OF SECTION 1150A - SITE IMPRACTICALITY TESTS DO NOT APPLY TO MULTI-STORY DWELLING UNITS IN NONELEVATOR BUILDINGS. (1150A.1)

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C-31817
RENEWAL
9/30/2025
STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7408 S. Figueroa St.
Los Angeles, CA 90003

Revisions:

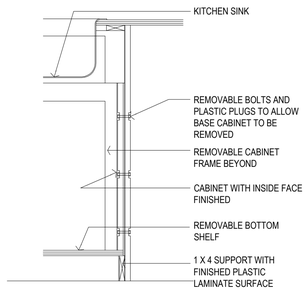
No.	Description	Date

Project No.:
Drawn By:
Reviewed By:
Scale:
Date: 08-31-2023
Filename:
Sheet Title:

RESIDENTIAL ACCESSIBILITY NOTES

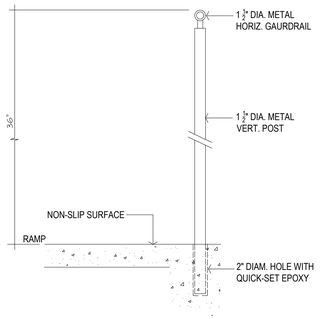
Sheet #:

A-0.14



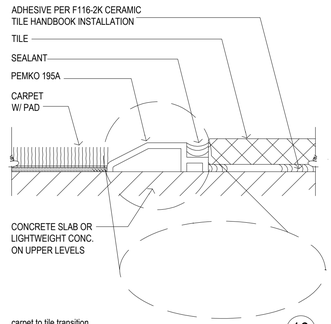
removable base cabinet
SCALE : 1 1/2" = 1'-0"

23



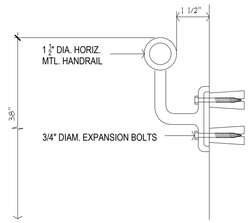
HANDRAILS TO MEET ALL STRUCTURAL REQUIREMENTS AS INDICATED IN UFAS SECTION 4.26.3
handrail detail
SCALE : 1 1/2" = 1'-0"

19



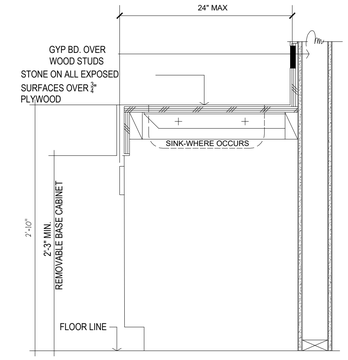
carpet to tile transition
FULL SCALE

16



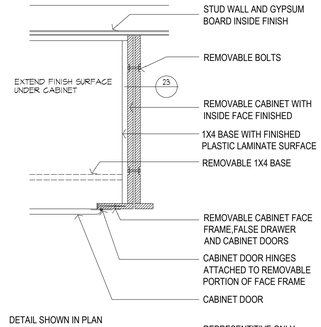
HANDRAILS TO MEET ALL STRUCTURAL REQUIREMENTS AS INDICATED IN UFAS SECTION 4.26.3
handrail detail
SCALE : 3" = 1'-0"

12



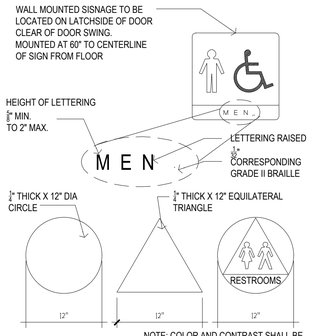
kitchen sink counter
SCALE : 1 1/2" = 1'-0"

8



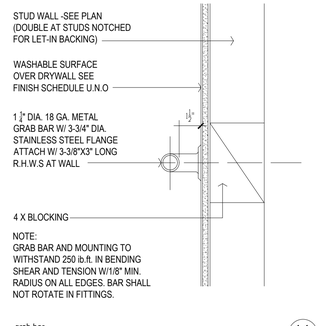
removable base cabinet
SCALE : 1 1/2" = 1'-0"

22



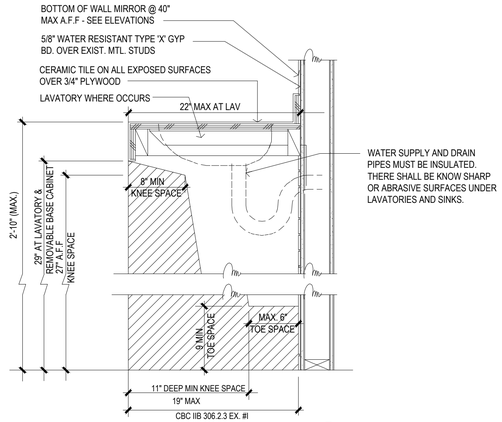
handicapped door symbols
SCALE : 3" = 1'-0"

15



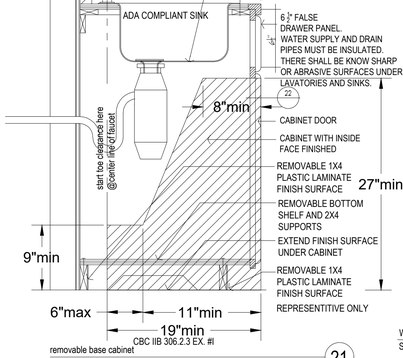
grab bar
SCALE : 3" = 1'-0"

11



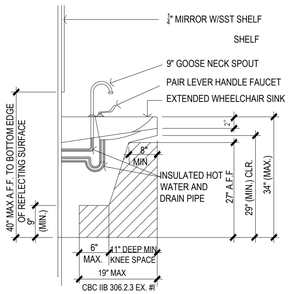
lavatory counter
SCALE : 1 1/2" = 1'-0"

7



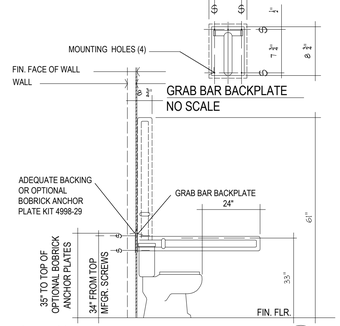
removable base cabinet
SCALE : 1 1/2" = 1'-0"

21



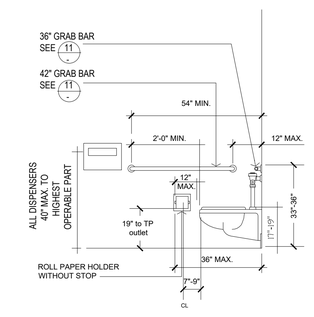
WALL HUNG LAVATORY
SCALE : 3/4" = 1'-0"

18



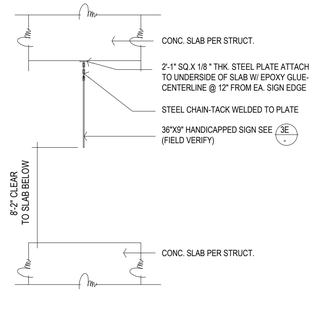
swing-up grab bar
SCALE : 1/2" = 1'-0"

14



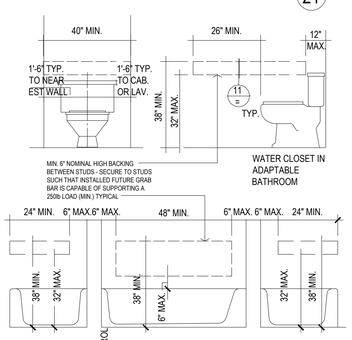
TYPICAL WATER CLOSET COMPARTMENT
SCALE : 1/2" = 1'-0"

10



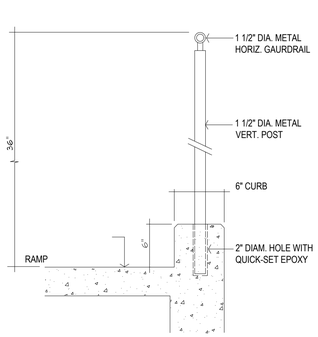
handicapped sign @ basement
SCALE : 11/2" = 1'-0"

6



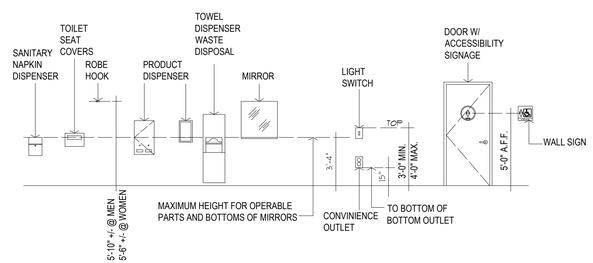
i cati n of grab bar reinforcement
SCALE : 1" = 1'-0"

20



HANDRAILS TO MEET ALL STRUCTURAL REQUIREMENTS AS INDICATED IN UFAS SECTION 4.26.3
handrail detail
SCALE : 1 1/2" = 1'-0"

17

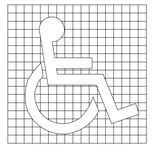


fixture heights
SCALE : 1/4" = 1'-0"

9

INTERNATIONAL ACCESSIBILITY SYMBOL

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONST.



(a) SYMBOL PROPORTIONS

(b)DISPLAY CONDITIONS

international accessibility symbol
SCALE : 11/2" = 1'-0"

5

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RENEWAL 9/30/2025
STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7408 S. Figueroa St.
Los Angeles, CA 90003

Revisions:

No.	Description	Date

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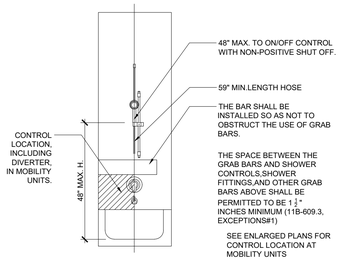
Drawn By:
Reviewed By:
Scale:
Date: 08-31-2023
Filename:
Sheet Title:

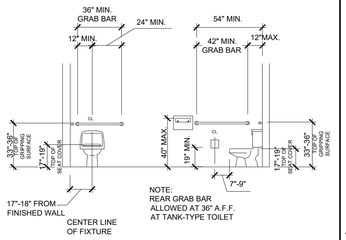
ACCESSIBILITY DIAGRAMS

Sheet #:

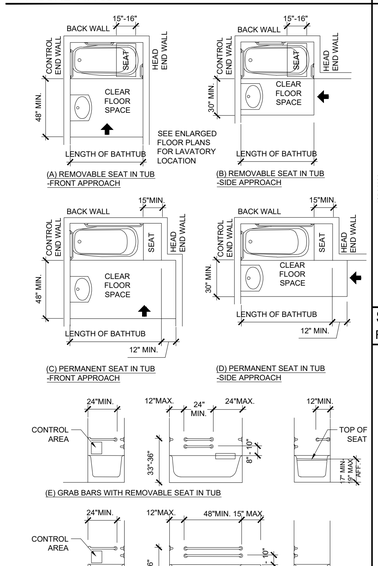
A-0.15



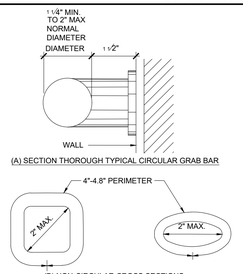
ADA SHOWER SPRAY UNIT HEIGHT
11B-607.6, 11B-608.5.2, 11B-609.3 SCALE: NONE **19**



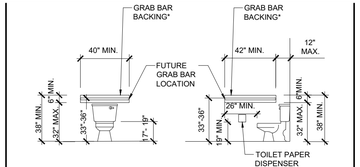
ACCESSIBLE WATER CLOSET ACCESSORY
FIGURE 11A-9B SCALE: NONE **18**



CLEAR FLOOR SPACE AND GRAB BARS AT BATHTUB
FIGURE 11A-9E & 11A-9F **SCALE: NONE 17**

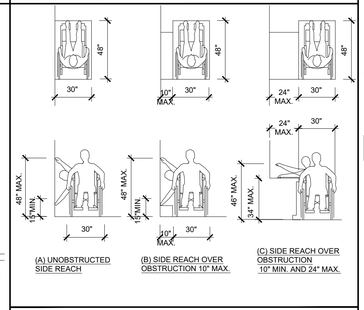


GRAB BARS
FIGURE 11A-9C SCALE: NONE **16**

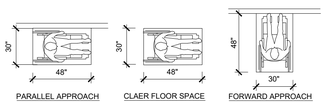


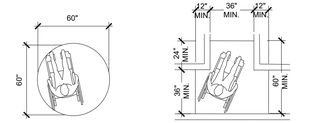
*EVEN LARGER REINFORCING PREFERRED FOR GRATER EASE WHEN INSTALLING GRAB BARS

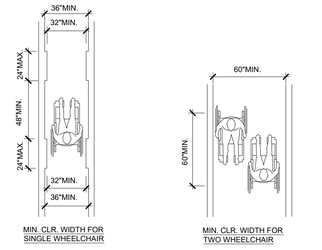
REINFORCEMENT FOR GRAB BAR
FIGURE 11A-9G SCALE: NONE **15**



SIDE REACH
FIGURE 11A-1J SCALE: NONE **14**



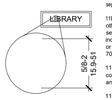




WHEELCHAIR PASSAGE WIDTH
FIGURE 11A-1D, 11A-1E & 11A-1G SCALE: NONE **13**

NOT USED

RECTANGULAR SHOWER SEAT
FIGURE 11B-610.3.1 SCALE: NONE **12**



11B-703 SIGNS

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

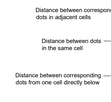
11B-703.1.1 Plan review and inspection. Signs as specified in section 11B-703, or in other sections of this code, when included in construction of new buildings or facilities, or when included, altered or replaced due to additions, alterations or renovations to existing buildings or facilities, and when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

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

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

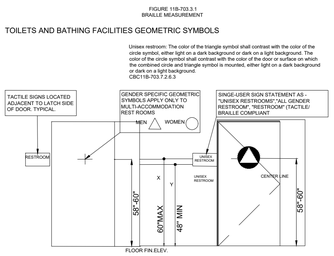
TABLE 11B-703.3.1 BRAILLE DIMENSIONS

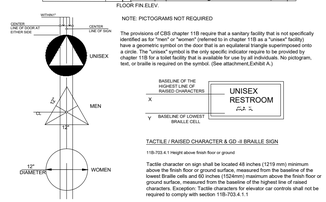
MEASUREMENT RANGE	MINIMUM IN INCHES ...MAXIMUM IN INCHES.
Dot base diameter	0.059-0.063
Distance between two dots in the same cell	0.100
Distance between corresponding dots in adjacent cell	0.300
Dot height	0.025-0.037
Distance between corresponding dots from one cell directly below	0.395-0.400



TOILETS AND BATHING FACILITIES GEOMETRIC SYMBOLS

Unisex restroom: The color of the triangle symbol shall contrast with the color of the circle symbol, either light on a dark background or dark on a light background. The color of the circle symbol shall contrast with the color of the door or surface on which the combined circle and triangle symbol is mounted, either light on a dark background or dark on a light background. CBC/11B-703.7.2.6.3





Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered. If text is multilined, Braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum and 1/2 inch (12.7 mm) maximum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.

IDENTIFICATION OF ALL GENDER SINGLE - USER TOILET FACILITIES
Compliant with the California Building Code (CBC) chapter 11B

EXHIBIT A-Door symbol (required by the CBC)

This image represents the door symbol that is required by CBC 11B-216.8 to identify an all-gender/unisex single-user toilet facility. The symbol must comply with the requirements of CBC 11B-703.7.2.6.3. No pictogram, text, or braille is required on the symbol

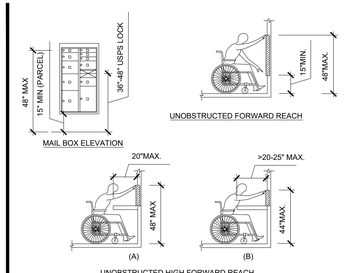
EXHIBIT B -Designation sign on wall

Designation signs are not required to be provided by the CBC or the 2010 ADAS. If provided, a designation sign adjacent to the door must comply with scoping requirements of CBC 11B-216.2, and the technical requirements for raised characters (CBC 11B-703.2), braille (CBC 11B-703.3),visual characters (CBC 11B-703.5), and requirements for installation height and location (CBC 11B-703.4).No pictogram is required. The following signs illustrate acceptable examples for designation sign text:

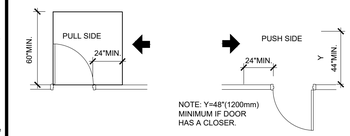
Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered. If text is multilined, Braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum and 1/2 inch (12.7 mm) maximum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.

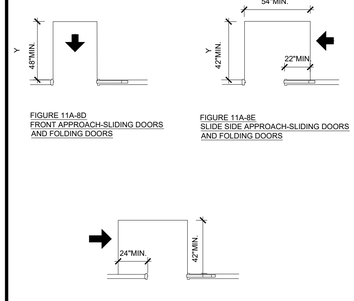
ALL GENDER RESTROOM | RESTROOM | UNISEX RESTROOM

ACCESSIBILITY DETAILS FOR SIGNS
FIGURE 11B-703.6.1 &703.2.2 ETC SCALE: NONE **11**

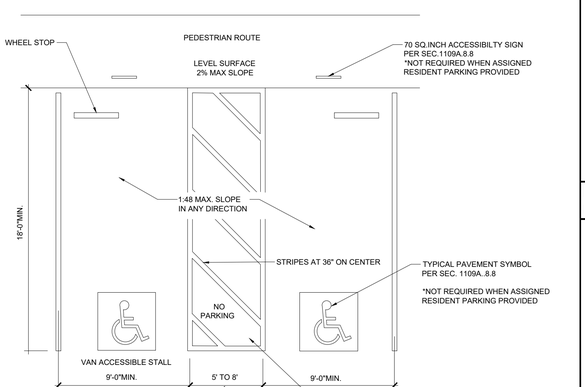


OBSTRUCTED FORWARD REACH
FIGURE 11A-1F & 11A-8K SCALE: NONE **10**

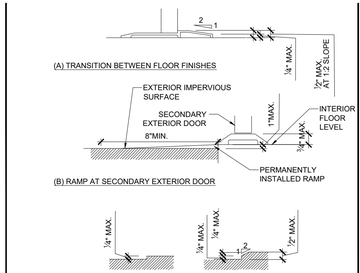




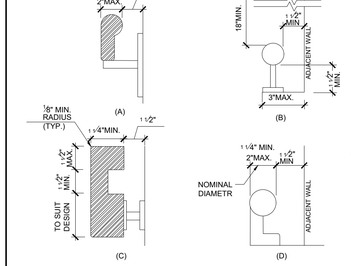
LEVEL MANEUVERING CLEARANCE AT DOORS
SECT. 1126A; FIGURE 11A-8C, 11A-8D, 11A-8E, 11A-8F SCALE: NONE **09**



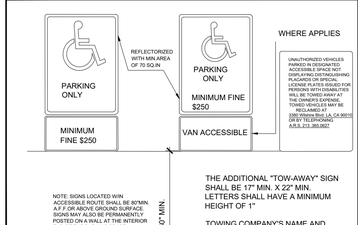
PARKING STALLS
FIGURE 11A-2A SCALE: NONE **05**



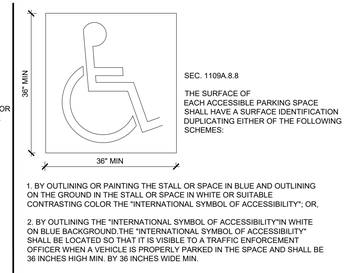
CHANGE IN LEVEL
FIGURE 11A-1F & 11A-8K SCALE: NONE **08**



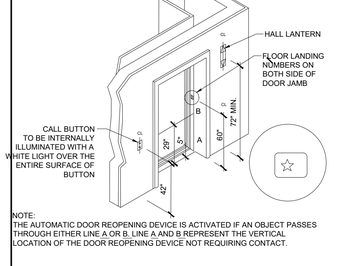
STAIR HANDRAILS
FIGURE 11A-6B SCALE: NONE **07**



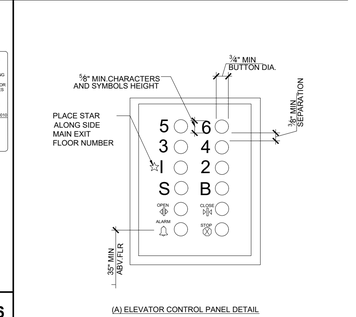
ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE
SCALE: NONE **06**

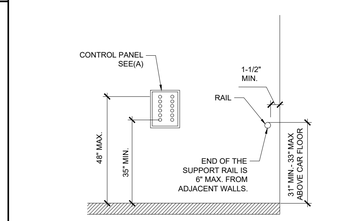


PARKING SIGNAGE
FIGURE 11A-7C SCALE: NONE **04**

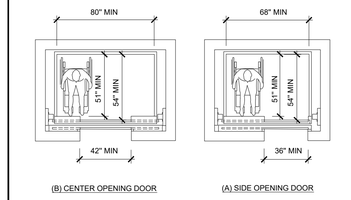


HOISTWAY AND ELEVATOR ENTRANCE
FIGURE 11A-7C SCALE: NONE **03**





ELEVATOR CONTROL PANEL
FIGURE 11A-7B SCALE: NONE **02**



MIN. DIMENSIONS OF ELEV. CARS
FIGURE 11A-7A SCALE: NONE **01**

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Seal:

LICENSED ARCHITECT ANDREW H. KU C-31817 RENEWAL 9/30/2025 STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7408 S. Figueroa St.
Los Angeles, CA 90003

Revisions:

No.	Description	Date

Project No.:
Drawn By:
Reviewed By:
Scale:
Date: 08-31-2023
Filename:
Sheet Title:

ACCESSIBILITY DIAGRAMS

Sheet #:

A-0.16

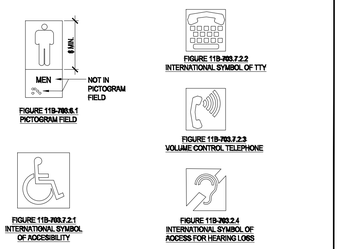


FIGURE 11B-703.6.1
PICTOGRAM FIELD

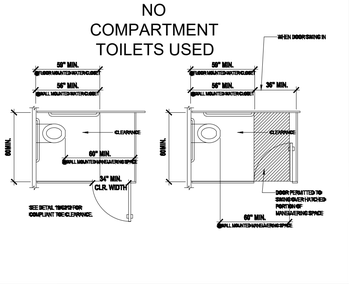
FIGURE 11B-703.7.2.2
INTERNATIONAL SYMBOL OF TTY

FIGURE 11B-703.7.2.3
VOLUME CONTROL TELEPHONE

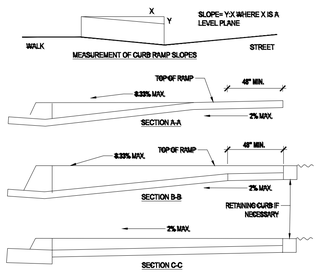
FIGURE 11B-703.7.2.1
INTERNATIONAL SYMBOL OF ACCESSIBILITY

FIGURE 11B-703.7.2.4
INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS

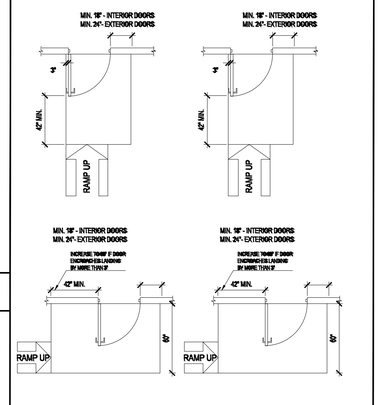
INTERNATIONAL SYMBOL
FIGURE 11B-703.6.1 &703.2.2 ETC SCALE: NONE **25**



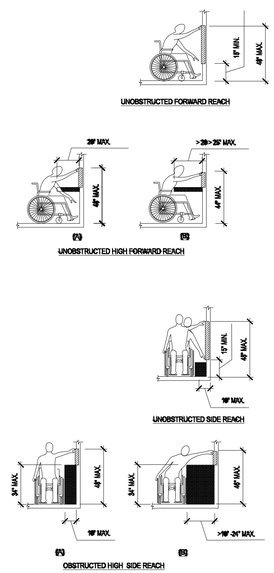
MANEUVERING SPACE WITH SIDE-OPENING DOOR
FIGURE 11B-703.6.1 &703.2.2 ETC SCALE: NONE **21**



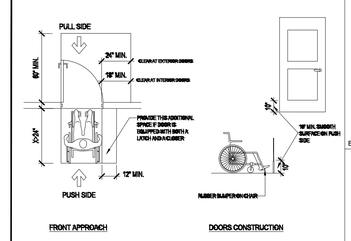
CURB SECTION
SCALE: NONE **16**



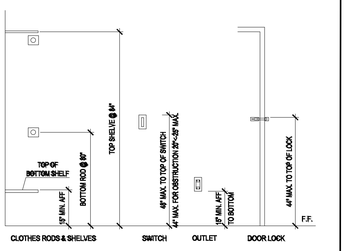
DOORWAYS AT RAMP LANDING
SCALE: NONE **11**



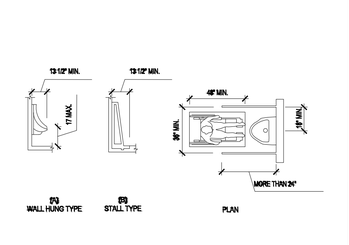
UNOBSTRUCTED & OBSTRUCTED SIDE REACH
FIGURE 11B-308.3.1 & 308.3.2 SCALE: NONE **08**



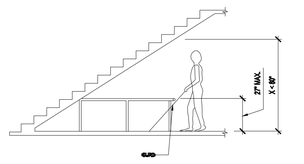
DOORS & MANEUVERING SPACE
SCALE: NONE **04**



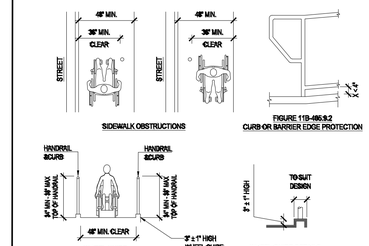
ADA MOUNTING HEIGHTS
SCALE: NONE **24**



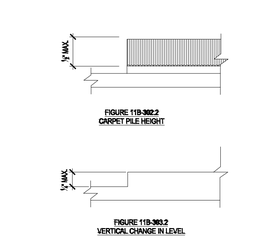
HEIGHT AND DEPTH OF URINALS
FIGURE 11B-605.2 SCALE: NONE **20**



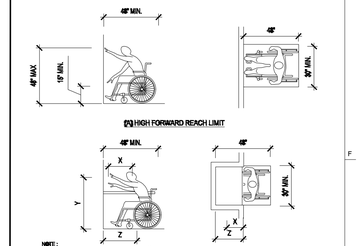
VERTICAL CLEARANCE
FIGURE 11B-307.4 **SCALE: NONE** **15**



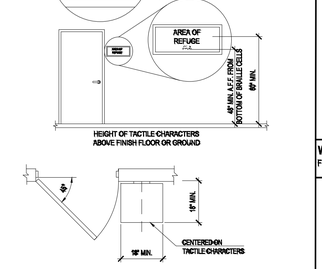
RAMP AND HANDRAILS
FIGURE 11B-405.7 SCALE: NONE **10**



CHANGE IN LEVEL
FIGURE 11B-302.2 & 303.2 SCALE: NONE **07**

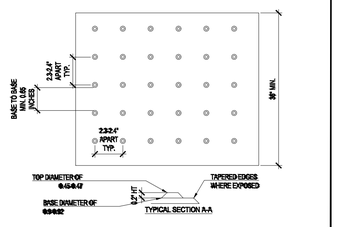


FORWARD REACH
SCALE: NONE **02**

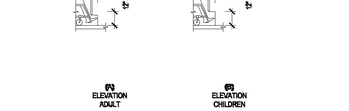


LOCATION OF TACTILE SIGNS AT DOORS
FIGURE 11B-703.3.2, & 11B-703.4.1,11B-703.4.2 SCALE: NONE **23**

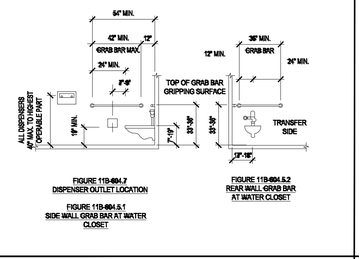
NOTE:
HAZARDOUS VEHICULAR AREAS:
IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACE ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING COMPLYING WITH SECTIONS 11B-705.1.1 AND 11B-705.1.2
DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 33535 OF FEDERAL STANDARD 595C. 11B-705-1.1.5
EXCEPTION: DETECTABLE WARNING SURFACES AT CURB RAMPS. ISLAND OR CUTOTHROUGH MEDIANS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-705.1.1.5



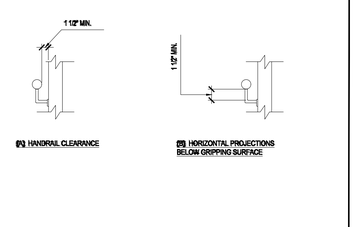
TRUNCATED DOMES
FIGURE 11B-705.1 SCALE: NONE **22**



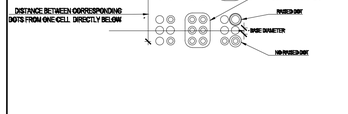
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE
FIGURE 11B-703.6.1 &703.2.2 ETC SCALE: NONE **19**



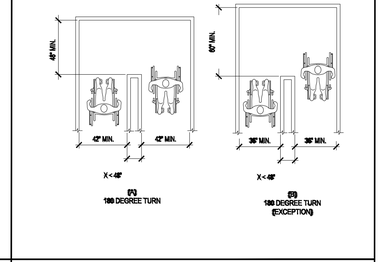
GRAB BAR AND DISPENSER LOCATION
FIGURE 11B-604.5.1 & 604.5.2 &604.7 SCALE: NONE **18**



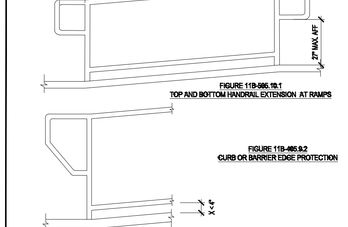
HANDRAILCLEARANCE HORIZANTAL PROJECTION BELOW
FIGURE 11B-505.5 & 505.6 SCALE: NONE **17**



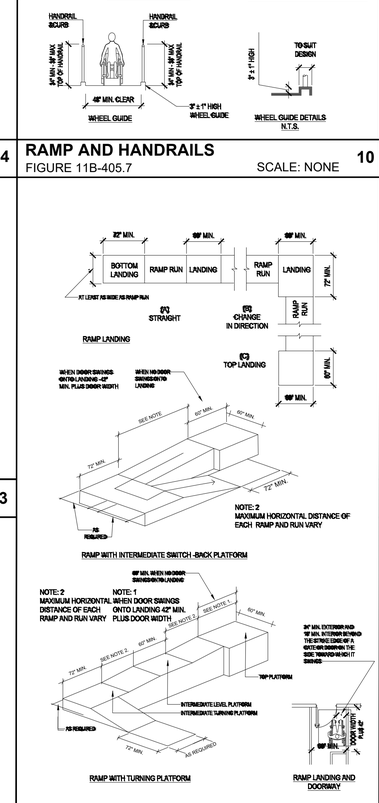
BRAILLE MEASUREMENT
FIGURE 11B-703.3.1 SCALE: NONE **14**



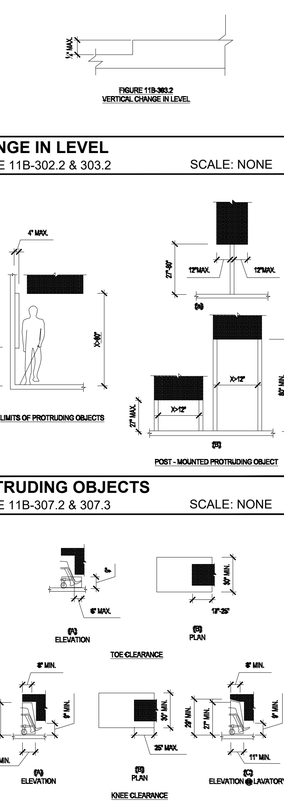
CLEAR WIDTH AT TURN
FIGURE 11B-403.5.2 SCALE: NONE **13**



HANDRAILS
FIGURE 11B-703.6.1 &703.2.2 ETC SCALE: NONE **12**

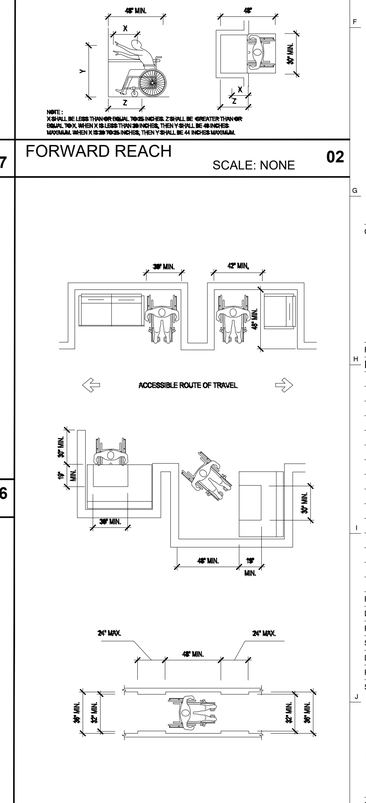


RAMP LANDING
FIGURE 11B-405.7 SCALE: NONE **09**



PROTRUDING OBJECTS
FIGURE 11B-307.2 & 307.3 SCALE: NONE **06**

TOE & KNEE CLEARANCE
FIGURE 11B-306.2 & 306.3 SCALE: NONE **05**



CLR. WIDTH OF AN ACCESSIBLE ROUTE
FIGURE 11B-403.5.1 SCALE: NONE **01**

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Seal:

LICENSED ARCHITECT
ANDREW H. KIM
C-31817
RENEWAL 9/30/2025
STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7408 S. Figueroa St.
Los Angeles, CA 90003

Revisions:

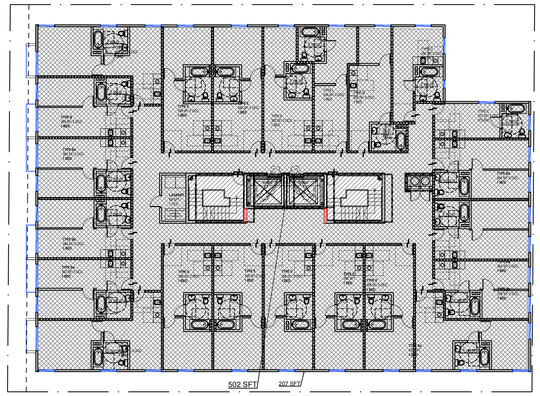
No.	Description	Date

Project No.:
Drawn By:
Reviewed By:
Scale:
Date: 08-31-2023
Filename:
Sheet Title:

ACCESSIBILITY DIAGRAMS

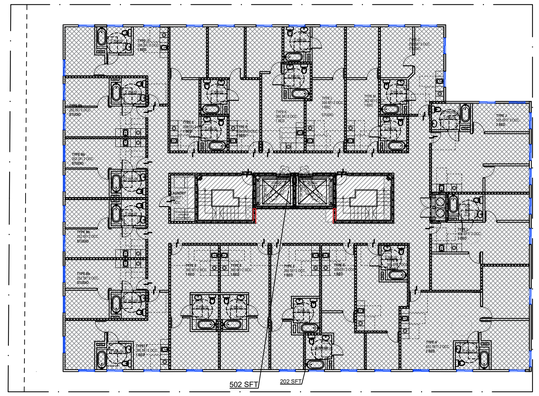
Sheet #:

A-0.17



3RD FLOOR PLAN
22 UNITS

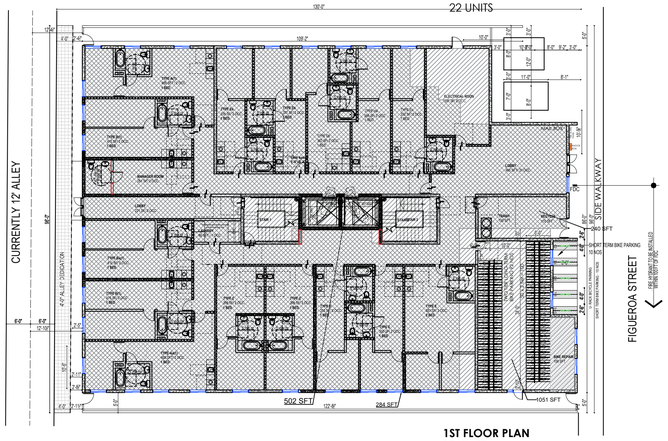
4TH FLOOR PLAN
22 UNITS



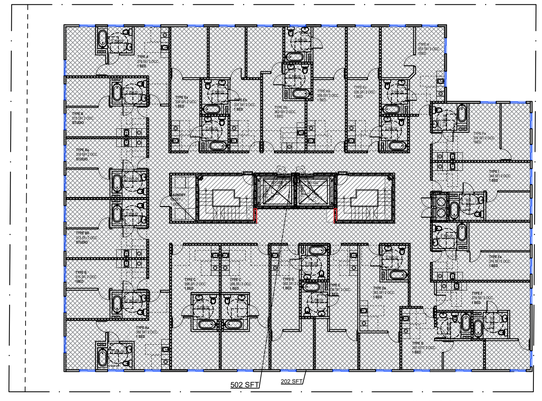
7TH FLOOR PLAN
20 UNITS

2ND FLOOR PLAN
22 UNITS

5TH FLOOR PLAN
22 UNITS



1ST FLOOR PLAN
15 UNITS
LONG TERM BIKE 100 NOS
SHORT TERM BIKE 10 NOS



6TH FLOOR PLAN
22 UNITS

FLOOR AREA INCLUDED IN ZONING CODE AREA

FLOOR AREA INCLUDED IN BUILDING CODE AREA

AS PER SEC 12.21.A19(C)(4) THROUGH (12)(I)

1) To encourage active participation in recycling to the maximum extent possible, each property owner, manager, or lessee shall inform all tenants and/or employees living or working on the property of the availability and location of the Recycling Area(s) or Room(s), the types of materials that are collected for recycling, that the recycling collection facilities are located on the property pursuant to state law requiring the diversion of a substantial portion of solid waste;

2) Each property owner or lessee shall contract with a recycle or hauler for the pick-up of Recyclable Materials, separate from trash collection, when receptacles are full or every week, whichever occurs first;

3) No toxic or hazardous material shall be stored in Recycling Areas or Rooms recycling or receptacles;

4) All Recyclable Materials shall be placed or stored in Recycling Receptacles. Paper products and other lightweight materials shall be immediately placed into covered Recycling Receptacles when they are dropped off;

5)On a daily basis the Recycling Area or Room shall be kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards;

6) The Recycling Area or Room shall be clearly identified by one or more signs designating it for recycling collection and loading;

7) The Recycling Area or Room shall be available for use by persons residing or employed on the property, but shall be kept secured from unauthorized entry by the general public;

8) Recycling Areas or Rooms shall not diminish the required number of parking spaces or impair traffic flow;

9) Recycling Areas and Rooms shall be placed alongside of trash areas or rooms wherever possible. In all cases, recycling areas and rooms shall be separate from trash areas or rooms and shall comply with the following:
(i) recycling rooms shall comply with Section 91.6102 of this Code and must be equipped with an automatic sprinkler system pursuant to Section 57.21.04 A 3 of this Code.

Bicycle Parking notes

(d) Bicycle Parking Facility Requirements.
(1) Short-Term Bicycle Parking. Short-term bicycle parking shall consist of bicycle racks that support the bicycle frame at two points. Racks that support only the wheel of the bicycle are not permissible.
(i) Racks shall allow for the bicycle frame and at least one wheel to be locked to the racks.
(ii) The bicycle rack shall allow for the use of a cable as well as a U-shaped lock.
(iii) If bicycles can be locked to each side of the rack, each side shall be counted toward a required space.
(iv) Racks shall be securely anchored to a permanent surface.
(v) If more than 20 short-term bicycle parking spaces are provided, at least 50 percent shall be covered by a roof or overhang.
(2) Long-Term Bicycle Parking. Long-term bicycle parking shall be secured from the general public and enclosed on all sides and protect bicycles from inclement weather.

(b) Stacked Storage. Long-term or short-term bicycle parking may be mounted so that bicycles are stored in a stacked, two-tier layout, provided such parking is primarily an attended bicycle facility where facility staff parks the bicycles, or such racks provide mechanical assistance for lifting the bicycle.

Recycle Room Notes

(4) To encourage active participation in recycling to the maximum extent possible, each property owner, manager, or lessee shall inform all tenants and/or employees living or working on the property of the availability and location of the Recycling Area(s) or Room(s), the types of materials that are collected for recycling, that the recycling collection facilities are located on the property pursuant to state law requiring the diversion of a substantial portion of solid waste;

(5) Each property owner or lessee shall contract with a recycler or hauler for the pick-up of Recyclable Materials, separate from trash collection, when receptacles are full or every week, whichever occurs first;

(6) No toxic or hazardous material shall be stored in Recycling Areas or Rooms recycling or receptacles;

(7) All Recyclable Materials shall be placed or stored in Recycling Receptacles. Paper products and other lightweight materials shall be immediately placed into covered Recycling Receptacles when they are dropped off;

(8) On a daily basis the Recycling Area or Room shall be kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards;

(9) The Recycling Area or Room shall be clearly identified by one or more signs designating it for recycling collection and loading;

(10) The Recycling Area or Room shall be available for use by persons residing or employed on the property, but shall be kept secured from unauthorized entry by the general public;

(11) Recycling Areas or Rooms shall not diminish the required number of parking spaces or impair traffic flow;

(12) Recycling Areas or Rooms shall be placed alongside of trash areas or rooms wherever possible and shall comply with the following: (Amended by Ord. No. 181,227, Eff. 9/1/10.)

(i) Recycling Rooms shall comply with Section of this Code and must be equipped with an automatic sprinkler system pursuant to Section of this Code.

	A	B	C	Calculate A - B - C	D	Calculate A-B-C-D
	Gross Area (Out to out bldg dimensions) sq. ft.	Area of Exterior Walls sq. ft. sq. ft.	Area of Courts and Vent Shafts sq. ft.	Building Code Area sq. ft.	Area of Stairways, Mechanical room bicycle parking sq. ft.	Zoning Code Area sq. ft.
1st Floor(IA)	9972	284	0	9688	1279	8409
2nd Floor(IA)	10149	277	0	9872	502	9370
SUB-TOTAL (IA)	20,121	561	0	19,560	1781	17,790
3rd Floor(IIIA)	10149	207	0	9942	502	9440
4th Floor(IIIA)	9583	202	0	9381	502	8879
5th Floor(IIIA)	9583	202	0	9381	502	8879
6th Floor(IIIA)	9583	202	0	9381	502	8879
7th Floor(IIIA)	9583	202	0	9381	502	8879
SUB-TOTAL (IIIA)	48,481	1,015	0	44,466	2,510	44,956
Total Area(IIIA)	68602	1576	0	67026	4291	62735

Area for School District Fee = 68602 S.F
Building Code Area
For Type IA 19560 S.F
Type IIIA 44466 S.F

FAR = 62735 / 12480 = 5.027:1

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Drona Investments LLC
28500, Driver Ave, Agoura Hills, CA, 91301

Seal:

LICENSED ARCHITECT
ANDREW H. KIM
C-31817
9/30/2020
STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7311 S Figueroa St.
Los Angeles, CA 90003

Revisions:

No.	Description	Date

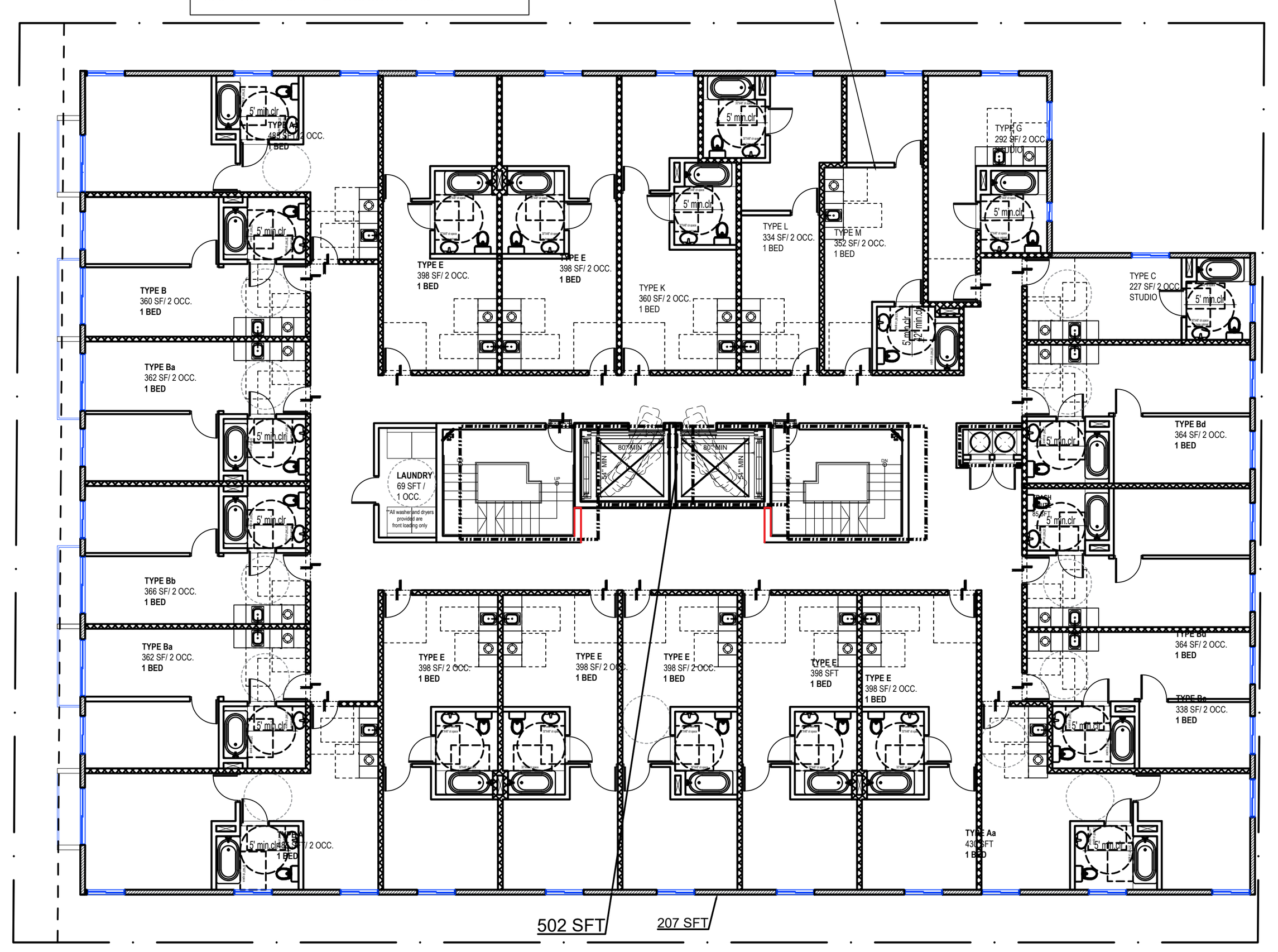
Project No.:
Drawn By:
Reviewed By:
Scale:
Date:
Filename:
Sheet Title:

FLOOR AREA CALCULATION

Sheet #: A-1.1

Stairway sizing 1005.3.1
0.2" per occupant = 50x0.2 = 10"
provided 2- 44" minimum wide stair
Two exit required-Two provided
other egress component sizing 1005.3.2
0.15" per occupant = 50x0.15 = 7.5"
44" minimum exit path provided
exit doors are 32" minimum clear

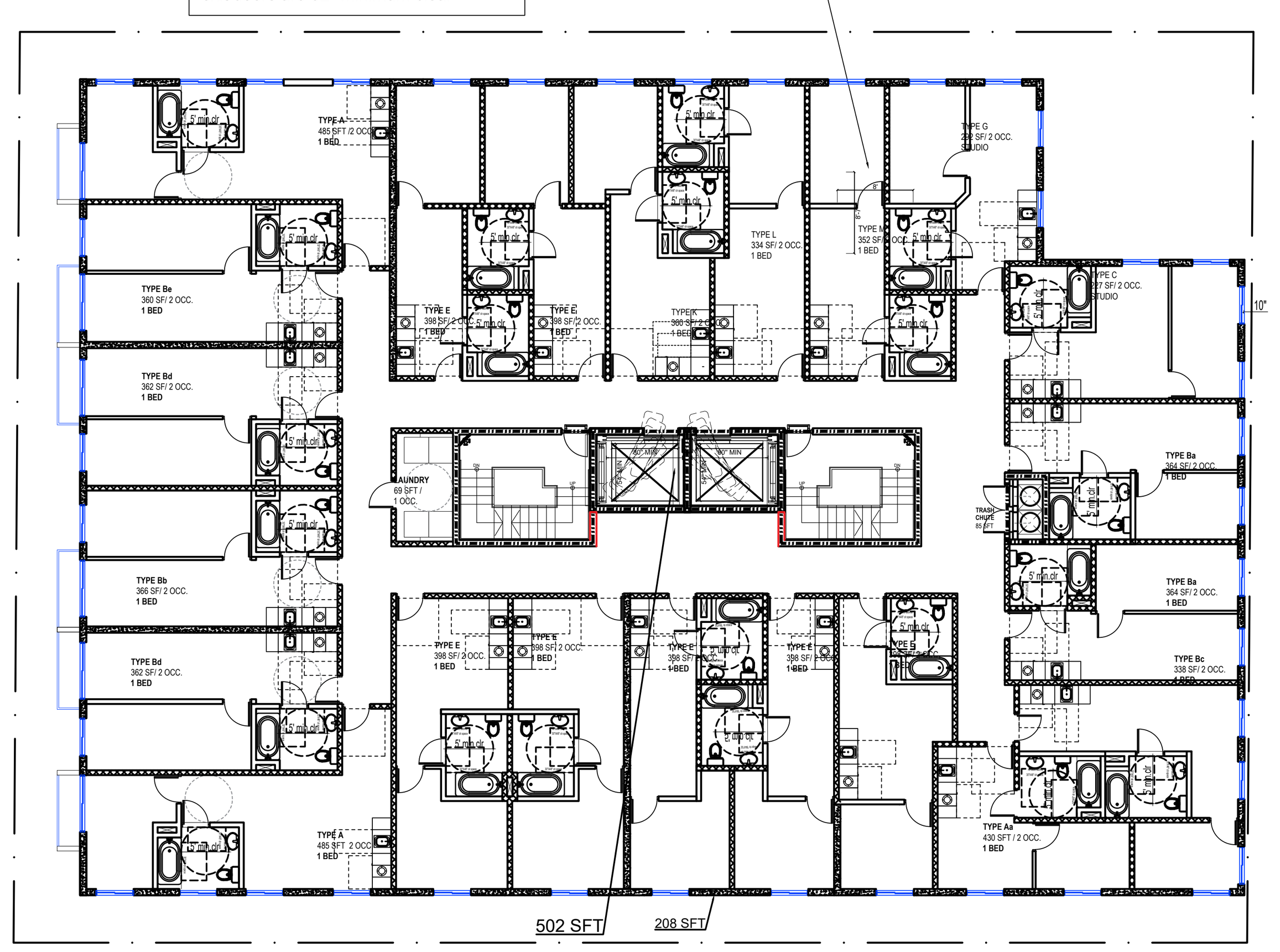
Residential Area =9942 s.f.
OL factor = 200 s.f.
OL = 9942/200 = 50
Two exit required-Two provided



3RD FLOOR PLAN
22 UNITS

Stairway sizing 1005.3.1
0.2" per occupant = 50x0.2 = 10"
provided 2- 44" minimum wide stair
Two exit required-Two provided
other egress component sizing 1005.3.2
0.15" per occupant = 50x0.15 = 7.5"
44" minimum exit path provided
exit doors are 32" minimum clear

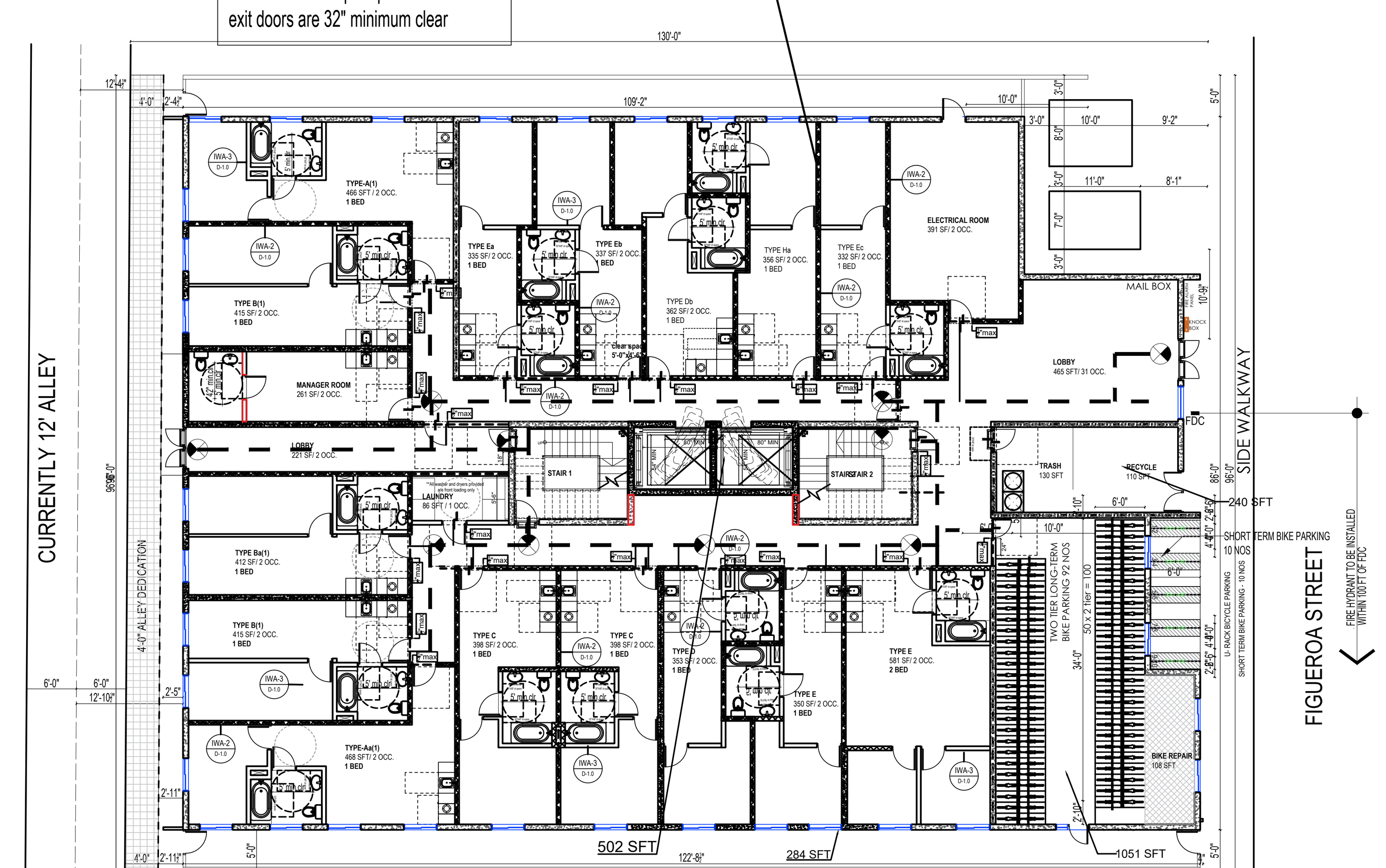
Residential Area =9872s.f.
OL factor = 200 s.f.
OL = 9872/200 = 50
Two exit required-Two provided



2ND FLOOR PLAN
22 UNITS

Stairway sizing 1005.3.1
0.2" per occupant = 49x0.2 = 9.8"
provided 2- 44" minimum wide stair
Two exit required-Two provided
other egress component sizing 1005.3.2
0.15" per occupant = 49x0.15 = 7.35"
44"minimum exit path provided
exit doors are 32" minimum clear

Residential Area =9688 s.f.
OL factor = 200 s.f.
OL = 9688/200 = 49
Two exit required-Two provided



1ST FLOOR PLAN
15 UNITS
LONG TERM BIKE 100 NOS
SHORT TERM BIKE 10 NOS

Stairway sizing 1005.3.1
0.2" per occupant = 47x0.2 = 9.4"
provided 2- 44" minimum wide stair
Two exit required-Two provided
other egress component sizing 1005.3.2
0.15" per occupant = 47x0.15 = 7.05"
44" minimum exit path provided
exit doors are 32" minimum clear

Residential Area =9381 s.f.
OL factor = 200 s.f.
OL = 9381/200 = 47
Two exit required-Two provided

4TH FLOOR PLAN
22 UNITS

Stairway sizing 1005.3.1
0.2" per occupant = 47x0.2 = 9.4"
provided 2- 44" minimum wide stair
Two exit required-Two provided
other egress component sizing 1005.3.2
0.15" per occupant = 47x0.15 = 7.05"
44" minimum exit path provided
exit doors are 32" minimum clear

Residential Area =9381 s.f.
OL factor = 200 s.f.
OL = 9381/200 = 47
Two exit required-Two provided

5TH FLOOR PLAN
22 UNITS

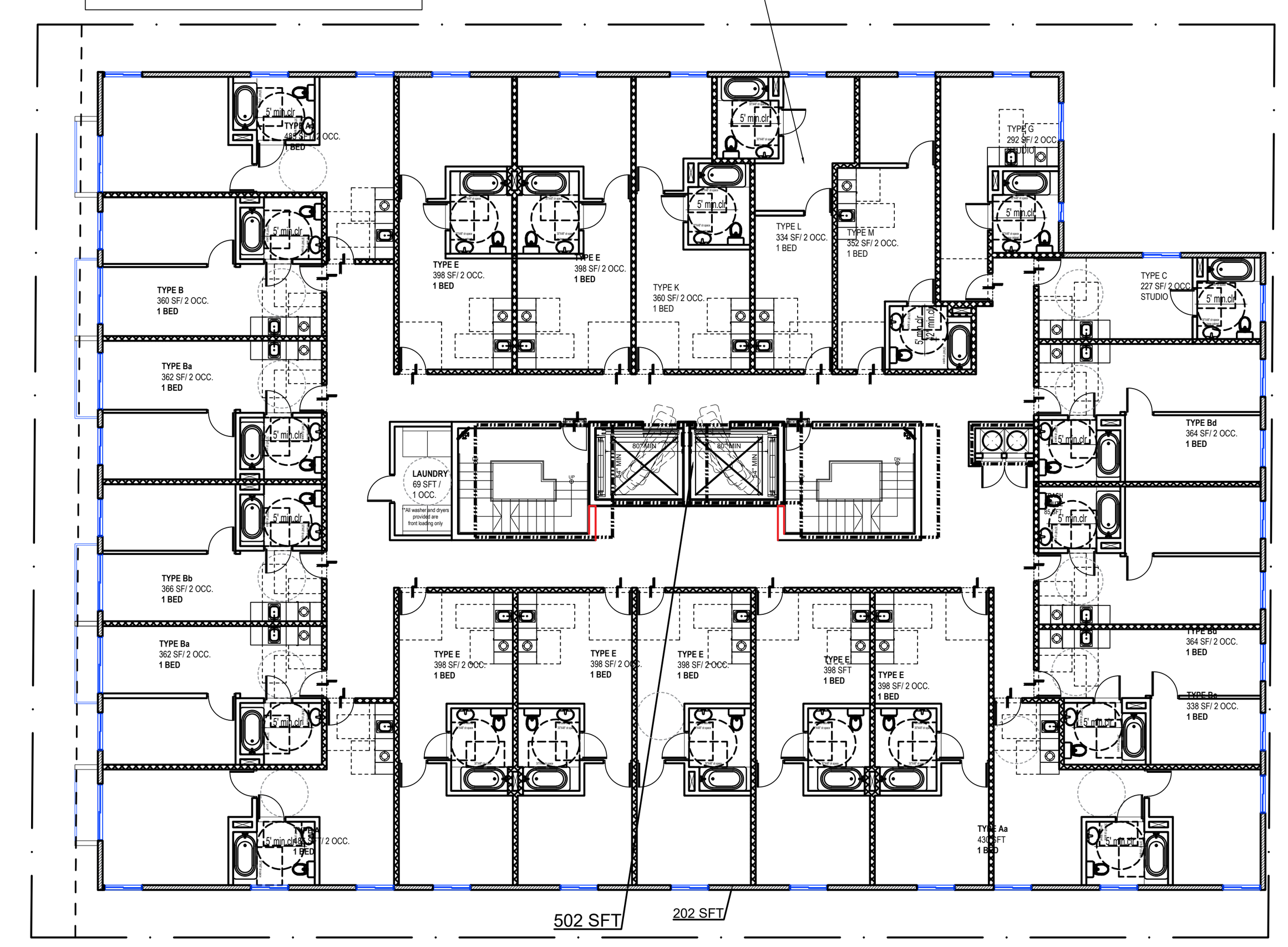
Stairway sizing 1005.3.1
0.2" per occupant =47x0.2 = 9.4"
provided 2- 44" minimum wide stair
Two exit required-Two provided
other egress component sizing 1005.3.2
0.15" per occupant = 47x0.15 = 7.05"
44" minimum exit path provided
exit doors are 32" minimum clear

Residential Area =9381 s.f.
OL factor = 200 s.f.
OL = 9381/200 = 47
Two exit required-Two provided

6TH FLOOR PLAN
22 UNITS

Stairway sizing 1005.3.1
0.2" per occupant = 47x0.2 = 9.4"
provided 2- 44" minimum wide stair
Two exit required-Two provided
other egress component sizing 1005.3.2
0.15" per occupant = 47x0.15 = 7.05"
44" minimum exit path provided
exit doors are 32" minimum clear

Residential Area =9381 s.f.
OL factor = 200 s.f.
OL = 9381/200 = 47
Two exit required-Two provided



7TH FLOOR PLAN
20 UNITS

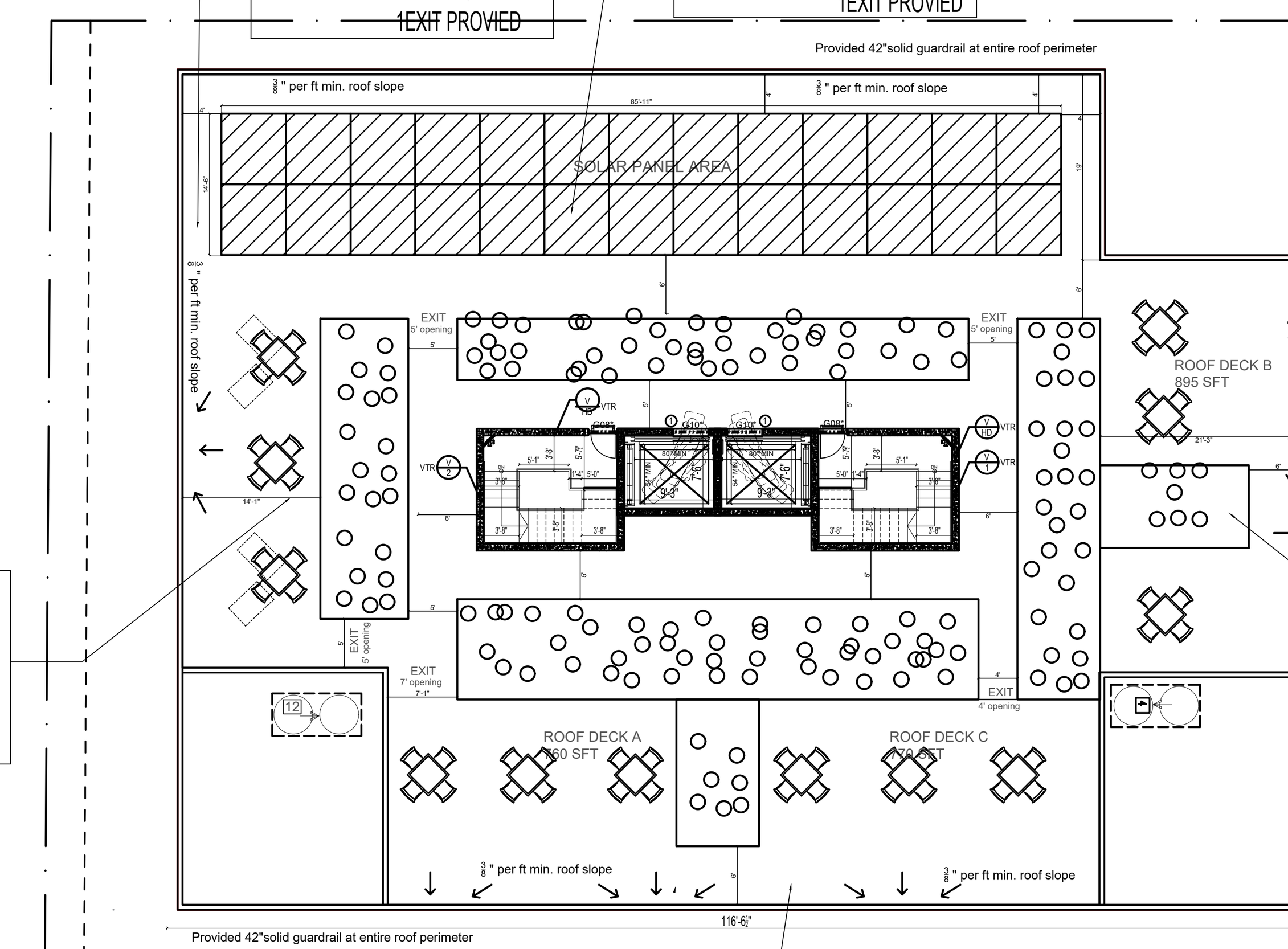
DECK "D" AREA= 651 S.F
OL FOCTOR= 15 S.F
OL= 651/15= 44
1 EXIT FORM THIS AREA
REQUIRED
1EXIT PROVIED

DECK "A" AREA= 1392 S.F
OL FOCTOR= 15 S.F
OL= 1392/15= 93
1 EXIT FORM THIS AREA
REQUIRED
1EXIT PROVIED

CUMULATIVE OCCUPANT LOAD
Deck A+B+C+D+E.
= 93+60+26+44+103 = 326
Two exit required-Two provided

Stairway sizing 1005.3.1
0.2" per occupant =326x0.2 = 65.2"
provided 2- 44" minimum wide stair
Two exit required-Two provided
other egress component sizing 1005.3.2
0.3" per occupant = 326x0.3 = 97.8"
minimum exit path provided
exit doors are 32" minimum clear

DECK "C" AREA= 637 S.F
OL FOCTOR= 15 S.F
OL= 384/15= 26
1 EXIT FORM THIS AREA
REQUIRED
1EXIT PROVIED



DECK "B" AREA= 895 S.F
OL FOCTOR= 15 S.F
OL= 895/15= 60
1 EXIT FORM THIS AREA REQUIRED
1EXIT PROVIED

ROOF FLOOR PLAN

ROOF DECK AREA- 4863 SFT
*REQUIRED - ROOF LANDSCAPE AREA MINIMUM 25%
*PROVIDED - 1776 SFT(25%)
*SOLAR AREA MINIMUM 15%
*PROVIDED - 1242 SFT(15%)

SOLAR PANEL AREA= 1541 S.F
OL FOCTOR= 15 S.F
OL= 1541/15= 103
1 EXIT FORM THIS AREA
REQUIRED
1EXIT PROVIED

Open Space required:

Regulations. New construction (resulting in additional floor area and additional units) of a building or group of buildings containing six or more dwelling units on a lot shall provide at a minimum the following usable open space per dwelling unit: 100 square feet for each unit having less than three habitable rooms; 125 square feet for each unit having three habitable rooms; and 175 square feet for each unit having more than three habitable rooms.

100 s.f/unit < 3 Habitable Rooms.
125 s.f/unit = 3 Habitable Rooms.
175 s.f/unit > 3 Habitable Rooms.

Open space for <3 Habitable Rooms	100 s.f./DU
=3 Habitable Rooms	125 s.f./DU
141 units X 100	14100 s.f
4 units X 125	500 s.f
Total required	14600 s.f
After 51.27% Reduction Total required	7103 s.f

OPEN SPACE PROVIDED:

* No Recreational space provided

Roof deck	7103 s.f.
TOTAL OPEN SPACE PROVIDED	7103 s.f.

More than 50% of the provided open space is common open space.

Total Reduction Percentage Requested 7103/14600 = 48.65%   51.35% Reduction Requested

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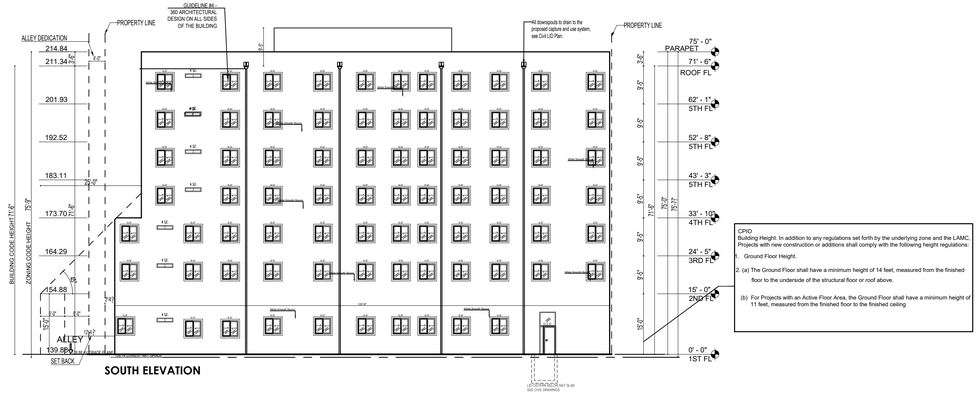
OPEN SPACE CALCULATION

Sheet #: A-1.2



SOUTH ELEVATION

CPIO
Building Height. In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction or additions shall comply with the following height regulations:

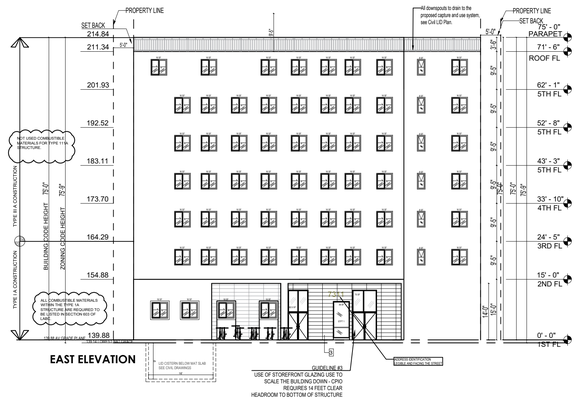
1. Ground Floor Height.

2. (a) The Ground Floor shall have a minimum height of 14 feet, measured from the finished floor to the underside of the structural floor or roof above.

(b) For Projects with an Active Floor Area, the Ground Floor shall have a minimum height of 11 feet, measured from the finished floor to the finished ceiling.

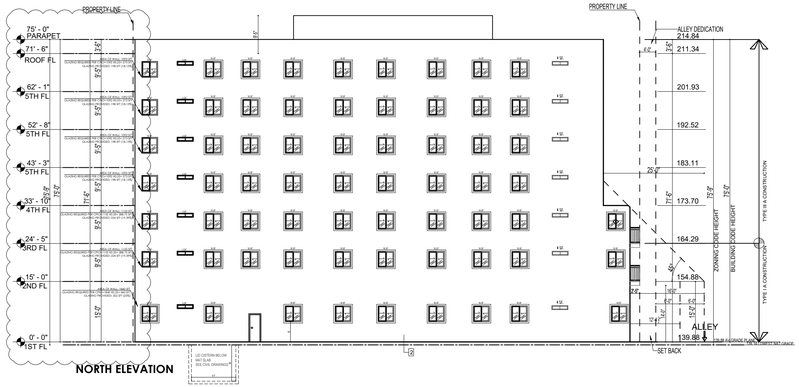
PER LABC TBL 705.8
FIRE SEPARATION DISTANCE MEASURED FROM INTERIOR PROPERTY LINE 5-10 FEET
ALLOWABLE UNPROTECTED OPENINGS FOR SPRINKLERED BLDG = 25%

			WALL AREA	OPENING AREA	% WALL AREA	
FIRST STORY	122'8"X15'	=	1840 S.F.	158.5	08.61	<25%
SECOND STORY	122'8" X 9'.5"	=	1155 S.F.	180	15.58	<25%
THIRD STORY	122'8" X 9'.5"	=	1155 S.F.	180	15.58	<25%
FOURTH STORY	116' 1" X 9'.5"	=	1092 S.F.	180	16.48	<25%
FIFTH STORY	116' 1" X 9'.5"	=	1092 S.F.	180	16.48	<25%
SIXTH STORY	116' 1" X 9'.5"	=	1092 S.F.	180	16.48	<25%
SEVENTH STORY	116' 1" X 9'.5"	=	1092 S.F.	152	13.91	<25%



EAST ELEVATION

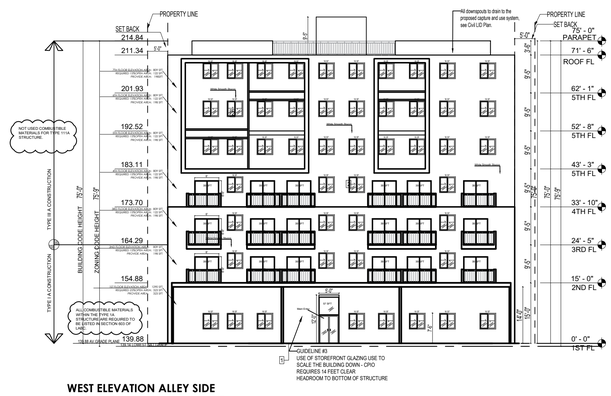
STREET FACING- UNLIMITED OPENING (separation distance 50'-4")
PER LABC TBL 705.8
FIRE SEPARATION DISTANCE MEASURED FROM CENTRE OF THE ALLEY > 30 FEET
UNLIMITED OPENINGS ALLOWED FOR SPRINKLERED BUILDINGS



NORTH ELEVATION

PER LABC TBL 705.8
FIRE SEPARATION DISTANCE MEASURED FROM INTERIOR PROPERTY LINE 5-10 FEET
ALLOWABLE UNPROTECTED OPENINGS FOR SPRINKLERED BLDG = 25%

			WALL AREA	OPENING AREA	% WALL AREA	
FIRST STORY	122'8" X 15'	=	1840 S.F.	149	08.09	<25%
SECOND STORY	122'8" X 9'.5"	=	1155 S.F.	176	15.23	<25%
THIRD STORY	122'8" X 9'.5"	=	1155 S.F.	176	15.23	<25%
FOURTH STORY	116' 1" X 9'.5"	=	1092 S.F.	152	13.91	<25%
FIFTH STORY	116' 1" X 9'.5"	=	1092 S.F.	176	13.91	<25%
SIXTH STORY	116' 1" X 9'.5"	=	1092 S.F.	176	13.91	<25%
SEVENTH STORY	116' 1" X 9'.5"	=	1092 S.F.	176	13.91	<25%



WEST ELEVATION ALLEY SIDE
(separation distance 12'-4.5")

PER LABC TBL 705.8
FIRE SEPARATION DISTANCE MEASURED FROM CENTRE OF THE ALLEY 10-15 FEET
ALLOWABLE UNPROTECTED OPENINGS FOR SPRINKLERED BLDG = 45%

PER LABC TBL 705.8
FIRE SEPARATION DISTANCE MEASURED FROM INTERIOR PROPERTY LINE 15-20FEET
ALLOWABLE UNPROTECTED OPENINGS FOR SPRINKLERED BLDG = 45%

			WALL AREA	OPENING AREA	% WALL AREA	
FIRST STORY	86'0" X 15'	=	1275 S.F.	185	14.50	<45%
SECOND STORY	86'0" X 9'.5"	=	809 S.F.	298	36.83	<45%
THIRD STORY	86'0" X 9'.5"	=	809 S.F.	298	36.83	<45%
FOURTH STORY	86'0" X 9'.5"	=	809 S.F.	298	36.83	<45%
FIFTH STORY	86'0" X 9'.5"	=	809 S.F.	160	19.77	<45%
SIXTH STORY	86'0" X 9'.5"	=	809 S.F.	160	19.77	<45%
SEVENTH STORY	86'0" X 9'.5"	=	809 S.F.	160	19.77	<45%

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Sheet Title:

EXTERIOR OPENING CALCULATION

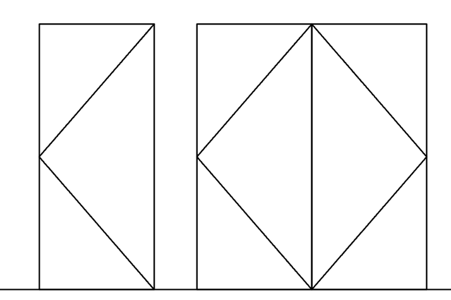
Sheet #: A-1.3

LIVING UNIT DOORS

HARDWARE REQUIREMENTS (CODE COMPLIANT AND OPERATION CHARACTERISTICS)

DOOR DESIGNATION	DOOR OPENING SIZE (WxH, FEET-INCHES)	DESCRIPTION	DOOR TYPE	THICKNESS	DOOR CONSTRUCTION	DOOR FINISH	FRAME CONSTRUCTION	FRAME FINISH	FIRE RATED LABEL (MINUTES)	SMOKE/DRAFT-CONTROL GASKET ASSEMBLY (S LABEL)	WEATHERSTRIPPING	ADA COMPLIANT FEATURES & HARDWARE	EXIT HARDWARE OPERABLE W/O SPECIAL KNOWLEDGE OR EFFORT	SELF-CLOSING DEVICE	DEADBOLT INTERCONNECTED WITH ENTRY LOCKSET	SELF-LOCKING, OPENABLE FROM INSIDE W/O A KEY	SECURITY DEADBOLT	PRIVACY LOCKSET	PASSAGE LOCKSET	ENTRY THRESHOLD	BALCONY/PATIO THRESHOLD	WALL FACE SLIDING "BARN" DOOR TRACK & ROLLERS	DOOR BOTTOM RUBBER SWEEP ADJUSTED FOR SOUND CONTROL
U1	3-0 X 6'-8"	LIVING UNIT ENTRY (INT)	UD-1	1-3/4	SC/WD	PAINT	MTL	PAINT	20	X	-	X	X	X	X	X	-	-	-	X	-	-	X
U2	3-0 X 6'-8"	BEDROOM DOOR	UD-2	1-3/4	HC/WD	PAINT	MTL	PAINT	-	-	-	X	-	-	-	-	-	X	-	-	-	-	-
U3	3-0 X 6'-8"	BATH DOOR	UD-3	1-3/4	WD	MFR	MTL	AL	-	-	-	X	-	-	-	-	-	-	-	-	-	-	-

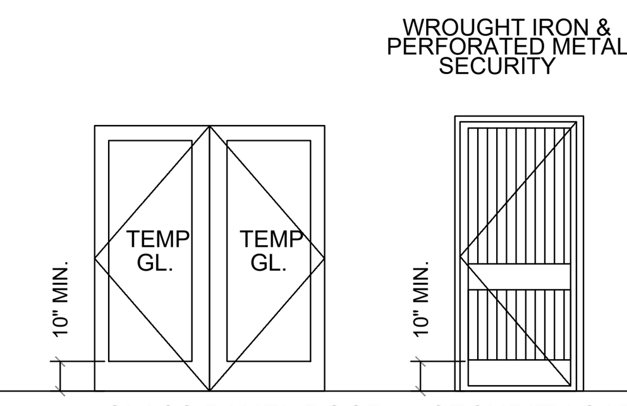
* WHERE THE PATIO DOORS ARE INDICATED WITH "STC": TORRANCE ALUMINUM SERIES 900 (AW-65-ATD) ARCHITECTURAL TERRACE DOOR (STC 43). REFER TO THE ACOUSTICAL REPORT TO VERIFY ADDITIONAL REQUIREMENTS.
** SWING FREE HINGES OR CONFIRM THAT WHEN THE DOOR IS IN THE OPEN POSITION OF 90 DEGREES THERE IS 32" CLEARANCE.



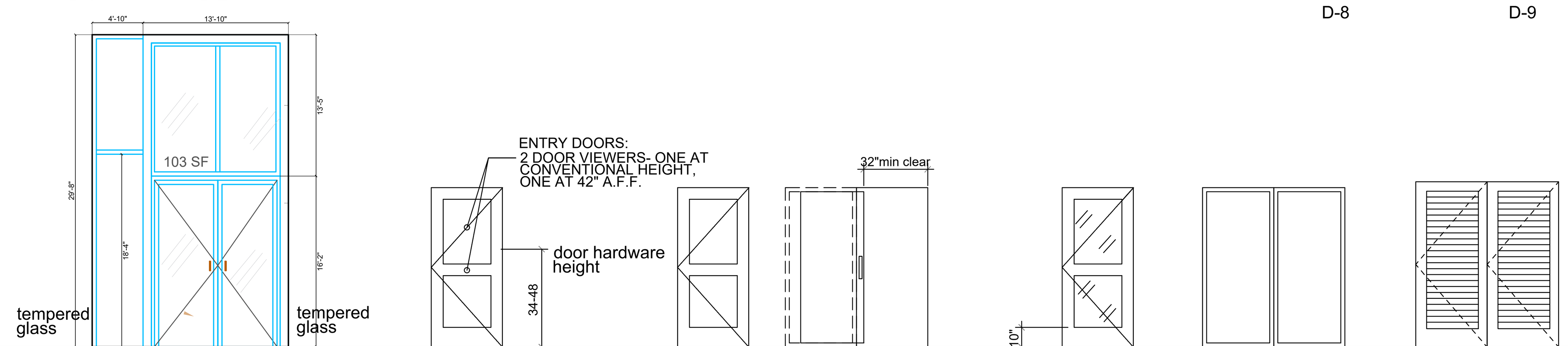
D-1 D-2

1010.1.9.2 Hardware height.

Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor.Required force to operate, not greater than 5 pounds
Locks used only for security purposes and not used for normal operation are permitted at any height.



GLASS PANEL DOOR D-8
SECURITY GATE D-9



STOREFRONT
2 PANEL UD-1
2 PANEL UD-2
POCKET DOOR UD-3
french door UD-4
MIRROR UD-5
FOLDING UD-5

1010.1.9.12 Stairway doors.
Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.

Where panic or fire exit hardware is installed, it shall comply with the following:

1.Panic hardware shall be listed in accordance with UL 305.

2.Fire exit hardware shall be listed in accordance with UL 10C and UL 305.

3.The actuating portion of the releasing device shall extend not less than one-half of the door leaf width.

4.The maximum unlatching force shall not exceed 15 pounds (67 N).

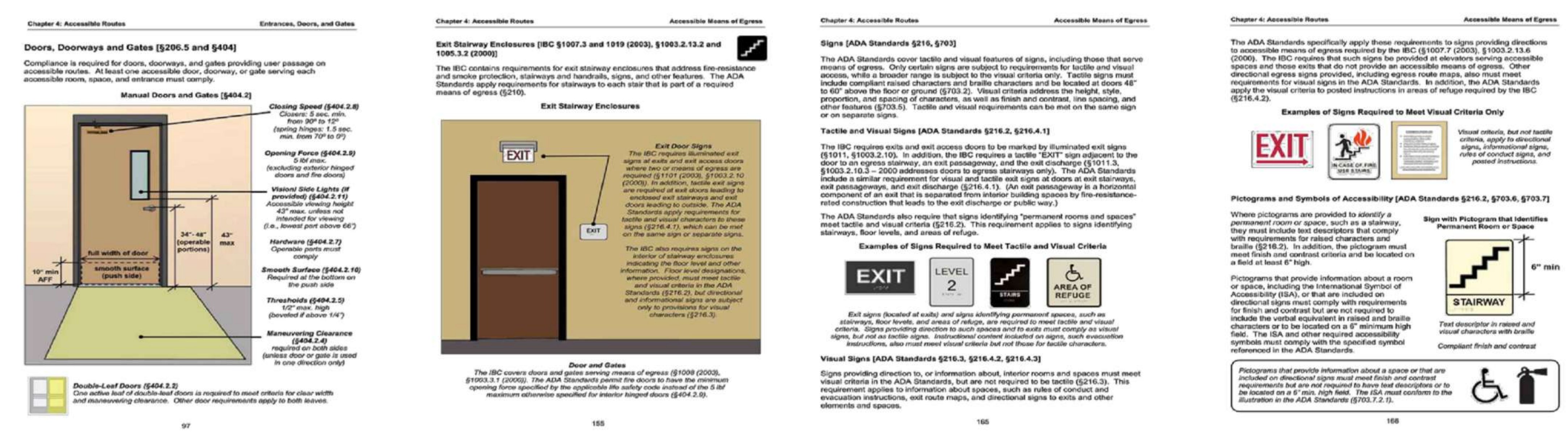
Adjustable door bottom sweeps will be required on the stair entry and vestibule entry doors to facility air balance and pressure adjustments during commissioning, and acceptance testing.

1132A.10Door signal devices.
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 maximum of 48 inches (1219 mm) above the floor and connected to permanent wiring.

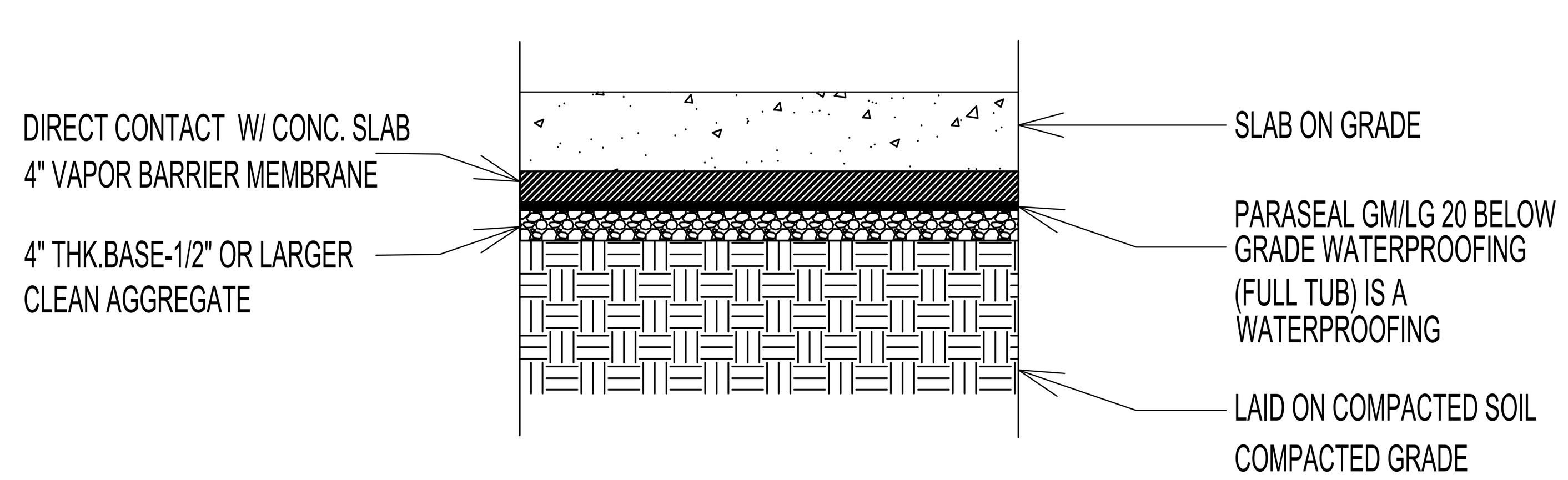
COMMON AREA AND FIRE DOORS

HARDWARE REQUIREMENTS (CODE COMPLIANT AND OPERATION CHARACTERISTICS)

DOOR DESIGNATION	DOOR OPENING SIZE (WxH, FEET-INCHES)	DESCRIPTION	DOOR TYPE	THICKNESS (INCHES)	DOOR CONSTRUCTION	DOOR FINISH	FRAME CONSTRUCTION	FRAME FINISH	FIRE RATED LABEL (MINUTES)	SMOKE/DRAFT-CONTROL GASKET ASSEMBLY (S LABEL)	WEATHERSTRIPPING	ADA COMPLIANT FEATURES & HARDWARE	EXIT HARDWARE OPERABLE W/O SPECIAL KNOWLEDGE OR EFFORT, 1-WAY OPERATION	EXIT HARDWARE OPERABLE W/O SPECIAL KNOWLEDGE OR EFFORT, 2-WAY OPERATION	FIRE EXIT HARDWARE	SECURITY ALARMED OPENING (VERIFY W/ OWNER'S SECURITY)	SELF-LOCKING, OPENABLE FROM INSIDE W/O KEY	SELF CLOSING DEVICE	CLOSESR COORDINATOR AND ASTRAGAL	CONCEALED VERTICAL ROD EXIT DEVICE	SMOKE DETECTOR ACTUATED MAGNETIC HOLD-OPEN/RELEASE DEVICE	AUTOMATIC OPENER REMOTE/SECURITY SYSTEM OPERATION	OPERATIONS SECURITY KEYED HARDWARE	FIRE DEPARTMENT ACCESS FROM EXTERIOR KEYED	KEYED PER UTILITY/VENDOR COMPANY RQTS.
G01*	6-0 X 7-0	ENTRY DOOR	D8	MFR	MTL	MFR	MTL	MFR	-	-	X	X	X	-	X	-	X	X	-	-	-	-	X	X	-
G02*	3-0 X 6-8	EXIT DOOR TO STAIR SHAFT	D1	1-3/4	FRC	PAINT	MTL	PAINT	90	-	-	X	-	X	-	-	X	X	-	-	-	-	-	-	-
G03*	3-0 X 6-8	EXIT DOOR FROM STAIR SHAFT	D1	1-3/4	FRC	PAINT	MTL	PAINT	45	X	X	X	-	X	X	-	-	X	-	-	-	-	-	X	-
G04*	6-0 X 6-8	ELECTRICAL ROOM	D1	1-3/4	FRC	PAINT	MTL	PAINT	60	X	-	X	X	-	-	-	X	X	-	-	-	-	X	X	X
G05*	6-0 X 6-8	TRASH RM EXTERIOR	D2	1-3/4	FRC	PAINT	MTL	PAINT	90	-	X	X	X	-	-	-	X	X	X	-	-	-	-	-	-
G06*	3-0 X 6-8	TRASH RM INTDOOR	D1	1-3/4	FRC	PAINT	MTL	PAINT	90	X	-	X	X	-	-	-	X	X	-	-	-	-	-	-	-
G07*	3-0 X 6-8	BICYCLE STORAGE	D1	1-3/4	FRC	PAINT	MTL	PAINT	60	X	-	X	X	-	-	-	X	X	-	-	-	-	X	-	-
G08*	3-0 X 6-8	CORRIDOR EXTERIOR	D1	1-3/4	FRC	PAINT	MTL	PAINT	90	-	X	X	X	-	-	-	X	X	-	-	-	-	-	X	-
G09*	3-0 X 6-8	LAUNDRY	D1	1-3/4	FRC	PAINT	MTL	PAINT	60	X	-	X	X	-	-	-	X	X	-	-	-	-	X	-	-
G10*	3-6 X 7-0	ELEVATOR SMOKE DOOR	D1	1-3/4	FRC	PAINT	MTL	PAINT	90	X	-	X	X	-	-	-	-	X	-	-	X	-	-	-	-
G11*	3-0 X 6-8	ELEC. RM EXTERIOR	D1	1-3/4	FRC	PAINT	MTL	PAINT	45	-	X	X	X	-	-	-	X	X	-	-	-	-	-	X	-
G12*	3-0 X 6-8	BOILER RM	D1	1-3/4	FRC	PAINT	MTL	PAINT	60	X	-	X	X	-	-	-	X	X	-	-	-	-	X	-	-
G13*	3-0 X 6-8	CORRIDOR DOOR	D1	1-3/4	FRC	PAINT	MTL	PAINT	20	X	-	X	X	-	-	-	-	X	-	-	X	-	-	-	-
G14*	3-0 X 6-8	ELEVATOR CONTROL RM	D1	1-3/4	FRC	PAINT	MTL	PAINT	60	-	X	X	X	-	-	-	X	X	-	-	-	-	X	-	-
G15*	3-0 X 6-0	W.I. EXIT GATE	D9	1-3/4	FRC	PAINT	MTL	PAINT	-	-	-	X	X	-	-	-	X	X	-	-	-	-	X	-	-



* DOOR HARDWARE SHALL NOT LOCK IN THE DIRECTION OF EGRESS



CAPILLARY DETAIL N.T.S. 1

DOOR SCHEDULE NOTES AND REQUIREMENTS

1. REFER TO THE TYPICAL EXTERIOR DOOR DETAIL ELEVATION FOR TYPICAL DETAILS
2. REFER TO THE TYPICAL INTERIOR DOOR DETAIL KEY ELEVATIONS FOR TYPICAL DETAILS
3. RESIDENTIAL LOCKSETS SHALL BE EQUIVALENT TO SCHLAGE SERIES F, MINIMUM OR AS OTHERWISE REQUIRED BY OWNER.
4. MASTER KEYING SHALL BE PROVIDED TO THE OWNER. COMMON AREA OR PERIMETER LOCKS SHALL BE KEYED ALIKE.
5. A KEY SCHEDULE IS REQUIRED, WITH ALL KEYS ACCOUNTED FOR.
6. BATHROOM PRIVACY LOCKS SHALL HAVE EMERGENCY KEYS FURNISHED FOR EACH BATHROOM.
7. ALL DOORS TO RECEIVE PAINT SHALL BE PRIMED AND PAINTED ON ALL SIX SIDES.
8. FIRE DOOR ASSEMBLIES SHALL COMPLY WITH 2020 CBC SECTION 716.5.
9. LIVING UNIT ENTRY DOORS TOGETHER WITH THEIR PERIMETER SEALS SHALL HAVE STC RATINGS NOT LESS THAN 26.
10. EXTERIOR GLASS PANEL DOORS SHALL BE DUAL GLAZED WITH TEMPERED SAFETY GLASS AND THESE MINIMUM ENERGY REQUIREMENTS (UNO): 0.48 U-FACTOR, 0.40 SHCG.
11. REFER TO SITE PLAN FOR KNOX BOX LOCATIONS.
12. ALL DOORS TO FAU CLOSETS AND MECHANICAL ROOMS SHALL BE SOLID CORE FITTED WITH SEALS ON ALL EDGES. SEALS SHALL BE EXTRUDED ALUMINUM WITH VINYL BULB SEALS.
13. DOORS INDICATED WITH A MINIMUM HINGE-JAMB SHALL BE INSTALLED WITH A MINIMUM SPACING OF 4 INCHES CLEAR TO THE FINNISH OF ADJACENT WALL WHEN IN THE 90° OPEN POSITION. ALL SUCH DOORS SHALL BE PROVIDED WITH A DOOR STOP ON THE WALL OR FLOOR TO AVOID WALL DAMAGE.
14. DOORS INDICATED WITHOUT MINIMUM DIMENSION JAMBS AND WITHOUT LOCATING DIMENSIONS SHALL BE VERIFIED IN THE FIELD WITH THE ARCHITECT DURING FRAMING LAYOUT AND SHALL BE GENERALLY LOCATED:
    a. IN THE CENTER OF WALLS OR,
    b. AS REQUIRED FOR EQUIPMENT TO BE INSTALLED OR,
    c. AS OTHERWISE REQUIRED BY ARCHITECT.
15. ALL OPERABLE DOOR HARDWARE SHALL BE MOUNTED BETWEEN 31" AND 43" A.F.F.
16. DOORS SHALL BE FABRICATED WITH A MINIMUM 5" LOCK STILE DIMENSION FOR CYLINDRICAL OR MORTISE LOCK HARDWARE.
17. THE BOTTOM 10" OF EACH DOOR SHALL BE SMOOTH AND HAVE UNINTERRUPTED SURFACES.
18. VERIFY LEASING OFFICE AND COMMON USE FACILITY DOORS WITH INTERIOR DESIGNER. COORDINATE FINISHES AND PROVIDE ACCORDINGLY.
19. RATED DOORS AND FRAMES SHALL BE COORDINATED AND PROVIDED AS COMPLETE FUNCTIONING ASSEMBLIES PER THE REQUIREMENTS OF 2019 CBC SEC 716.5.
20. FIRE DOOR ASSEMBLIES SHALL BE LABELED PER 2019 CBC SEC 716.5.7 AND BOTH DOOR AND FRAME SHALL BE LABELED UNLESS OTHERWISE REQUIRED OR ALLOWED BY THE AHJ.
21. FIRE DOOR ASSEMBLIES AND HARDWARE, SHALL BE SUBJECT TO HANDLING AND PROCESSING AS A DEFERRED SUBMITTAL AND SHALL BE SUBJECT TO THE APPROVAL AHJ.
22. REFER TO SHEETS__________ FOR TYPICAL DOOR DETAILS.
23. PROVIDE COMPREHENSIVE SHOP DRAWINGS FOR REVIEW AND APPROVAL PER DIVISION 01 OF THE SPECIFICATIONS.
24. COORDINATED DOOR HARDWARE SCHEDULE WITH OWNER'S KEYLESS LOCK SPEC AT UNIT ENTRIES AND OTHER COMMON ENTRIES.

LOCKS AND/OR LATCHES ARE NOT PERMITTED ON ANY DOOR PROVIDING ACCESS FROM A PENTHOUSE OR STAIRWAY TO THE ROOF EXCEPT A LOCK OR LATCH OPENABLE FROM THEINSIDE WITHOUT A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT LAFC 1008.1.9.11.1

ALL FIRE DOORS MUST BE SELF CLOSING OR AUTOMATIC

DOOR SCHEDULE AND ABBREVIATIONS

AL	ALUMINUM	MTL	METAL	STFT	STOREFRONT SYSTEM	FBG	FIBERGLASS
GL	GLASS	PL	PLASTIC LAMINATE	SS	STAINLESS STEEL	(P)	PAIR
FRC	FIRE RESISTANT CORE	PM	PAINTED METAL	WD	WOOD	CG	CERAMIC GLASS (FIRE LITE)
HC	HOLLOW CORE	PW	PAINTED WOOD	WI	WROUGHT IRON		
MFR	MANUFACTURER	SC	SOLID CORE	M	MIRROR		

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Revisions:

No.	Description	Date
1	ADA CORRECTIONS	12-13-23

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Filename:
Sheet Title:

DOOR SCHEDULE

Sheet #: A-1.4

FINISH SCHEDULE

	ROOM	FLOOR								BASE								WALLS								CEILING								REMARKS
		CARPET	LUXURY VINYL TILE (LVT)	CONCRETE	TILE	WOOD				WOOD	4" VINYL COVED RUBBER	TILE						LT. ORANGE PEEL TEXTURE	LT. KNOCK-DOWN FINISH	SMOOTH FINISH	TILE	EXPOSED CONCRETE	EXPOSED CONCRETE BLOCK			LT. KNOCK DOWN TEXTURE	EXPOSED CONCRETE	T-BAR	SIMULATED ACOUSTIC	LT. ORANGE PEEL TEXTURE				
	UNITS																																	
0000	ENTRY		X							X									X							X								(1)
0000	HALL		X							X									X							X								(1)
0000	KITCHEN		X							X									X							X								(2)
0000	LIVING/ DINING ROOM		X							X									X							X								(1)
0000	BEDROOM		X							X									X							X								(1)
0000	CLOSETS		X							X									X							X								(1)
0000	BATHROOM		X							X									X							X								(3)
	COMMON AREA																																	
	MAIN LOBBY		X							X									X									X						(1)
	CORRIDOR		X							X									X							X								(1)

FINISH SCHEDULE NOTES

(1) EGGSHELL INTERIOR PAINT
(2) SEMI GLOSS INTERIOR PAINT
(3) MILDEW RESISTANT PAINT

804.2 Classification.
Interior floor finish and floor covering materials required by Section 804.4.2 to be of Class I or II materials shall be classified in accordance with ASTM E648 or NFPA 253. The classification referred to herein corresponds to the classifications determined by ASTM E648 or NFPA 253 as follows: Class I, 0.45 watts/cm2or greater; Class II, 0.22 watts/cm2or greater.

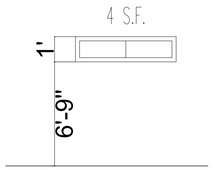
804.3 Testing and identification.
Interior floor finish and floor covering materials shall be tested by an agency in accordance with ASTM E648 or NFPA 253 and identified by a hang tag or other suitable method so as to identify the manufacturer or supplier and style, and shall indicate the interior floor finish or floor covering classification in accordance with Section 804.2. Carpet-type floor coverings shall be tested as proposed for use, including underlayment. Test reports confirming the information provided in the manufacturer's product identification shall be furnished to the building official upon request.

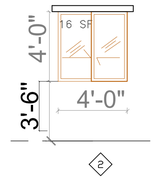
804.4 Interior floor finish requirements.
Interior floor covering materials shall comply with Sections 804.4.1 and 804.4.2 and interior floor finish materials shall comply with Section 804.4.3.

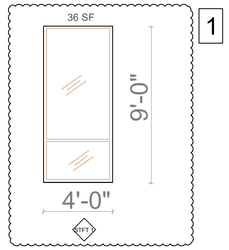
INTERIOR WALL AND CEILING FINISH
FLAME SPREAD RATING:

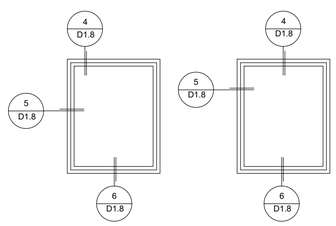
EXIT STAIRWAY:	C
CORRIDORS:	C
ROOMS AND ENCLOSED SPACES:	C

1. The interior finish materials applied to wall and ceilings shall be tested as specified in Section 803. Type "x" gypsum board are used at floor/ceiling assembly
2. The flame-spread rating of paneling materials on the walls of the corridor, lobby and exit enclosure is class "C" minimum. per 803.13
3. Interior wall and ceiling finish materials shall be classified in accordance with NFPA 286 and comply with Section 803.1.1.1 803.1.









NOTE:
1. WINDOW INSTALLATION SHALL BE PER THE TYPICAL INSTALLATION DETAILS SHOWN ON SHEET ____
2. VERIFY WALL ASSEMBLIES WITH PLANS AND COORDINATE APPROPRIATE DETAIL FOR WALL CONSTRUCTION AND RATING.

TYPICAL WINDOW DETAIL KEY ELEVATIONS	SCALE NONE	WDW-A

WINDOW SCHEDULE

TYPICAL WINDOW NOTES AND REQUIREMENTS
1. REFER TO THE TYPICAL WINDOW DETAIL KEY ELEVATION FOR TYPICAL WINDOW INSTALLATION DETAILS
2. WINDOWS SHALL COMPLY WITH THE MINIMUM STC RATINGS CALLED OUT IN THE ACOUSTICAL REPORT.
3. TYPICAL RESIDENTIAL VINYL FRAME OPERABLE WINDOWS: LOW E CLEAR GLASS, U-FACTOR AND SHGC AS REQUIRED BY ENERGY CALCULATIONS AND THESE MINIMUM REQUIREMENTS (MOST RESTRICTIVE SHALL APPLY):
U-FACTOR MAX. = 0.48 NRFC
(R)SHGC MX. = 0.40 NRFC
4. PROVIDE COLORED/FACTORY SHOP PAINTED VINYL WINDOW FRAMES AS SELECTED BY ARCHITECT. (BRONZE COLOR IS ACCEPTABLE)
5. WINDOWS SHOWN COMBINED TOGETHER SHALL BE FACTORY JOINED/MULLED INTO A SINGLE UNIT.
6. OPERABLE WINDOW HARDWARE SHALL BE WITHIN REACH RANGE OF 15" TO 48" AFF. SEE DETAILS:_____
7. REFER TO SHEETS D1.7 & D1.8 FOR TYPICAL WINDOW DETAILS.
8. PROVIDE COMPREHENSIVE SHOP DRAWINGS FOR REVIEW AND APPROVAL PER DIVISION 01 OF THE SPECIFICATIONS.
9. PROVIDE OBSCURE GLASS @ BATHROOM LOCATIONS.
10. PROVIDE TEMPERED GLASS (T) AS INDICATED AND SEE PLANS FOR ADDITIONAL WINDOWS WITH TEMPERED GLASS REQUIREMENTS.
11. ALTERNATE ONE WALL SYSTEM IS ACCEPTABLE. PROVIDE SHOP DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL.

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Seal:

LICENSED ARCHITECT ANDREW H. KIM C-31817 RENEW 9/30/2025 STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029
100% AFFORDABLE

Client:

MANISH DRONA
7311 S Figueroa St.
Los Angeles, CA 90003

Revisions:

No.	Description	Date
1	ADA CORRECTIONS	11-20-2023

Project No.:
Drawn By:
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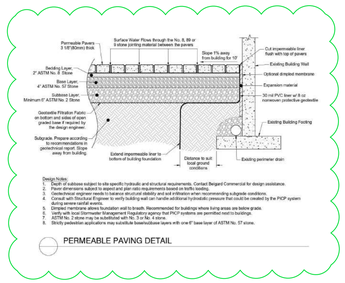
Filename:
Sheet Title:

FINISH SCHEDULE

Sheet #: A-1.5

EXISTING FIRE HYDRANT



PROPOSED BUILDING

TOTAL HARDSCAPED AREA : 1768 SFT
57% IS A COMBINATION OF PERMEABLE PAVERS AND UNCOLOURED CONCRETE WITH SMOOTH CEMENT FINISH (WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30)

PERMEABLE CONCRETE PAVER = 1008 SFT (57%)

SMOOTH CEMENT CONCRETE = 760 SFT (43%)

2

ROOF DRAIN
DIRECTED TO CISTERN
SEE CIVIL DRAWINGS

TOW EL 145.88
maintain 6 feet max
above adjacent grade typical

7 STORIED RESIDENTIAL BUILDING

ALLEY

CURRENTLY 12' ALLEY

ALLEY CENTIRE LINE AFTER 4' ALLEY DEDICATION

OLD PROPERTY LINE

NEW PROPERTY LINE AFTER 4'-0" ALLEY DEDICATION

4'-0" ALLEY DEDICATION

6'1"-3"

8' H IRON FENCE

7' H IRON FENCE

6' H CLF

6' H CBW

S 89°46'00" W (140.30)

N 00°10'00" E

S 00°10'00" W

130.00'

48.00'

2% min slope away from building

ELECTRICAL ROOM AREA (289sf†)

10' x 8' TRANSFORMER

11' x 7' TRANSFORMER

LID CISTERN

16' (L) X 11' (W) X 8.99' (D) LID CISTERN SEE CIVIL DRAWING

STAIRS

GAS METERS
see plumbing drawings

GUIDELINE #1
RECESSED ENTRY WITH LIGHTING AND SURVEILLANCE CAMERA

OVERHEAD POWER LINE

CONC SIDEWALK

D/A

FIRE HYDRANT TO BE INSTALLED WITHIN 100 FT OF FDC

FL 139.14
LOWEST ADJACENT POINT
1' 1/2" DISTANCE FROM THE BUILDING
REQUIRED GRADE WITHIN 5FT.

ZERO FRONT YARD SETBACK
REQUIRED BY CPIO
4" FRONT YARD SETBACK PROVIDED

50'

℄

FIGUEROA ST

LEGAL DESCRIPTION:

LOT 14 AND 15 OF FIGUEROA BOULEVARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 132 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK:

B.M. NUMBER:	18-06211
ELEV.	139.759
QUAD (YEAR)	2000
DESCRIPTION:	SPK 3.5FT W OF W CURB FIGUEROA ST, 9.3FT N OF BCR N OF FLORENCE AVE,NW COR CB

ABBREVIATIONS:

CBW	Conc. Block Wall
CLF	Chain Linked Fence
CONC.	Concrete
D/A	Driveway Appron
EP	Edison Pole
EX.	Existing
FF	Finish Floor Elevation
FL	Flow Line Elevation
GM	Gas Meter
PW	Plant Wall
SLPB	Street Lighting Pull Box
SMH	Sewer Manhole
TC	Top of Curb Elevation
WM	Water Meter
WV	Water Valve

LEGEND:

(100.10) ..... Existing Elevation
--X--X--- Chain Link Fence
Wrought Iron Fence
Street Light
10"℄ ..... Ex. Tree, Diameter
(99) ..... Ex. Ground Contour Line
..... Ex. Structure

Site Area	12480 S.F
Building Area	10149 S.F
Lot Coverage	10149/12480
Lot Coverage	81.32%

CPIO Section II-2. A.C.1.3
Lot Coverage. In Subarea A, Projects shall provide a minimum lot coverage of 30 percent. Lot coverage shall be the cumulative total of the Building Footprint of all buildings on the lot including those that currently exist and will remain on the site as well as new buildings.

GRADE PLAN CALCULATION.

ELEV. "A"	139.14
ELEV. "B"	140.62
TOTAL	279.76
AVG GP =	279.76/ 2 = 139.88

0 4' 8' 16'

SCALE: 3/32" = 1'-0"

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2	GREEN CORRECTIONS	12-13-23

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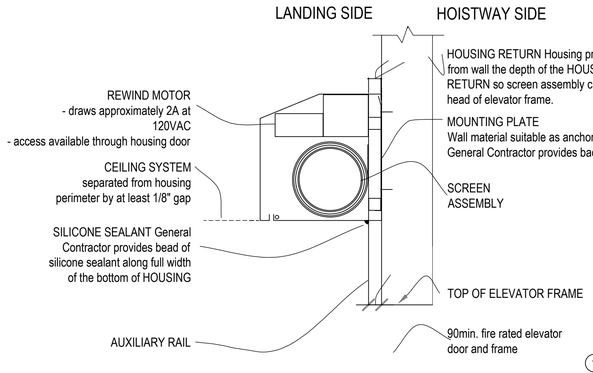
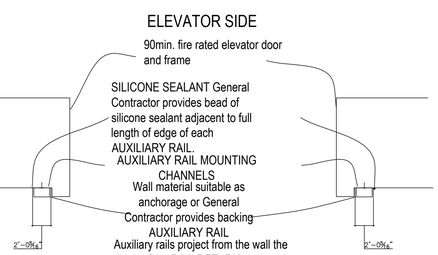
PLOT PLAN

Sheet #:
A-2.0



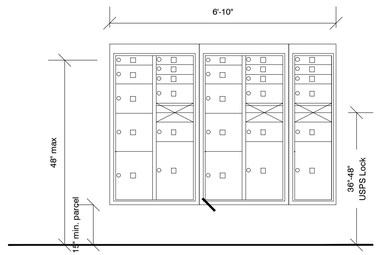


SMOKE GUARD M200

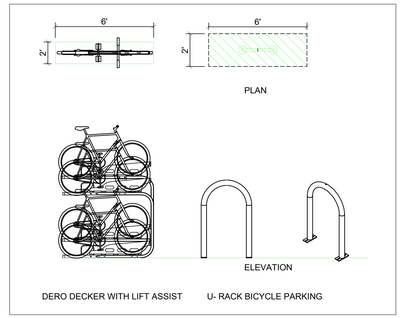
ESR-1136

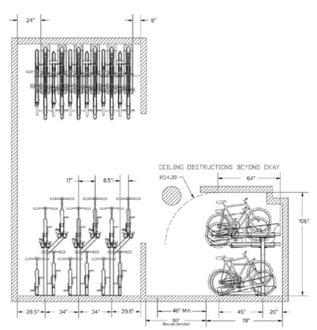
NOTES BY SYMBOL

(1) 90 minute fire rated Elevator door with Smoke Guard Model 600 smoke curtain ESR 1136 (To be tested properly)



ADA COMPLIANT MAIL BOXES





DERO DECKER WITH LIFT ASSIST

AN AUTOMATIC SMOKE DETECTION SYSTEM SHALL BE INSTALLED IN AREAS CONTAINING CAPACITOR ENERGY STORAGE SYSTEMS AS REQUIRED BY SECTION 1206.3

South Los Angeles CPIO
Active Floor Area - Ground Floor area that is directly accessible from a building's Primary Frontage, and that is dedicated to any of the following: Commercial Uses, residential lobbies, Community Facilities, or Pedestrian Amenities.

Bicycle Parking notes

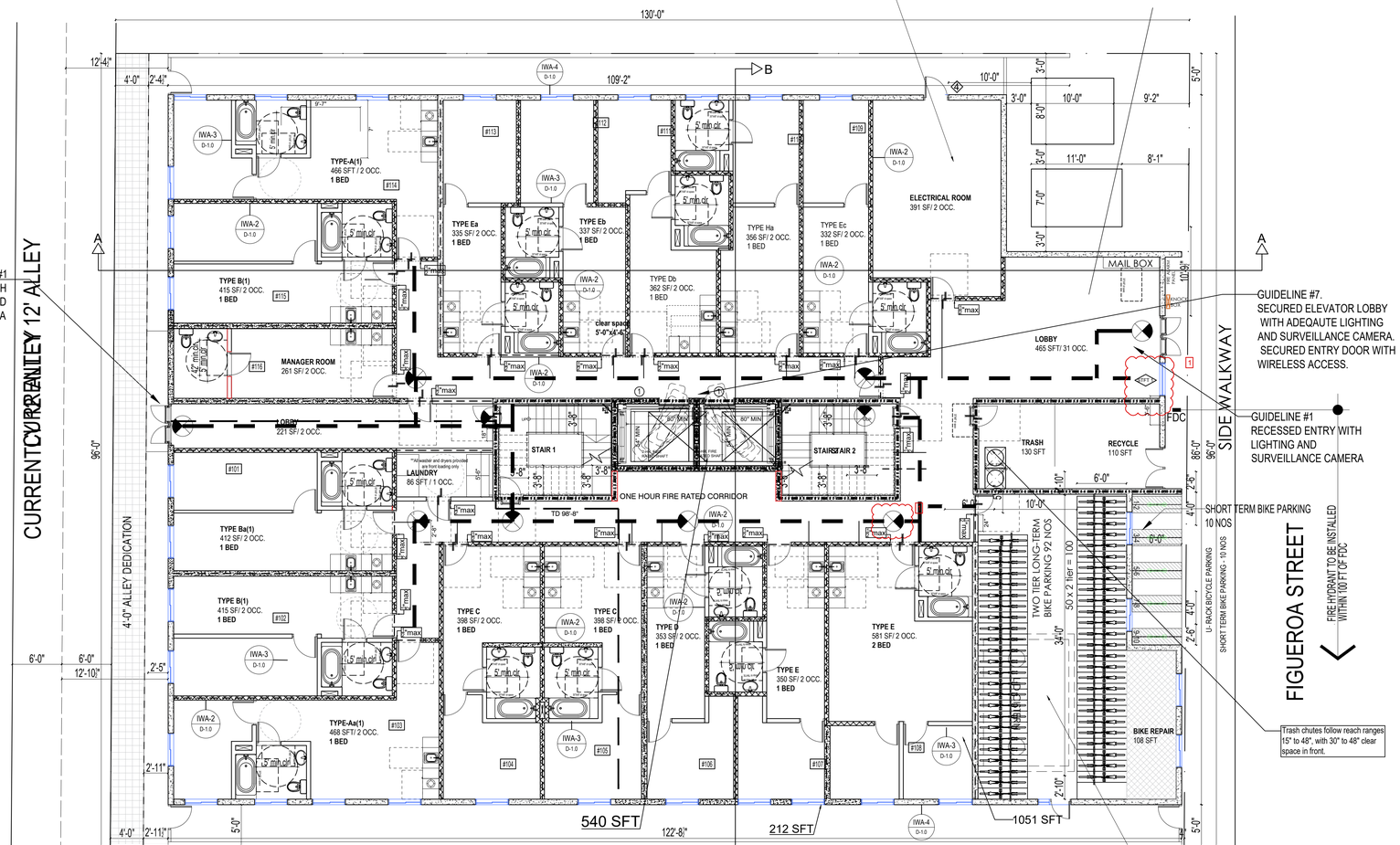
(d) Bicycle Parking Facility Requirements.
(1) Short-Term Bicycle Parking. Short-term bicycle parking shall consist of bicycle racks that support the bicycle frame at two points. Racks that support only the wheel of the bicycle are not permissible.
(i) Racks shall allow for the bicycle frame and at least one wheel to be locked to the racks.
(ii) The bicycle rack shall allow for the use of a cable as well as a U-shaped lock.
(iii) If bicycles can be locked to each side of the rack, each side shall be counted toward a required space.
(iv) Racks shall be securely anchored to a permanent surface.
(v) If more than 20 short-term bicycle parking spaces are provided, at least 50 percent shall be covered by a roof or overhang.
(2) Long-Term Bicycle Parking. Long-term bicycle parking shall be secured from the general public and enclosed on all sides and protect bicycles from inclement weather.
b) Stacked Storage. Long-term or short-term bicycle parking may be mounted so that bicycles are stored in a stacked, two-tier layout, provided such parking is primarily an attended bicycle facility where facility staff parks the bicycles, or such racks provide mechanical assistance for lifting the bicycle.

Recycle Room Notes

(4) To encourage active participation in recycling to the maximum extent possible, each property owner, manager, or lessee shall inform all tenants and/or employees living or working on the property of the availability and location of the Recycling Area(s) or Room(s), the types of materials that are collected for recycling, that the recycling collection facilities are located on the property pursuant to state law requiring the diversion of a substantial portion of solid waste;
(5) Each property owner or lessee shall contract with a recycler or hauler for the pick-up of Recyclable Materials, separate from trash collection, when receptacles are full or every week, whichever occurs first;
(6) No toxic or hazardous material shall be stored in Recycling Areas or Rooms recycling or receptacles;
(7) All Recyclable Materials shall be placed or stored in Recycling Receptacles. Paper products and other lightweight materials shall be immediately placed into covered Recycling Receptacles when they are dropped off;
(8) On a daily basis the Recycling Area or Room shall be kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards;
(9) The Recycling Area or Room shall be clearly identified by one or more signs designating it for recycling collection and loading;
(10) The Recycling Area or Room shall be available for use by persons residing or employed on the property, but shall be kept secured from unauthorized entry by the general public;
(11) Recycling Areas or Rooms shall not diminish the required number of parking spaces or impair traffic flow;
(12) Recycling Areas or Rooms shall be placed alongside of trash areas or rooms wherever possible and shall comply with the following: (Amended by Ord. No. 181,227, Eff. 9/1/10.)
(i) Recycling Rooms shall comply with Section of this Code and must be equipped with an automatic sprinkler system pursuant to Section of this Code.

FIRE DEPARTMENT NOTES:

Portable fire extinguishers shall be provided
(size and distribution shall be in accordance with sections906.3.1-906.3.4 LAFC 906.1
i. In group A, E, F, H, I, R2, R2.1 occupancies.
ii On each floor or structures under construction.
iii. Where required by the T906.1
iv. Special-hazard areas, where required by the fire code official.
Means of egress shall have a ceiling height>= 7'-6"
Walls and soffits of enclosed useable spaces under stairways shall be protected by1-hr fire rated construction or the fire resistance rating of the stairway, whichever is greater. The open spaces under exterior stairway shall not be used for any purpose.
{CBC 1011.7.3-4}
Provide emergency responder radio coverage in accordance with LAFC 51(CBC916.1)
System riser must be enclosed in 2-hr shaft Provide two-way communication at the landing serving each elevator or bank of elevators above or below the level of exit discharge CBC 1009.8
Tactile exit signs shalll be required at the following locations: CBC 1013.5
A. "EXIT" sign at each grade level exterior door.
B. Each exit door that leads directly to a grade level exterior exit by means of a stairway or ramp shall be identified by a tactile exit sign with the following words as appropriate:
i. "EXIT STAIR DOWN ii."EXIT RAMP DOWN"
iii. "EXIT STAIR UP" iv. " EXIT RAMP UP"
C. "EXIT ROUTE" at each exit door that leads directly to a grade level exterior exit by means of an exit enclosure or exit passage way.
D. "EXIT ROUTE" at each exit access door from an interior room or area to a corridor or hallway.
E. "TO EXIT" at each exit door through a horizontal exit.
"Provide a sign at each floor landing in an interior exit stairway and ramp connecting >3 stories designating the floor level, the terminus of the top and bottom and identification of the stairway or ramp. The signage shall also state the story of, and the direction to, the exit discharge and the availability of roof access for the fire department. The sign shall be located 5' above the floor landing" CBC 1023.9.



LEGEND

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2 HR. FIRE RATED SHAFT WALL — IWA-1 D-1.0
2 HR. FIRE RATED BARRIER WALL TYP. — IWA-1A D-1.0
1 HR. FIRE RATED 50 STC WALL — IWA-2 D-1.0
1 HR. FIRE RATED INTERIOR WALL — IWA-3 D-1.0
3 HR. FIRE RATED EXTERIOR CONCRETE WALL (SEE STRUC.) — IWA-4 D-1.0

EXIT SIGN W/ 90 MIN BATTERY BACK UP POWER
WATER CURTAIN
CLASS 1 STANDPIPE
STANDPIPE

Exhaust Fan
EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT. DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING 4.506.1

ALL COMBUSTIBLE MATERIALS WITHIN THE TYPE 1A STRUCTURE ARE REQUIRED TO BE LISTED IN SECTION 603 OF LABC.

NOTE : GRN 14
Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operationand maintenance manual.

1ST FLOOR PLAN
15 UNITS
LONG TERM BIKE 100 NOS
SHORT TERM BIKE 10 NOS

NOTES
Elevator comply with stretcher requirements.
54" X 80 min. clear cab sized for 24" X 84" gurney
Provide 2 hour standby power for elevator per labc 1009.4.1

2

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

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Seal:
LICENSED ARCHITECT ANDREW H. KIM C-31817 9/30/2020 STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:
MANISH DRONA
7311 S Figueroa St.
Los Angeles, CA 90003

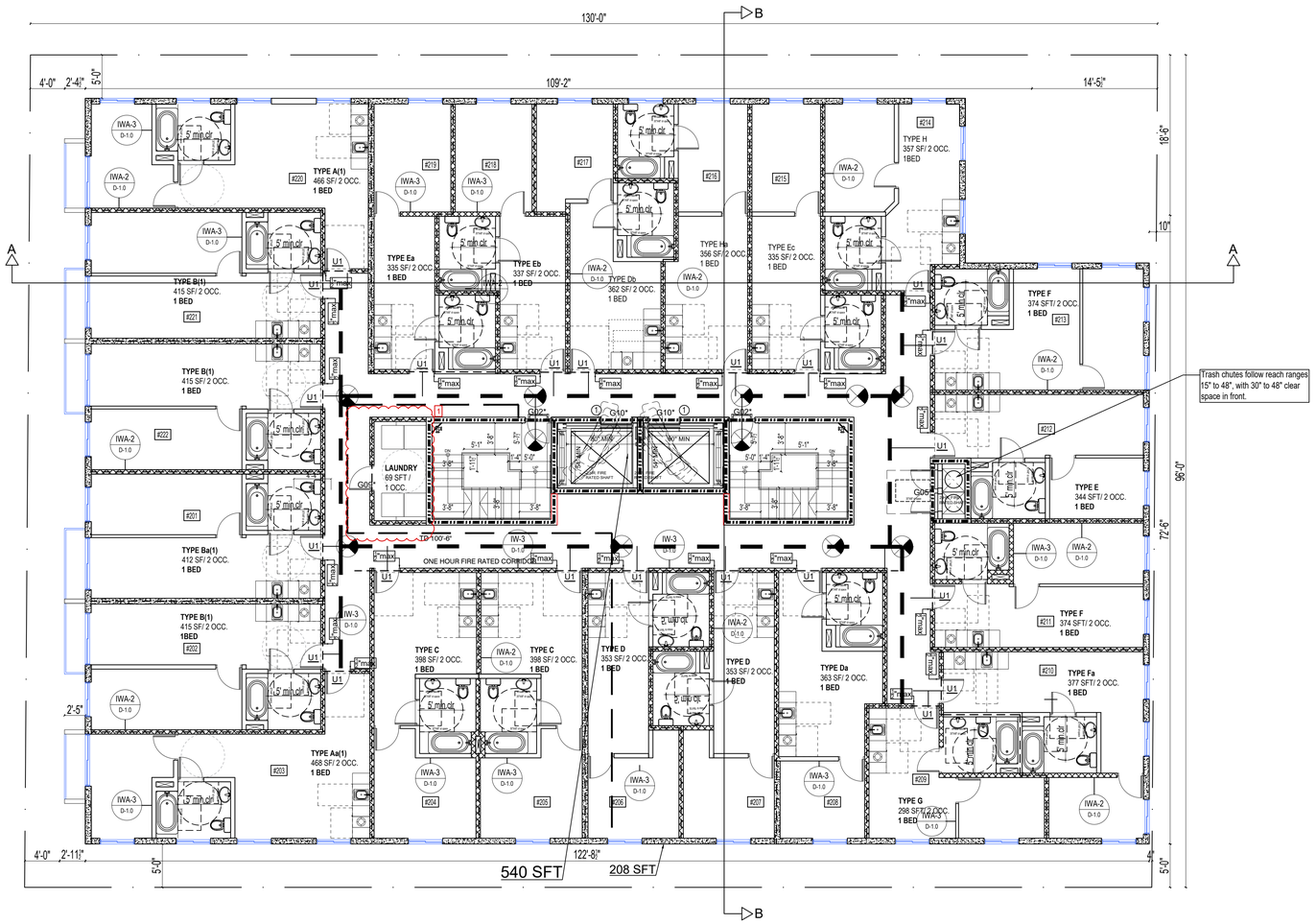
Revisions:

No.	Description	Date
1	ADA CORRECTIONS	12-13-23
2	GREEN CORRECTIONS	12-13-23

Project No.:
Drawn By:
Reviewed By:
Scale:
Date:
Filename:
Sheet Title:

1ST FLOOR PLAN

Sheet #: A-2.1



2ND FLOOR PLAN
22 UNITS

LEGEND

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- 2 HR. FIRE RATED BARRIER WALL TYP. — IWA-1A D-1.0
- 1 HR. FIRE RATED 50 STC WALL — IWA-2 D-1.0
- 1 HR. FIRE RATED INTERIOR WALL — IWA-3 D-1.0
- 3 HR. FIRE RATED EXTERIOR CONCRETE WALL (SEE STRUC.) — IWA-4 D-1.0

EXIT SIGN W/ 90 MIN BATTERY BACK UP POWER

WATER CURTAIN

STANDPIPE — CLASS 1 STANDPIPE

Exhaust Fan

EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT. DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING 4.506.1

ALL COMBUSTIBLE MATERIALS WITHIN THE TYPE 1A STRUCTURE ARE REQUIRED TO BE LISTED IN SECTION 603 OF LABC.

NOTES
Elevator comply with stretcher requirements.
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per labc 1009.4.1

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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Revisions:

No.	Description	Date

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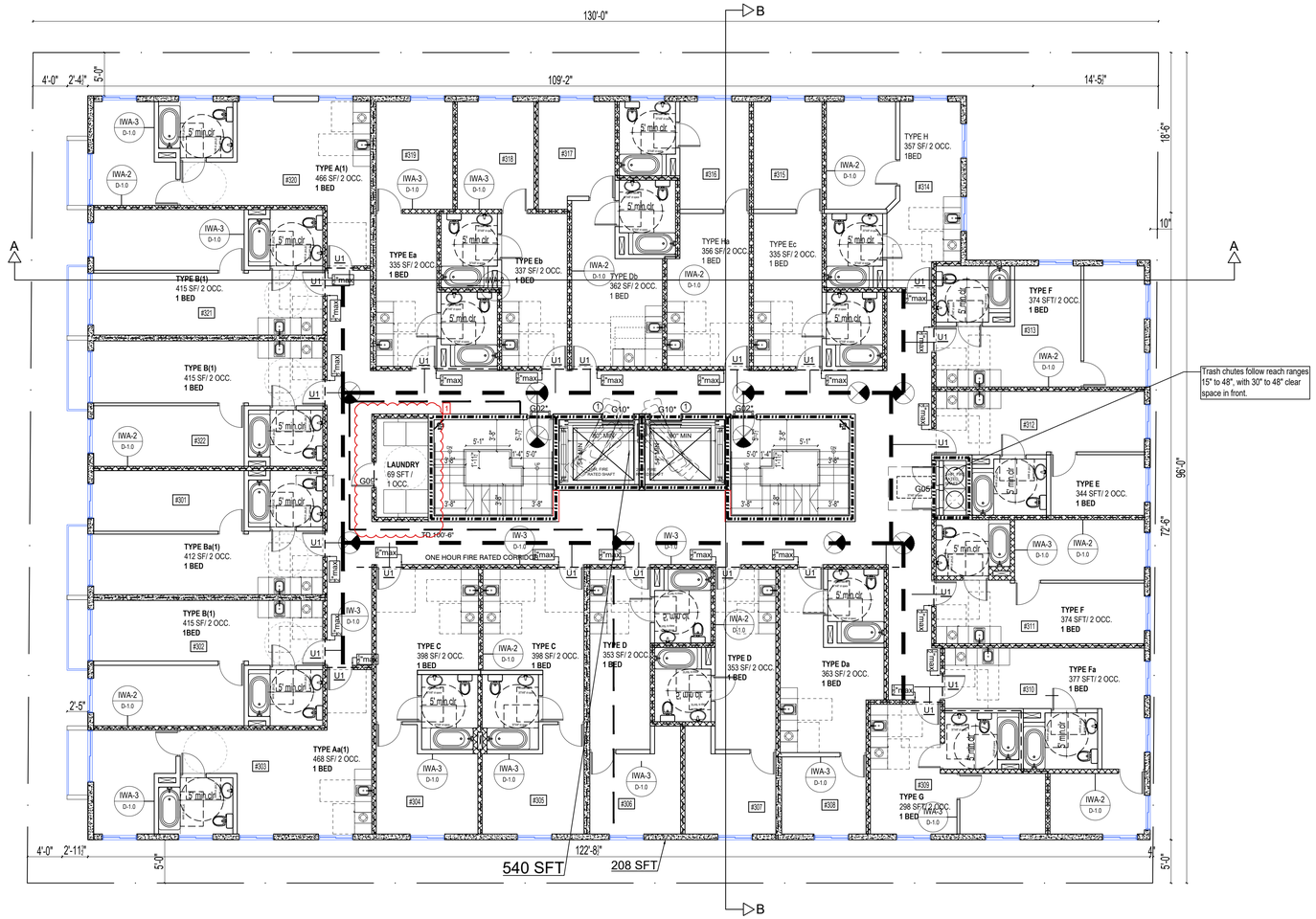
Sheet Title:

2ND FLOOR PLAN
Sheet #: A-2.2



3RD FLOOR PLAN
22 UNITS

LEGEND

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1 HR. FIRE RATED 50 STC WALL

1 HR. FIRE RATED INTERIOR WALL

2 HR. FIRE RATED EXTERIOR WALL

EXIT SIGN W/ 90 MIN BATTERY BACK UP POWER

IWA-6 D-1.0 / IWA-2 D-1.0 / IWA-3 D-1.0 / IWA-5 D-1.0

WATER CURTAIN

STANDPIPE CLASS 1 STANDPIPE

Exhaust Fan

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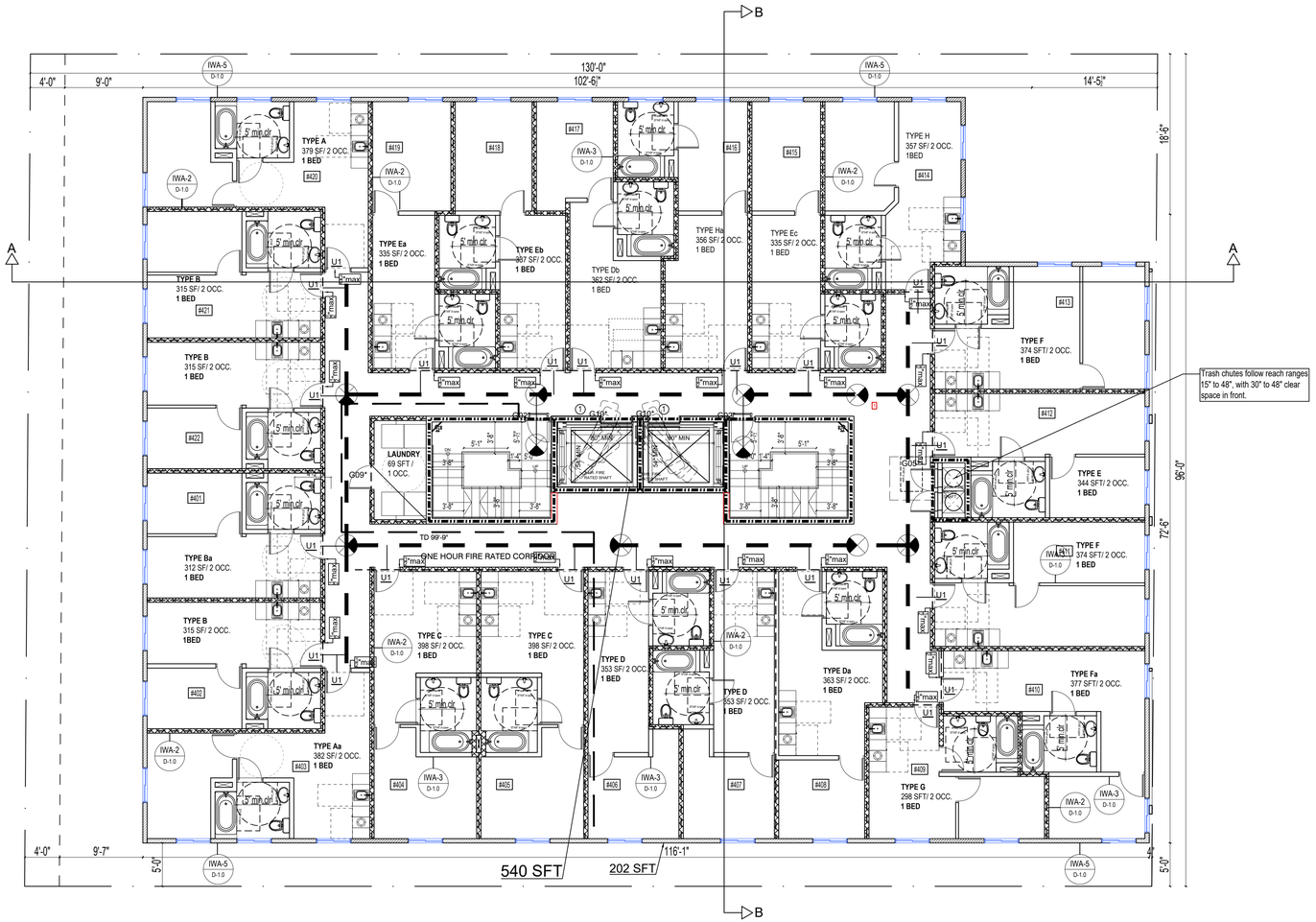
Sheet Title:

3RD FLOOR PLAN
Sheet #: A-2.3



4TH FLOOR PLAN
22 UNITS

LEGEND

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- 1 HR. FIRE RATED 50 STC WALL
- 1 HR. FIRE RATED INTERIOR WALL
- 2 HR. FIRE RATED EXTERIOR WALL
- EXIT SIGN W/ 90 MIN BATTERY BACK UP POWER
- IWA-6 D-1.0
- IWA-2 D-1.0
- IWA-3 D-1.0
- IWA-5 D-1.0
- WATER CURTAIN
- CLASS 1 STANDPIPE
- STANDPIPE
- Exhaust Fan
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Revisions:

No.	Description	Date

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Date:
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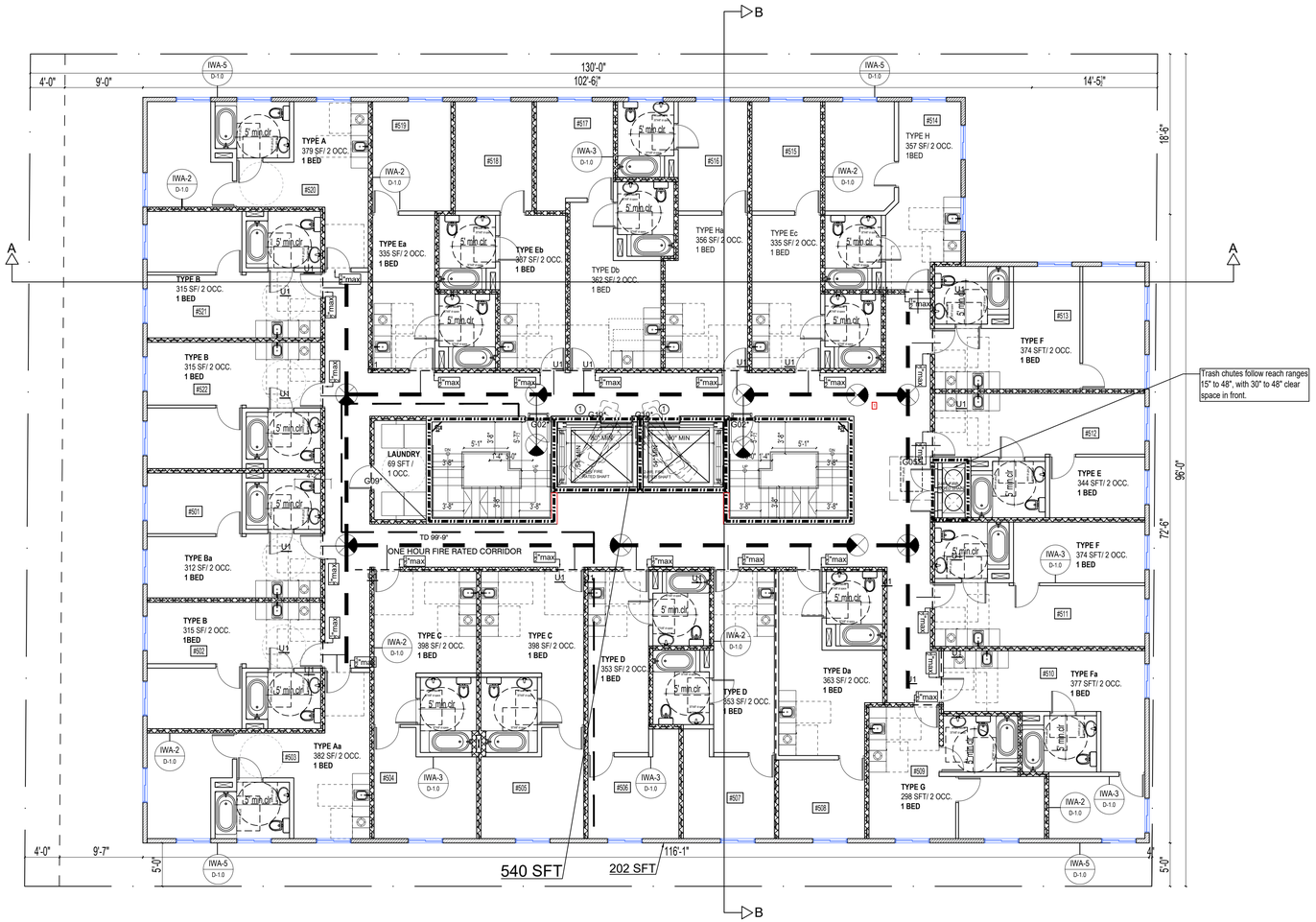
4TH FLOOR PLAN
Sheet #: A-2.4



5TH FLOOR PLAN
22 UNITS

LEGEND

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- 1 HR. FIRE RATED 50 STC WALL
- 1 HR. FIRE RATED INTERIOR WALL
- 2 HR. FIRE RATED EXTERIOR WALL
- EXIT SIGN W/ 90 MIN BATTERY BACK UP POWER

IWA-6 D-1.0 / IWA-2 D-1.0 / IWA-3 D-1.0 / IWA-5 D-1.0

- WATER CURTAIN
- CLASS 1 STANDPIPE
- Exhaust Fan

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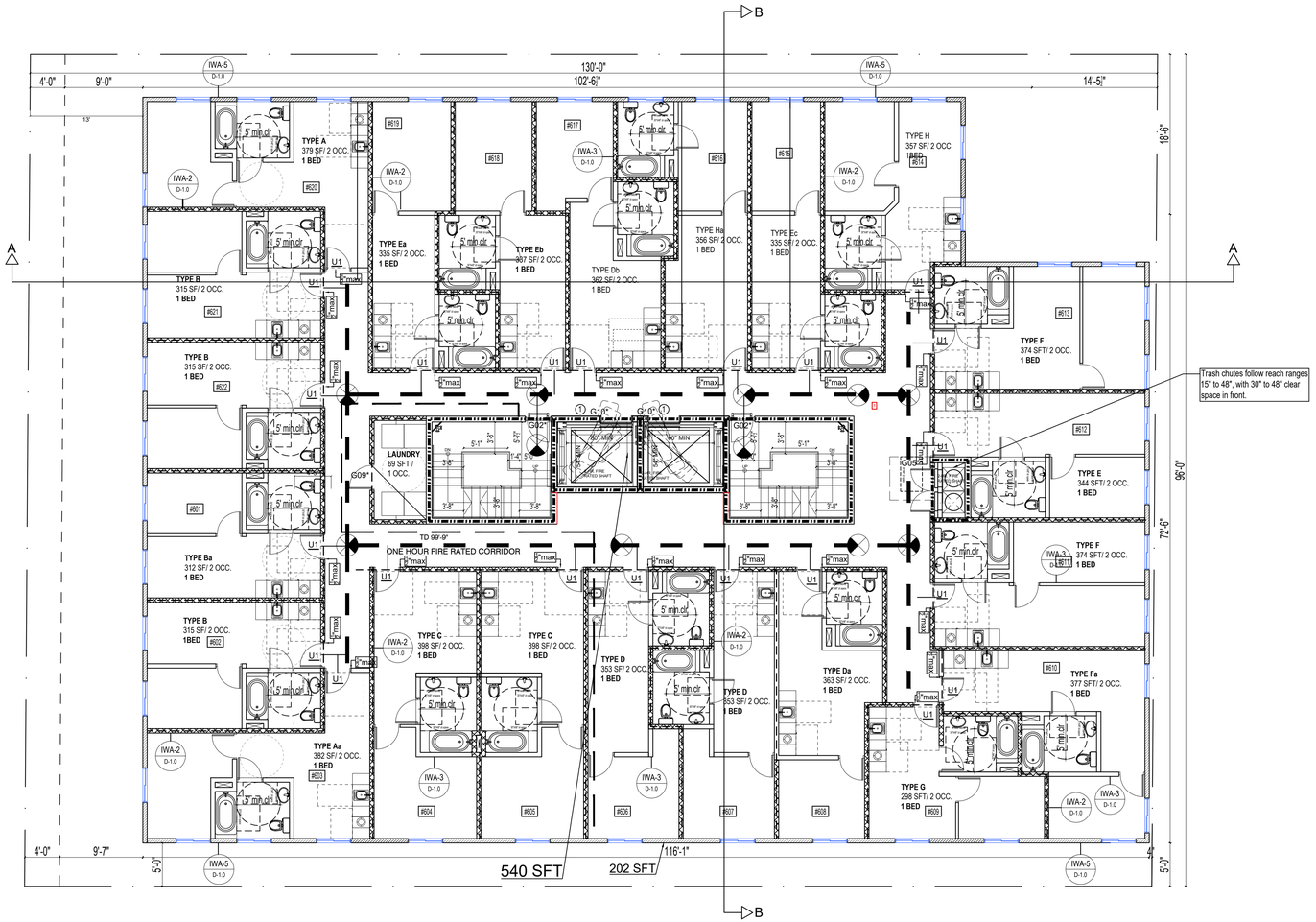
5TH FLOOR PLAN

Sheet #: A-2.5



6TH FLOOR PLAN
22 UNITS

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- IWA-2 D-1.0
- IWA-3 D-1.0
- IWA-5 D-1.0
- WATER CURTAIN
- CLASS 1 STANDPIPE
- STANDPIPE
- Exhaust Fan
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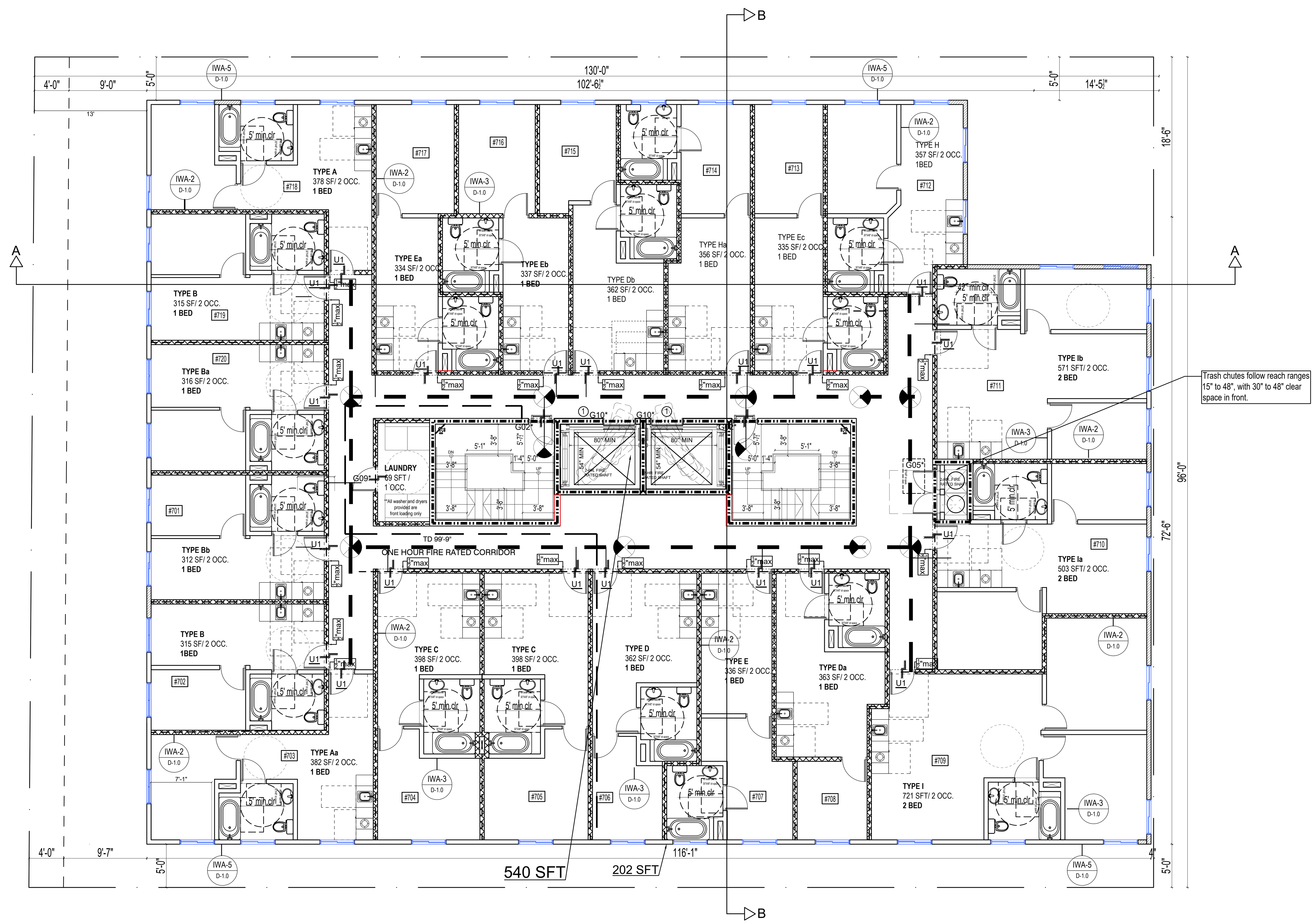
6TH FLOOR PLAN
Sheet #: A-2.6



7TH FLOOR PLAN
20 UNITS

LEGEND

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IWA-6 D-1.0
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WATER CURTAIN
CLASS 1 STANDPIPE
STANDPIPE
Exhaust Fan
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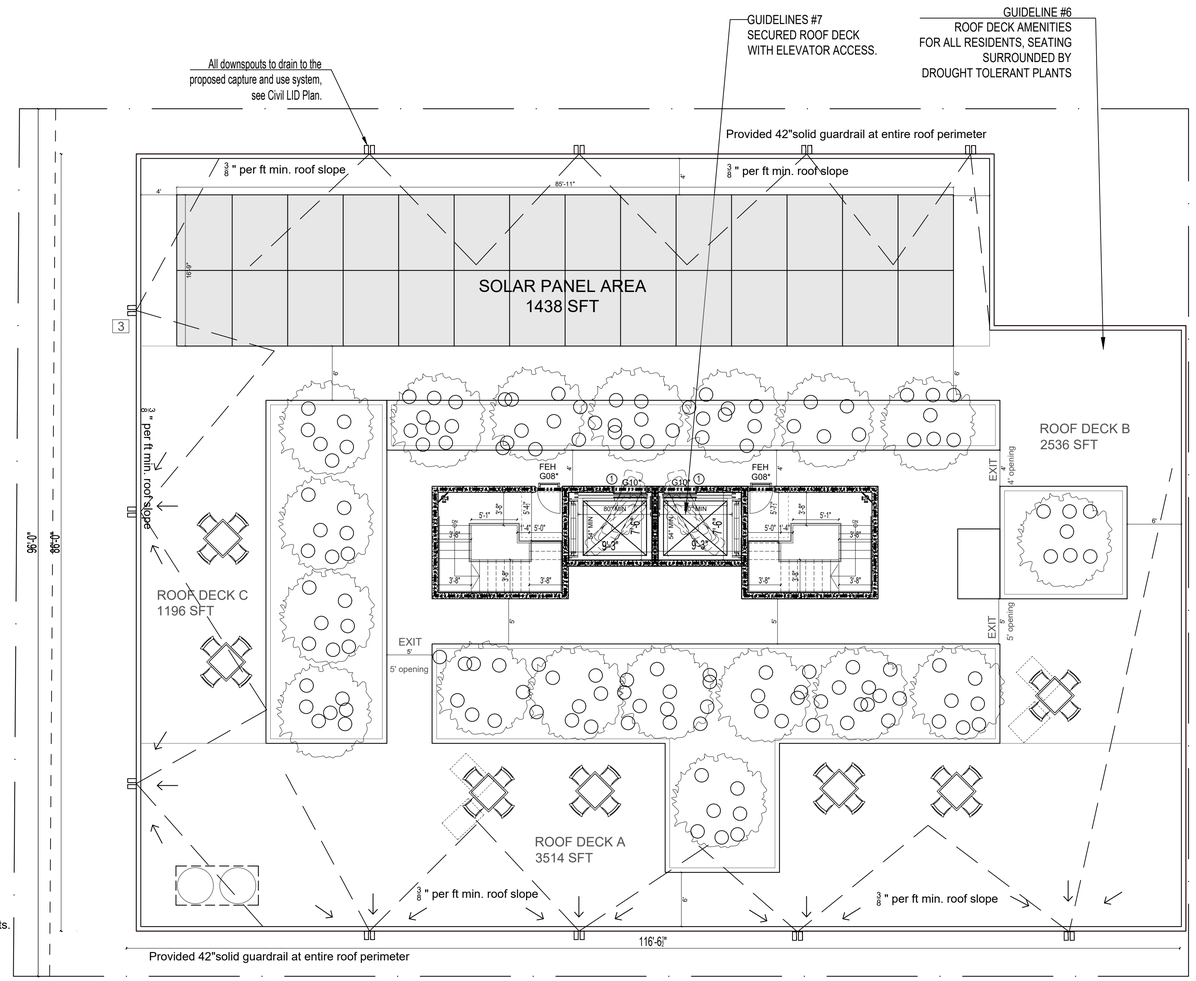
7TH FLOOR PLAN
Sheet #: A-2.7



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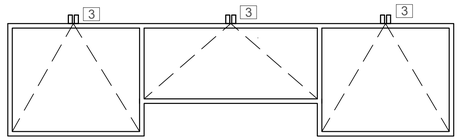
1. STAIR TO ROOF
2. PARAPET WALL W/ METAL COPING
3. ROOF AND OVERFLOW SCUPPERS DOWN TO CISTERN SYSTEM
4. GURNEY ELEVATOR HOUSING VERIFY W/ MANUFACTURER FOR HEIGHT AND DETAILS
5. SOLAR PANEL ZONE SETBACK 2 TIMES THE HEIGHT OF ANY OBSTRUCTIONS MOUNT SOLAR PANEL SAME HEIGHT OF ELEVATOR HOUSING TO AVOID SETBACK
6. HEAT PUMP FOR SPLIT SYSTEM. FAN COIL IN DROPPED CEILING
7. SINGLE PLY ROOFING BY FIRESTONE BUILDING PRODUCTS RR 26105.\ The min. roof coverings installed on buildings shall comply with T 1505.1 (CBC 1505.1)
8. LOCATION OF ROUTING CONDUIT TO INVERTER AND METERING EQUIPMENT
9. PROVIDE 3/8" PER FOOT ROOF SLOPE FOR POSITIVE DRAINAGE TO ROOF SCUPPER
10. 42" MIN HIGH GUARDRAIL
11. BOILER AND STORAGE TANK

FEH = FIRE EXIT HARDWARE - PANIC BAR

ROOF FLOOR PLAN

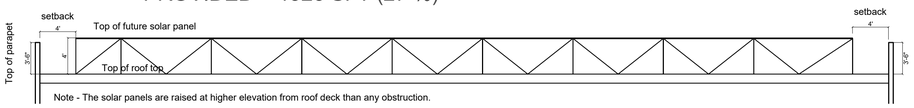


ROOF AREA CALCULATION

DECK AREA - 7103 SFT
UPPER ROOF AREA - 544 SFT
LOWER ROOF AREA - 1935
TOTAL AREA - 9582 SFT

LANDSCAPE AREA CALCULATION

25% MINIMUM OF THE OPEN SPACE=1775 SFT
PROVIDED = 1926 SFT (27 %)



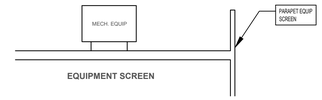
solar panel setback ratio

Mechanical Equipment shall be screened from public view using non-reflective materials or other materials consistent with or complementary to the overall design of the building

ROOFING SPEC: Class B minimum

CRRC PRODUCT ID#0608-0008
Manufacturer: Firestone Building Products LLC
Brand & Model: UltraPly TPO White TPO White W56TPO3(series) Standard Color
Product Type: Single-Ply
Color: Bright White
0.79 - initial solar reflectance
0.68 - 3 year solor reflectance
0.85 - initial thermal emittance
0.83 - 3 year thermal emittance
98 - initial SRI 81 - 3 year SRI

LARR # 26105 ESR # 2831



2

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 15%
Manufacturing Location: Wellford, SC / Tuscumbia, AL
NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties

Properties	ASTM Standard	Performance Minimum	Typical Performance 45 mil	Typical Performance 60 mil
Overall Thickness	D 751	0.039" (1 mm)	0.045" (1.14 mm) ± 10%	0.060" (1.52 mm) ± 10%
Coating Over Scrim	D 7635	0.015" (0.38 mm)	0.017" (0.43 mm)	0.021" (0.53 mm)
Breaking Strength	D 751, Grab Method	220 lbf (979 N)	340 lbf (1,512 N)	390 lbf (1,735 N)
Elongation of Reinforcement Break	D 751, Grab Method	15%	25%	25%
Tearing Strength	D 751	55 lbf (245 N)	120 lbf (534 N)	120 lbf (534 N)
Brittleness Point	D 2137	-40 °F (-40 °C)	Pass	Pass
Ozone Resistance, No Cracks	D 1149	Pass (No Cracks)	Pass	Pass
Properties After Heat Aging (Retained Values) ASTM D 573-5376 h (224 days or 32 weeks) at 240 °F (116 °C)				
Breaking Strength	D 751, Grab Method	90% Minimum	> 90%	> 90%
Elongation at Break	D 751, Grab Method	90% Minimum	> 90%	> 90%
Tearing Strength	D 751	60% Minimum	> 60%	> 60%
Weight of Change		± 1% Maximum	< 1%	< 1%
Linear Dimension Change	D 1204, 6 h at 158 °F (70 °C)	± 1% Maximum	< 1%	< 1%
Water Absorption	D 471	± 3% Maximum	< 3%	< 3%

Typical Properties (Continued)

Weather Resistance*	G 155	10,800 kJ/m² Minimum	> 60,000 kJ/m²	> 60,000 kJ/m²
*176 °F (80 °C) Black Panel, no cracking, crazing when wrapped around a 3" (76.2 mm) mandrel and inspected at 7X magnification				
Puncture Resistance	FTM 101C, Method 2031	---	265 (1,180)	300 (1,300)
Dynamic Puncture Resistance MD	D 5635	---	Pass (20 J)	Pass (40 J)
Dynamic Puncture Resistance CD	D 5635	---	Pass (35 J)	Pass (50 J)
Static Puncture Resistance	D 5602	---	Pass (25 kg)	Pass (25 kg)
Air Permeance (Material)	E 2178	< 0.004 ft³/ft² (0.02 L/s*m²)	Pass	Pass

1. The ASTM 2178 values listed above are for the air permeance of the UltraPly TPO Membrane component only.
2. When system design includes an air barrier, please consult your Elevate Technical Services Advisor for additional roof system securement enhancements.
3. Consult the Designer / Architect, Code Agency or Authority having Jurisdiction (AHJ) for requirements regarding the selection and use of an appropriate air barrier material, and its installation into the building envelope.

Radiative Properties

Cool Roof Ratings Council (CRRC): Values: Initial / 3 Year	White	Tan	Light Tan* (HR)	Gray
Solar Reflectance	0.79 / 0.69	0.61 / 0.55	0.79 / 0.63**	0.34 / 0.34
Thermal Emittance	0.85 / 0.83	0.81 / 0.84	0.90 / 0.90**	0.89 / 0.88
Solar Reflectance Index (SRI)	98 / 83	71 / 63	90 / 77**	37 / 36
Rated Product ID	0008	0015	TBD	0032
Licensed Manufacturer ID	0608	0608	TBD	0608
Classification	Production Line	Production Line	Production Line	Production Line
LEED®	White	Tan	Light Tan* (HR)	Gray
Initial Solar Reflectance Index (SRI)	Pass (98)	---	---	---
3-year Aged Solar Reflectance Index (SRI)	Pass (83)	---	---	---

*Light Tan data determined by testing conducted by PRI Construction Materials Technologies LLC
**Rapid Ratings Results

Product Sizes

Membrane Thickness: 0.045" (1.14 mm)
Membrane Weight: 0.23 lb/ft² (1.1 kg/m²)
Membrane Thickness: 0.060" (1.52 mm)
Membrane Weight: 0.31 lb/ft² (1.5 kg/m²)

Available Sizes	Available Colors	Available Sizes	Available Colors
5' x 100' (1.5 x 30.5 m)	White, Tan, Gray	5' x 100' (1.5 x 30.5 m)	White, Tan, Gray
5' x 200' (1.5 x 61 m)	White	5' x 200' (1.5 x 61 m)	White
6' 2" x 100' (1.9 x 30.5 m)	White, Tan, Gray	6' 2" x 100' (1.9 x 30.5 m)	White, Tan, Gray
8' x 100' (2.4 x 30.5 m)	White, Tan, Gray	8' x 100' 2.4 x 30.5 m)	White, Tan, Gray
8' x 200' (2.4 x 61 m)	White	8' x 200' (2.4 x 61 m)	White
10' x 100' (3.0 x 30.5 m)	White, Tan, Gray	10' x 100' (3.0 x 30.5 m)	White, Tan, Gray
10' x 200' (3.0 x 61 m)	White	10' x 200' (3.0 x 61 m)	White
12' 4" x 100' (3.8 x 30.5 m)	White, Tan, Gray	12' 4" x 100' (3.8 x 30.5 m)	White, Tan, Gray
12' 4" x 200' (3.8 x 61 m)	White	12' 4" x 200' (3.8 x 61 m)	White

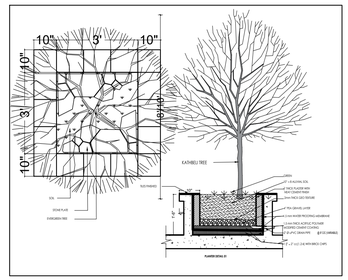
Occupant notification in accordance with Section907.5 is provided in the area of the occupied roof.

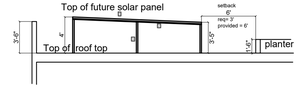
Total seating area table = 10 NOS
Accessible seating = 2
\Note :Tables are 27" to 34" high, with knee and toe clearance 27" high 19" to 25" deep.

SOLAR AREA CALCULATION

2

15% OF TOTAL ROOF AREA
REQUIRED (9582 X 0.15) = 1437 SFT
TOTAL PROVIDED (85'-11" X 16'-9") = 1438 SFT





Solar panel frame

ahk|architecture
architecture/planning/interiors
13005 Mesa Verde Way, Sylmar, California 91342
email: contact@ahkarchitecture.com

Drona Investments LLC
28500, Driver Ave, Agoura Hills, CA, 91301

B Seal:

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City Permit:

A Project for:

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145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
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LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7311 S Figueroa St.
Los Angeles, CA 90003

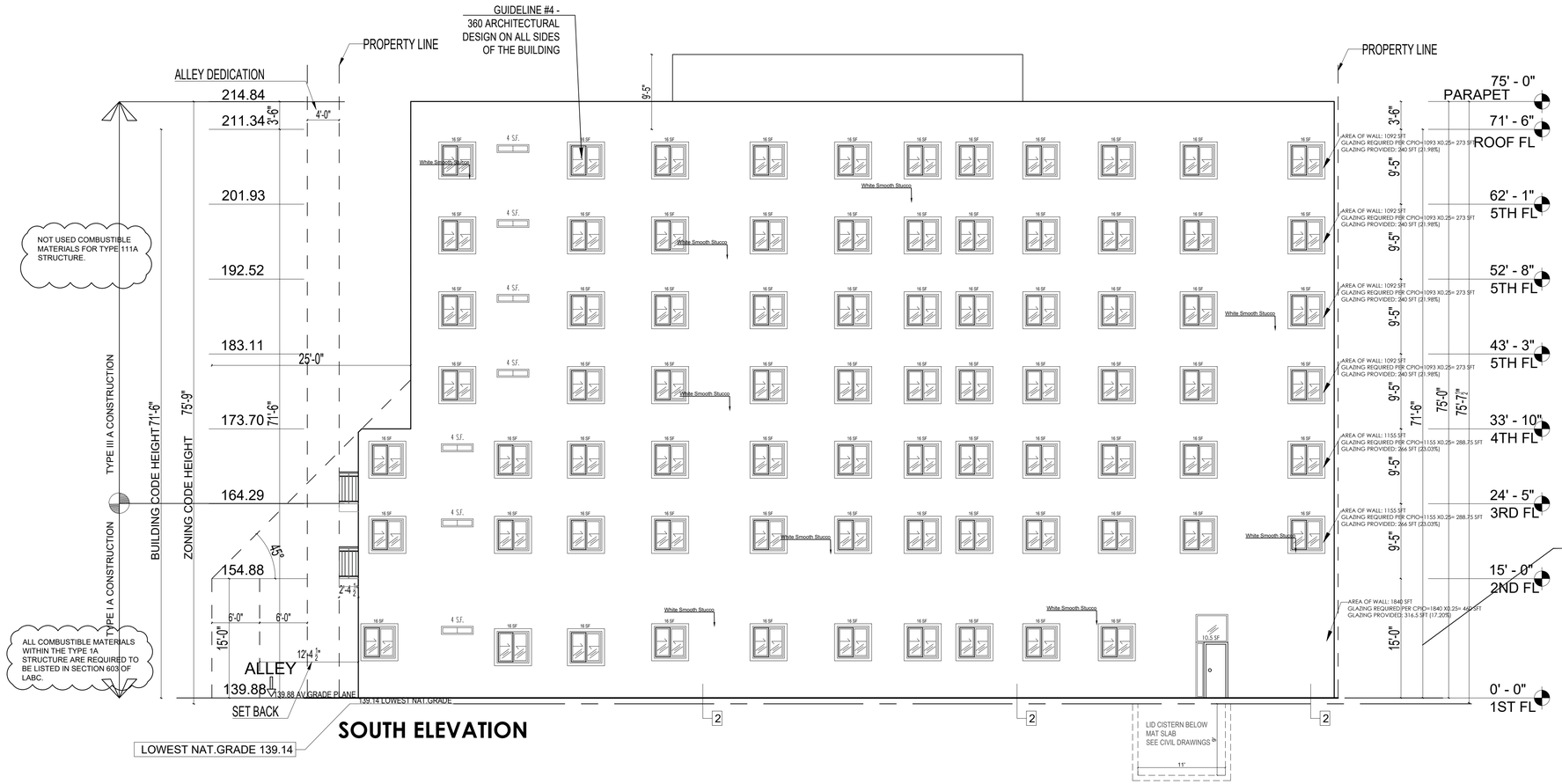
Revisions:

No.	Description	Date
2	GREEN CORRECTIONS	12-13-23

Project No.:
Drawn By:
Reviewed By:
Scale:
Date:
Filename:
Sheet Title:

ROOF PLAN

Sheet #: A-2.8



CPIO
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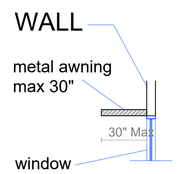

WINDOW AWNING PROFILE

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(c) Windows that are recessed at least 2 inches, or that project such as bays;
(d) Building overhangs, such as canopies or eaves;

(e) Terraces, balconies, porches or cantilevered designs;
(f) Wood accents and wood trim for windows and doors;
(g) Varying roof forms and heights; and
(h) Other Architectural Features or building materials that create a visual break (such as, stucco reveals that are a minimum of 2 inches in depth).

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6. FACADE PLANE BREAK-6" RECESS - CPIO ARTICULATION
7. VARYING ROOF HEIGHT - CPIO ARTICULATION
8. METAL WINDOW AWNING AT SOUTH AND WEST EXPOSURE 30" MAX PROJECTION FROM BUILDING

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1. WHITE SMOOTH STUCCO


2. GRAY SMOOTH STUCCO


3. WOOD SIDING

0 4' 8' 16'

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

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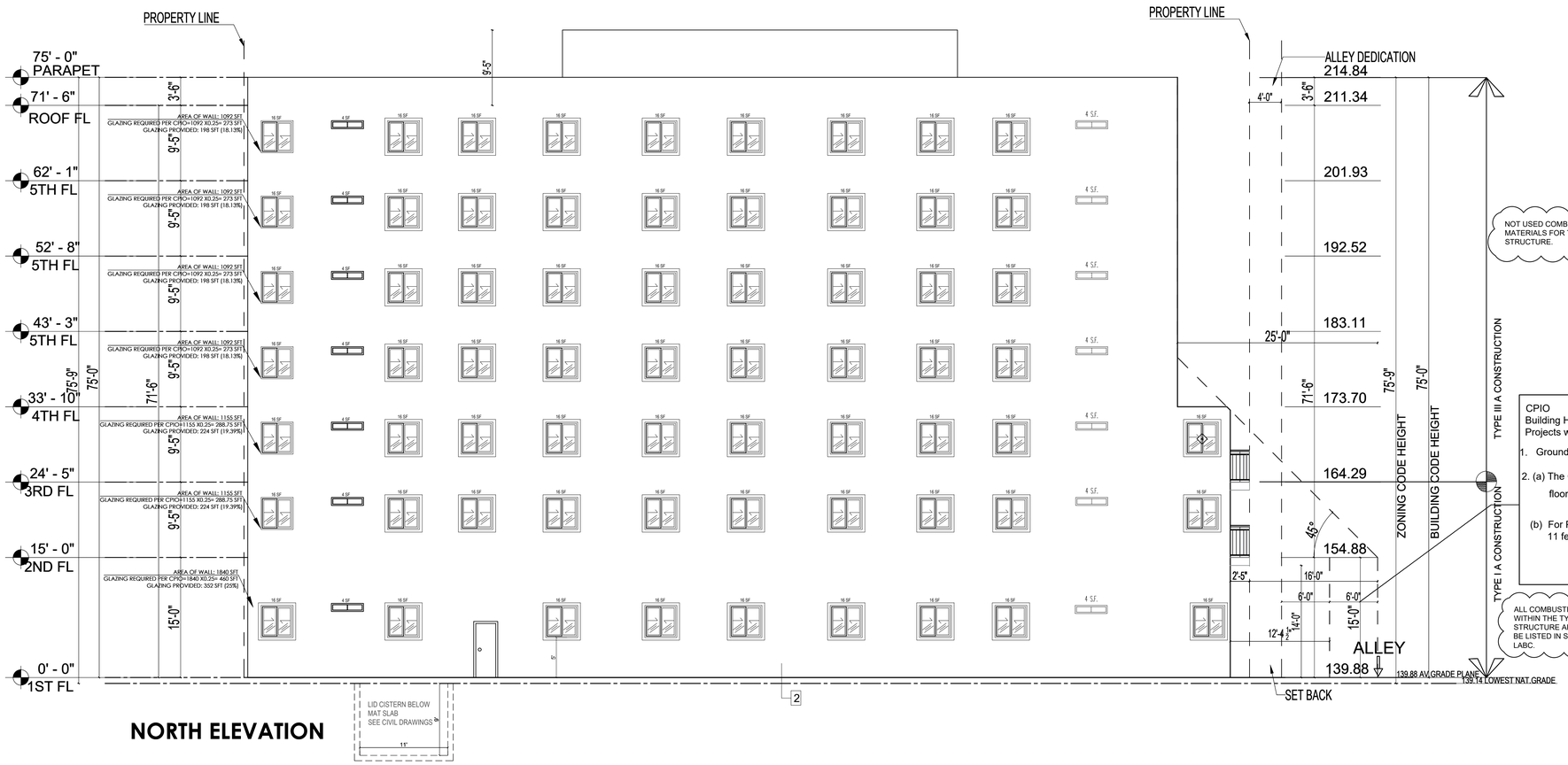
EXTERIOR ELEVATION

Sheet #: A-3.0



NORTH ELEVATION

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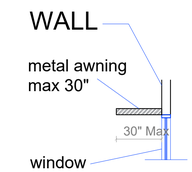

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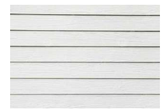
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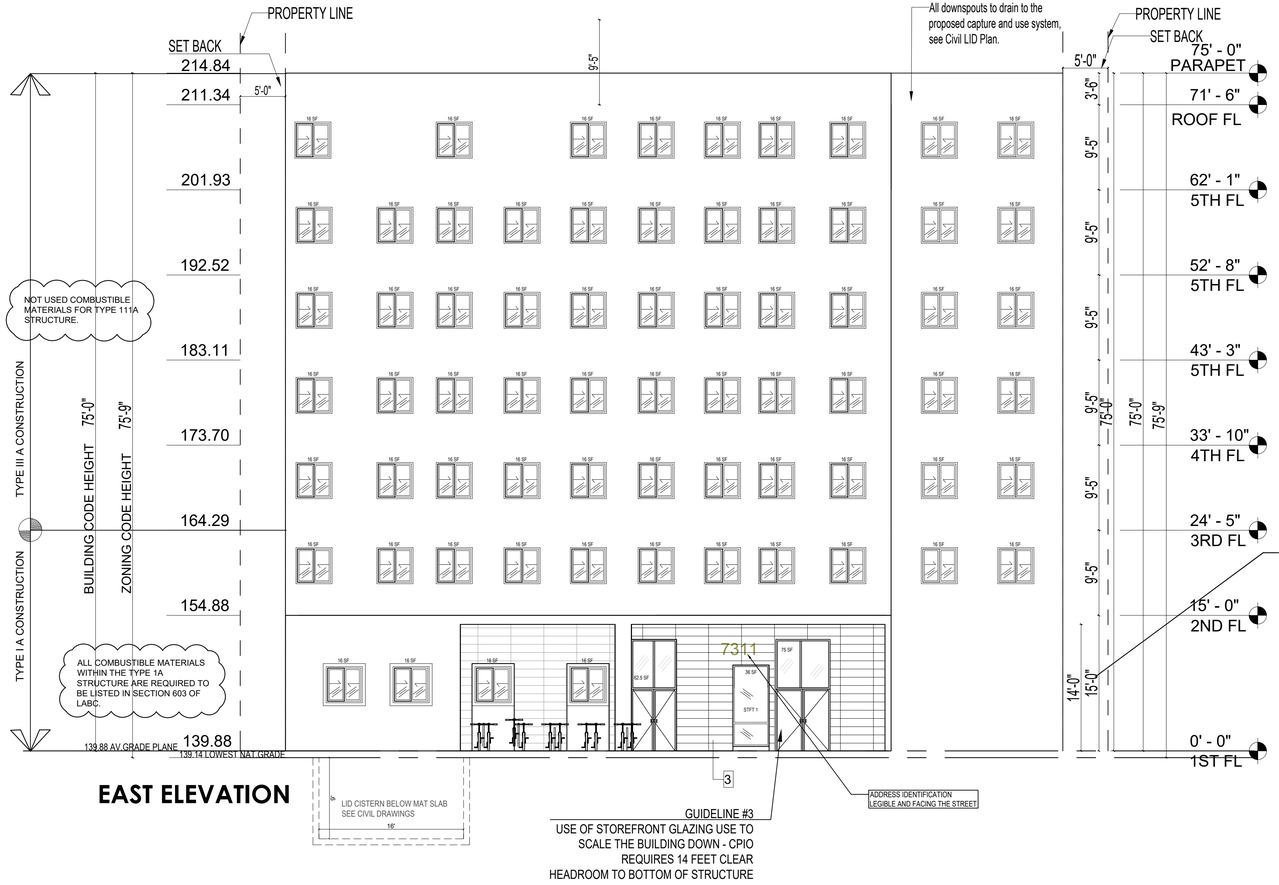
EXTERIOR ELEVATION

Sheet #: A-3.1



EAST ELEVATION

Transparent Glazing Details			
1st Floor			
Total Elevation Area	1290		
Transparent Glazing	371	**28.76%**	CPIO Sec II- 2.D.1.a
2nd to 7th Floor			
Total Elevation Area	5663		
Transparent Glazing	996	**17.59%**	CPIO Sec II-2.D.1.a

Smooth Stucco Calculation			
Total Front Elevation Area	6953		
Smooth Stucco Area	5240	**75.36%**	less than 80% per CPIO Sec II-2.D.69.c

High Quality Material		
Total Front Elevation	6953	
Smooth Stucco	5240	75.36%
Wood Siding	346	4.98%
Transparent Glazing	1367	19.66%

Roof - Landscape Area minimum 25% - Details will be in Landscape Plan

Articulation (per CPIO Sec II-2.D.2)
f. Wood accents and wood trim for windows and doors;
h. Wood sliding and stucco color
h. Brown stucco color 2" inches inside at each floor level

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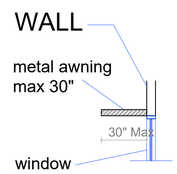

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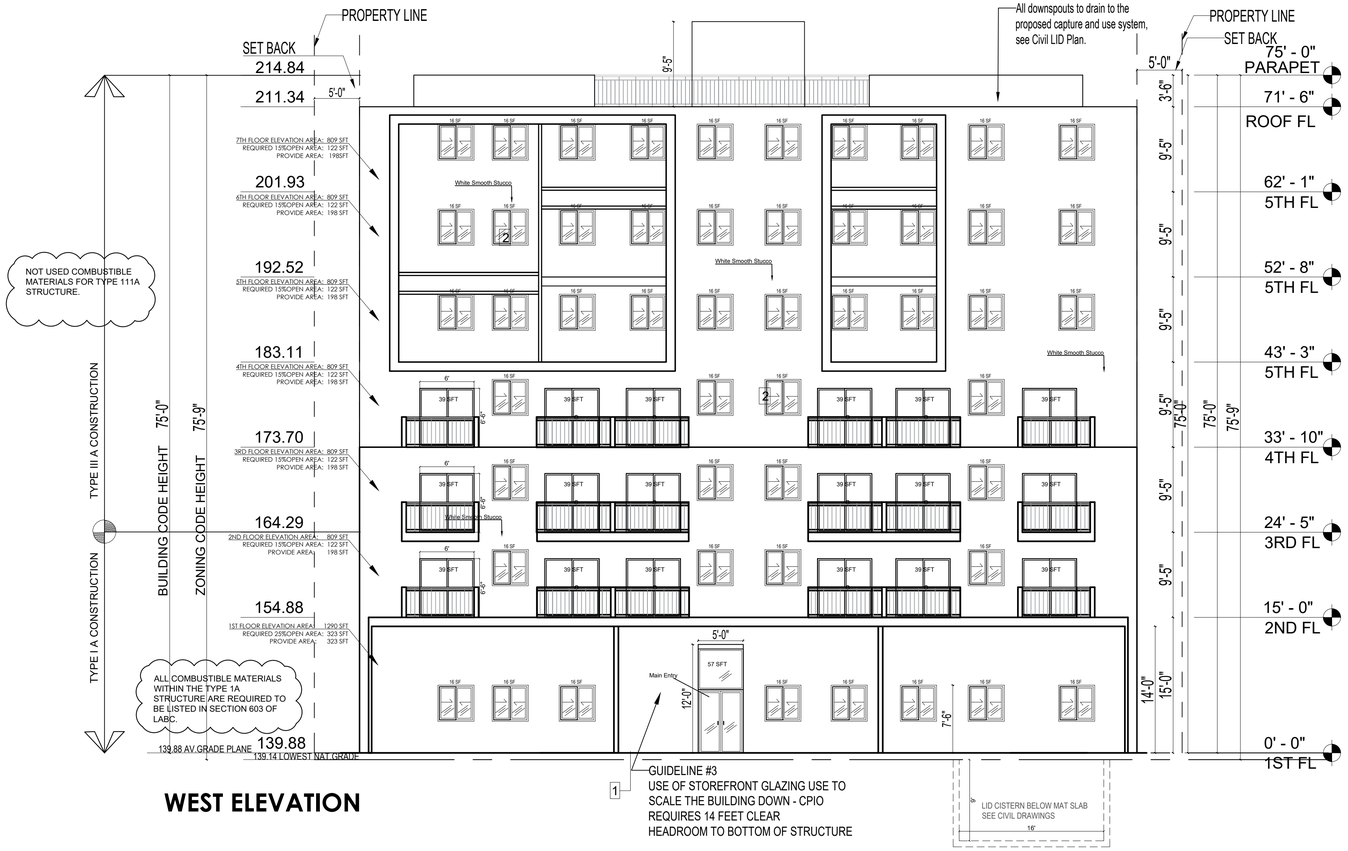
EXTERIOR ELEVATION

Sheet #: A-3.2



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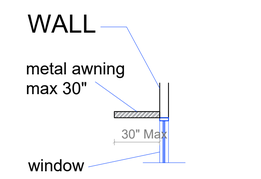

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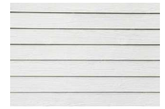
2. GRAY SMOOTH STUCCO


3. WOOD SIDING

0 4' 8' 16'

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

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Drona Investments LLC
28500, Driver Ave, Agoura Hills, CA, 91301

Seal:

LICENSED ARCHITECT ANDREW H. KIM C-31817 RENEWAL 8/31/2025 STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7311 S Figueroa St.
Los Angeles, CA 90003

Revisions:

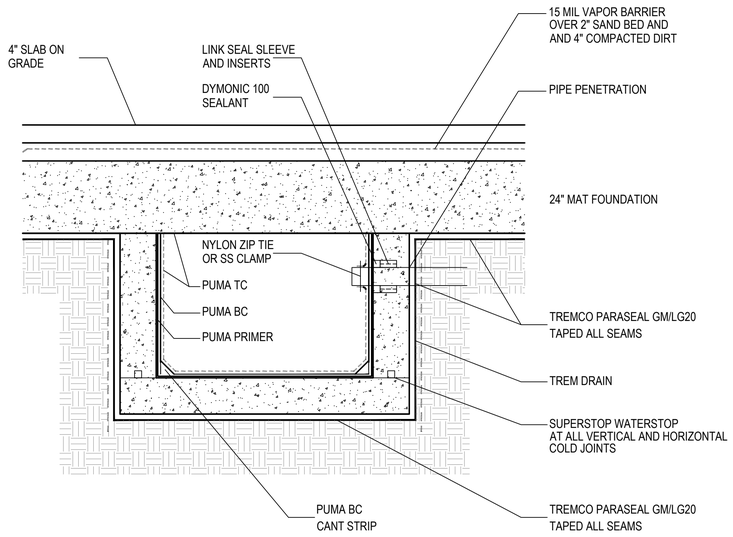
No.	Description	Date

Project No.:
Drawn By:
Reviewed By:
Scale:
Date:
Filename:
Sheet Title:

EXTERIOR ELEVATION

Sheet #: A-3.3

SECTION AA



CISTERN WATERPROOFING

CPIO
Building Height. In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction or additions shall comply with the following height regulations:

1. Ground Floor Height.

2. (a) The Ground Floor shall have a minimum height of 14 feet, measured from the finished floor to the underside of the structural floor or roof above.

(b) For Projects with an Active Floor Area, the Ground Floor shall have a minimum height of 11 feet, measured from the finished floor to the finished ceiling

0 4' 8' 16'

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

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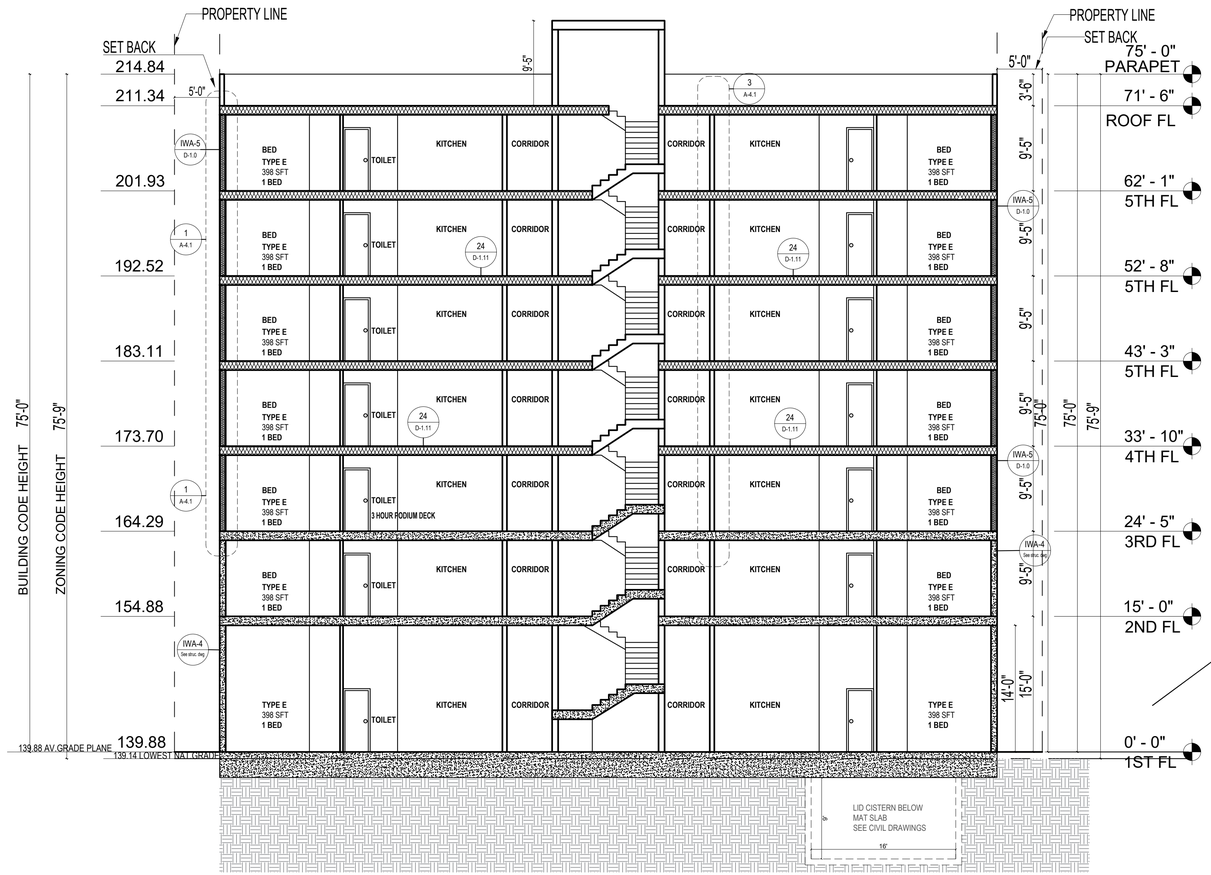
Filename:
Sheet Title:

BUILDING SECTIONS

Sheet #: A-4.0



SECTION BB

CPIO
Building Height. In addition to any regulations set forth by the underlying zone and the LAMC, Projects with new construction or additions shall comply with the following height regulations:

1. Ground Floor Height.

2. (a) The Ground Floor shall have a minimum height of 14 feet, measured from the finished floor to the underside of the structural floor or roof above.

   (b) For Projects with an Active Floor Area, the Ground Floor shall have a minimum height of 11 feet, measured from the finished floor to the finished ceiling

0 4' 8' 16'

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

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Sheet Title:

BUILDING SECTIONS

Sheet #: A-4.1

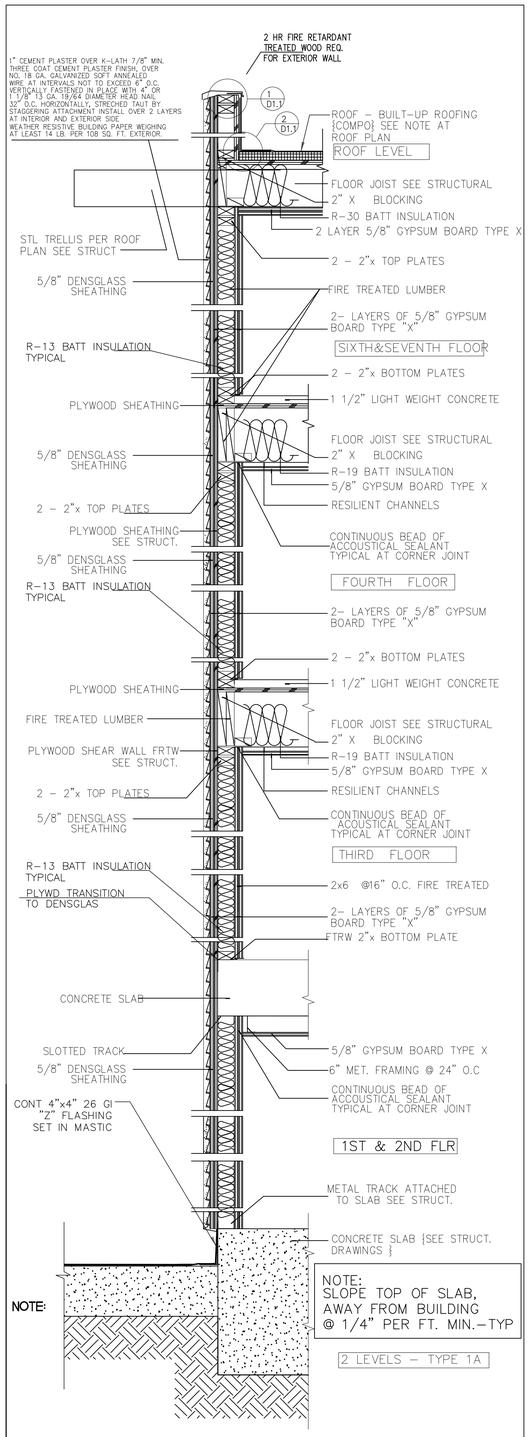
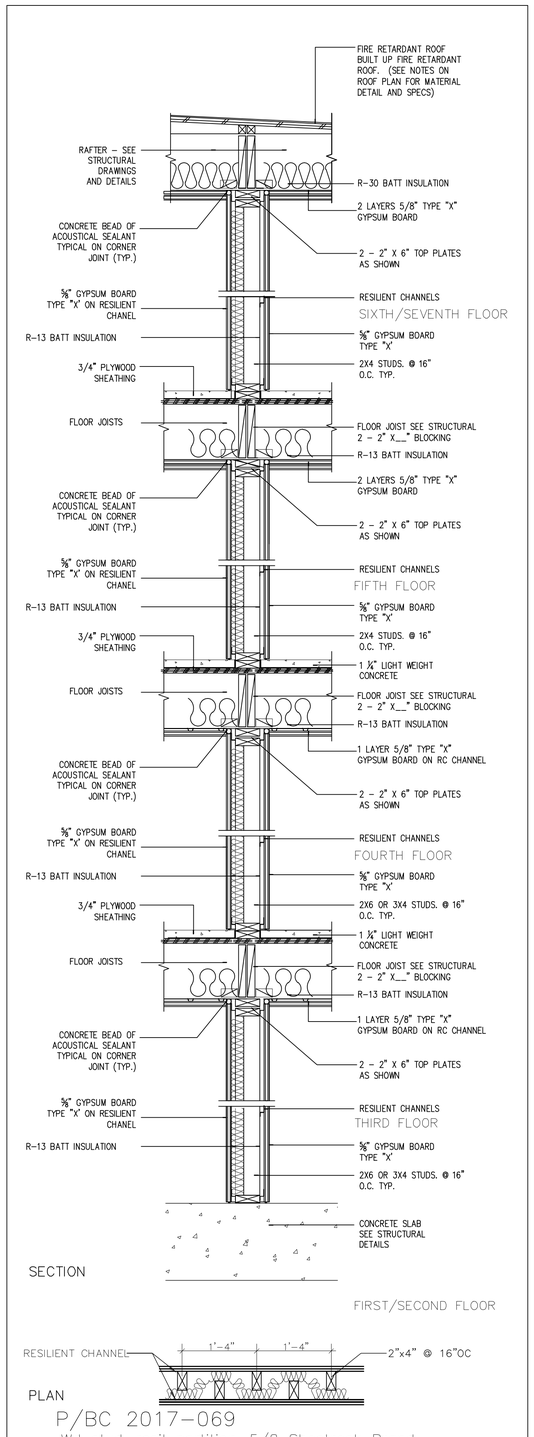


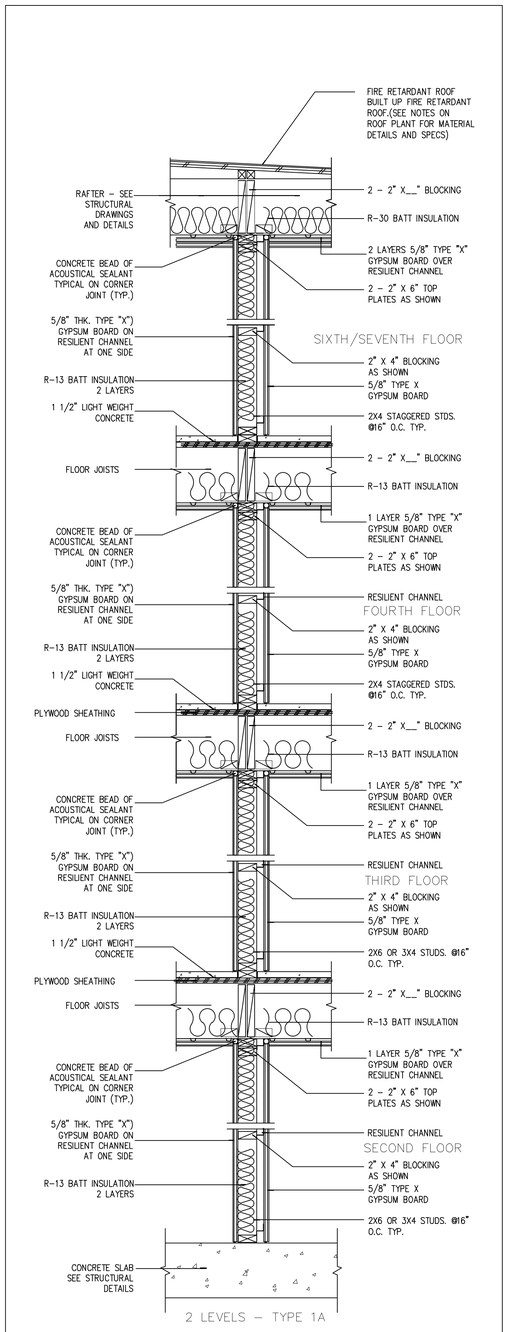
TABLE 7-B/ ITEM 18-16
Cement plaster consisting of a 1/2" (12.7mm) brown coat is then applied. The scratch coat is mixed in the proportion of a 1:3 by weight, cement to sand with 10 pounds (4.54kg) of hydrated lime and 3 pounds (1.36 kg) of approved additives or admixtures per sack of cement. The brown coat is mixed in the proportion of 1:4 by weight, cement to sand with the same amounts of hydrated lime and approved additives or admixtures used in the scratch coat.
01-1034 01-1034-d

1 SCALE: 3/8"=1'-0"
Exterior Wall Section
2 HR FIRE RATED / STC 50



P/BC 2017-069
Wd stud-resil partition-5/8 Sheetrock Brand gypsum FIRECODE C core-2X4 16" or 24" o.c 3" THERMAFIBER SAFB-RC1 chan one side spaced 24" o.c.-panels att with 1" type S screws -opp side direct att with 1-1/4" type w screws-end joint back -blocked with 1" RC-1 joints fin-perimeter caulked-UL DesU311

2 SCALE: 3/4"=1'-0"
6" FIRE PARTITION
2x4/1 hr FRC - Min. STC 50



P/BC 2020-069
Wd stud-resil partition-5/8 Sheatrock Brand gypsum FIRECODE C core-2X4 16" or 24" o.c 3" THERMAFIBER SAFB-RC1 chan one side spaced 24" o.c.-panels att with 1" type S screws -opp side direct att with 1-1/4" type w screws-end joint back -blocked with 1" RC-1 joints fin-perimeter caulked-UL DesU311

3 SCALE: 3/4"=1'-0"
Corridor/Dwelling Unit Wall
2x4/1 hr FRC - Min. STC 50

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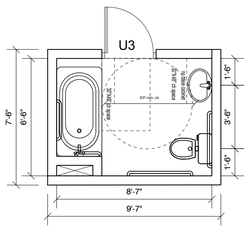
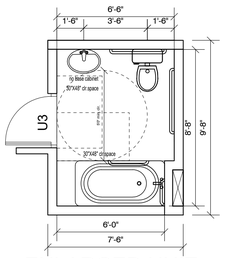
Sheet Title:

WALL SECTIONS

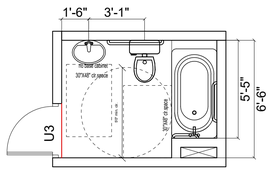
Sheet #:
A-4.2



5 ENLARGED UNIT
TYPE A/Aa/B/Ba/E/F/Fa/H
BATH PLAN

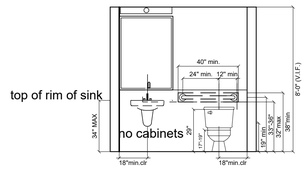


5 ENLARGED UNIT
TYPE D/Da/Ec/Ha/Db/Ea/Eb
BATH PLAN



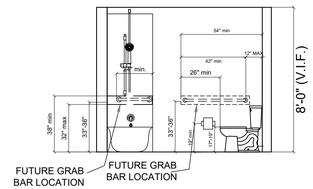
5 ENLARGED UNIT
TYPE G BATH PLAN

NOTE– FLOOR / WALL MOUNTED BACKING FOR GRAB BAR
(SEE ATTACHED REF. IMAGE)



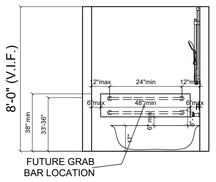
5 TYP. BATH ELEVATION

REVERSE APPLICATION WHEN NEEDED.



6 TYP. BATH ELEVATION

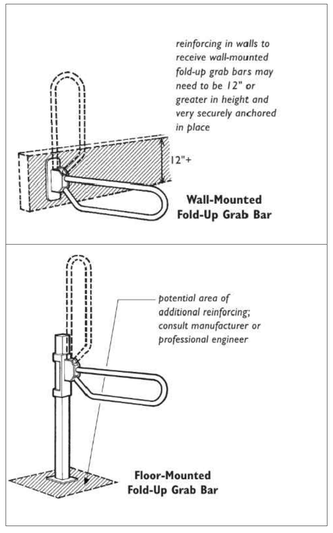
REVERSE APPLICATION WHEN NEEDED.



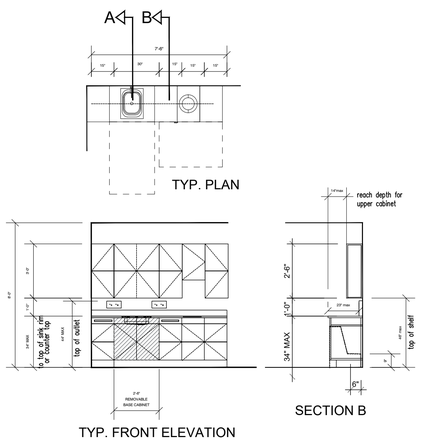
7 TYP. BATH ELEVATION

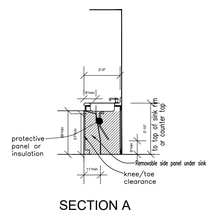
REVERSE APPLICATION WHEN NEEDED.

5 ENLARGED UNIT
TYPE G BATH PLAN



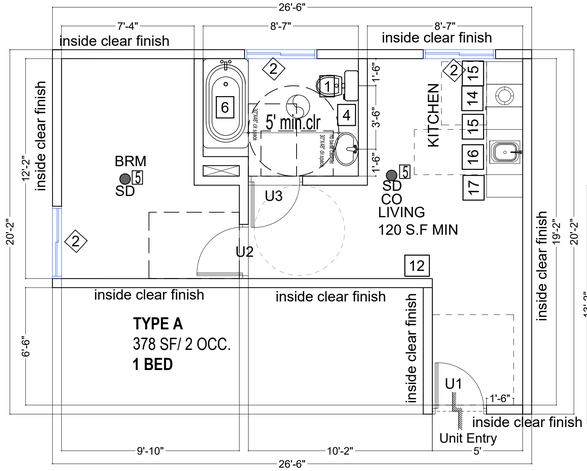
REFERENCE IMAGE FOR FLOOR/ WALL MOUNTED GRAB BAR



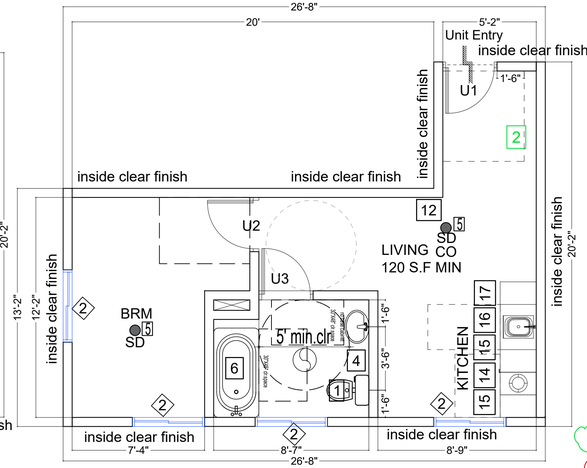


TYP.KITCHEN DETAILS

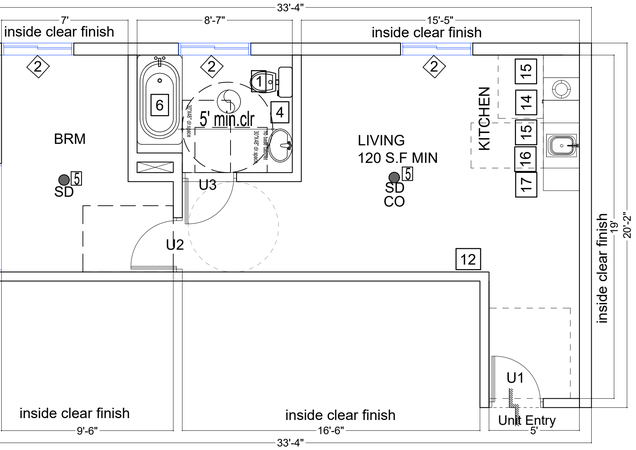
REVERSE APPLICATION WHEN NEEDED.



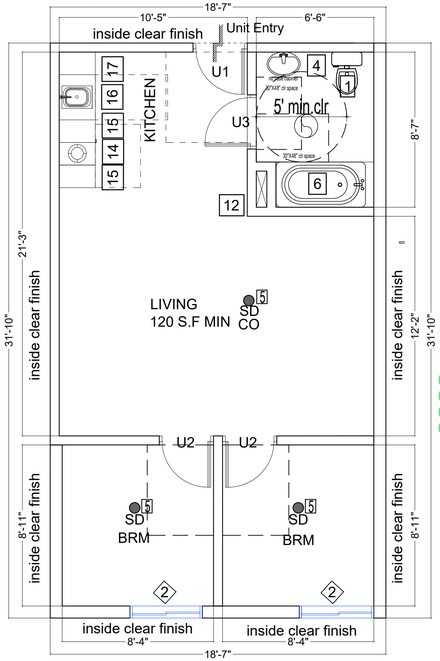
UNIT TYPE -A 1BRM
GROSS LIVING AREA 379 SFT



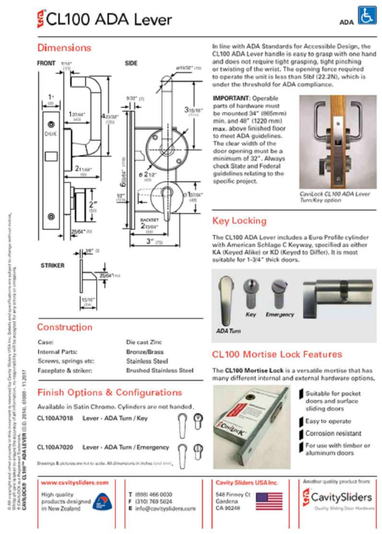
UNIT TYPE -Aa 1BRM
GROSS LIVING AREA 382 SFT

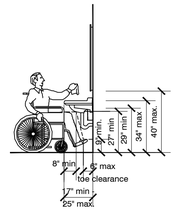


UNIT TYPE -A(1) 1BRM
GROSS LIVING AREA 466 SFT



UNIT TYPE -J 1BRM
GROSS LIVING AREA 581 SFT





LAVATORY ELEVATION

LEGEND:

1 Provide mechanical ventilation which furnishes five air changes per hour direct to the outside.

2 NOT USED

3 shower floor max 1:48 slope drain flush with floor with grate ¼" max opening

4 All water closet must be low water consumption ULTRA FLUSH.

5 Provide hardwire smoke dectector/CO sensor with battery back up. See floor plan for location.

6 Prefab fiber glass tub enclosure walls are 70" high above the drain. Solid Joint at trap-no access panel required.

7 grab bar backing for future grab bar installation see elevations

8 lever handles on all fixture typical

9 vinyl sheet flooring w/ 4" vinyl cove base

10 carpet & pad w/ 3" wood base

12 smart Thermostat mounted at 48" max a.f.f. 2

13 Granite counter top at all kitchen, laundry room. 1

14 12 in. Electric BUILT-IN cooktop ADA compliant

15 2- 15" bread board

16 removeable base cabinets under sink counter work area

17 15" Side work board

T ⟷ C T – sheet vinyl, C– CARPET

vert. wall reinf for future swing up grab bar

horiz. reinf for future wall mounted grab bar

SEE SHEETS A-0.15 & A-0.16
FOR HANDICAP NOTES AND DIAGRAM FOR
LOCATION OF GRAB BAR BACKING, CLEARANCES ETC.

SD CO HARDWIRE SMOKE DETECTOR/CO SENSOR W/BATTERY BACKUP. SMOKE DETECTOR SHALL BE PHOTO ELECTRIC TYPE PLACED 6' AWAY FROM THE COOKING APPLIANCE

EXHAUST FANS SHALL BE ENERGY STAR AND CONTROLLED BY HUMIDISTAT. DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING 4.506.1

ALL PLUMBING FIXTURES SHALL COMPLY WITH TABLE 4.303.2

EACH APPLIANCE SHALL BE ENERGY STAR COMPLIANT IF APPLICABLE FOR THAT APPLIANCE. 4.210

PROVIDE DUCTED FRESH AIR INTAKE TO HVAC UNIT

PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

30" X 48" CLEAR FLOOR SPACE

1/2" max at unit entry
2% Cross slope at both landings of doors

1203.1 EQUIPMENT SYSTEMS
INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE HEATING SYSTEMS CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914mm) ABOVE

0 4' 8' 16'

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

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Revisions:

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1	ADA CORRECTIONS	12-13-23

Project No.:
Drawn By:
Reviewed By:
Scale:
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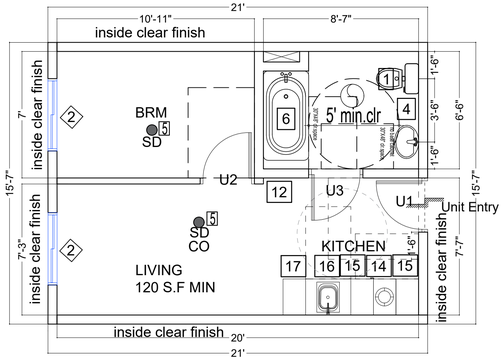
Filename:
Sheet Title:

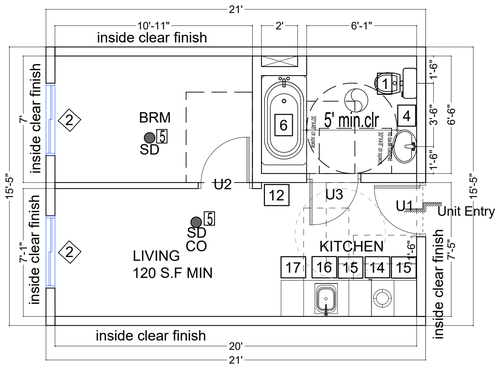
ENLARGE UNIT PLAN

Sheet #:

A-5.0



UNIT TYPE -B 1BRM
GROSS LIVING AREA 315 SFT



UNIT TYPE -Ba 1BRM
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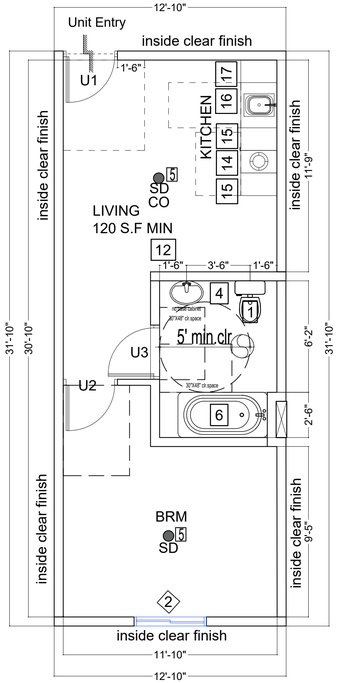
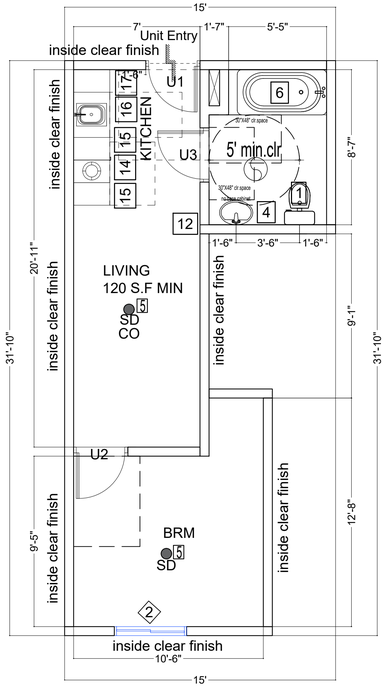
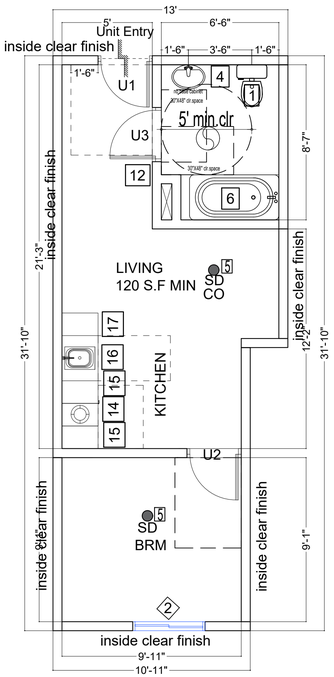


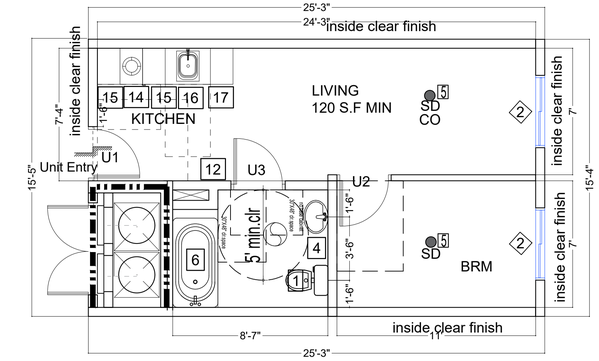
UNIT TYPE -C 1BRM
GROSS LIVING AREA 398 SFT



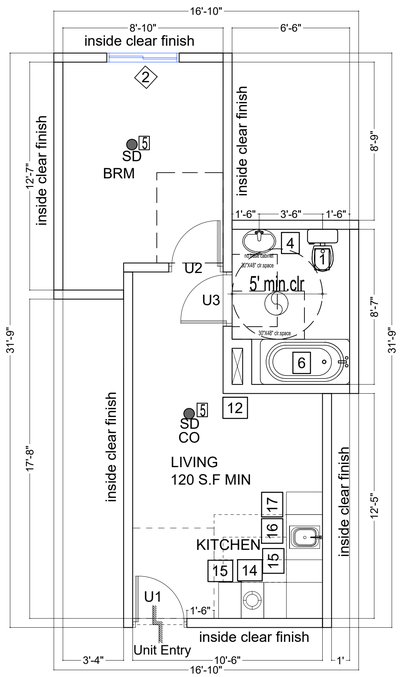
UNIT TYPE -D 1BRM
GROSS LIVING AREA 353 SFT



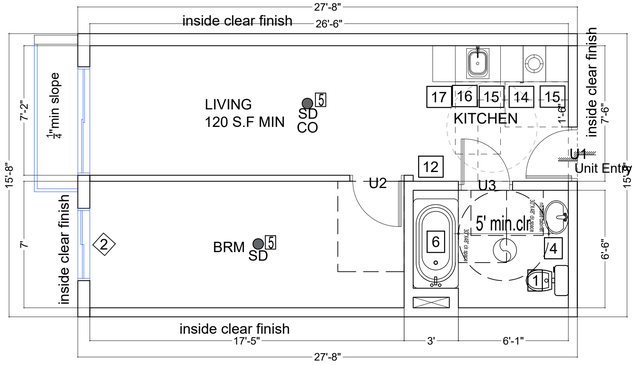
UNIT TYPE -Da 1BRM
GROSS LIVING AREA 363 SFT



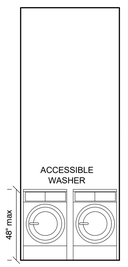
UNIT TYPE -E 1BRM
GROSS LIVING AREA 344 SFT



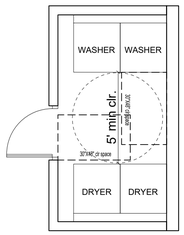
UNIT TYPE -Db 1BRM
GROSS LIVING AREA 362 SFT



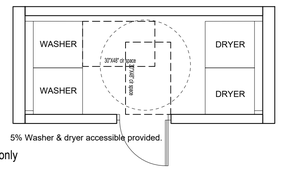
UNIT TYPE -B(1) 1BRM
GROSS LIVING AREA 415 SFT



B LAUNDRY ELEVATION



B LAUNDRY ELEVATION



**All washer and dryers provided are front loading only

A TYP A LAUNDRY ENLARGED PLAN

A TYP B LAUNDRY ENLARGED PLAN

NOTE - Accessible washers and dryers comply with 11B-309Top loading machines shall have a door to the laundry compartment 36" max above the floor , front loading machines need the bottom of the opening to the laundry compartment 15" min & 36" max above.

LEGEND:

1 Provide mechanical ventilation which furnishes five air changes per hour direct to the outside.

2 NOT USED

3 shower floor max 1:48 slope drain flush with floor with grate $\frac{1}{2}$" max opening

4 All water closet must be low water consumption ULTRA FLUSH.

5 Provide hardwire smoke dectector/CO sensor with battery back up. See floor plan for location.

6 Prefab fiber glass tub enclosure walls are 70" high above the drain. Solid Joint at trap-no access panel required.

7 grab bar backing for future grab bar installation see elevations

8 lever handles on all fixture typical

9 vinyl sheet flooring w/ 4" vinyl cove base

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14 12 in. Electric BUILT-IN cooktop ADA compliant

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16 removeable base cabinets under sink counter work area

17 15" Side work board

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vert. wall reinf for future swing up grab bar

horiz. reinf for future wall mounted grab bar

SEE SHEETS A-0.15 & A-0.16
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PROVIDE DUCTED FRESH AIR INTAKE TO HVAC UNIT

PROVIDE RANGE HOOD AT ALL KITCHEN PER TITLE 24

30" X 48" CLEAR FLOOR SPACE

1/2" max at unit entry
2% Cross slope at both landings of doors

1203.1 EQUIPMENT SYSTEMS
INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE HEATING SYSTEMS CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914mm) ABOVE

0 4' 8' 16'

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

ahk|architecture
architecture/planning/interiors
13005 Mesa Verde Way, Sylmar, California 91342
email: contact@ahkarchitecture.com

Drona Investments LLC
28500, Driver Ave, Agoura Hills, CA, 91301

Seal: LICENSED ARCHITECT ANDREW H. KU C-31817 RENEW 9/30/2025 STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7311 S Figueroa St.
Los Angeles, CA 90003

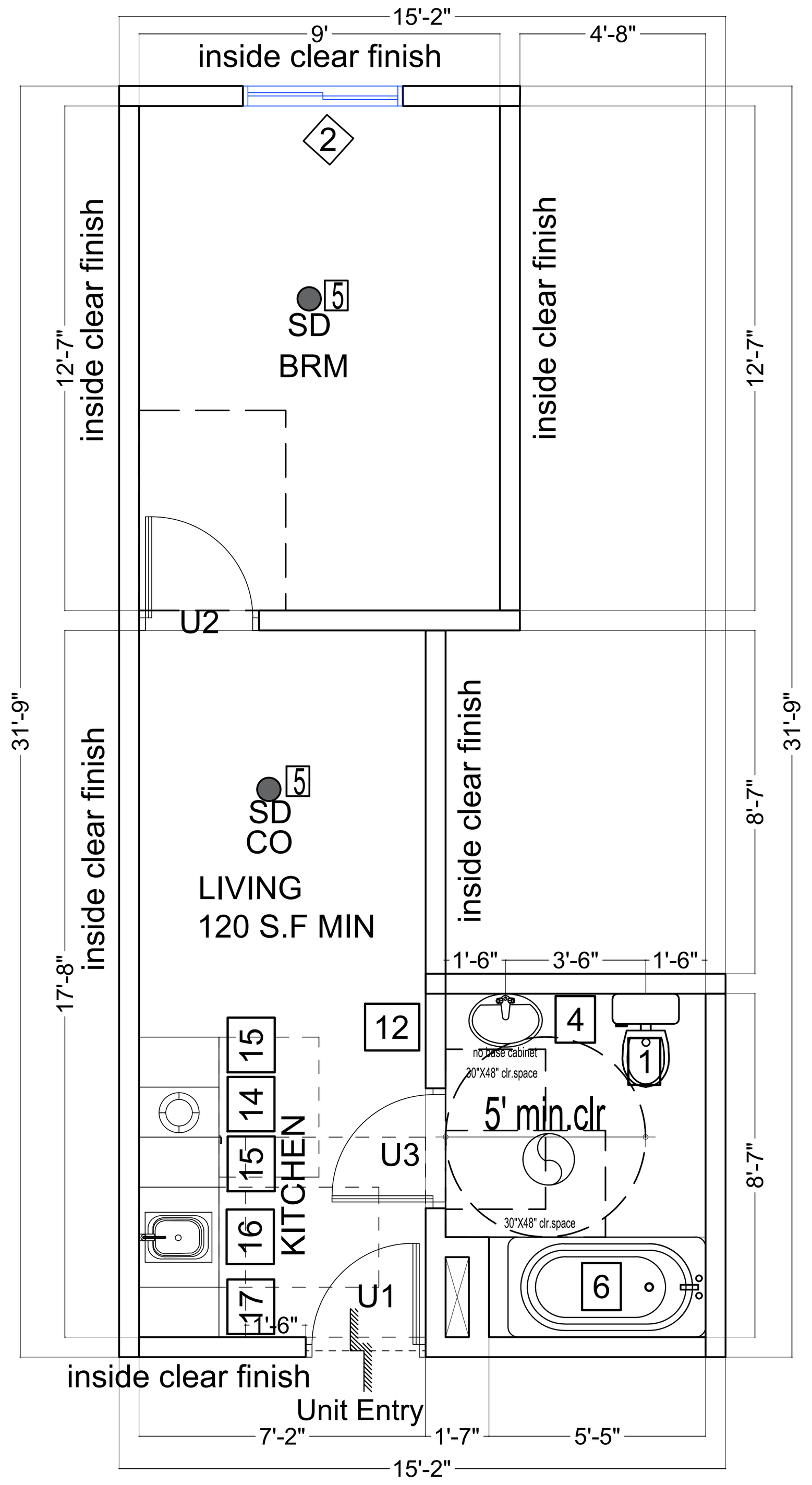
Revisions:

No.	Description	Date
1	ADA CORRECTIONS	12-13-23
2	GREEN CORRECTIONS	12-13-23

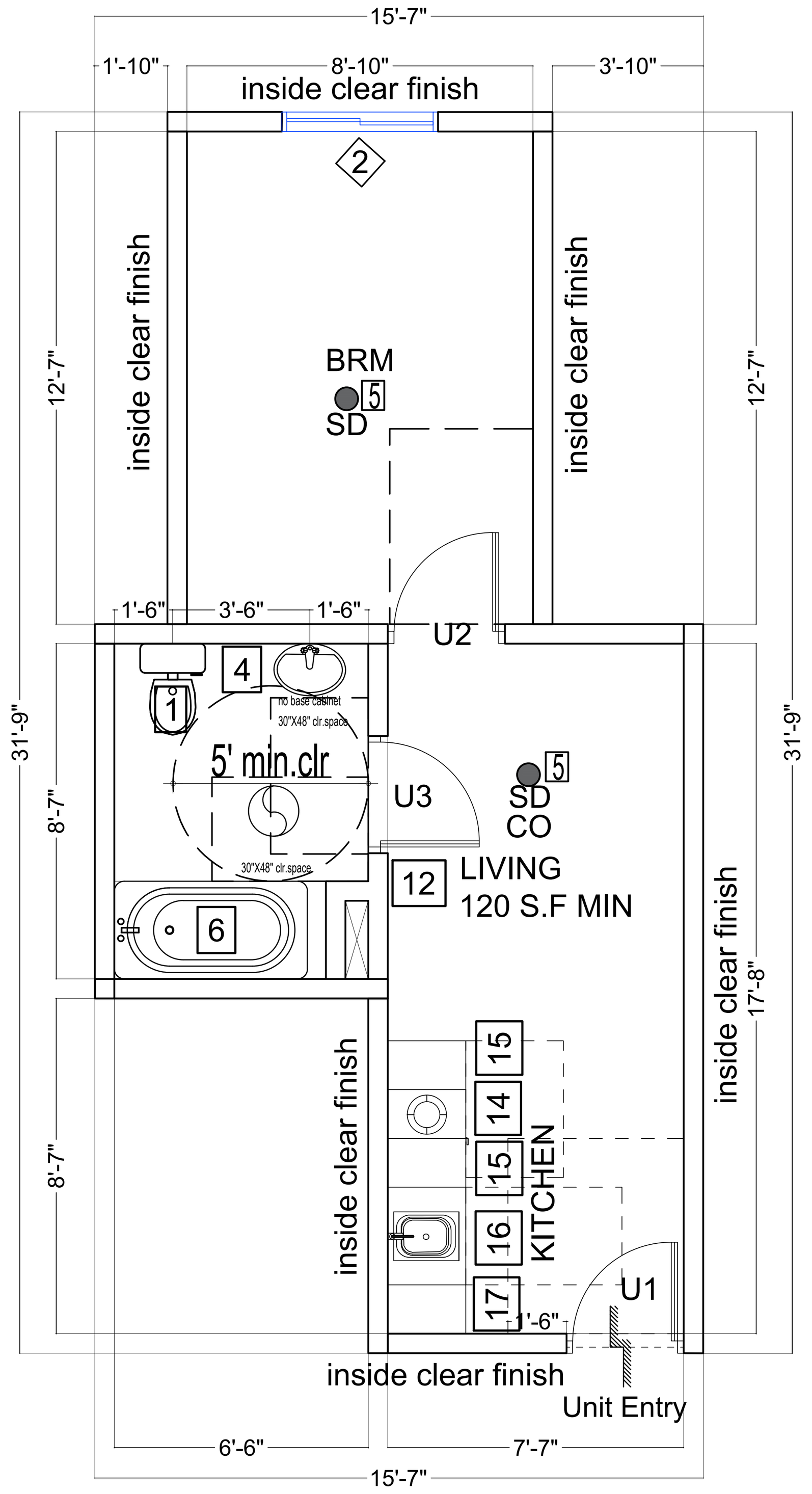
Project No.:
Drawn By:
Reviewed By:
Scale:
Date:
Filename:
Sheet Title:

ENLARGE UNIT PLAN

Sheet #: A-5.1



UNIT TYPE -Ea 1BRM
GROSS LIVING AREA 335 SFT



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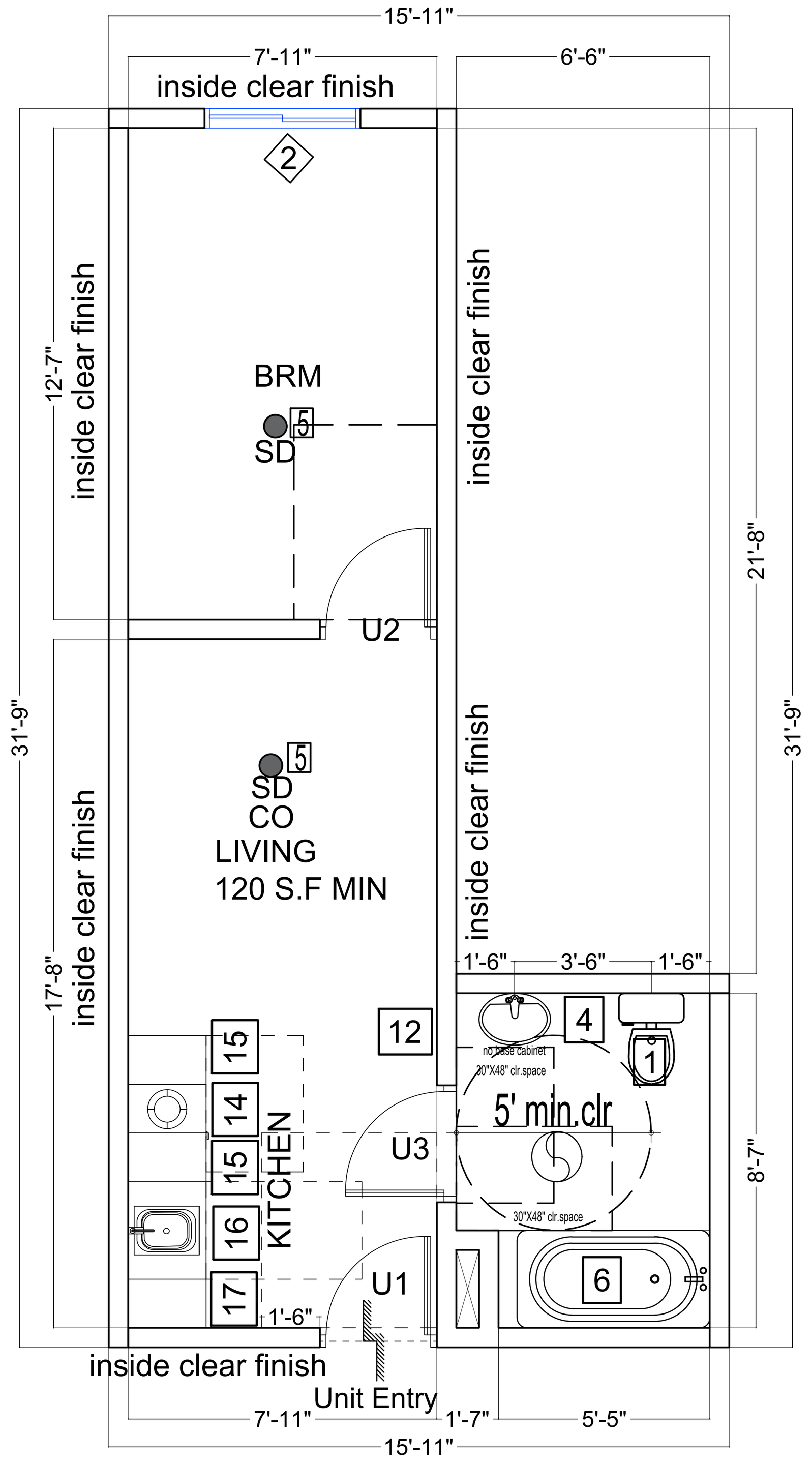

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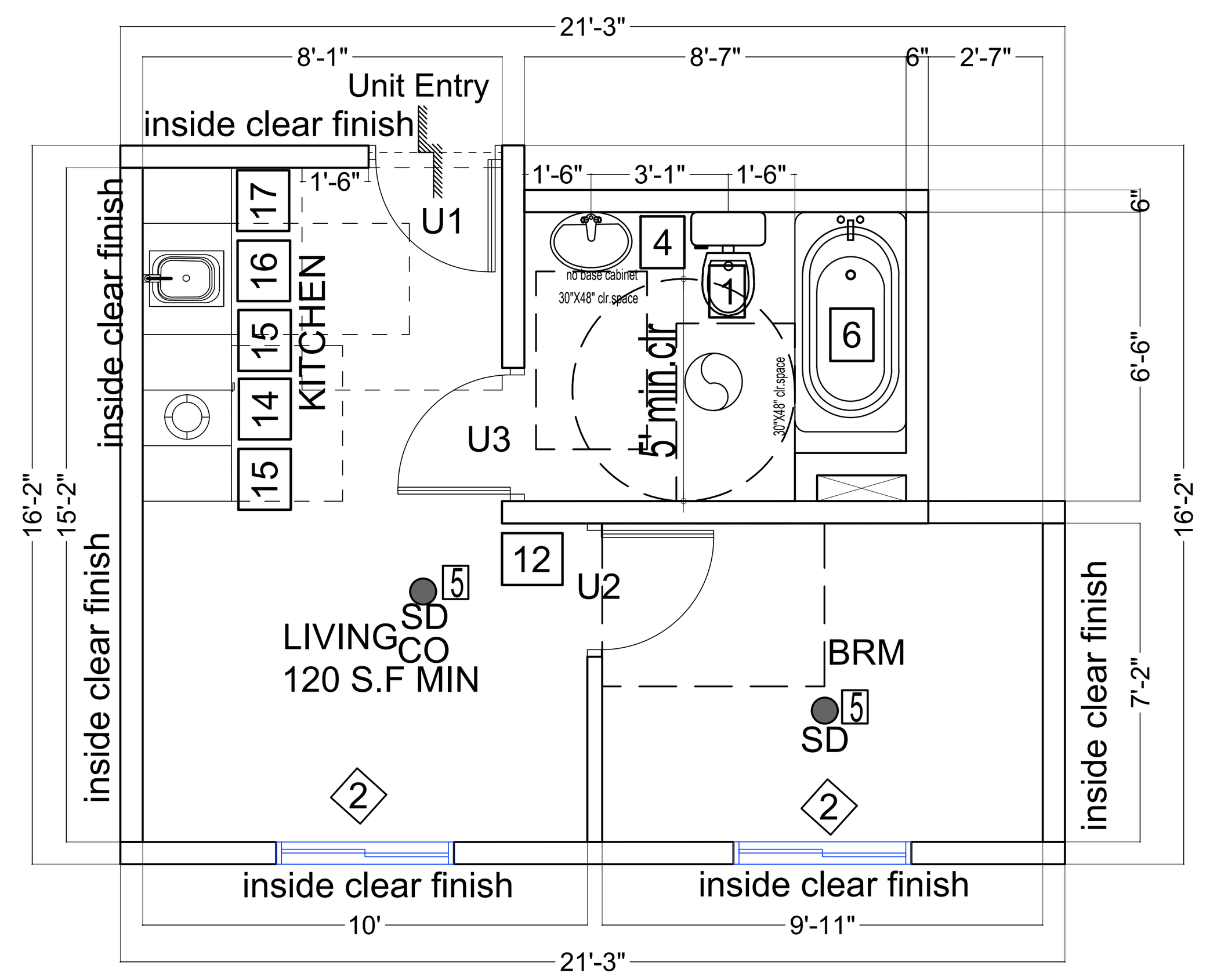

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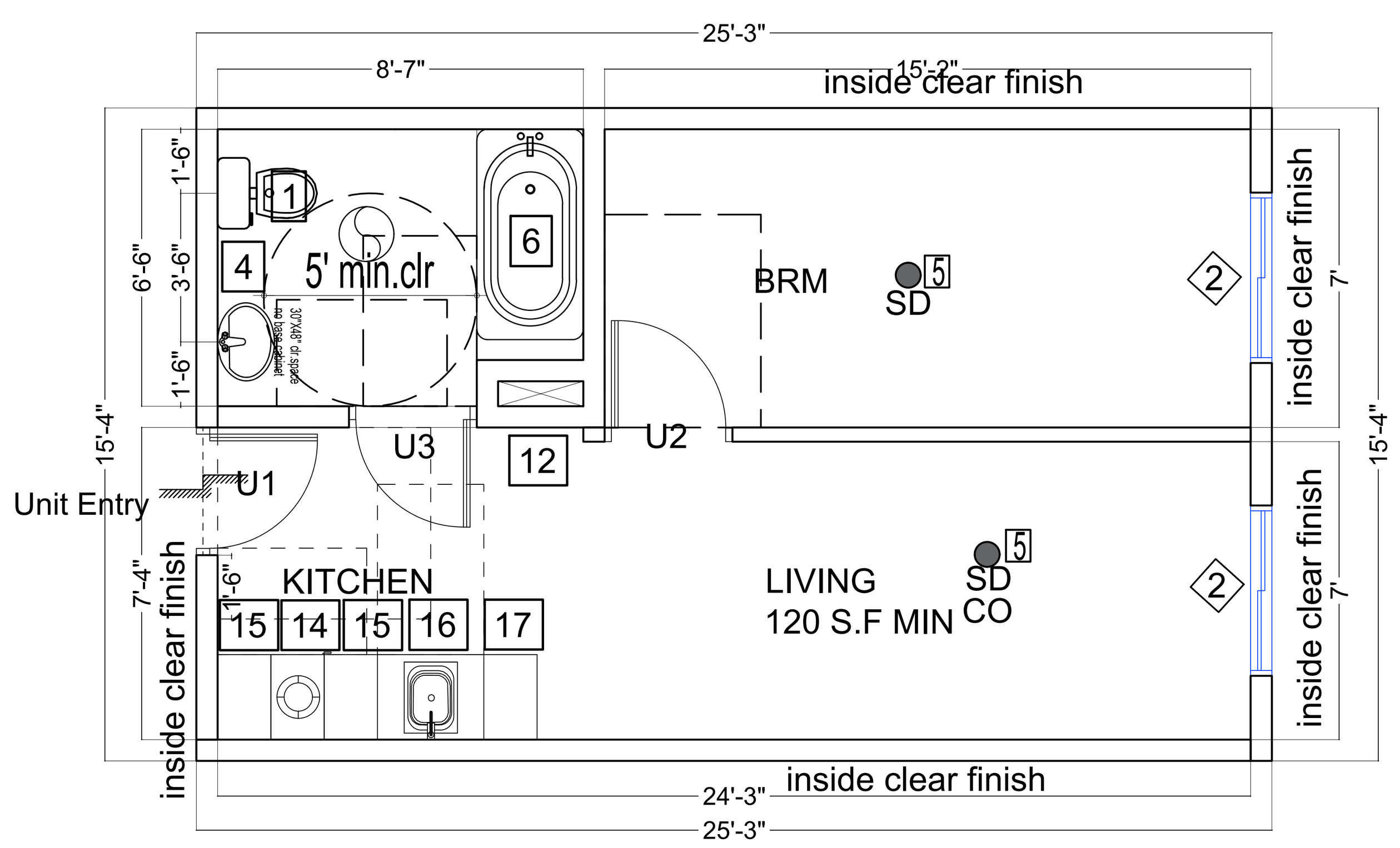

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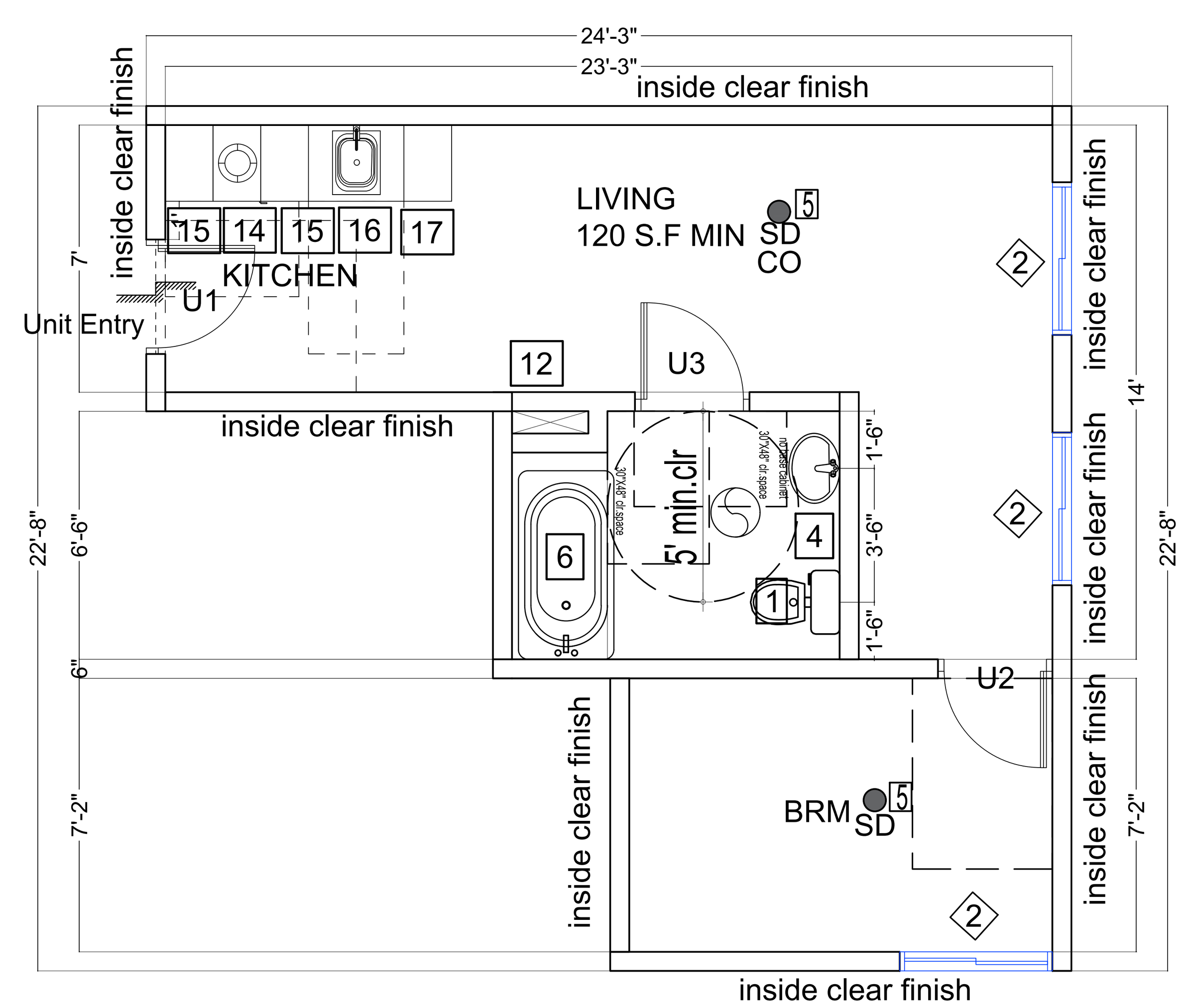

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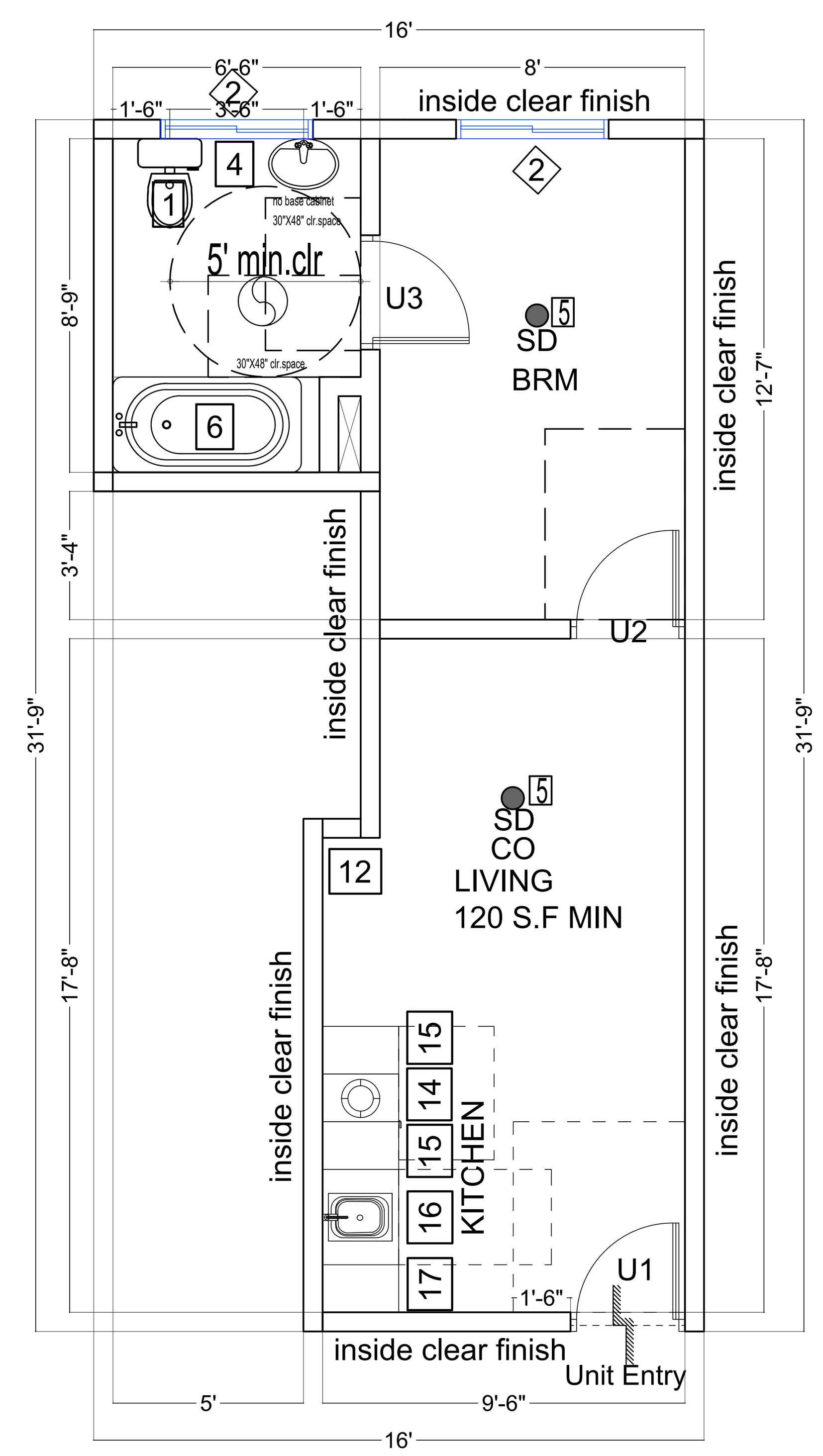
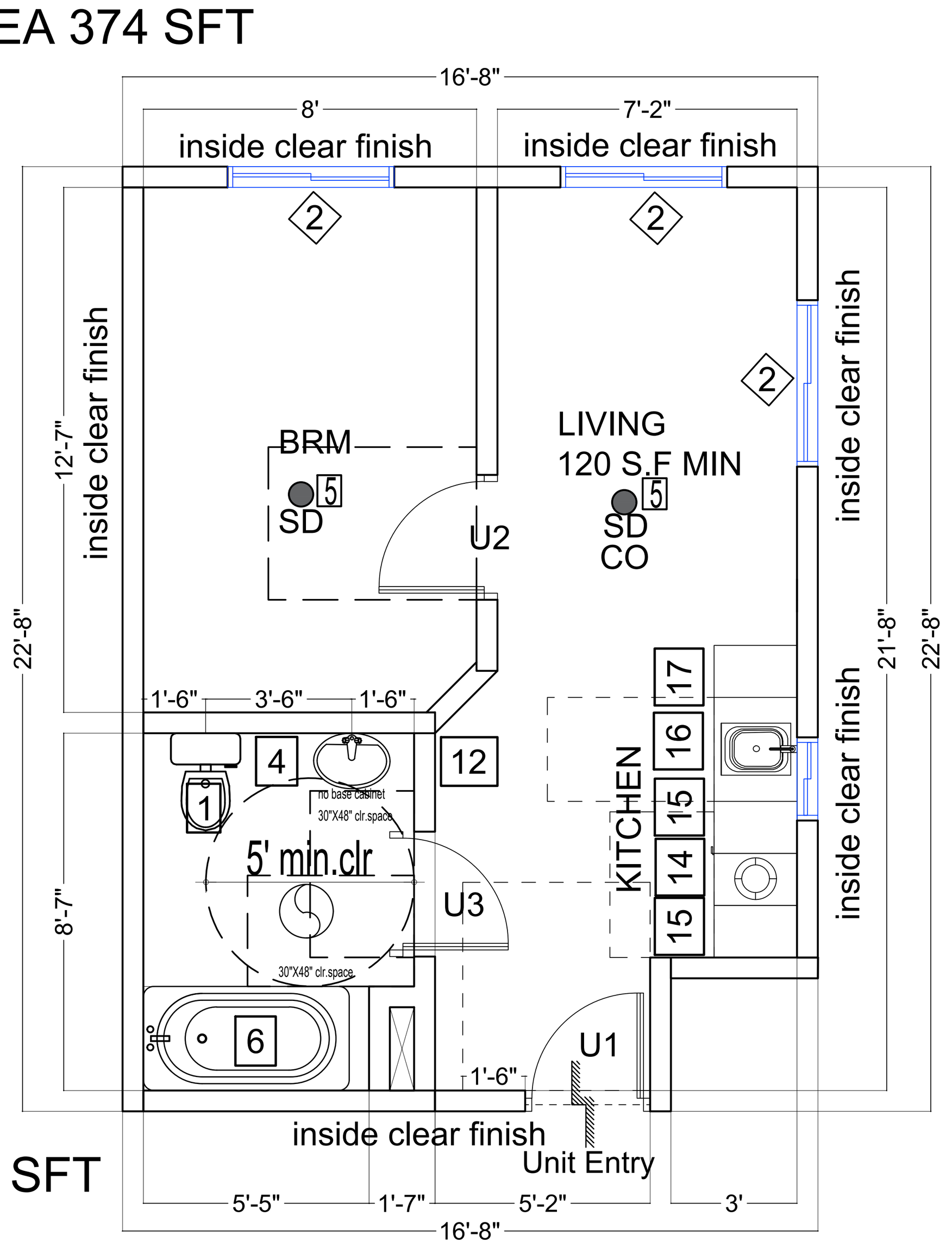


UNIT TYPE -Ha 1BRM
GROSS LIVING AREA 356 SFT



UNIT TYPE -H 1BRM
GROSS LIVING AREA 357 SFT

LEGEND:

1 Provide mechanical ventilation which furnishes five air changes per hour direct to the outside.

2 NOT USED

3 shower floor max 1:48 slope drain flush with floor with grate $\frac{1}{2}$" max opening

4 All water closet must be low water consumption ULTRA FLUSH.

5 Provide hardwire smoke dectector/CO sensor with battery back up. See floor plan for location.

6 Prefab fiber glass tub enclosure walls are 70" high above the drain. Solid Joint at trap-no access panel required.

7 grab bar backing for future grab bar installation see elevations

8 lever handles on all fixture typical

9 vinyl sheet flooring w/ 4" vinyl cove base

10 carpet & pad w/ 3" wood base

12 smart Thermostat mounted at 48" max a.f.f. 2

13 Granite counter top at all kitchen, laundry room. 1

14 12 in. Electric BUILT-IN cooktop ADA compliant

15 2- 15" bread board

16 removeable base cabinets under sink counter work area

17 15" Side work board

T ←→ C T – sheet vinyl, C– CARPET

vert. wall reinf for future swing up grab bar

horiz. reinf for future wall mounted grab bar

SEE SHEETS A-0.15 & A-0.16
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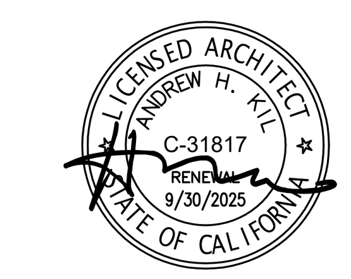

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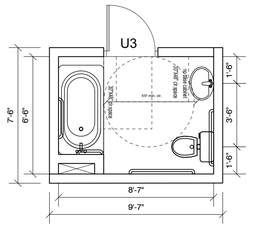
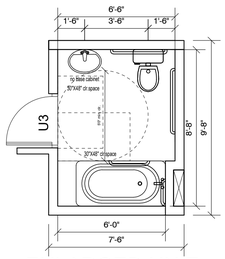
ENLARGE UNIT PLAN

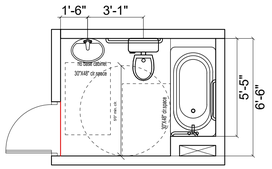
Sheet #: A-5.2



5 ENLARGED UNIT
TYPE A/Aa/B/Ba/E/F/Fa/H
BATH PLAN

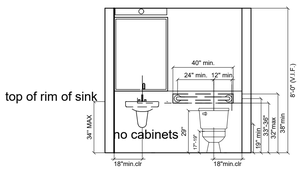


5 ENLARGED UNIT
TYPE D/Da/Ec/Ha/Db/Ea/Eb
BATH PLAN

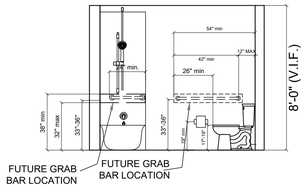


5 ENLARGED UNIT
TYPE G BATH PLAN

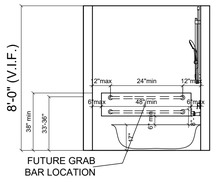
NOTE– FLOOR / WALL MOUNTED BACKING FOR GRAB BAR
(SEE ATTACHED REF. IMAGE)



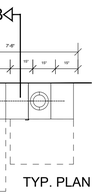
5 TYP. BATH ELEVATION
REVERSE APPLICATION WHEN NEEDED.

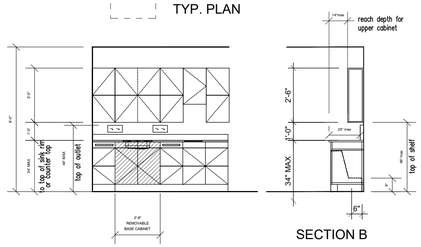


6 TYP. BATH ELEVATION
REVERSE APPLICATION WHEN NEEDED.



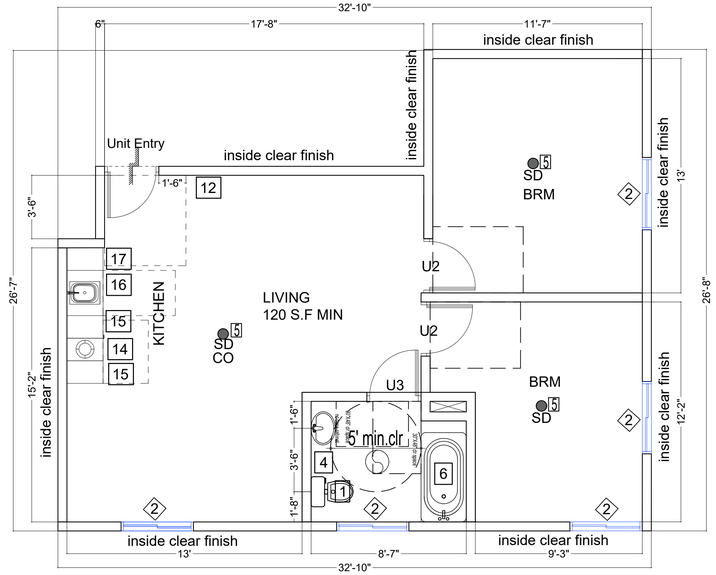
7 TYP. BATH ELEVATION
REVERSE APPLICATION WHEN NEEDED.



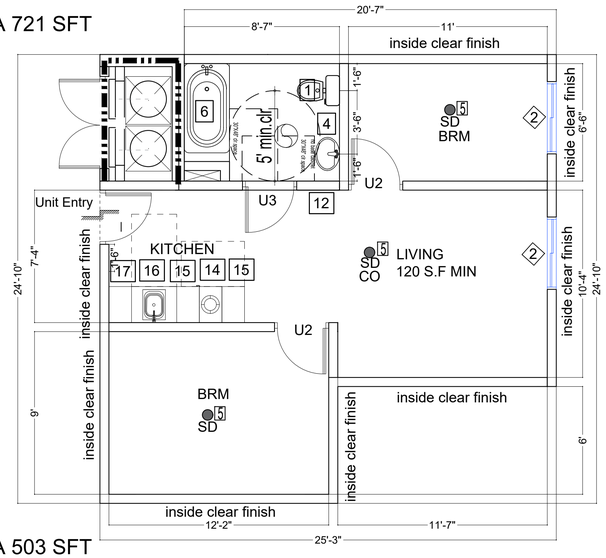


TYP.KITCHEN DETAILS

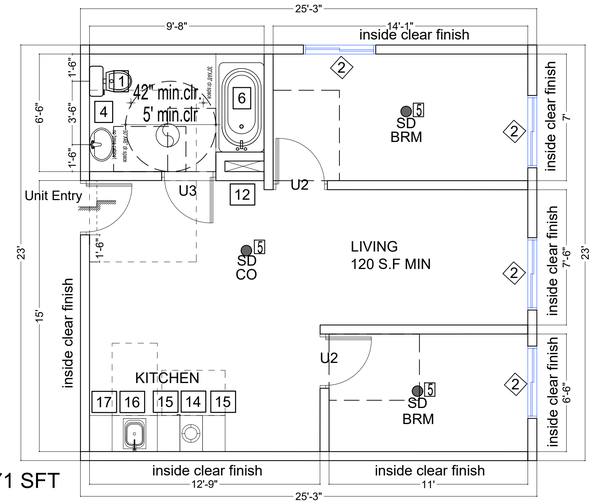
REVERSE APPLICATION WHEN NEEDED.



UNIT TYPE -I 1BRM
GROSS LIVING AREA 721 SFT



UNIT TYPE -Ia 1BRM
GROSS LIVING AREA 503 SFT



UNIT TYPE -Ib 1BRM
GROSS LIVING AREA 571 SFT

LEGEND:

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2 NOT USED

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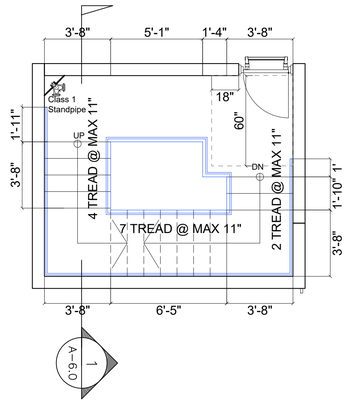
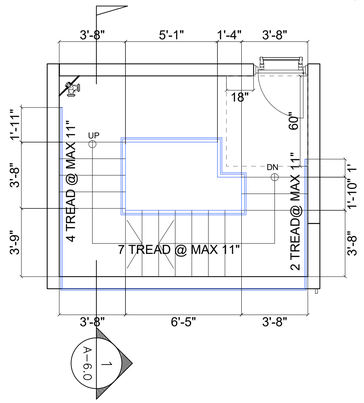
ENLARGE UNIT PLAN

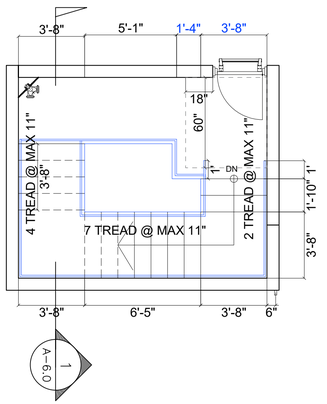
Sheet #:
A-5.3



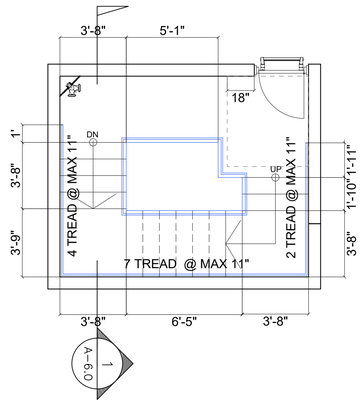
4 STAIR #1 4TH-7TH FLOOR



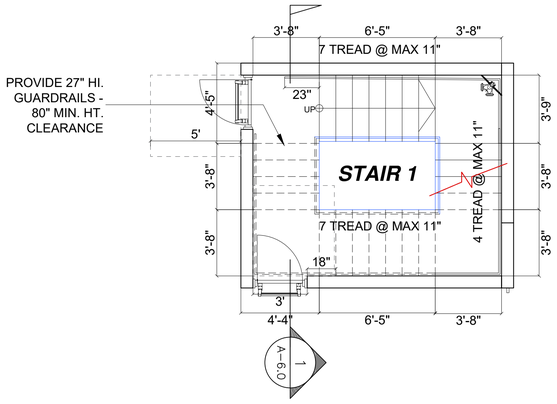
3 STAIR #1 3RD FLOOR



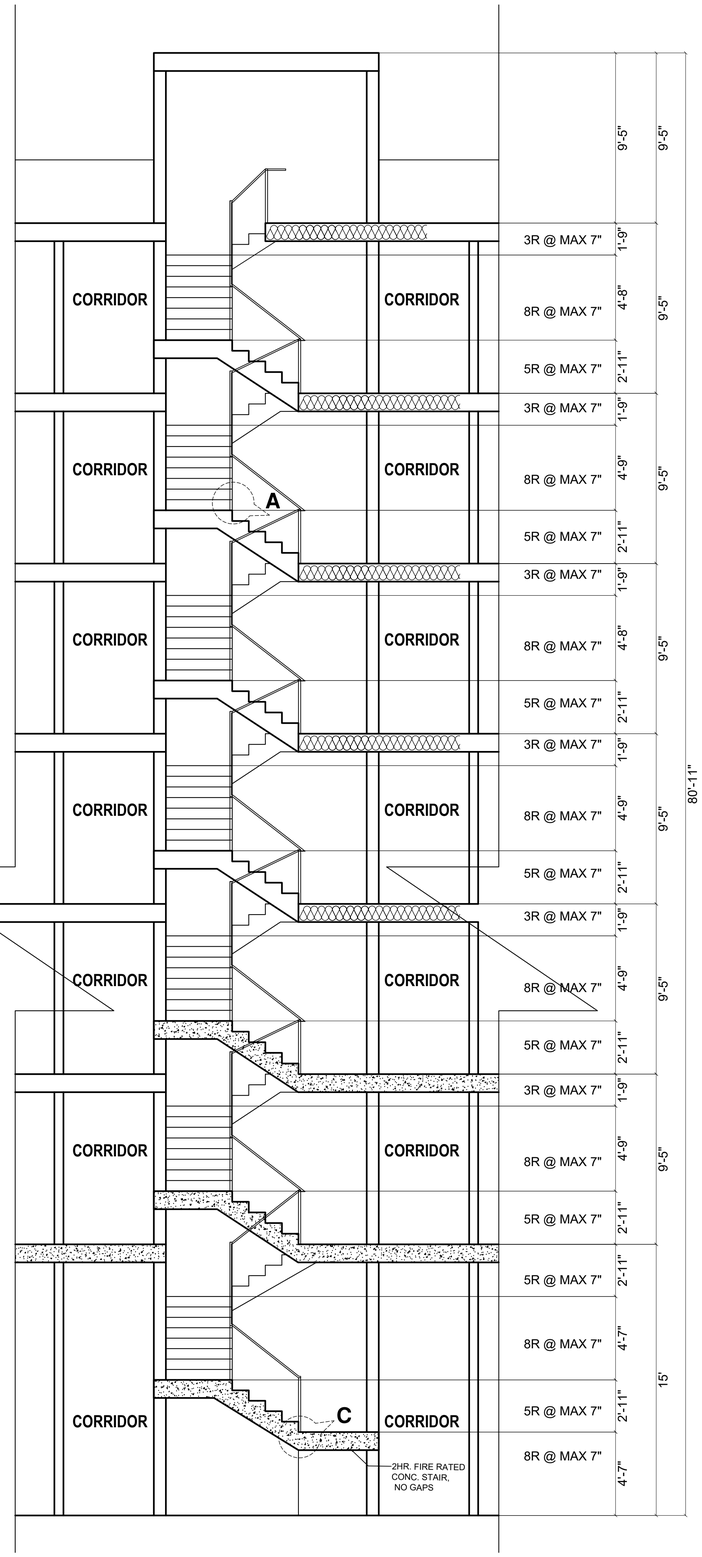
5 STAIR #1 ROOF FLOOR



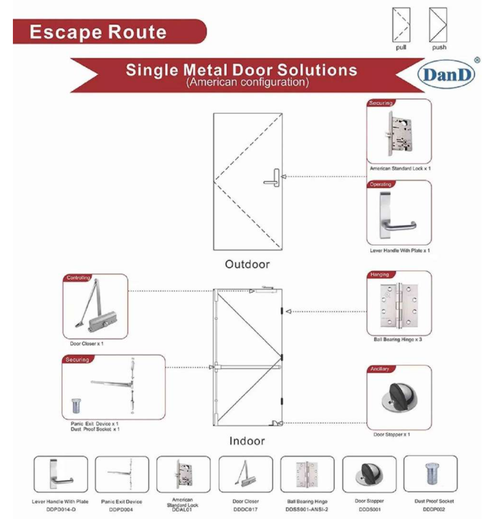
2 STAIR #1 2ND FLOOR

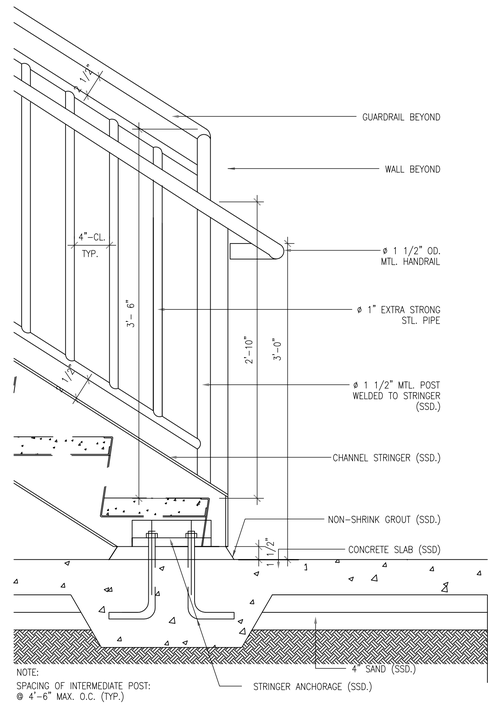


1 STAIR #1 1ST FLOOR



5 STAIR SECTION STAIR #1





STAIR DETAIL @ A

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

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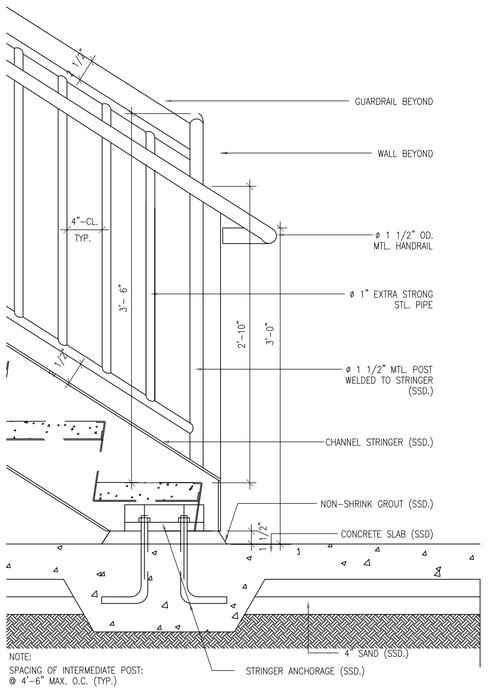
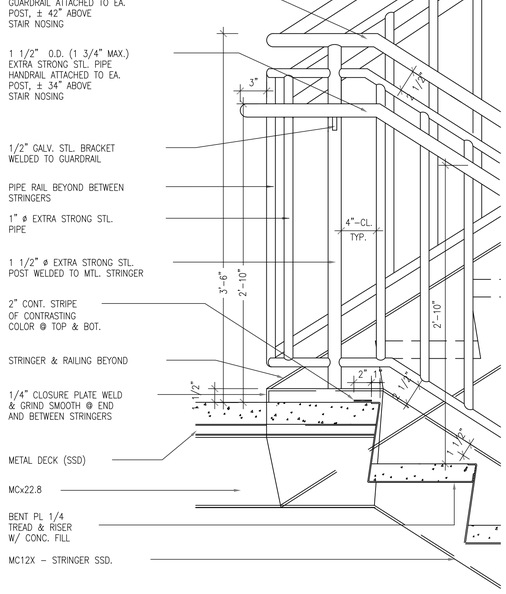
STAIR 1 SECTION

Sheet #:
A-6.0



NOTE:
SPACING OF INTERMEDIATE POST:
@ 4'-6" MAX. O.C. (TYP.)

STAIR DETAIL @ C



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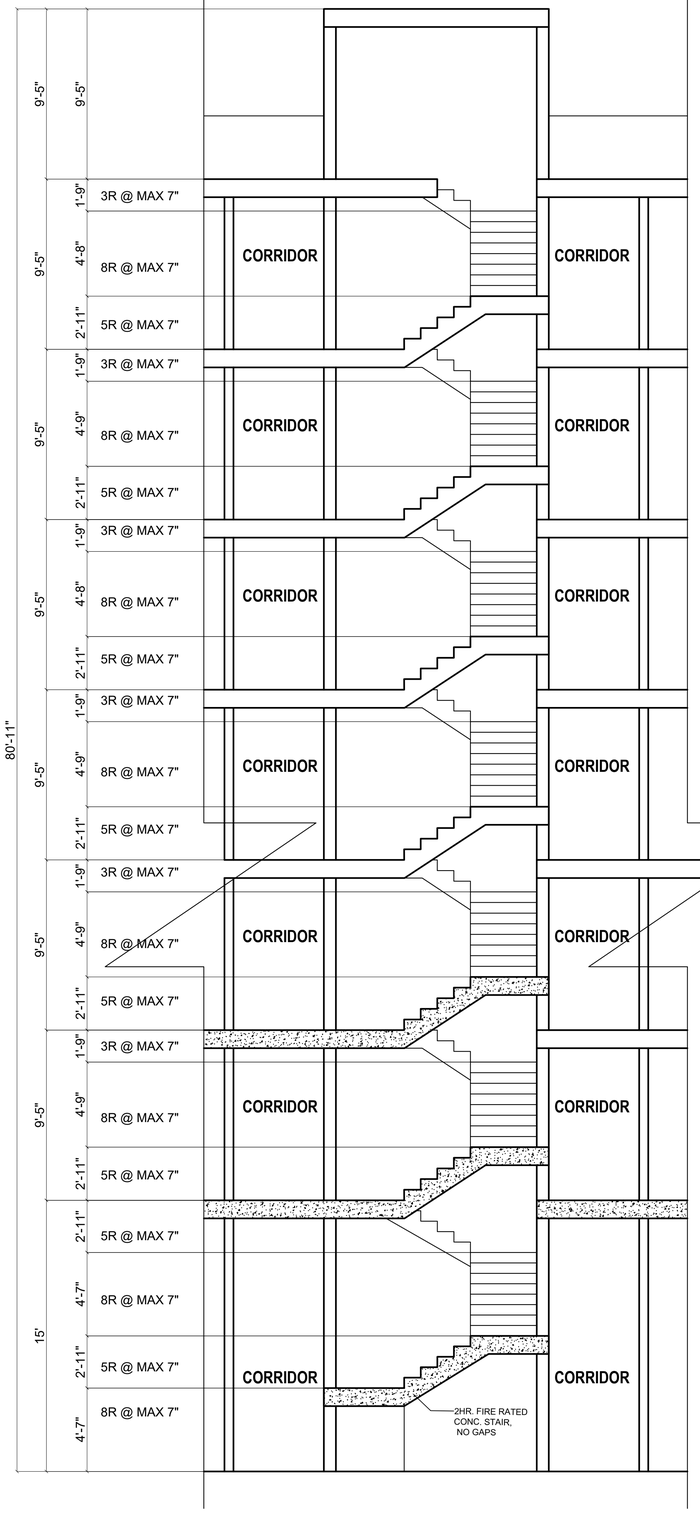
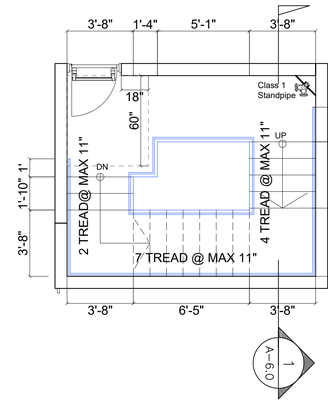
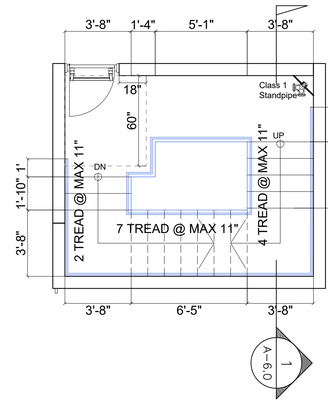


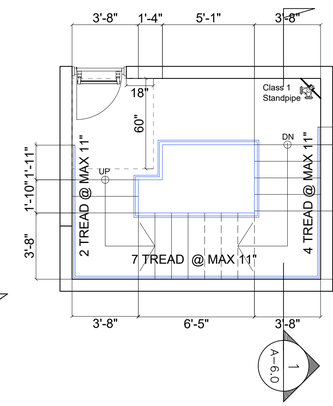
5 STAIR SECTION STAIR #2



3 STAIR #2 3RD FLOOR



4 STAIR #2 4TH-7TH FLOOR



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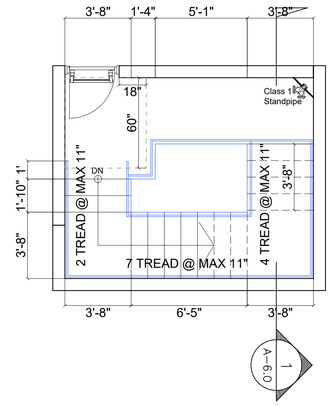

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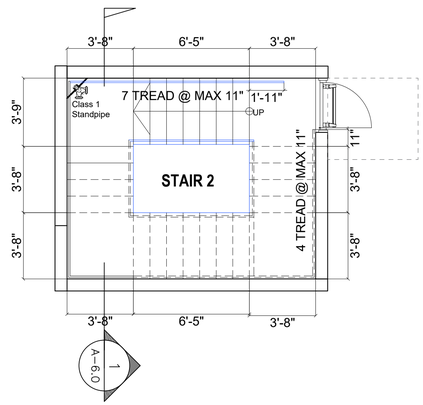

1 STAIR #2 1ST FLOOR

0 4' 8' 16'

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

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7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7311 S Figueroa St.
Los Angeles, CA 90003

Revisions:

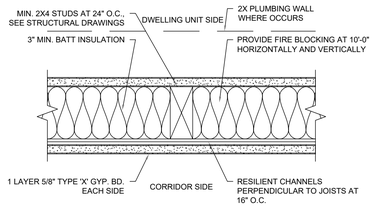
No.	Description	Date
1	ADA CORRECTIONS	12-13-23

Project No.:
Drawn By:
Reviewed By:
Scale:
Date:
Filename:
Sheet Title:

STAIR 2 SECTION

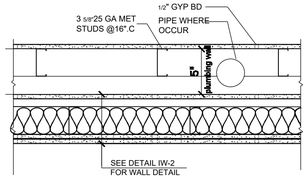
Sheet #:
A-6.1

GA FILE No. WP 3242



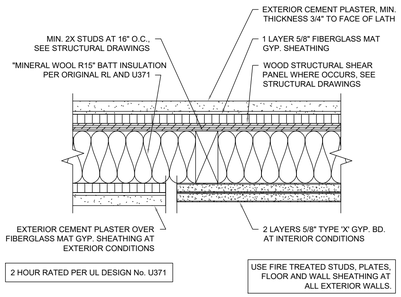
1 HOUR RATED AND STC 50 TO 54 PER GA FILE No. WP 3242

ONE HOUR PARTY WALL - 60 STC METAL STUD WALL/PARTITION | SCALE NONE | IWA-2



PLUMBING WALL AT PARTY WALL | SCALE NONE

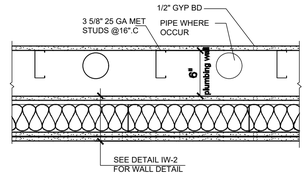
UL DESIGN No. U371



2 HOUR RATED PER UL DESIGN No. U371

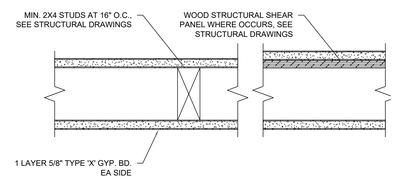
USE FIRE TREATED STUDS, PLATES, FLOOR AND WALL SHEATHING AT ALL EXTERIOR WALLS.

TWO HOUR EXTERIOR WALL | SCALE NONE | IWA-5



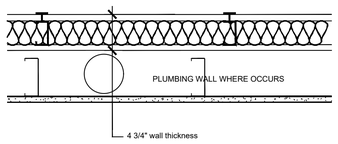
PLUMBING WALL AT CORRIDOR WALL | SCALE NONE

UL DESIGN No. U309



1 HOUR RATED PER UL DESIGN No. U309; SEE ALSO IBC 2012 TABLE 721.1 (2), ITEM 14-1.3

ONE HOUR INTERIOR PARTITION | SCALE NONE | IWA-3



4" USG SHEETROCK BRAND ULTRACODE CORE PANELS, JOINTS FINISHED.
4"USG C-H STUDS 25 GAUGE 24" O.C
3" THERMAFIBER SAFB
1" USG SHEETROCK BRAND GYPSUM LINER PANELS
UL DESIGN U415 SYSTEM C

2 HR SHAFT WALL - 50 STC | SCALE NONE

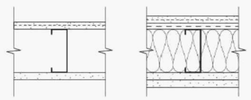
WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE

GA FILE NO. WP 0951	PROPRIETARY	1 HOUR FIRE	60 to 64 STC SOUND

FACTORY-LAMINATED GYPSUM PANELS, GYPSUM PANELS, STEEL STUDS

Fire Design:
One layer 5/8" proprietary type X factory-laminated gypsum panels applied parallel to 3-5/8", 18 mil steel studs spaced 24" o.c. with 1" Type S screws spaced 8" o.c. at vertical joints and perimeter and 12" o.c. in the field.
OPPOSITE SIDE: **One** layer 5/8" proprietary type X gypsum panels applied parallel to steel studs with 1" Type S screws 8" o.c. at vertical joints and wall perimeter and 12" o.c. in the field.
Joints staggered on opposite sides. **(NLB)**

Sound Design:
Sound tested with resilient channels fastened perpendicular at 24" o.c. to the side of the studs with the factory-laminated panel fastened 12" o.c. with 1" Type S screws. An additional layer of 5/8" proprietary type X gypsum panels applied parallel to non-RC side of steel studs with 1-5/8" Type S drywall screws, both layers fastened 8" o.c. at vertical joints and wall perimeter and 12" o.c. in the field. Face layer staggered 16" from base layer. 3-1/2" glass fiber insulation friction fit in stud cavity.



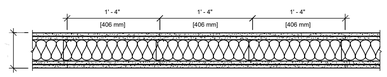
Thickness: 4-7/8" (Fire) 6" (Sound)
Approx. Weight: 5.6 psf (Fire) 7.8 psf (Sound)
Fire Test: UL R7094, 09CA55843, 10-16-2009, UL R7094, 07CA62488, 04-01-2008, UL Design U465
Sound Test: NOAL 17-0530, 05-18-2017

PROPRIETARY GYPSUM PANEL
PABCO® Gypsum
- 5/8" QuietRock® ES Type X
- 5/8" FLAME CURB® Type X

METAL STUD WALL/PARTITION - add RC channel at corridor side adjacent to Dwelling Unit. | SCALE NONE

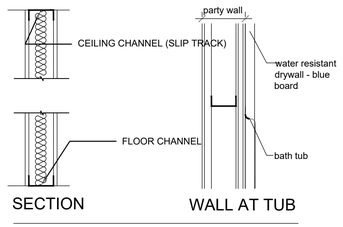
UL DESIGN No. U419

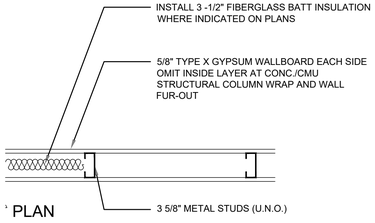
FIRE RATING: 2 Hour
STC: 53
SYSTEM THICKNESS: 6 1/8"



TWO LAYERS 5/8" THICK GYPSUM BOARD (UL TYPE SCX™)
3-5/8" STEEL STUDS, EQ20 (0.019"), SPACED 16" O.C.
3 1/2" KNAUF EcoBatt® INSULATION IN CAVITY
TWO LAYERS 5/8" THICK GYPSUM BOARD (UL TYPE SCX™)

TWO HOUR FIRE BARRIER - 53 STC METAL STUD WALL/PARTITION | SCALE NONE | IWA-6





1 PLAN

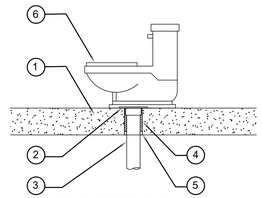
GA FILE NO. WP 1350 (GENERIC)
ONE HOUR RATED ASSEMBLY

GYPSUM WALLBOARD, STEEL STUDS
ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 35/8" STEEL STUDS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 8" O.C. AT VERTICAL JOINTS AND 12" O.C. AT FLOOR AND CEILING RUNNERS AND INTERMEDIATE STUDS.
JOINTS STAGGERED 24" ON OPPOSITE SIDES. (NLB)

VERIFY ALTERNATE STUD SIZES, ALLOWABLE HEIGHT AND STUD SPACING WITH STRUCTURAL PRIOR TO INSTALLATION. NOTIFY ARCHITECT OF ANY CHANGE IN STUD SIZE DURING THE SUBMITTAL PROCESS.

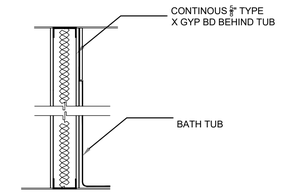
CODE ASSEMBLY DETAIL, GENERAL NOTES:

1. CODE ASSEMBLY DETAILS ARE GENERAL AND DESCRIPTIONS ARE LIMITED TO THE "AS TESTED" ASSEMBLIES AS THEY APPEAR IN ACCEPTED CODE AUTHORITY RESOURCES:
   - CALIFORNIA BUILDING CODE
   - GYPSUM ASSOC. FIRE RESISTANCE DESIGN MANUAL
   - UL FIRE RESISTANCE DIRECTORY.
2. THE DETAIL ILLUSTRATIONS THAT ACCOMPANY THE ASSEMBLY DESCRIPTIONS MAY INDICATE ADDITIONAL OR MORE RESTRICTIVE COMPONENTS WHICH EXPAND UPON THE TESTED MINIMUMS IN ORDER TO FIR THE PARTICULARS OF THE WORK.
3. SOME ASSEMBLY DETAILS ARE TESTED WITH 1/2" GWB. IF 5/8" GWB IS SUBSTITUTED, USE CORRESPONDINGLY LONGER ATTACHMENT FASTENERS APPROVED FOR THE PURPOSE.
4. FRAMING MEMBER SIZES CALLED OUT IN THE CODE ASSEMBLY DETAILS REPRESENT THE MINIMUM "AS TESTED" REQUIREMENTS AND SHALL BE COORDINATED AND VERIFIED WITH SPECIFIC FRAMING REQUIREMENTS CALLED OUT ELSEWHERE IN THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS.
5. COORDINATE STUD SIZES, STUD HEIGHTS, STUD SPACING, GAGES, WOOD THICKNESS, JOIST SIZES, AND FRAMING DETAILS AS REQUIRED BY THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS.
6. ALL PENETRATIONS OF PIPES, CONDUITS, DUCTS, ETC. INTO FIRE RATED ASSEMBLIES SHALL BE FIRESTOPPED WITH A TESTED FIRE STOP ASSEMBLY. REFER TO TYPICAL MANUFACTURER PENETRATION AND JOINT FIRESTOPPING DETAILS.
7. SOUND RATED ASSEMBLIES COMPLY WITH SECTION 1207 FOR COMMON INTERIOR WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES BETWEEN ADJACENT LIVING UNITS AND BETWEEN LIVING UNITS AND PUBLIC AREAS.
   WALLS: STC 50 DESIGN MINIMUM OR ST 45 FIELD TESTED
   FLOORS: STC 50 DESIGN MINIMUM OR STC 45 FIELD TESTED. IIC 50 DESIGN MINIMUM OR IIC 45 FIELD TESTED.
8. COMMON WALL AND FLOOR ASSEMBLIES SHOWN AS STC 50 AND IIC 50 SHALL BE CAREFULLY CONSTRUCTED SO THAT SOUND ISOLATION AND IMPACT ISOLATION QUALITIES ARE NOT COMPROMISED.

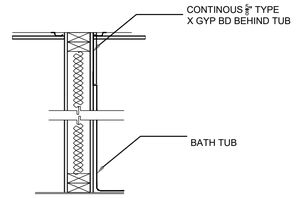


1. 8" THICK CONCRETE FLOOR
2. CAST IRON CLOSET FLANGE SIZED TO ACCOMODATE DRAIN PIPE AND SECURED TO CONCRETE FLOORS WITH CONCRETE ANCHORS.
3. MAXIMUM 4" NOMINAL DIAMETER CAST IRON PIPE.
4. MINERAL WOOL (MIN 4PCF DENSITY) TIGHTLY PACKED AND RECESSED FROM BOTTOM OF CONCRETE FLOOR TO ACCOMMODATE SEALANT.
5. INTUMESCENT FIRESTOP SEALANT.
6. FLOOR MOUNTED WATER CLOSET.

WATER CLOSET FIRESTOPPING | PF-1

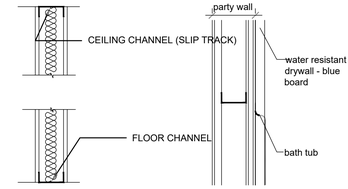


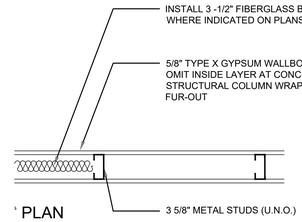
AT METAL FRAMING



AT WOOD FRAMING

TUB DRYWALL CONTINUATION





1 PLAN

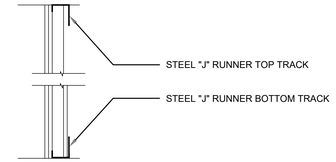
GA FILE NO. WP 1350 (GENERIC)
ONE HOUR RATED ASSEMBLY

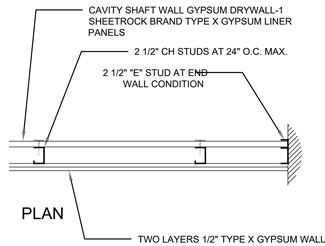
GYPSUM WALLBOARD, STEEL STUDS
ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 35/8" STEEL STUDS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 8" O.C. AT VERTICAL JOINTS AND 12" O.C. AT FLOOR AND CEILING RUNNERS AND INTERMEDIATE STUDS.
JOINTS STAGGERED 24" ON OPPOSITE SIDES. (NLB)

VERIFY ALTERNATE STUD SIZES, ALLOWABLE HEIGHT AND STUD SPACING WITH STRUCTURAL PRIOR TO INSTALLATION. NOTIFY ARCHITECT OF ANY CHANGE IN STUD SIZE DURING THE SUBMITTAL PROCESS.

METAL STUD PARTITION WITHOUT INSULATION

ONE HOUR INTERIOR METAL STUD WALL/PARTITION | SCALE NONE





GA FILE NO. WP 7095
2 HOUR RATED SHAFT WALL (PROPRIETARY)

GYPSUM WALLBOARD, STEEL C-H STUDS ONE LAYER 1" X 24" PROPRIETARY TYPE X GYPSUM PANELS INSERTED BETWEEN 2 1/2" FLOOR AND CEILING J RUNNERS WITH H SECTION OF 21/2" PROPRIETARY VENTED C-H STEEL STUDS BETWEEN PANELS.

OPPOSITE SIDE: BASE LAYER 1/2" PROPRIETARY TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO STUDS WITH 1" TYPE S DRYWALL SCREWS 24" O.C. FACE LAYER 1/2" PROPRIETARY TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO STUDS WITH 15/8" TYPE S DRYWALL SCREWS 12" O.C. JOINTS OFFSET 24" O.C. FROM BASE LAYER JOINTS.

SOUND TESTED WITH 1" MINERAL FIBER INSULATION IN CAVITY. (NLB)

PROPRIETARY GYPSUM BOARD
AMERICAN GYPSUM COMPANY LLC/5/8" FIREBLOC® TYPE C
LAFARGE NORTH AMERICA INC. - 1/2" FIRECHECK® TYPE C
TEMPLE-INLAND - 1/2" TG-C
UNITED STATES GYPSUM COMPANY/2" SHEETROCK® BRAND FIRECODE® C CORE GYPSUM PANELS
1" SHEETROCK® BRAND GYPSUM LINER PANELS

TWO HOUR CAVITY SHAFT WALL | SCALE NONE

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13005 Mesa Verde Way, Sylmar, California 91342
email: contact@ahkarchitecture.com

Drona Investments LLC
28500, Driver Ave, Agoura Hills, CA, 91301

Seal:

City Permit:

A Project for:

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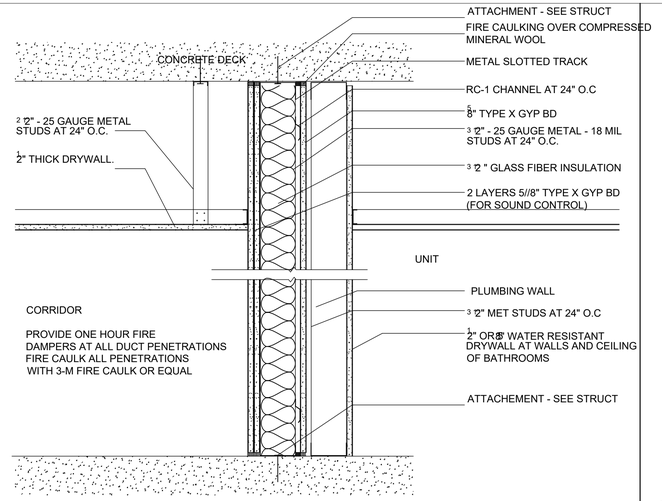
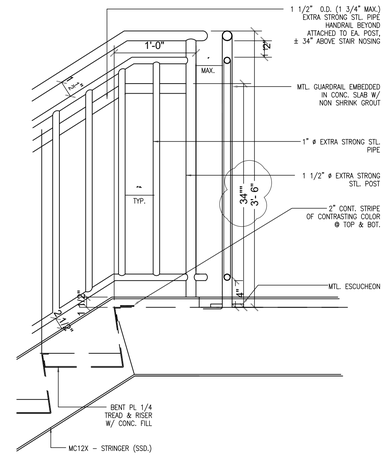
TYPICAL DETAILS

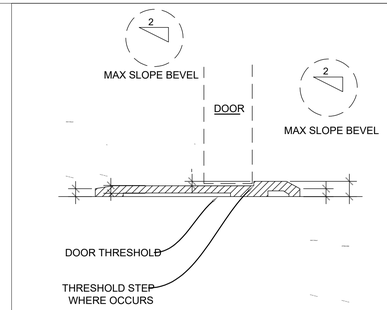
Sheet #: D-1.0



HEAD OF WALL/BASE DETAIL AT CORRIDOR WALL AND UNIT 11

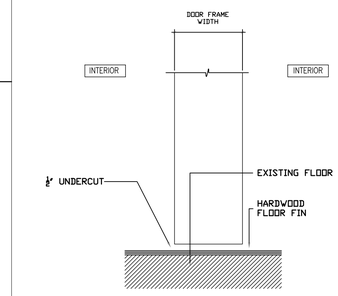


STAIR DETAIL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL

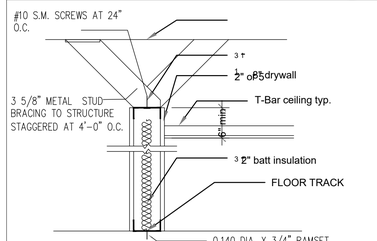


ALL THRESHOLD MUST MEET THESE MAXIMUM VERTICAL DIMENSION AND SLOPE REQUIREMENTS

ADA ACCESSIBLE UNIT ENTRY DOOR 1

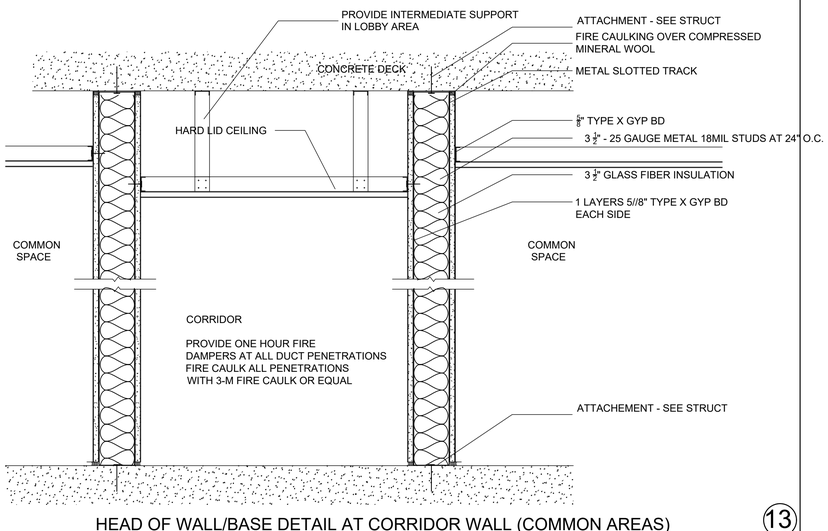


INTERIOR PASSAGE DOOR SILL 2

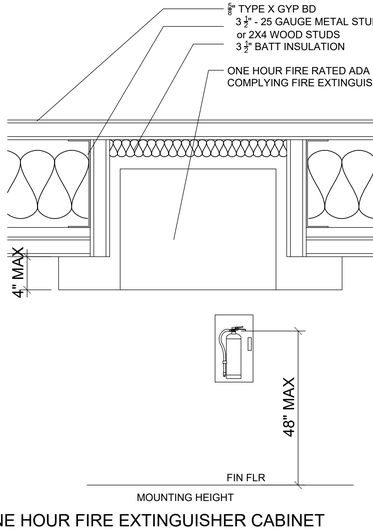


SECTION

NON RATED WALL 3



HEAD OF WALL/BASE DETAIL AT CORRIDOR WALL (GROUND FLOOR) 12



STAIR DETAIL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL

HEAD OF WALL/BASE DETAIL AT CORRIDOR WALL (COMMON AREAS) 13

ONE HOUR FIRE EXTINGUISHER CABINET

ahk|architecture
architecture/planning/interiors
13005 Mesa Verde Way, Sylmar, California 91342
email: contact@ahkarchitecture.com

Drona Investments LLC
28500, Driver Ave, Agoura Hills, CA, 91301

Seal:

LICENSED ARCHITECT ANDREW H. KIM C-31817 RENEWAL 9/30/2025 STATE OF CALIFORNIA

City Permit:

A Project for:

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TYPICAL DETAILS

Sheet #: D-1.1

GENERAL DETAIL NOTES AND PROJECT REQUIREMENTS

1. THERMAL INSULATION. ARCHITECTURAL DETAILS IN THIS SET OF DRAWINGS MAY OMIT GRAPHIC INDICATIONS OF BATT INSULATION IN WALL, FLOOR & ROOF CAVITIES FOR CLARITY. PROVIDE INSULATION AS REQUIRED BY MECHANICAL/HVAC ENERGY CALCULATIONS AND AS SHOWN IN A2 SHEET SERIES WALL ASSEMBLY DETAILS AND A3 SHEET SERIES FLOOR AND ROOF ASSEMBLY DETAILS.

2. WOOD-FRAMING DETAILS GENERALLY INDICATE CONVENTIONAL SHEAR PANEL CONDITIONS i.e. PLYWOOD SHEAR PANELS. IF PREFABRICATED SHEAR CONSTRUCTIONS THAT DO NOT RELY ON PLYWOOD SHEAR PANELS ARE USED (SMART WALLS), ADJUST CONSTRUCTION ACCORDINGLY TO ACHIEVE THE INDICATED RESULTS FOR STRUCTURAL, WATERPROOFING, FINISH AND NOISE CONTROL.

3. COMPLY WITH CBC SECTION 1405.4 FLASHING AND PROVIDE A COMPLETELY FLASHED AND WATERTIGHT INSULATION.

4. FLASHING DETAILS IN THE DRAWINGS ARE NOT COMPREHENSIVE BUT INDICATE CONDITIONS OF PARTICULAR WATERPROOFING AND FLASHING IMPORTANCE.

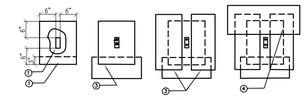
5. GENERAL APPLICATION OF DETAILS AS FOLLOWS:
A. HORIZONTAL -TO-VERTICAL CORNER SUBSTRATES TO RECEIVE FLASHING AND WATER RESISTIVE BARRIER INSTALLATION SHALL BE SUITABLY FLASHED PER DETAIL 2/-.
B. HORIZONTAL -TO-VERTICAL WALL INTERSECTION CORNER SUBSTRATES TO RECEIVE FLASHING AND WATER RESISTIVE BARRIER INSTALLATION SHALL BE SUITABLY FLASHED PER DETAIL 4/-.
C. WATER-RESISTIVE BARRIER PENETRATING ITEMS SHALL BE SUITABLY TREATED AND INSTALLED PER DETAIL 5/-.
D. EXTERIOR SERVICE BOXES THAT PENETRATE THE WEATHER RESISTIVE BARRIER SHALL BE SUITABLY TREATED AND INSTALLED PER DETAIL 6/-.
E. EXTERIOR PIPES, CONDUITS AND DUCTS THAT PENETRATE THE WEATHER RESISTIVE BARRIER SHALL BE SUITABLY TREATED AND INSTALLED PER DETAIL 7 /-.
F. DECK SCUPPER ASSEMBLY PER DETAIL 8/-.
G. INSTALL SHEET METAL COPING AT ALL BUILDING ENVELOPE HORIZONTAL AND NEAR-HORIZONTAL SURFACES, LEDGES AND SILLS PER DETAIL 9/-.
F. INSTALL SHEET METAL COPINGS AND CAPS VSIBLE ON THE EXTERIOR ELEVATIONS SECURED WITH CONTINUOUS CLEAT PER DETAIL 12/-.
G. PROVIDE A SHEET METAL SPLASH PAN AT ALL LOCATIONS WHERE DOWNSPOUTS DISCHARGE ONTO LOWER ROOF LEVELS PER DETAIL 13/-.
H. ROOF ORAN SCUPPER, CONDUCTOR HEAD AND DOWNSPOUT ROUTING DETAILS 14/-, THROUGH 20/-.

6. THE PROJECT SUPERSTRUCTURE IS OF TYPE IIIA CONSTRUCTION AND ALL EXTERIOR WALLS ARE REQUIRED TO BE OF ARE RETARDANT TREATED WOOD.OPENINGS, PROJECTIONS, INTERSECTING FRAMING AND ALL LIKE CONSTRUCTION THAT ARE LOCATED IN OR PART OF EXTERIOR WALLS SHALL BE CONSTRUCTED WITH AFRTW FRAMING LUMBER, BLOCKING AND PLYWOOD SHEATHING.

7. DETAILS ON THIS SHEET GENERALLY DEPICT 1-HR CONSTRUCTION U.N.O.

8. COORDINATE DETAILS WITH EXTERIOR WALL RATING REQUIREMENTS AND ADJUST CONSTRUCTION ACCORDINGLY.

9. 2 HOUR CONDITIONS GENERALLY REQUIRE THE ADDITION OF ONE LAYER OF 5/8" TYPE X GWB ON THE INTERIOR SIDE AND ONE LAYER OF 5/8" TYPE X GWBS ON THE EXTERIOR SIDE.



STEP 1 STEP 2 STEP 3 STEP 4

1. PENETRATING ITEMS (BOLTS,BRACKETS,BASE PLATE,ETC.) INSTALLED OVER S.A.S.F ON SHEATHING SUBSTRATE. COAT THE ENTIRE PORTION OF THE PENETRATING ITEM THAT IS TO BE COVERED BY THE BUILDING FINISH WITH S.A.S.F COMPATIBLE LIQUID APPLIED WATERPROOFING COMPOUND AND OVERLAP ONTO S.A.S.F 2" MINIMUM.

2. WHEN ADHERING THE S.A.S.F. TO SUBSTRATE , LEAVE INTACT THE BOTTOM 4" OF THE ADHESIVE RELEASE SHEET SO THAT IT CAN BE LAPPED OVER THE WATER BARRIER (BUILDING PAPER).

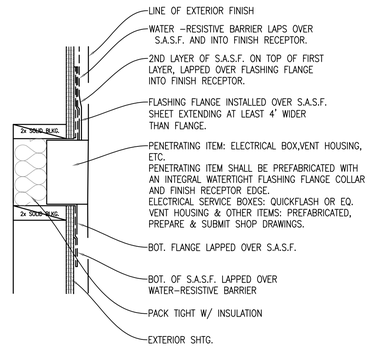
3. INSTALL THE WATER- RESISTANT BARRIER (BUILDING PAPER)UNDER THE BOTTOM 4" FLAP.REMOVE THE REMAINING RELEASE SHEET THE S.A.S.F AND ADHERE IT TO THE BUILDING PAPER.

4. INSTALL THE WATER -RESISTANT BARRIER SHINGLE-FASHION, INSTALL THE SIDE SHEETS OF BUILDING PAPER TO WITHIN 1"± OF THE PENETRATING ITEM. SHINGLE OVER THE BOTTOM FLASHING/BUILDING PAPER JOINT.

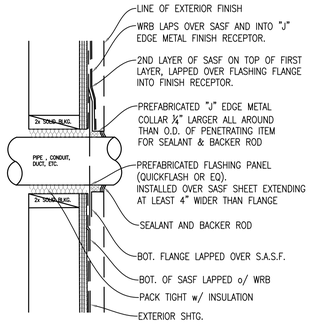
5. INSTALL THE TOP SHEET OF THE WATER-RESISTIVE BARRIER TO WITHIN 1" ± OF THE PENETRATING ITEM,SHINGLE OVER THE PREVIOUS LAYER OF WATER -RESISTIVE BARRIER. THE ENTIRE ASSEMBLY SHALL BE PROPERLY SHINGLED INTO THE OVERALL WATER-RESISTIVE BARRIER OF THE BUILDING TO SHED WATER AWAY FROM THE BUILDING.

THESE PROCEDURES SHALL USED WHERE THE WATER -RESISTIVE BARRIER IS PENETRATED OR INTERRUPTED.

TYPICAL BUILDING SKIN PENETRATION DETAIL	SCALE NONE	5

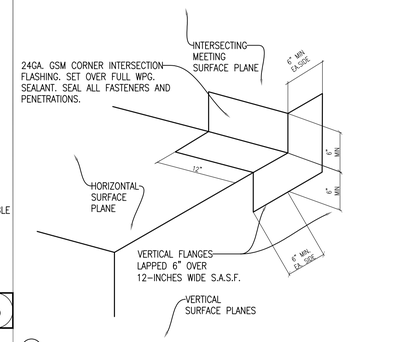


TYPICAL EXTERIOR "BOX" PENETRATION	SCALE 3"=1'-0"	6



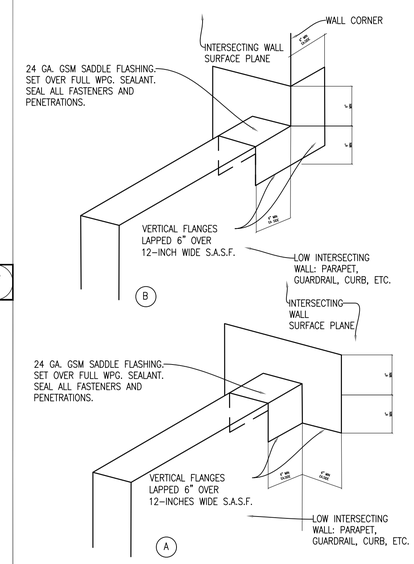
TYPICAL EXTERIOR PIPE, CONDUIT, DUCT PENETRATION	SCALE 3"=1'-0"	7

INSTALL CORNER INTERSECTION FLASHING PRIOR TO INSTALLATION OF ANY PENETRATING ITEMS, WATER BARRIER (BUILDING PAPER) AND EXTERIOR FINISH INSTALLATION. INSTALL BOTTOM EDGES OF VERTICAL FLANGES LAPPED 6" OVER 12-INCH WIDE S.A.S.F SHEET SO THAT THE BOTTOM 6" OF S.A.S.F CAN BE LAPPED OVER LOWER LAYER OF WATER -RESISTANT BARRIER (BUILDING PAPER).



CORNER INTERSECTION FLASHING AT SURFACE TO SURFACE MEETING	SCALE NONE	2

INSTALL CORNER INTERSECTION FLASHING PRIOR TO INSTALLATION OF ANY PENETRATING ITEMS, WATER BARRIER (BUILDING PAPER) AND EXTERIOR FINISH INSTALLATION. INSTALL BOTTOM EDGES OF VERTICAL FLANGES LAPPED 6" OVER 12-INCH WIDE S.A.S.F SHEET SO THAT THE BOTTOM 6" OF S.A.S.F CAN BE LAPPED OVER LOWER LAYER OF WATER -RESISTANT BARRIER (BUILDING PAPER).



SADDLE FLASHING AT INTERSECTION OF LOW WALL TO WALL SURFACE	SCALE NONE	4

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Revisions:

No.	Description	Date

Project No.:
Drawn By:
Reviewed By:
Scale:
Date:
Filename:
Sheet Title:

DETAILS

Sheet #: D-1.2

GENERAL DETAIL NOTES & PROJECT REQUIREMENTS:

1. THERMAL INSULATION. ARCHITECTURAL DETAIL S IN THIS SET OF DRAWINGS MAY OMIT GRAPHIC INDICATIONS OF BATT INSULATION IN WALL, FLOOR & ROOF CAVITIES FOR CLARITY. PROVIDE INSULATION AS REQUIRED BY MECHANICAL/HVAC ENERGY CALCULATIONS AND AS SHOWN IN A2 SHEET SERIES WALL ASSEMBLY DETAILS AND A3 SHEET SERIES FLOOR AND ROOF ASSEMBLY DETAILS

2. COMPLY WITH CBC SECTION 1405.4 FLASHING AND PROVIDE A COMPLETELY FLASHED AND WATERTIGHT INSTALLATION.

3. FLASHING DETAILS IN THE DRAWINGS ARE NOT COMPREHENSIVE BUT INDICATE CONDTIONS OF PARTICULAR WATERPROOFING AND FLASHING IMPORTANCE.

4. GENERAL APPLICATION OF DETAILS AS FOLLOWS:

   A. TYPICAL INSTALLATION AND FLASHING OF METAL DOOR FRAME IN ECP WALL PER DETAILS 4/–, 1/– AND 7/–.

   B. TYPICAL INSTALIATION AND FLASHING OF HANGED WINDOW, STOREFRONT AND LOUVERS IN ECP WALL PER DETAILS 12/–, 1/–, 7/– AND 15/–

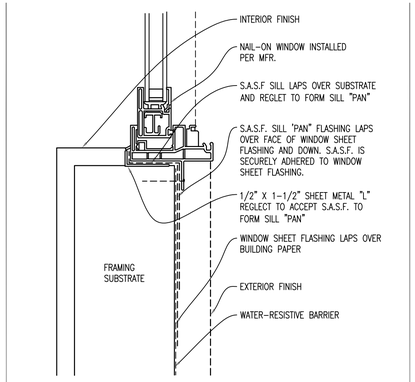
   C. TYPICAL STOREFRONT SILL PAN FLASHING PER DETAIL 8/–.

6. THE PROJECT SUPERSTRUCTURE IS OF TYPE IIIA CONSTRUCTION AND ALL EXTERIOR WALLS ARE REQUIRED TO BE OF FIRE RETARDANT TREATED WOOD. OPENINGS, PROJECTIONS, INTERSECTING FRAMING AND AlI LIKE CONSTRUCTION THAT ARE LOCATED IN OR PART OF EXTERIOR WALLS SHALL BE CONSTRUCTED WITH AFRTW FRAMING LUMBER. BLOCKING AND PLYWOOD SHEATHING.

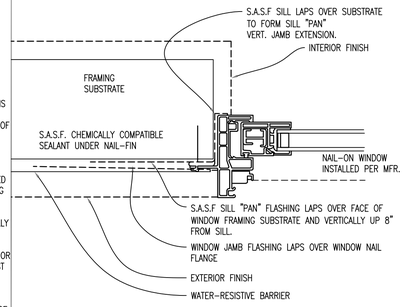
7. DETAILS ON THIS SHEET GENERALLY DEPICT 1–HR CONSTRUCTION U.N.O.

8. COORDINATE DETAILS WITH EXTERIOR WALL RATING REQUIREMENTS AND ADJUST CONSTRUCTION ACCORDINGLY.

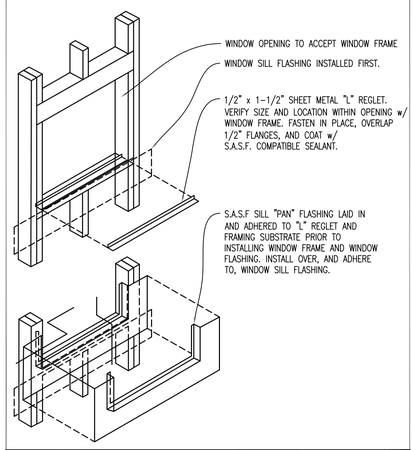
9. 2 HOUR CONDITIONS GENERALLY REQUIRE THE ADDITION OF ONE LAYER OF ⅝" TYPE X GWB ON THE INTERIOR SIDE AND ONE LAYER OF ⅝" TYPE X GWBS ON THE EXTERIOR SIDE.



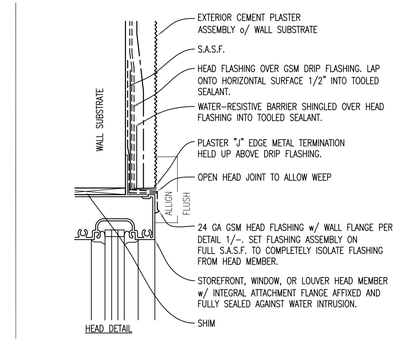
B. SILL SECTION DETAIL



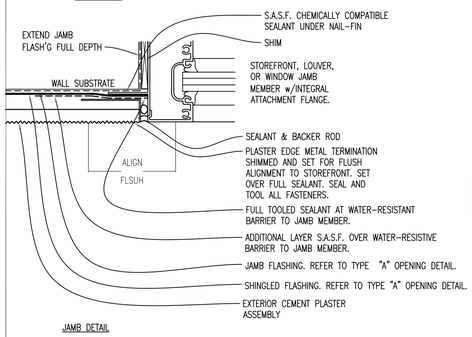
A JAMB SECTION DETAIL



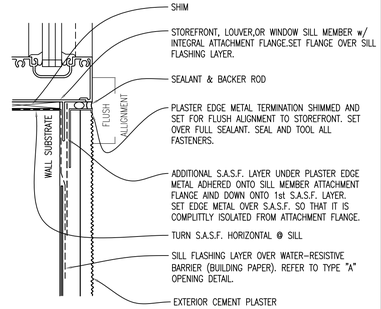
TYPICAL WINDOW SILL S.A.S.F. FLASHING PLAN DETAIL	SCALE AS NOTED	15



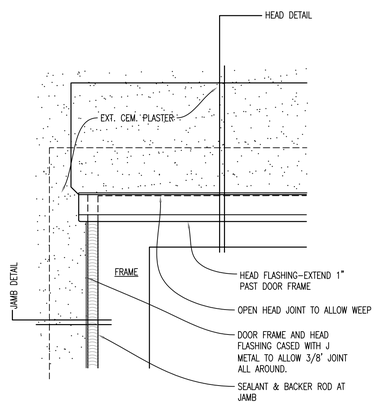
HEAD DETAIL



JAMB DETAIL

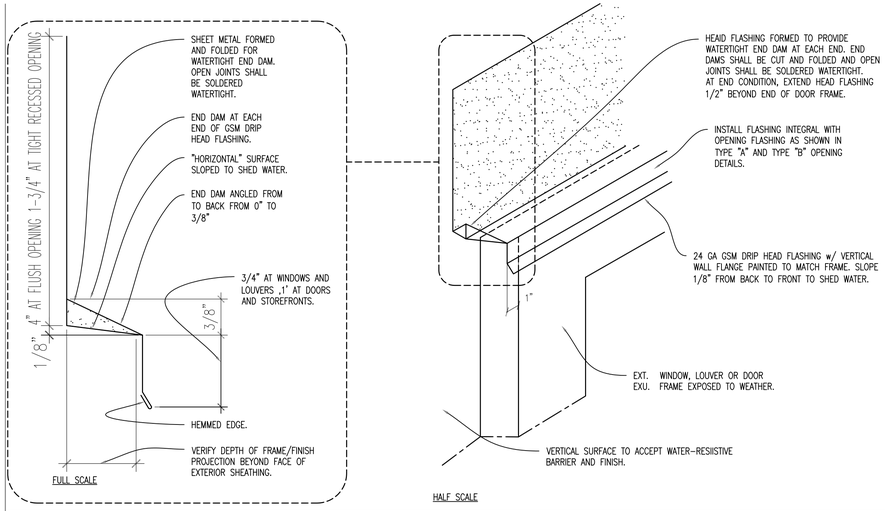


SILL DETAIL

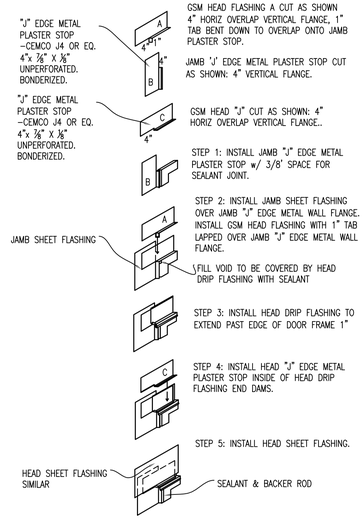


ELEVATION DETAIL – TOP LEFT CORNER)

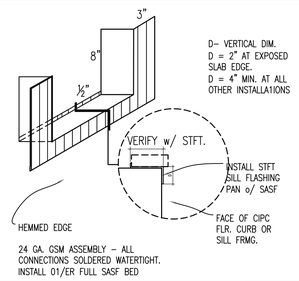
TYPICAL ECP OPNG DETAIL: FLANGED WINDOW. STOREFRONT & LOUVER	SCALE 1 1/2"=1'–0"	12



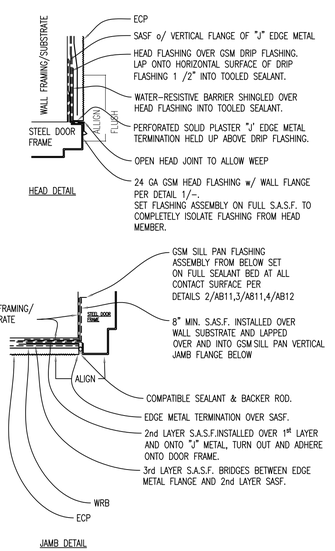
TYPICAL DRIP HEAD FLASHING DETAIL	SCALE AS NOTED	1



METAL DOOR FRAME FLASHING & PLASTER STOP DETAIL	SCALE 1 1/2"=1'–0"	7

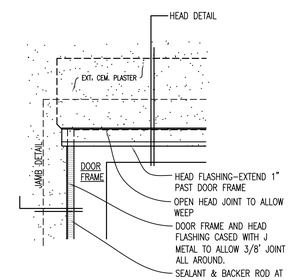


TYPICAL STOREFRONT SILL PAN FLASHING DETAIL	SCALE 3"=1'–0"	8



HEAD DETAIL

JAMB DETAIL



ELEVATION DETAIL (DOOR FRAME – TOP LEFT CORNER)

TYPICAL ECP OPNG: DOOR FRAME FLUSH w/ EXTERIOR FINISH	SCALE 1 1/2"=1'–0"	4

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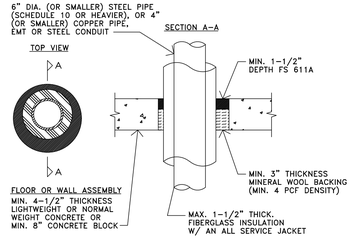
DETAILS

Sheet #: D-1.3

U.L. SYSTEM NO. CAJ5045

INSULATED METAL PIPE THROUGH 2-HR. CONCRETE FLOOR OR WALL

F RATING = 2-HR.
T RATING = 3/4 AND 1-HR.



NOTE: 1. MAX. DIA. OF OPENING IS 12"
2. ANNULAR SPACE REQUIRED IS A MIN. 1/2" TO MAX. 2-3/8"
3. WHEN STEEL PIPE OR CONDUIT ID USED, T RATING = 1-HR.
4. WHEN COPPER TUBE OR PIPE IS USED, T RATING = 3/4" HR.

INSTALLATION INSTRUCTIONS FOR UL NO. CAJ5045

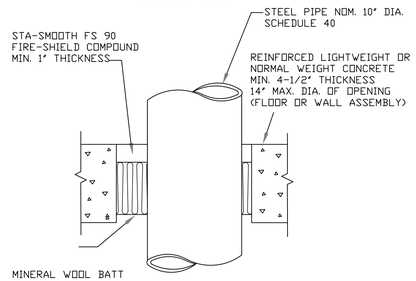
STEP 1- PREPARATION: All surfaces must be clean, sound, dry and frost free prior to application of firestop materials.

STEP 2- BACKING MATERIAL: Pack mineral wool tightly around the penetrating item to the depth shown in the drawings, and recess it below the top surface of the floor (or both surfaces of a wall) to allow proper space for the firestop material.

STEP 3- FIRESTOP SEALANT: Apply the Firestop Sealant over the backing material to the depth shown. Wall penetrations require Firestop Sealant on both sides. Leave completed seal undisturbed for 48 hours.

PENETRATION THROUGH R. CONC. SLAB — 4

F RATING - 3 HR
T RATING - 0 HR



NOTE:
WALL ASSEMBLY MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS

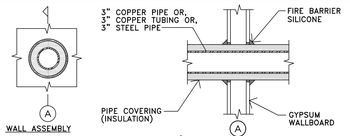
TEST REF.
UL SYSTEM NO. CAJ1163

SCALE: NONE	PIPE THROUGH PENETRATION	
DATE: 2001	NATIONAL GYPSUM COMPANY	DETAIL: 07270_05

THROUGH FLOOR PENETRATION 3 HR. RATING — 5

-

-



WALL ASSEMBLY
One hour fire-rated gypsum wallboard / stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 series wall or partition design in the UL Fire Resistance Directory. Maximum Diameter of opening is 5-5/8".

PENETRATING ITEMS
One metallic pipe, conduit or tubing to be centered within the firestop system. A nominal annular space of 1/4" is required within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes or tubing may be used:

steel pipe	Nominal 3" diameter (or smaller) schedule 5 (or heavier).
Copper Tubing	Nominal 3" diameter (or smaller) Type M (or heavier).
Copper Pipe	Nominal 3" diameter (or smaller) Regular (or heavier).

PIPE COVERING
Nominal 1" thick hollow cylindrical heavy density (minimum 3.5 pcf) glass fiber units jacketed on the outside with an all service jacket. longitudinal joints sealed with metal fasteners or factory - applied self - sealing tape. Transerve joints secured with metal fasteners or with butt tape supplied with the product. A nominal annular space of 1/4" ir required within the firestop system. Any pipe covering material meeting the above specifications and bearing the UL Classification Marketing with a Flame spread index of 25 or less and Smoke Developed index of 50 or less may be used.

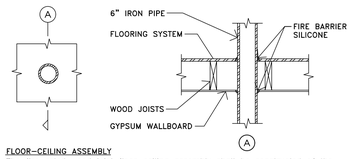
FIRESTOP SYSTEM COMPONENTS
A/D FIRE BARRIER SILICONE
Minimum 1/2" thickness of A/D Fire barrier Silicone applied within the annulus on both surface of wall. Additional A/D Fire barrier Silicone to be installed such that a minimum 3/4" crown is formed around the penetrating item and lapping 1" beyond periphery of opening.

FIRE PROTECTION SYSTEMS Inc.

DATE: 5/11/94	FIRE BARRIER SILICONE	DRAWN BY: R. CARBAJAY
REVISED: 11/28/96		REVIEWED BY:
THRU WALL PENETRATION 1 HR. F & 1/2 HR. T RATING		
UNDERWRITERS LABORATORIES SYSTEM WL5031		DRAWING NUMBER 5031-10

For additional information refer to Underwriters Laboratories Fire Resistance Directory Vol. II

1-HR. THROUGH PENETRATION — 1



FLOOR-CEILING ASSEMBLY
The fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in Design number L512, L1513 or L514 in the UL Fire Resistance Directory. Maximum diameter of opening is 7".

PENETRATING ITEMS
One metallic pipe to be installed approximately midway between wood joists and centered within the firestop system. Diameter of opening hole-sawed through flooring system and through gypsum wallboard ceiling to be nominal 1/2" larger than the outside diameter of penetrating item. Pipe to rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of iron pipes may be used:

Iron Pipe Nominal 6" diameter (or smaller) cast or ductile.

FIRESTOP SYSTEM COMPONENTS
A/D FIRE BARRIER SILICONE

On top of assembly, a minimum 1-1/8" depth of A/D Fire barrier Silicone applied within annulus on top surface of floor. On bottom of assembly, a min. 1/2" depth of A/D Fire barrier Silicone applied within annulus on bottom surface of ceiling. Additional A/D Fire barrier Silicone to be installed such that a minimum 1/2" thick crown is formed around the penetrating item on both sides of floor-ceiling assembly.

FIRE PROTECTION SYSTEMS Inc.

DATE: 5/11/94	FIRE BARRIER SILICONE	DRAWN BY: R. CARBAJAY
REVISED: 11/28/96		REVIEWED BY:
THRU FLOOR/CEILING PENETRATION 1 HR. F RATING		
UNDERWRITERS LABORATORIES SYSTEM FC1011		DRAWING NUMBER FC1011-1

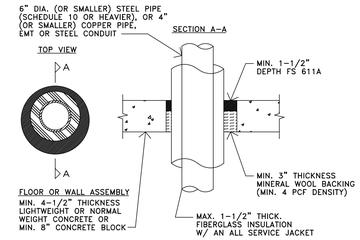
For additional information refer to Underwriters Laboratories Fire Resistance Directory Vol. II

FLOOR/CEILING PENETRATION — 2

U.L. SYSTEM NO. CAJ5045

INSULATED METAL PIPE THROUGH 2-HR. CONCRETE FLOOR OR WALL

F RATING = 2-HR.
T RATING = 3/4 AND 1-HR.



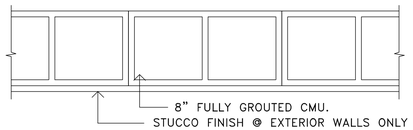
NOTE: 1. MAX. DIA. OF OPENING IS 12"
2. ANNULAR SPACE REQUIRED IS A MIN. 1/2" TO MAX. 2-3/8"
3. WHEN STEEL PIPE OR CONDUIT ID USED, T RATING = 1-HR.
4. WHEN COPPER TUBE OR PIPE IS USED, T RATING = 3/4" HR.

INSTALLATION INSTRUCTIONS FOR UL NO. CAJ5045

STEP 1- PREPARATION: All surfaces must be clean, sound, dry and frost free prior to application of firestop materials.

STEP 2- BACKING MATERIAL: Pack mineral wool tightly around the penetrating item to the depth shown in the drawings, and recess it below the top surface of the floor (or both surfaces of a wall) to allow proper space for the firestop material.

STEP 3- FIRESTOP SEALANT: Apply the Firestop Sealant over the backing material to the depth shown. Wall penetrations require Firestop Sealant on both sides. Leave completed seal undisturbed for 48 hours.



INSULATED METAL PIPE THROUGH 2-HR. CONCRETE FLOOR OR WALL — 3

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Seal:

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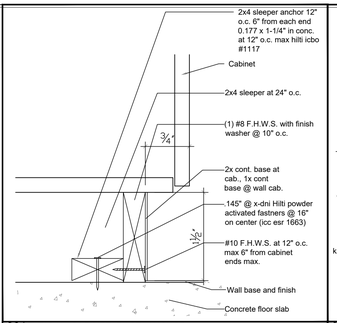
Revisions:

No.	Description	Date

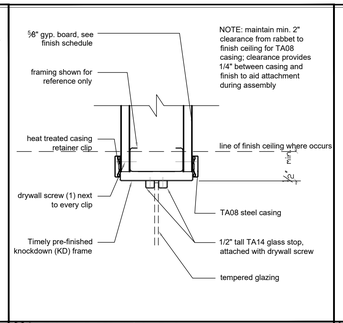
Project No.:
Drawn By:
Reviewed By:
Scale:
Date:
Filename:
Sheet Title:

FIRE STOPPING DETAILS

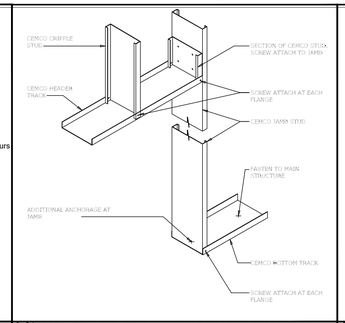
Sheet #: D-1.4



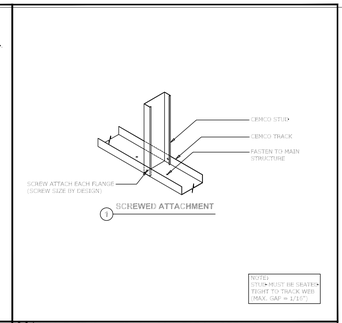
16 TYPICAL CABINET BASE ANCHOR
SCALE: N.T.S.



11 TYPICAL HEADER W/ GLAZING
SCALE:1" = 1'-0"

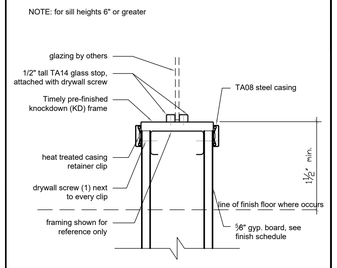


6 DOOR NON-LOAD BEARING SINGLE TRACK HEADER AND SINGLE JAMB
SCALE: N.T.S.

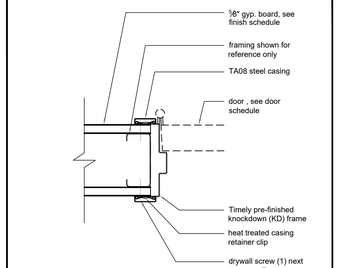


1 SCREWED ATTACHMENT

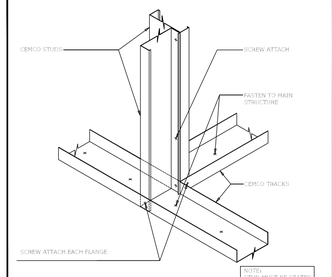
1 SINGLE STUD – TRACK CONNECTION DETAILS
SCALE: N.T.S.



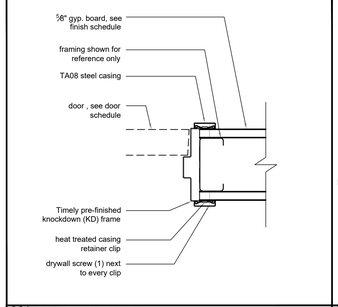
12 TYPICAL SILL W/ GLAZING
SCALE:1" = 1'-0"



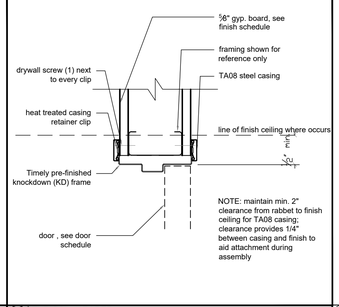
7 TYPICAL JAMB HINGE
SCALE:1" = 1'-0"



2 WALL INTERSECTION STUDS – TRACK CONNECTION DETAIL
SCALE: N.T.S.



13 TYPICAL JAMB–STRIKE
SCALE:1" = 1'-0"



8 TYPICAL HEADER
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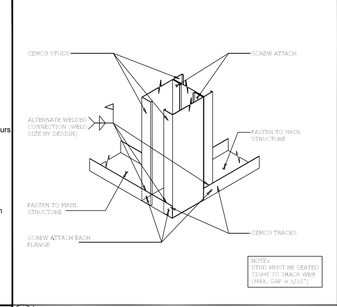

3 CORNER STUDS – TRACK CONNECTION DETAIL
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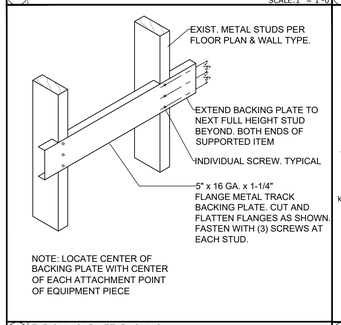
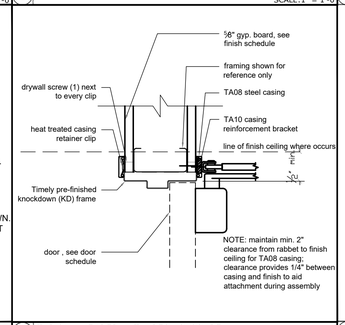


14 TYPICAL CABINET BACKING
SCALE: N.T.S.



9 TYPICAL HEADER WITH REG. CLOSURE
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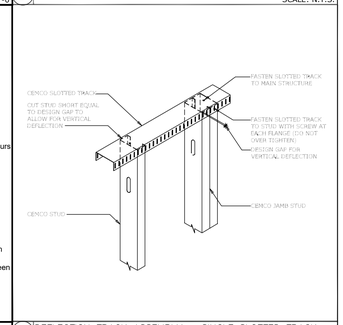
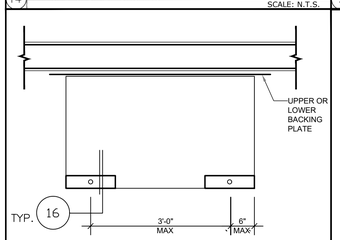
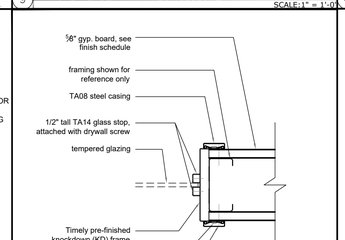


4 DEFLECTION TRACK ASSEMBLY – SINGLE SLOTTED TRACK

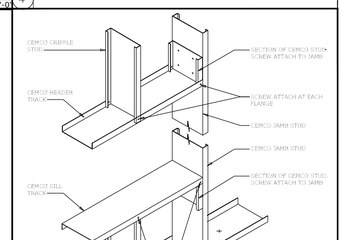


MIN (2) PER CABINET OR EQUIPMENT UNIT

15 TYPICAL ANCHOR LAYOUT
SCALE: N.T.S.



10 TYPICAL JAMB W/ GLAZING
SCALE:1" = 1'-0"



5 WALL INTERSECTION STUDS – TRACK CONNECTION DETAIL
SCALE: N.T.S.

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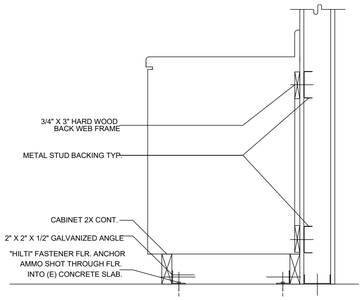
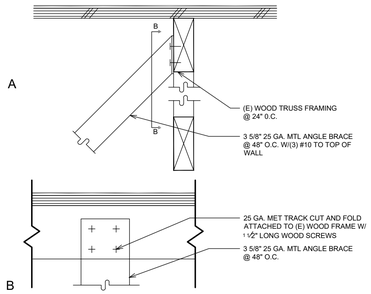
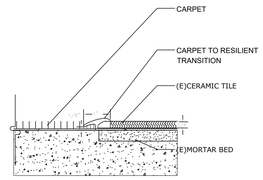


12 BASE CABINET ANCHORAGE

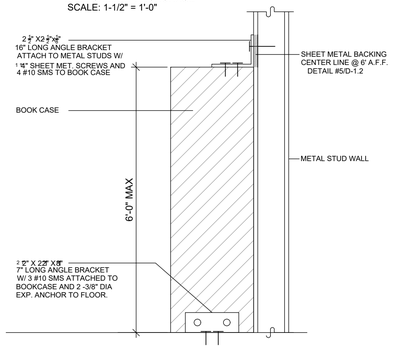
12 BASE CABINET ANCHORAGE
SCALE: 1-1/2" = 1'-0"



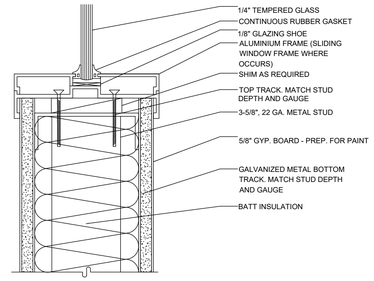
8 WALL BRACE DETAIL
SCALE: 3" = 1'-0"



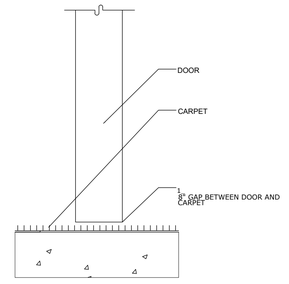
4 THRESHOLD CARPET TO TILE
SCALE: 6" = 1'-0"



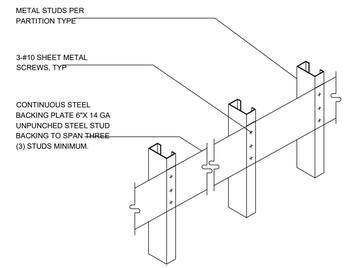
11 BOOKSHELF ANCHORAGE
SCALE: 1-1/2" = 1'-0"



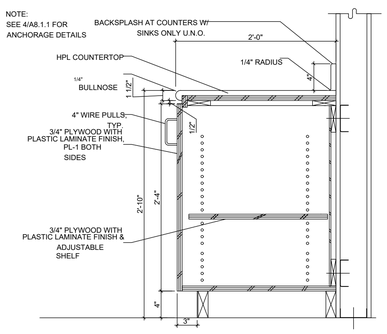
7 INTERIOR ALUMINUM WINDOW FRAME AT SILL
SCALE: 6" = 1'-0"



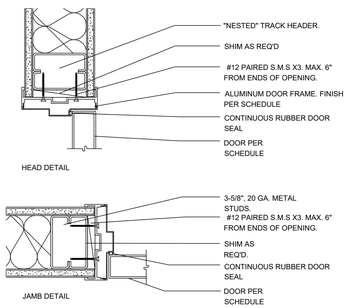
3 THRESHOLD TYP. CARPET AT DOOR
SCALE: 6" = 1'-0"



13 BACKING PLATE DETAIL
SCALE: N.T.S.



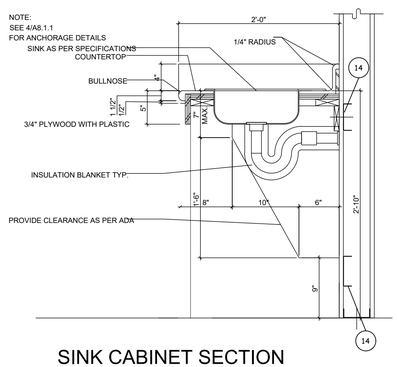
10 BASE CABINET TYPE B
SCALE: 1-1/2" = 1'-0"



6 INTERIOR ALUMINUM WINDOW FRAME AT JAMB
SCALE: 6"= 1'-0"

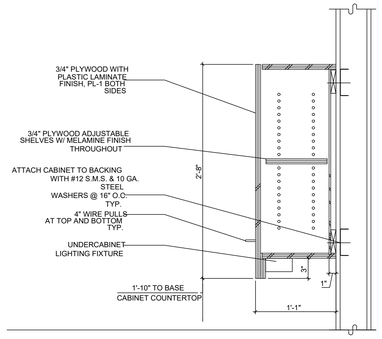
ALUMINUM DOOR FRAME

2 ALUMINUM DOOR FRAME JAMB/HEAD IN (N) WALL
SCALE: 3" = 1'-0"

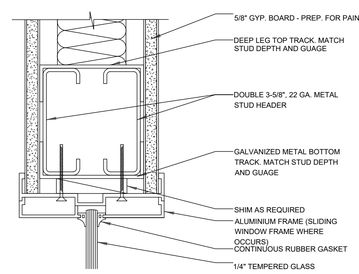


SINK CABINET SECTION

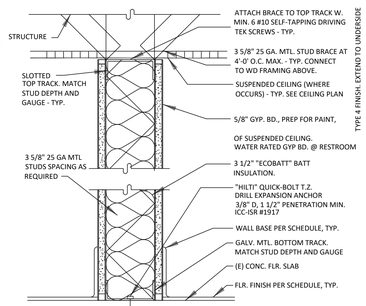
13 SCALE: 1-1/2" = 1'-0"



9 UPPER WALL CABINET TYPE A
SCALE: 1-1/2" = 1'-0"



5 INTERIOR ALUMINUM WINDOW FRAME AT HEAD
SCALE: 6" = 1'-0"



(SEE DETAIL #8 FOR BRACE ATTACHMENT)

1 TYP. NON RATED WALL
SCALE: 3" = 1'-0"

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Project No.:
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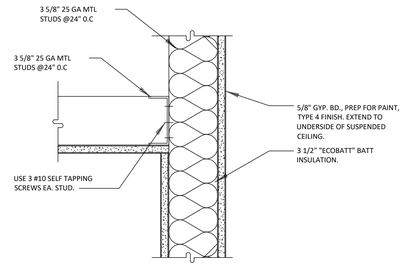
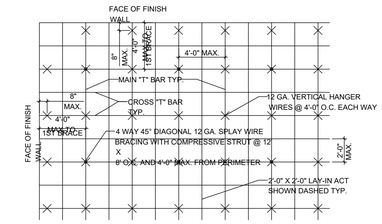
DETAILS

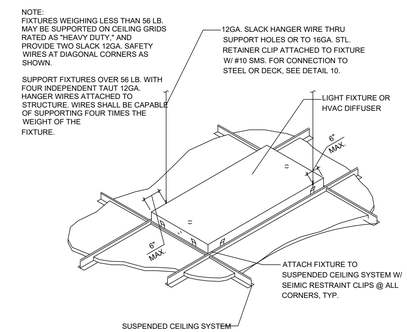
Sheet #: D-1.6



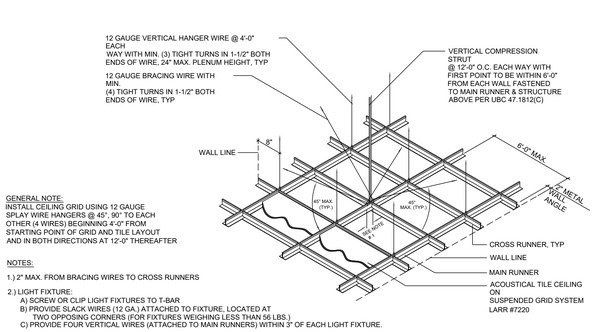
4 HARD LID CEILING DETAIL
SCALE: N.T.S.



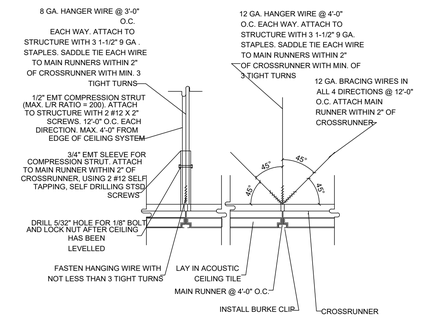
3 CEILING PLAN DIAGRAM - ATC
SCALE: 6" = 1'-0"



2 FIXTURE SUPPORT
SCALE: 6" = 1'-0"



5 CEILING BRACE AXON
SCALE: 1/4" = 1'-0"



1 SUSPENDED ACOUSTICAL CEILING TILE
SCALE: 3" = 1'-0"

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Revisions:

No.	Description	Date

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DETAILS

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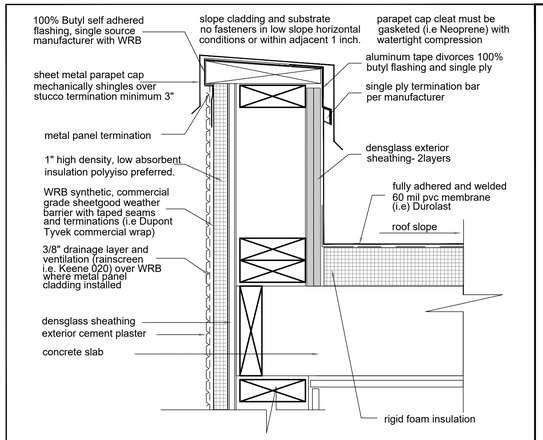
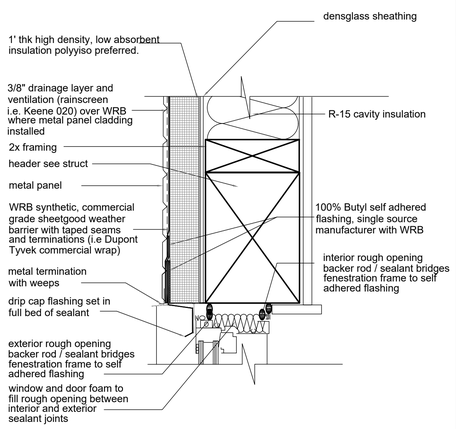
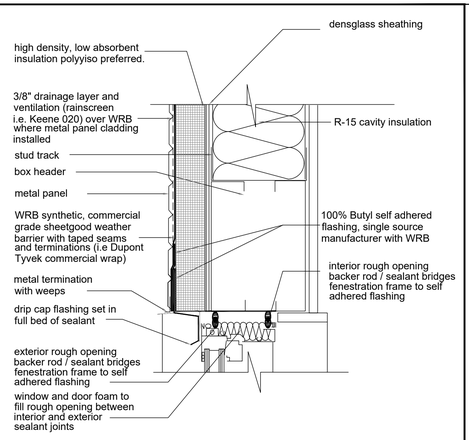


ROOF PARAPET DETAIL FRTW - 2 HOUR
SCALE: 1 1/2" = 1'-0"



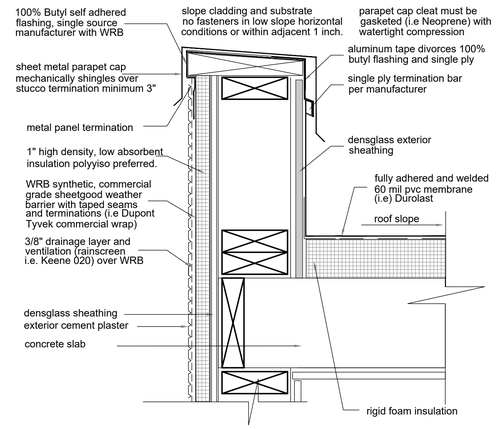
10 WINDOW HEAD DETAIL- FRTW
SCALE: 3" = 1'-0"

7



WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"

4



ROOF PARAPET DETAIL FRTW - 1 HOUR
SCALE: 1 1/2" = 1'-0"

1

INTERMEDIATE FLOOR DETAIL FRTW- 2HR
SCALE: 1 1/2" = 1'-0"

11 WINDOW JAMB DETAIL- FRTW .
SCALE: 3" = 1'-0"

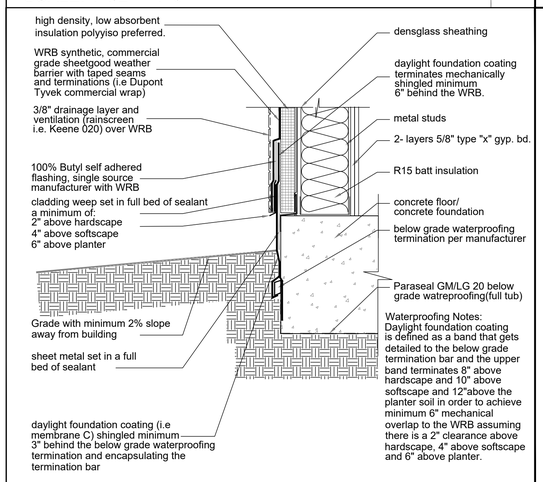
8

WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"

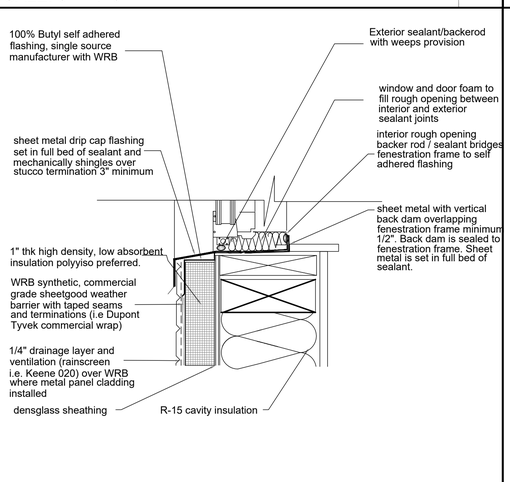
5

INTERMEDIATE FLOOR DETAIL FRTW - 1HR
SCALE: 1 1/2" = 1'-0"

2

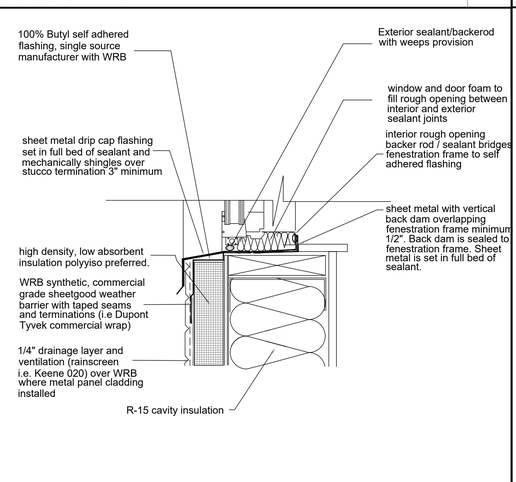


FOUNDATION DETAIL FRTW - 2 HR
SCALE: 1 1/2" = 1'-0"



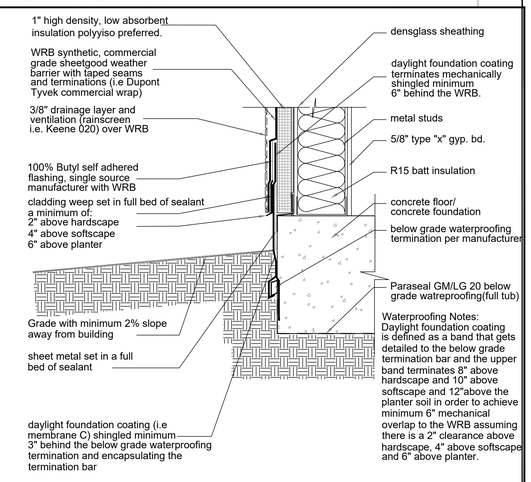
12 WINDOW SILL FRTW
SCALE: 3" = 1'-0"

9



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

6



FOUNDATION DETAIL FRTW - 1 HR
SCALE: 1 1/2" = 1'-0"

3

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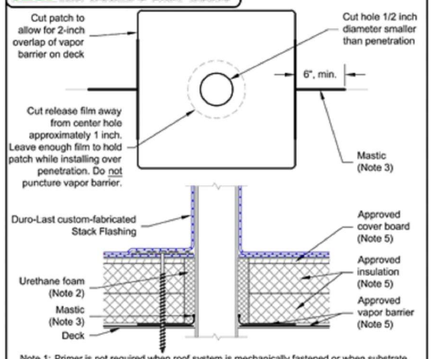
EXTERIOR SYSTEM METAL PANELS DETAILS

Sheet #: D-1.8

DETAIL VB1050



Note 1: Primer is not required when roof system is mechanically fastened or when substrate is a steel deck. All other situations require primer.

Note 2: Fill all gaps with urethane foam prior to installation of roofing membrane. Shave excess foam level to top of insulation/cover board.

Note 3: Mastic is not required unless Duro-Last® Vapor Barrier will be used as a temporary roof. When required, seal 6 inches out from all T-Lap edges as shown above.

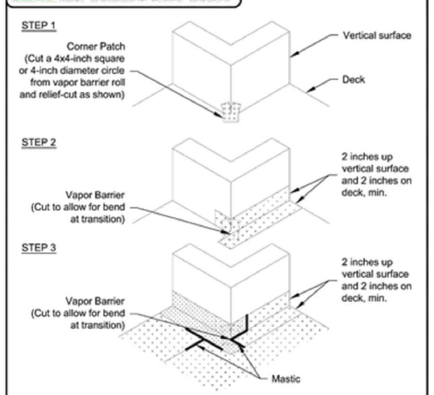
Note 4: If mastic is used, do not allow it to contact Duro-Last membrane. A proper slip sheet or insulation must be used to separate both products.

Note 5: Refer to specifications for vapor barrier, insulation and cover board requirements.

Note 6: Use of this detail does not meet requirements for air barrier assemblies as defined under section C402.1.2.2 ASSEMBLIES of the International Energy Conservation Code.

REVISED:	08/10/2017	GENERAL DETAIL FOR VAPOR BARRIER
PREVIOUS:	04/01/2014	ROUND PENETRATION - OPTION 1
SCALE:	NONE	NEW CONSTRUCTION OR RE-ROOF

DETAIL VB1030



Note 1: Primer is not required when roof system is mechanically fastened or when substrate is a steel deck. All other situations require primer.

Note 2: Overlap each section a minimum of 2 inches as shown above .

Note 3: Mastic is not required unless Duro-Last® Vapor Barrier will be used as a temporary roof. When required, seal 6 inches out from all T-Lap edges as shown above.

Note 4: If mastic is used, do not allow it to contact Duro-Last membrane. A proper slip sheet or insulation must be used to separate both products.

REVISED:	08/10/2017	GENERAL DETAIL FOR VAPOR BARRIER
PREVIOUS:	04/01/2014	OUTSIDE CORNER
SCALE:	NONE	NEW CONSTRUCTION OR RE-ROOF

DETAIL AS9060

In some cases, Duro-Last®, Inc. may require that a mechanically fastened "peel stop" be installed when the roof membrane is adhered to a substrate. The need for a peel stop is dependent upon the type of substrate that the membrane is adhered to, the wind speed associated with the building's location, and the building's height.

Primary Peel Stop Requirements

Either Detail Drawings AS9060A or AS9060B **must** be used in any of the following situations:

1. When any Duro-Last, Duro-Tuff®, Duro-Fleece® or Duro-Last EV membranes are adhered directly to Duro-Guard® ISO products.
2. When any 25-year, or greater, warranty is required.
3. When any high wind warranty is required.
4. When the project is located within any special wind region (as defined by the applicable version of ASCE 7 that is determined by a jurisdiction's adopted International Building Code), the entire state of Florida, the Gulf Coast (within 75 miles of the Gulf of Mexico), or the East Coast (within 50 miles of the Atlantic Ocean) of the United States.

When a peel stop is required, it must be installed 24 to 36 inches (0.61 to 0.91 m) from all exterior roof edges, regardless of parapet wall height. This includes stepped roof sections where there is a change in height that exceeds 3'-0" (0.91 m) or higher.

Additional criteria used to determine if a peel stop must be installed are listed in the table below. Refer to Detail Drawings AS9060A and AS9060B for options on installing the peel stop.

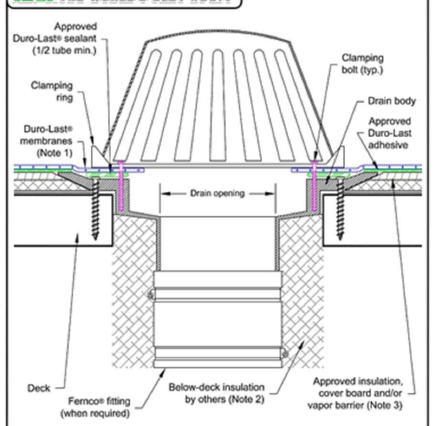
Additional Peel Stop Requirements

Basic Wind Speed		Building Height		
ASCE 7-05	ASCE 7-10	Less than 40 feet	40 to 70 feet	Greater than 70 feet
90 mph or less	115 mph or less	- If the membrane **is** adhered to polyisocyanurate insulation board, then a peel stop **is required**. - If the membrane is adhered to Duro-Guard cover board* in the perimeter and corners, or if the membrane is adhered directly to concrete or wood, then a peel stop **is not required**.	- Contact the Duro-Last Engineering Services Department for system attachment requirements. - The membrane must be adhered to Duro-Guard cover board* on the entire roof, or adhered directly to concrete or wood, and a peel stop **is not required**.	- Contact the Duro-Last Engineering Services Department for system attachment requirements. - The membrane must be adhered to Duro-Guard cover board* on the entire roof, or adhered directly to concrete or wood, and a peel stop **is required**.
Greater than 90 mph and less than 130 mph	Greater than 115 mph and less than 165 mph			
130 mph or greater	165 mph or greater	- Contact the Duro-Last Engineering Services Department for system attachment requirements. - The membrane must be adhered to Duro-Guard cover board* on the entire roof, or adhered directly to concrete or wood, and a peel stop installed per **Option 2 of Detail Drawing AS9060A is required.**		

* Approved Duro-Guard cover boards: DensDeck® Prime, Securock® Gypsum-Fiber, DEXcell® FA Glass Mat, and DEXcell Cement Board. Contact the Duro-Last Engineering Services Department for additional substrate options.

REVISED:	01/17/2019	PEEL STOP REQUIREMENTS
PREVIOUS:	10/29/2018	INSULATION AND COVER BOARD DETAIL FOR ADHERED SYSTEMS
SCALE:	NONE	NEW CONSTRUCTION OR RE-ROOF

DETAIL AS2011



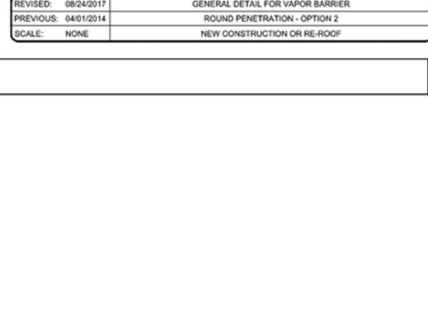
Note 1: Duro-Last membrane must extend beyond the inside of the clamping ring. The hole in the membrane must be larger than the drain pipe diameter.

Note 2: The designer should consider insulating the drain components below the deck to prevent potential condensation.

Note 3: Refer to specifications for vapor barrier, insulation and cover board requirements.

REVISED:	N/A	DRAINAGE DETAIL FOR ADHERED SYSTEMS
PREVIOUS:	02/28/2017	DURO-LAST® PVC CLAMPING RING ROOF DRAIN
SCALE:	NONE	NEW CONSTRUCTION OR RE-ROOF

DETAIL VB1060



Note 1: Primer is not required when roof system is mechanically fastened or when substrate is a steel deck. All other situations require primer.

Note 2: Fill all gaps with urethane foam prior to installation of vapor barrier. Shave excess foam level to deck.

Note 3: Mastic is not required unless Duro-Last® Vapor Barrier will be used as a temporary roof. When required, seal 6 inches out from all T-Lap edges as shown above.

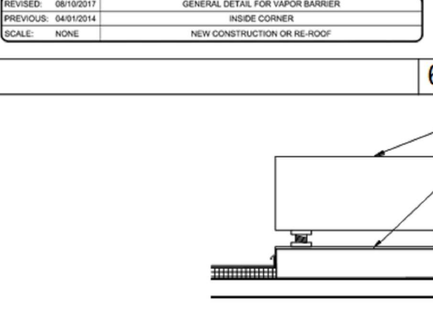
Note 4: If mastic is used, do not allow it to contact Duro-Last membrane. A proper slip sheet or insulation must be used to separate both products.

Note 5: Refer to specifications for vapor barrier, insulation and cover board requirements.

Note 6: Meets requirements for air barrier assemblies as defined under section C402.1.2.2 ASSEMBLIES of the International Energy Conservation Code.

REVISED:	08/24/2017	GENERAL DETAIL FOR VAPOR BARRIER
PREVIOUS:	04/01/2014	ROUND PENETRATION - OPTION 2
SCALE:	NONE	NEW CONSTRUCTION OR RE-ROOF

DETAIL VB1040



Note 1: Primer is not required when roof system is mechanically fastened or when substrate is a steel deck. All other situations require primer.

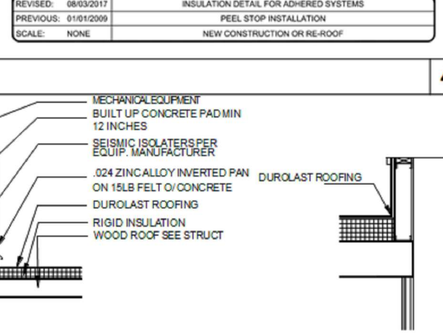
Note 2: Overlap each section a minimum of 2 inches as shown above .

Note 3: Mastic is not required unless Duro-Last® Vapor Barrier will be used as a temporary roof. When required, seal 6 inches out from all T-Lap edges as shown above.

Note 4: If mastic is used, do not allow it to contact Duro-Last membrane. A proper slip sheet or insulation must be used to separate both products.

REVISED:	08/10/2017	GENERAL DETAIL FOR VAPOR BARRIER
PREVIOUS:	04/01/2014	INSIDE CORNER
SCALE:	NONE	NEW CONSTRUCTION OR RE-ROOF

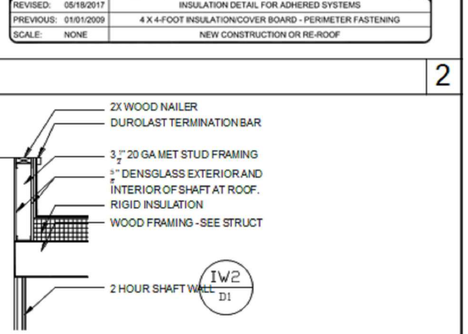
DETAIL AS9060A



Note: Refer to Detail Drawing AS9060 for peel stop requirements.

REVISED:	08/03/2017	INSULATION DETAIL FOR ADHERED SYSTEMS
PREVIOUS:	01/01/2009	PEEL STOP INSTALLATION
SCALE:	NONE	NEW CONSTRUCTION OR RE-ROOF

DETAIL AS9010



Note 1: 2 square feet per fastener.

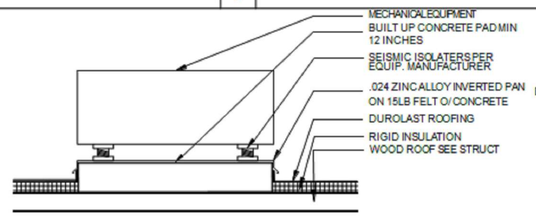
Note 2: Perimeter width equals the lesser of 10% of narrowest building dimension or 40% of building height.

Note 3: Contact Duro-Last® Engineering Services Department for assistance in determining fastening requirements if: building is 40 feet tall, or taller; or building is located in an area with an ASCE 7-05 design wind speed of 110 mph, or higher (150 mph, or higher, for ASCE 7-10); or fastener pullout resistance is less than 150 lb.

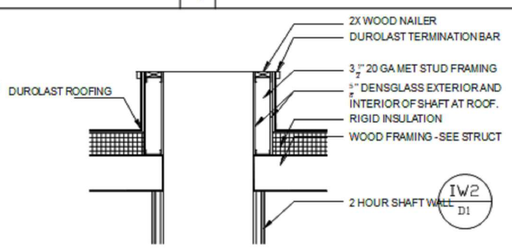
Note 4: It is recommended to stagger all joints between boards by 50% from row to row and layer to layer.

Note 5: Adjoin panel edges together. Neatly fit to roof deck and around penetrations with no gaps greater than 1/4 inch. Seal all penetrations and deck/wall transitions.

REVISED:	05/18/2017	INSULATION DETAIL FOR ADHERED SYSTEMS
PREVIOUS:	01/01/2009	4 X 4-FOOT INSULATION/COVER BOARD - PERIMETER FASTENING
SCALE:	NONE	NEW CONSTRUCTION OR RE-ROOF



EQUIP. CURB AT ROOF 10



AIR DUCT CURB AT ROOF 9

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Seal:

LICENSED ARCHITECT ANDREW H. KIM C-31817 RENEWAL 8/30/2025 STATE OF CALIFORNIA

City Permit:

A Project for:

DRONA APARTMENTS
145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7311 S Figueroa St.
Los Angeles, CA 90003

Revisions:

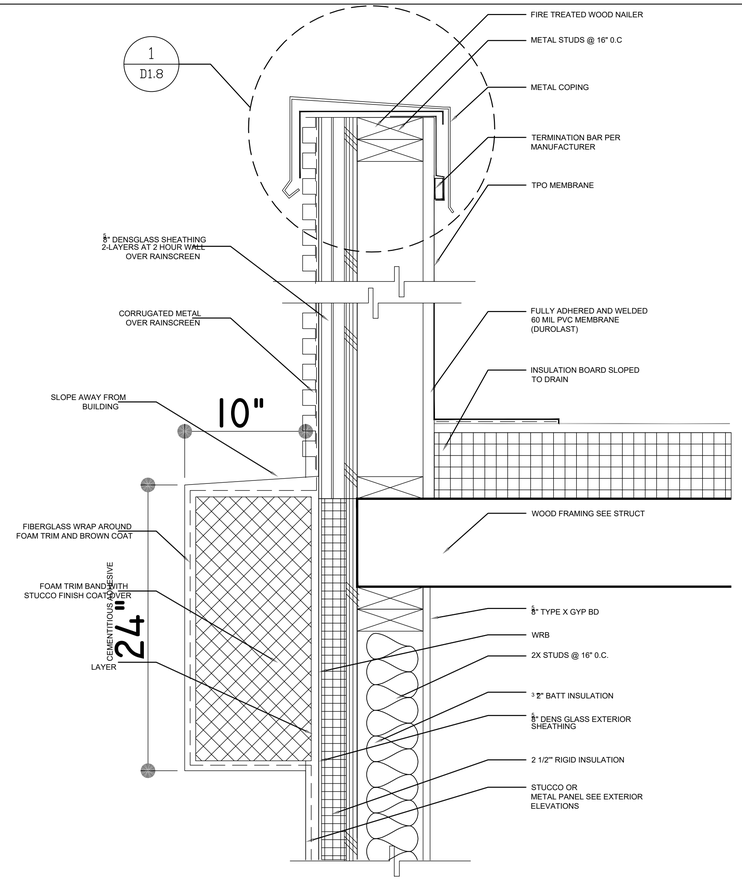
No.	Description	Date

Project No.:
Drawn By:
Reviewed By:
Scale:
Date:
Filename:
Sheet Title:

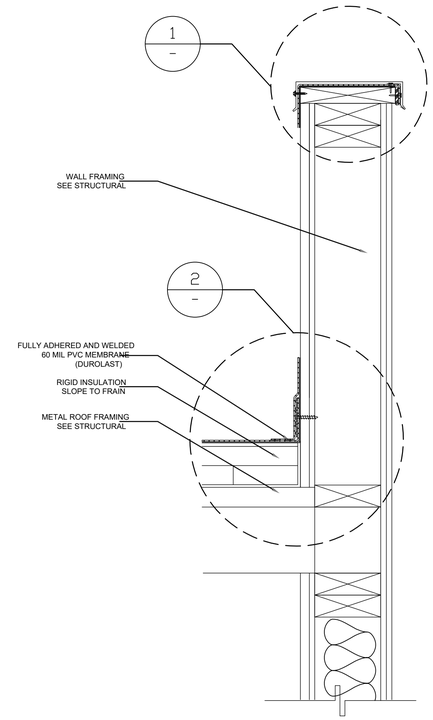
TYPICAL DETAILS

Sheet #:

D-1.9



ROOF PARAPET TYPICAL 6



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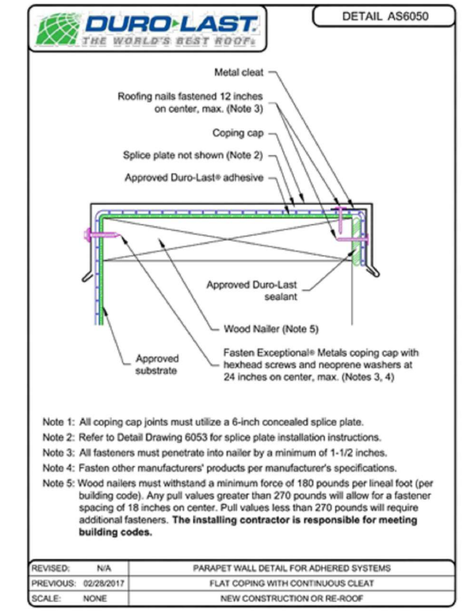

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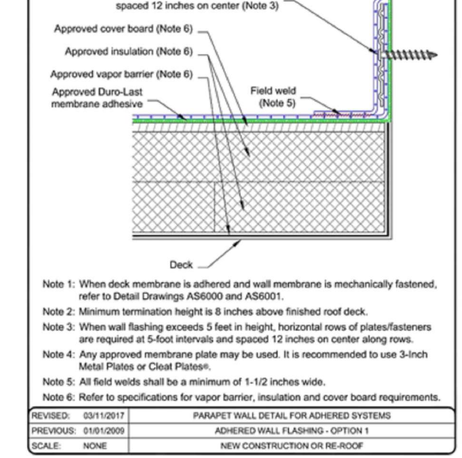

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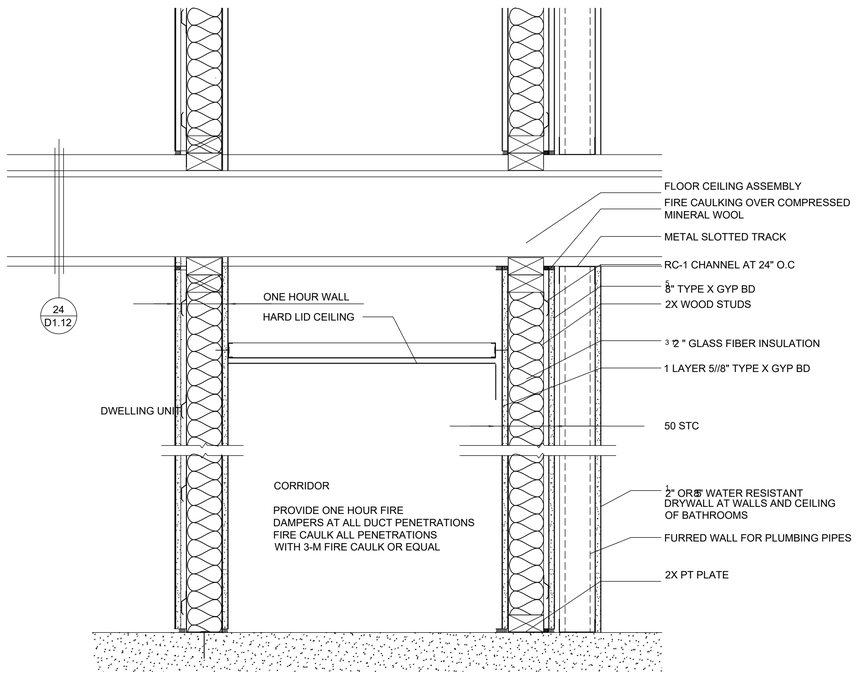

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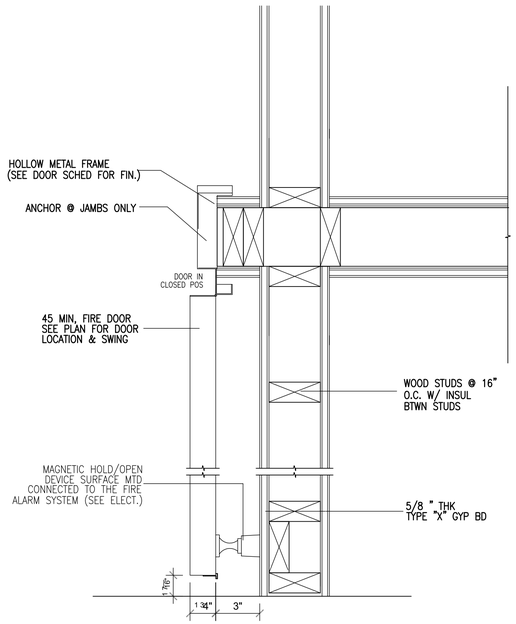

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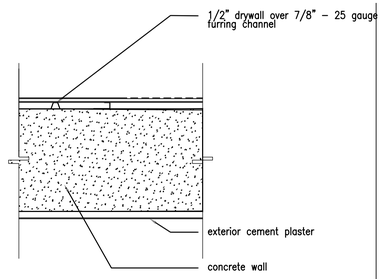

5 TYPICAL CONC WALL FURRING 3

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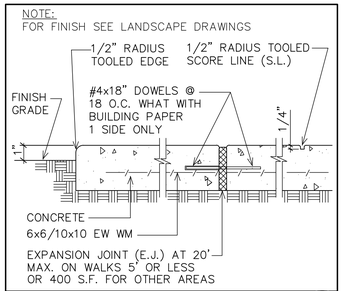
Revisions:

No.	Description	Date

Project No.:
Drawn By:
Reviewed By:
Scale:
Date:
Filename:
Sheet Title:

TYPICAL DETAILS

Sheet #: D-1.10



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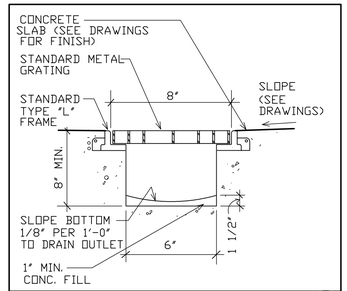

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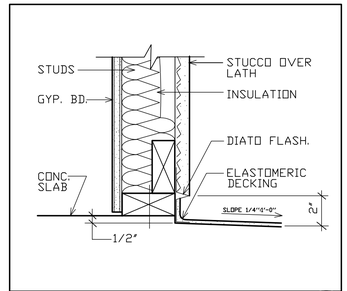
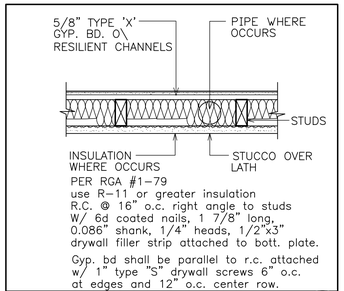


CONC. DECK FLASHING walls/w1001.04(0598) 3"=1'-0" 11



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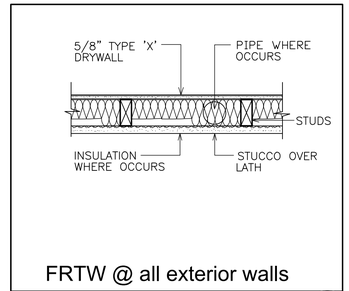

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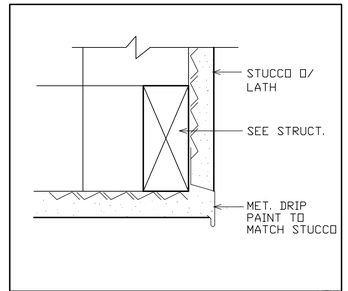
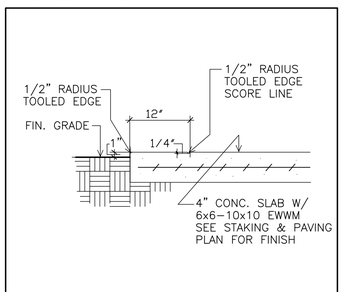


SOFFIT CORNER walls/w1012.00(1088) 6"=1'-0" 25



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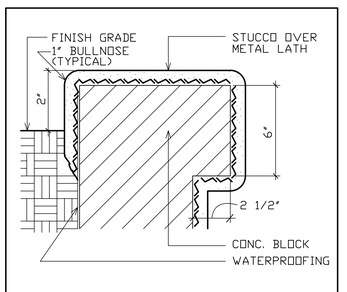

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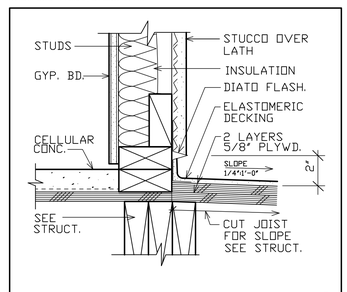

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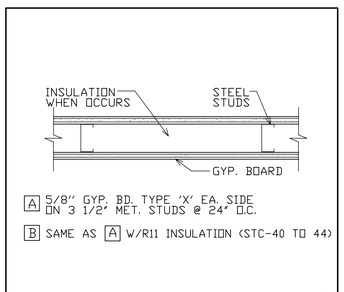

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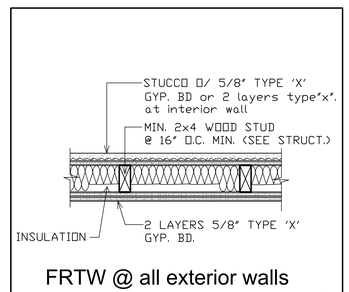
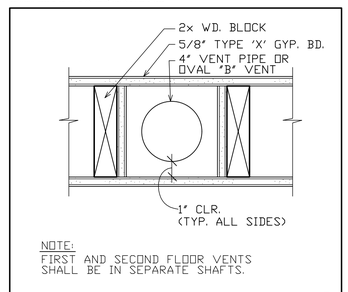
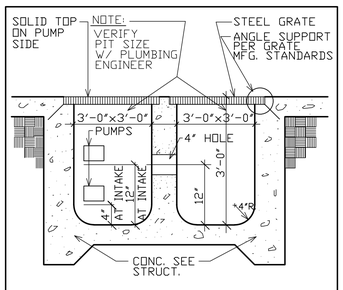


2 HR. WALL walls/w1005.12(0890) 1 1/2"=1'-0" 22

NONRATED



VENT PIPE AND SHAFT walls/w1013.00(0390) 3"=1'-0" 26



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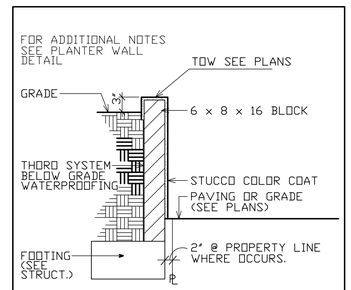

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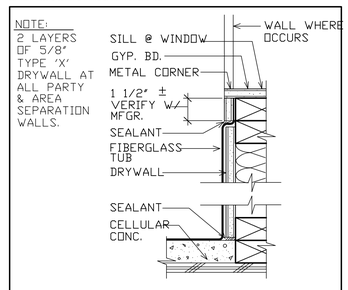
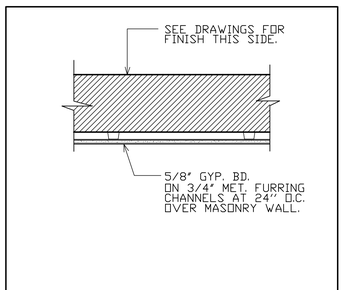
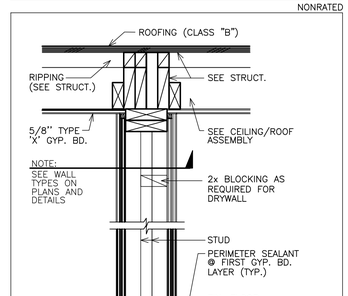


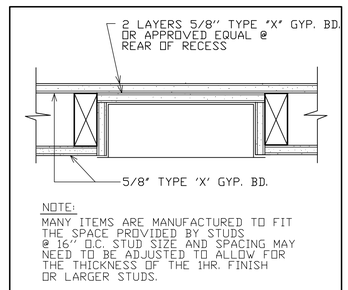
TUB @ 1 HOUR WALL miscellaneous/m00600(04090) 3"=1'-0" 13



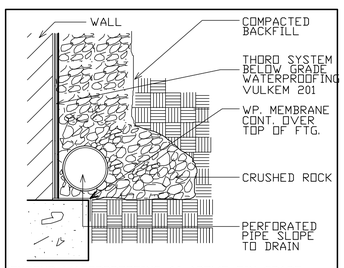
FURRED MASONRY WALL 1 1/2"=1'-0" 18



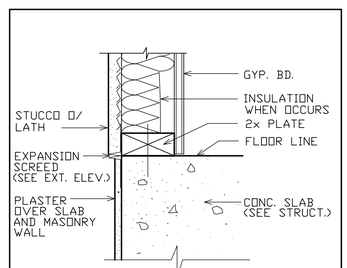
1HR. STAGGERED STUD WALL walls/w1006.02(0590) 1 1/2"=1'-0" 23



TYP. RECESS IN 1HR. CONST. walls/w1013.01(1088) 3"=1'-0" 27



PERIMETER DRAIN site/s002.02(0490) 1 1/2"=1'-0" 4



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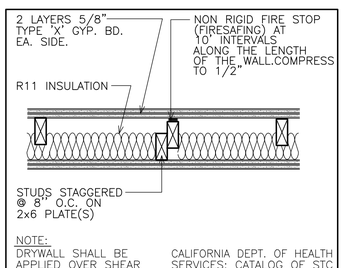
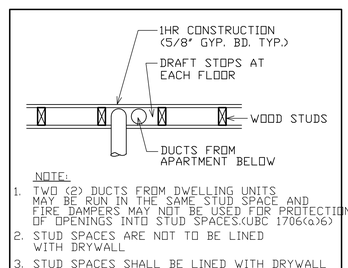


1 HR. STAGGERED STUD walls/w1004.04(0890) 1 1/2"=1'-0" 19



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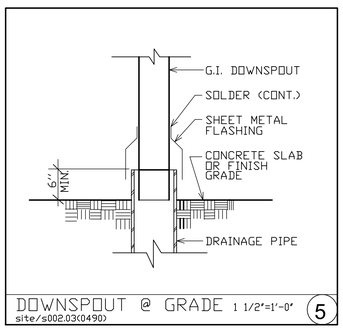

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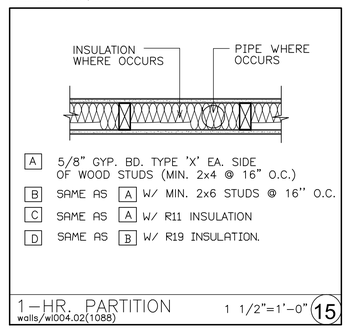

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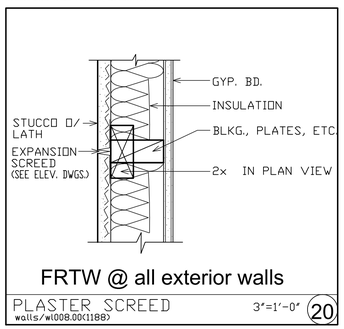
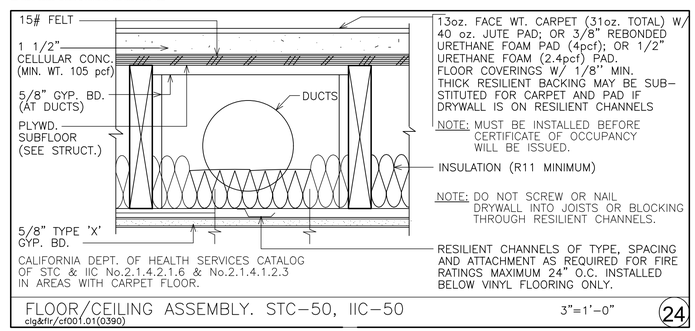


PLASTER SCREED walls/w1008.00(1188) 3"=1'-0" 20



FLOOR/CEILING ASSEMBLY. STC-50, IIC-50 clg&flr/cf001.01(0390) 3"=1'-0" 24

ahk|architecture
architecture/planning/interiors
13005 Mesa Verde Way, Sylmar, California 91342
email: contact@ahkarchitecture.com

Drona Investments LLC
28500, Driver Ave, Agoura Hills, CA, 91301

Seal:

LICENSED ARCHITECT ANDREW H. KIM C-31817 RENEWAL 9/30/2025 STATE OF CALIFORNIA

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100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

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7311 S Figueroa St.
Los Angeles, CA 90003

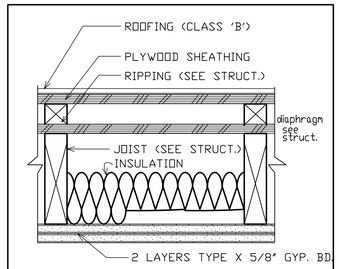
Revisions:

No.	Description	Date

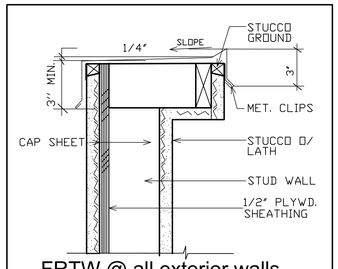
Project No.:
Drawn By:
Reviewed By:
Scale:
Date:
Filename:
Sheet Title:

DETAILS

Sheet #: D-1.11

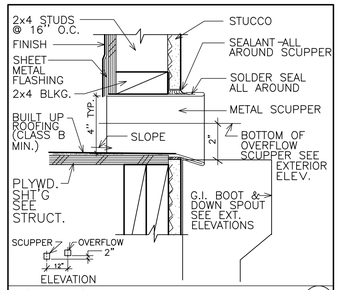


ROOF/CEILING ASSEMBLY 3"=1'-0" (1)
roof/rf011.00(0989)

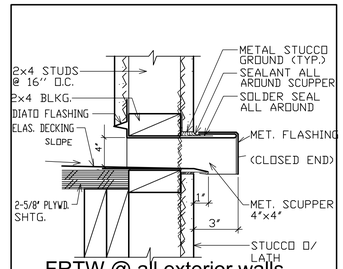


FRTW @ all exterior walls

PARAPET DETAIL 3"=1'-0" (6)
--

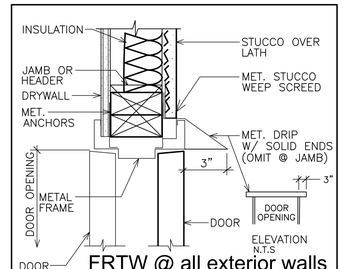


ROOF SCUPPER 3"=1'-0" (11)
shtmet/sm002.02(1287)



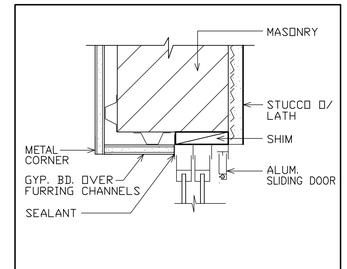
FRTW @ all exterior walls

SCUPPER 3"=1'-0" (15)
shtmet/sm002.01(1089)

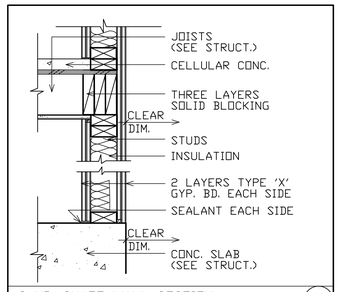


FRTW @ all exterior walls

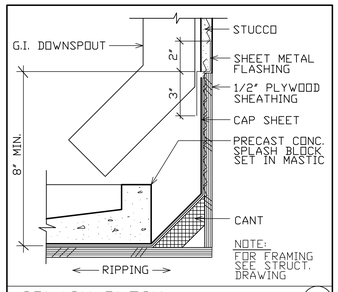
EXTERIOR DOOR HEAD/JAMB 3"=1'-0" (20)
doors/d004.00(0789)



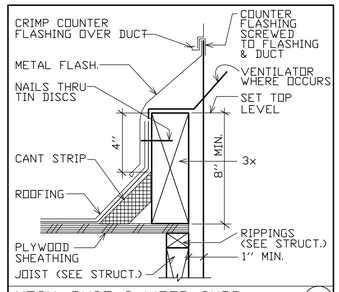
WINDOW HEAD/JAMB 3"=1'-0" (25)
windows/w001.11(1288)



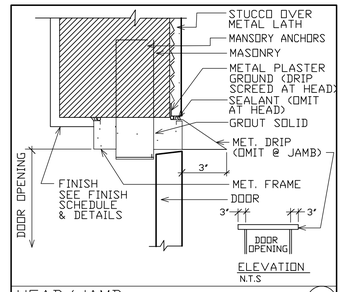
2 HR. SHAFT WALL SECTION 1 1/2"=1'-0" (2)
walls/w1007.03(1089)



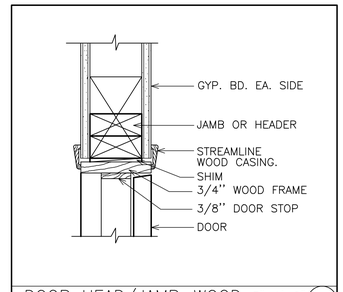
SPLASH BLOCK 3"=1'-0" (7)
roof/rf009.00(0588)



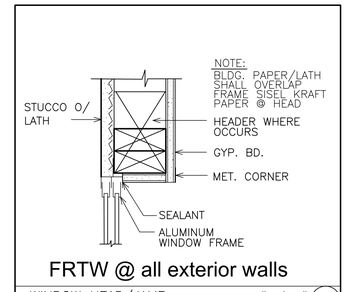
MECH. DUCT @ WOOD CURB 3"=1'-0" (12)
roof/rf004.00(0987)



HEAD/JAMB 3"=1'-0" (16)
doors/d004.08(0789)

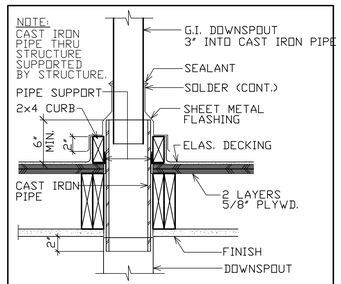


DOOR HEAD/JAMB-WOOD 3"=1'-0" (21)
doors/d004.06(1087)

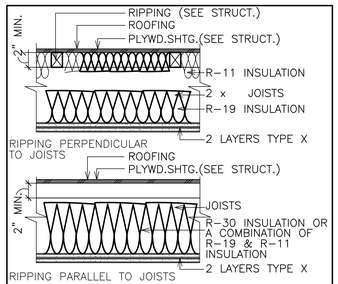


FRTW @ all exterior walls

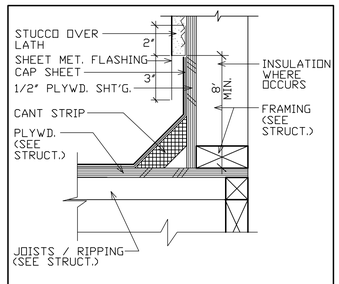
WINDOW HEAD/JAMB 3"=1'-0" (26)
windows/w001.00(1287)



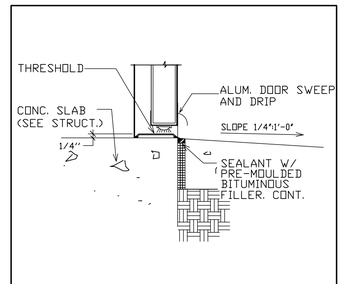
DOWNSPOUT @ WOOD DECK 1 1/2"=1'-0" (3)
shtmet/sm001.01(0590)



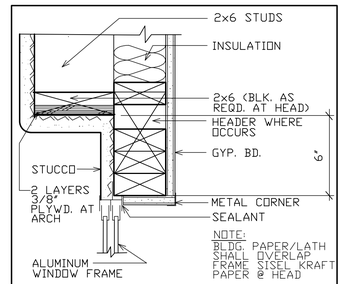
ROOF INSULATION DETAIL 1 1/2"=1'-0" (8)
roof/rf011.01(0693)



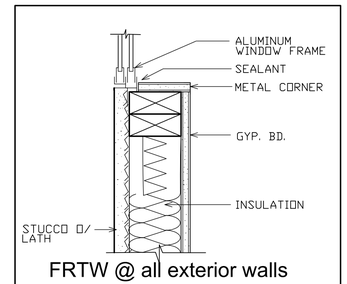
ROOF TO WALL FLASH. 3"=1'-0" (13)
roof/rf004.02(0888)



EXTERIOR DOOR SILL 3"=1'-0" (17)
doors\d002.00(0390)

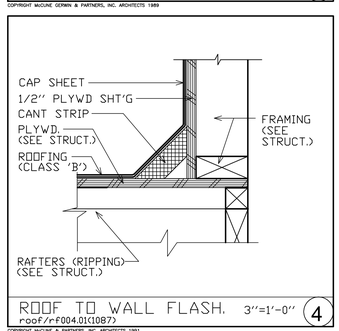


WINDOW HEAD W/ ARCH 3"=1'-0" (22)
windows/w001.09(1089)

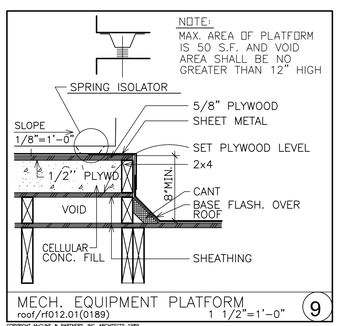


FRTW @ all exterior walls

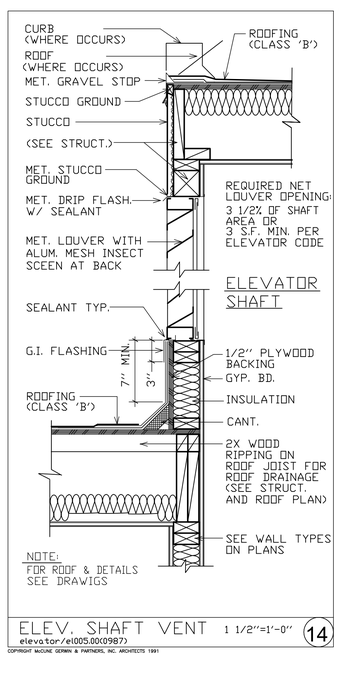
WINDOW SILL 3"=1'-0" (27)
windows/w002.00(1088)



ROOF TO WALL FLASH. 3"=1'-0" (4)
roof/rf004.01(1087)

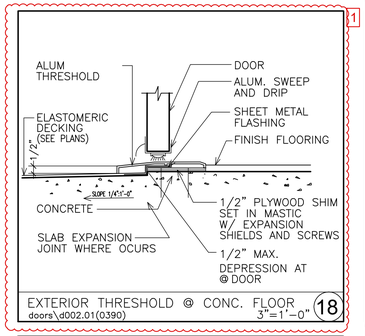


MECH. EQUIPMENT PLATFORM 1 1/2"=1'-0" (9)
roof/rf012.01(0189)

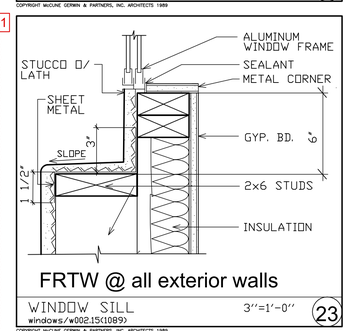


ELEV. SHAFT VENT 1 1/2"=1'-0" (14)
elevator/e1005.00(0987)

1

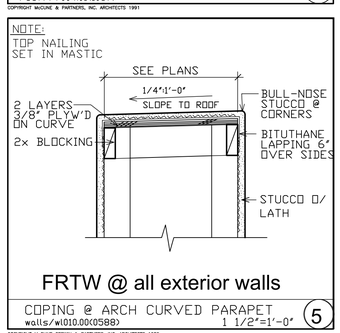


EXTERIOR THRESHOLD @ CONC. FLOOR 3"=1'-0" (18)
doors\d002.01(0390)



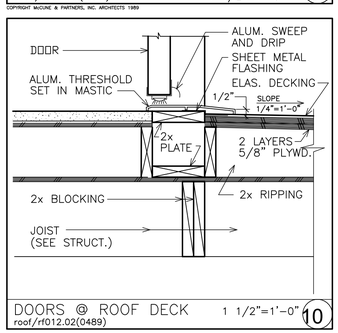
FRTW @ all exterior walls

WINDOW SILL 3"=1'-0" (23)
windows/w002.15(1089)

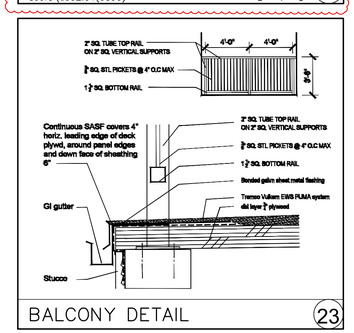


FRTW @ all exterior walls

COPING @ ARCH CURVED PARAPET 1 1/2"=1'-0" (5)
walls/w1010.00(0588)



DOORS @ ROOF DECK 1 1/2"=1'-0" (10)
roof/rf012.02(0489)



BALCONY DETAIL 23

ahk|architecture
architecture/planning/interiors
13005 Mesa Verde Way, Sylmar, California 91342
email: contact@ahkarchitecture.com

Drona Investments LLC
28500, Driver Ave, Agoura Hills, CA, 91301

Seal:

LICENSED ARCHITECT ANDREW H. KO C-31817 RENEWAL 9/30/2025 STATE OF CALIFORNIA

City Permit:

A Project for:

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145 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT
7311 S. FIGUEROA ST.
LOS ANGELES, CA. 90003
APN - 5021-009-030 and 5021-009-029

Client:

MANISH DRONA
7311 S Figueroa St.
Los Angeles, CA 90003

Revisions:

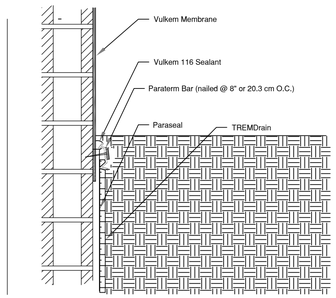
No.	Description	Date
1	ADA CORRECTIONS	12-13-23

Project No.:
Drawn By:
Reviewed By:
Scale:
Date:
Filename:
Sheet Title:

DETAILS

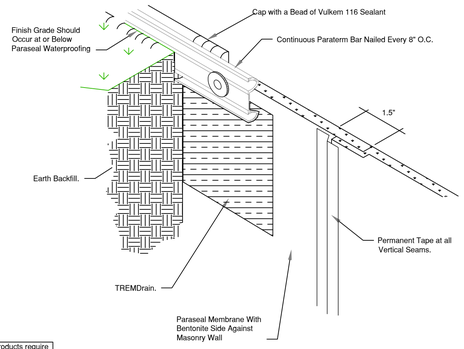
Sheet #:

D-1.12



Note: Paraseal Products require a minimum 24 psf compaction/ confinement to be effective.

Typical Grade Line Termination



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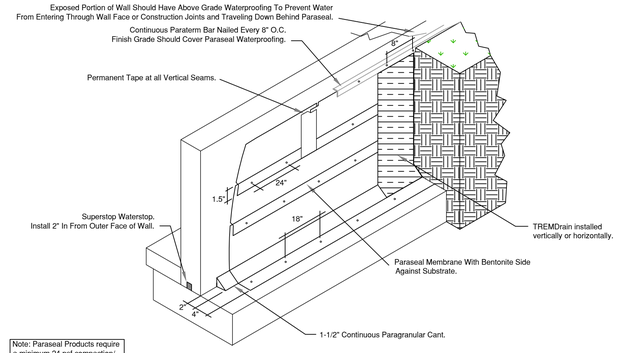
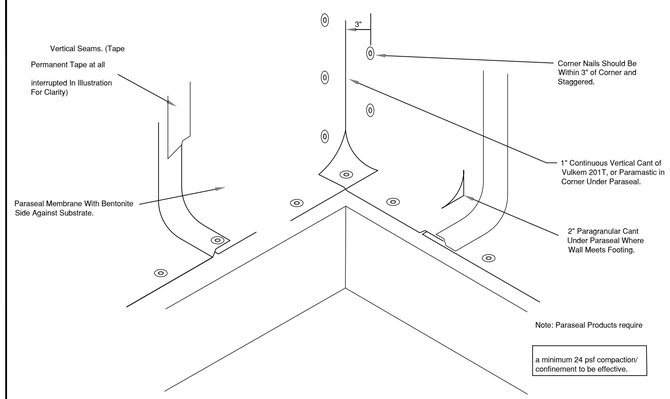
Typical Grade Line Termination



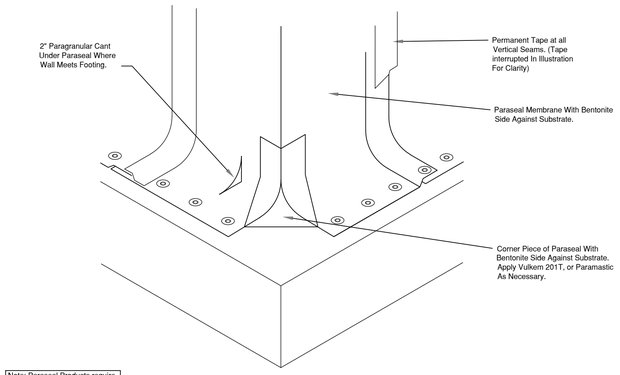
Note: Paraseal Products require a minimum 24 psf compaction/ confinement to be effective.

Paraseal Installation w/ Seams Running Horizontally



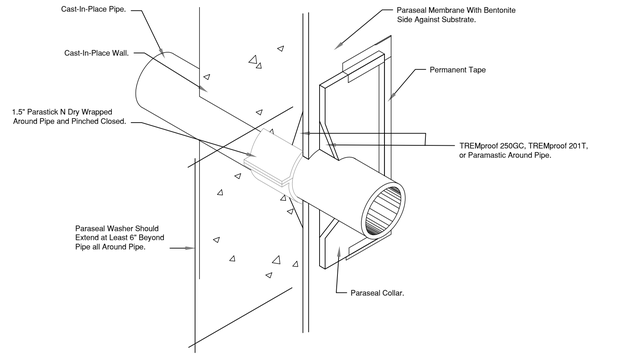
Note: Paraseal Products require a minimum 24 psf compaction/ confinement to be effective.

Typical Inside Corner



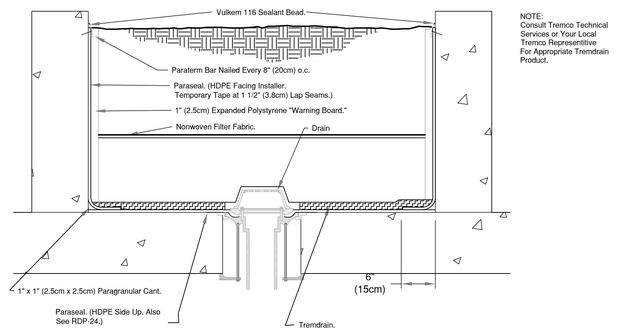
Note: Paraseal Products require a minimum 24 psf compaction/ confinement to be effective.

Typical Outside Corner



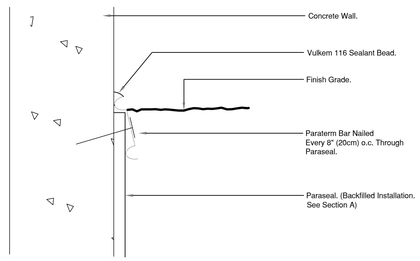
Note: Paraseal Product require a minimum 24 psf compaction/ confinement to be effective.

Typical Pipe Penetration Detail



NOTE:
Consult Tremco Technical Services or Your Local Tremco Representitive For Appropriate Tremdrain Product.

Planter.



Grade Line Terminations.

No.	Date	Description	By

TREMCO

Project: Roof Decks / Planters

Drawn by: J. Davis | Not To Scale | Date: 07/11/01 | Drawing/Index No.: RDP-09

BELOW GRADE WATERPROOFING
VULKEM LARR #24174

ahk|architecture
architecture/planning/interiors
13005 Mesa Verde Way, Sylmar, California 91342
email: contact@ahkarchitecture.com

Drona Investments LLC
28500, Driver Ave, Agoura Hills, CA, 91301

Seal:

LICENSED ARCHITECT ANDREW H. KIM C-31817 RENEWAL 9/30/2025 STATE OF CALIFORNIA

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Revisions:

No.	Description	Date

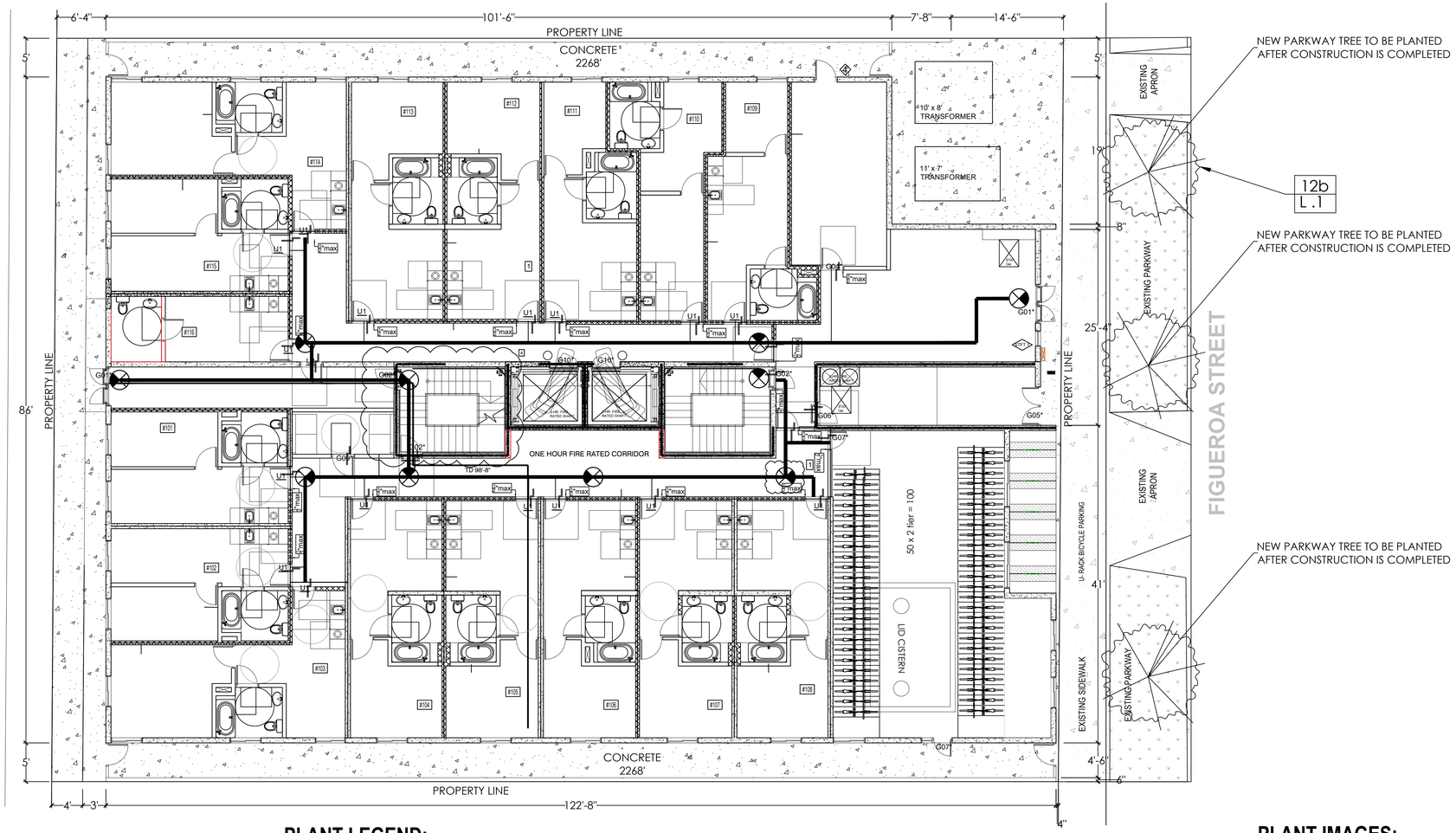
Project No.:
Drawn By:
Reviewed By:
Scale:
Date:
Filename:
Sheet Title:

BELOW GRADE WATER PROOFING

Sheet #:

D-1.13

Underground Service Alert
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG



LANDSCAPE PLAN:

0 8 16 24

SCALE: 1" = 8'

NORTH

PLANT LEGEND:

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PLANT TYPE
	3	PARKINSONIA FLORIDA	BLUE PALO VERDE	24" BOX	VERY LOW <10%	NATIVE TREE

PLANT IMAGES:

SQ.FOOTAGE CHARTS:

TOTAL % LANDSCAPE 0%	TOTAL LANDSCAPE 0 SQ. FT	TOTAL BACK LANDSCAPE 0 SQ. FT	TOTAL % FRONT LANDSCAPE 0%	TOTAL FRONT LANDSCAPE 0 SQ. FT
TOTAL % HARDSCAPE 100%	TOTAL HARDSCAPE 2268 SQ. FT.	TOTAL BACK HARDSCAPE 1702 SQ. FT.	TOTAL % FRONT HARDSCAPE 100%	TOTAL FRONT HARDSCAPE 566 SQ. FT.

CITY OF LOS ANGELES LANDSCAPE POINTS

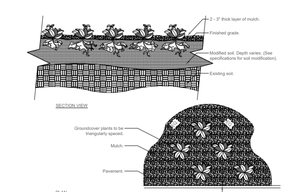
Total s.f. or Project Site: 12480' (384' ALLEY DED.)
Total number of points required for site: 15
Total number of points claimed: 28

Detail of Points	Points Claimed	Callout
9. Site Design F. Use of Class I or Class II compost as a soil amendment in all landscaped areas	3	9f / L.1
12. Bonus Points B. Planting of any tree, of a tree taxon that does not exist within a 1000-foot radius of the project boundaries (5 points per tree, up to 50% of required landscape points, for Los Angeles area native plants)	25	12b / L.1

TOTAL NUMBER POINTS CLAIMED: **28**

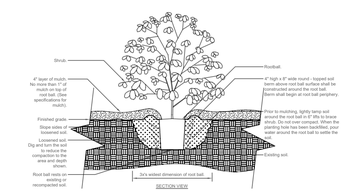
Legend:
I / L.1 — Item No. per LA City Guidelines / Sheet No.

GROUND COVER DETAIL:



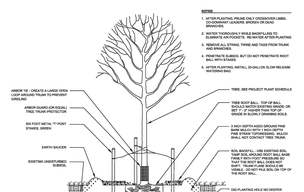
P.X GROUNDCOVER

SHRUB DETAIL:



P.X SHRUB - UNMODIFIED SOIL

TREE DETAIL:



P.X TREE w/ ARBOR GUARD TRUNK PROTECTOR

LANDSCAPE NOTES:

"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 than 6% organic matter in the top 6 inches of soil, compost at a rate 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".

"A Certificate of Completion shall be filled out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed landscape contractor for the project".

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"
OWNER SIGNATURE_____

Green Republic Landscapes
P.O Box 5477
Sherman Oaks, Ca 91413
T : 818 288 8060
License#: 1014404

CLIENT

Manish Drona
7311-7315 S Figueroa St
Los Angeles, CA 90003

PROJECT

7311-7315 S Figueroa St

DATE

4-7-2023

REVISIONS

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DRAWING BY: Alisa Summerford

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

SHEET TITLE

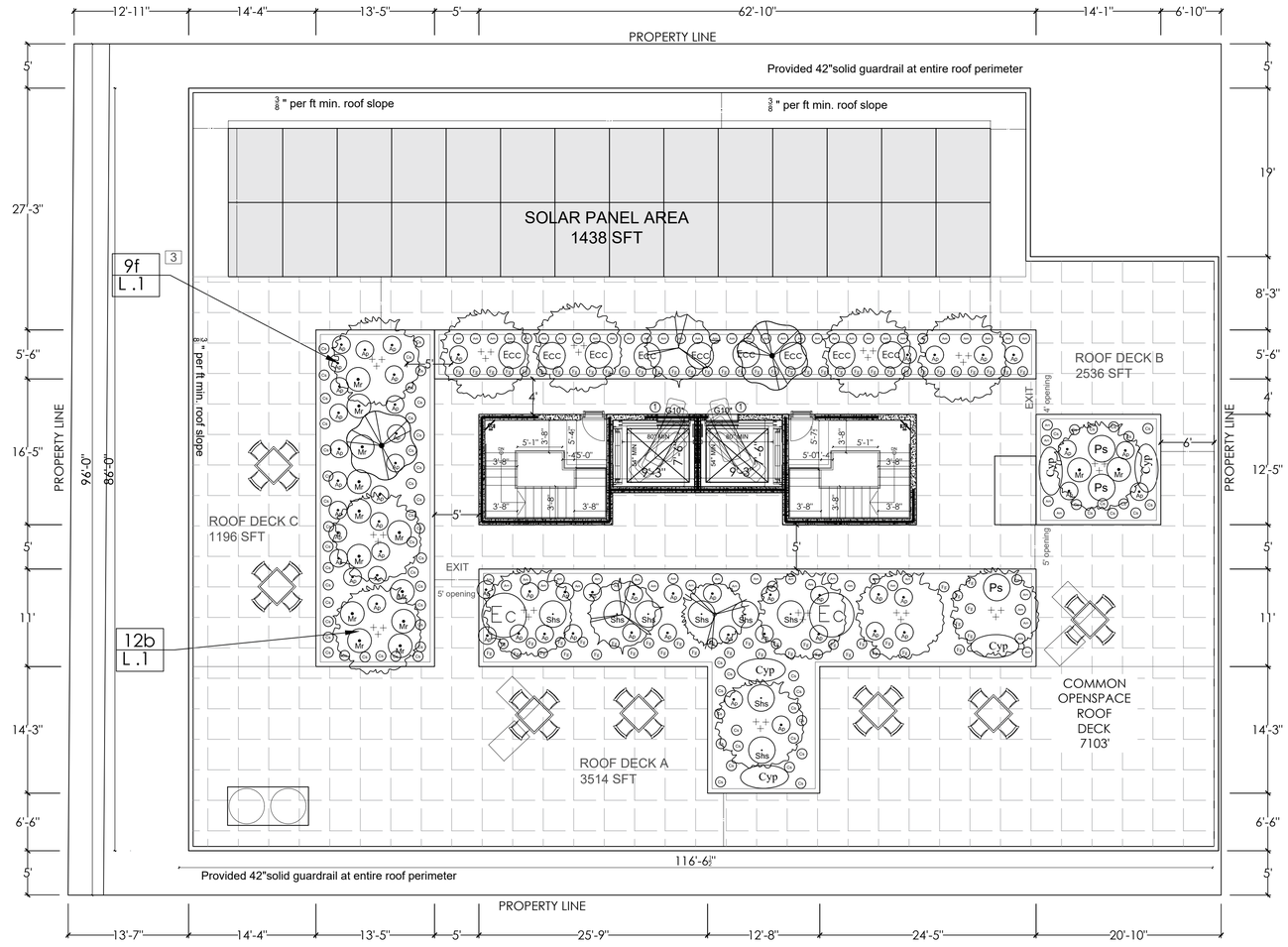
GROUND LEVEL LANDSCAPE PLAN

SHEET NUMBER

L-1

SHEET 1 OF 4

Underground Service Alert
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG



LANDSCAPE PLAN:

0 8 16 24
SCALE: 1" = 8'

SQ.FOOTAGE CHARTS:

TOTAL % LANDSCAPE 27%	TOTAL LANDSCAPE 1926 SQ. FT
TOTAL % HARDSCAPE 73%	TOTAL HARDSCAPE 5177 SQ. FT.

PLANTED COMMON OPEN SPACE PER LAMC 12.21 G.A(3)			
COMMON OPEN SPACE PROVIDED	7103	27%	1926 SF
24 INCH BOX TREES REQUIRED PER LAMC 12.21 G.A(3)			
# DWELLING UNITS	145	1:4 D/U	36.25 TREES

CITY OF LOS ANGELES LANDSCAPE POINTS

Total s.f. or Project Site: 12480' (384' ALLEY DED.)
Total number of points required for site: 15
Total number of points claimed: 28

Detail of Points	Points Claimed	Callout
9. Site Design F. Use of Class I or Class II compost as a soil amendment in all landscaped areas	3	9f / L.1
12. Bonus Points B. Planting of any tree, of a tree taxon that does not exist within a 1000-foot radius of the project boundaries (5 points per tree, up to 50% of required landscape points, for Los Angeles area native plants)	25	12b / L.1

TOTAL NUMBER POINTS CLAIMED: **28**

Legend:
1 / L.1 — Item No. per LA City Guidelines Sheet No.

Green Republic Landscapes
P.O Box 5477
Sherman Oaks, Ca 91413
T : 818 288 8060
License#: 1014404

CLIENT

Manish Drona
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DRAWING BY: Alisa Summerford
SCALE: 1/8" = 1'-0"

SHEET TITLE
ROOF FLOOR LANDSCAPE PLAN

SHEET NUMBER
L-2
SHEET 2 OF 4

PLANT LEGEND:

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PLANT TYPE
	13	ARCTOSTAPHYLOS MANZANITA	COMMON MANZANITA	24" BOX	LOW 10-30%	NATIVE TREE
	2	CITRUS × LATIFOLIA ' BEARSS LIME'	SEMI-DWARF BEARSS LIME	24" BOX	MODERATE 10-30%	EVERGREEN FRUIT TREE
	2	CITRUS × MEYER LEMON	SEMI-DWARF MEYER LEMON	24" BOX	MODERATE 10-30%	EVERGREEN FRUIT TREE
	1	CITRUS X SINENSIS 'WASHINGTON'	SEMI-DWARF WASHINGTON NAVEL ORANGE	24" BOX	MODERATE 10-30%	EVERGREEN FRUIT TREE

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PLANT TYPE
Am	65	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	LOW 10-30%	NATIVE PERENNIAL
Ap	54	ARISTIDA PURPUREA	PURPLE THREE AWN	5 GAL	VERY LOW <10%	NATIVE ORNAMENTAL GRASS
Cs	70	CALANDRINIA SPECTABILIS 'SHINING PINK'	SHINING PINK ROCK PURSLANE	1 GAL	LOW 10-30%	NATIVE PERENNIAL
Cyp	5	CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'YANKEE POINT'	YANKEE POINT CARMEL CEANOTHUS	5 GAL	LOW 10-30%	NATIVE SHRUB
Ec	2	ENCELIA CALIFORNICA	BUSH SUNFLOWER	5 GAL	VERY LOW <10%	NATIVE SHRUB
Ecc	9	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	5 GAL	LOW 10-30%	NATIVE PERENNIAL
Fg	71	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	LOW 10-30%	NATIVE ORNAMENTAL GRASS
Mr	14	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW 10-30%	NATIVE ORNAMENTAL GRASS
Ps	3	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	5 GAL	LOW 10-30%	NATIVE PERENNIAL
Shs	8	SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GAL	LOW 10-30%	NATIVE PERENNIAL

PLANT IMAGES:

Am Ap Cs

Cyp Ec Ecc Fg Mr Ps Shs

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DRAWING BY: Alisa Summerford
SCALE: N/A

SHEET TITLE

ROOF FLOOR
PLANT LEGEND & IMAGES

SHEET NUMBER

L-3

SHEET 3 OF 4

Underground Service Alert
Call: TOLL FREE
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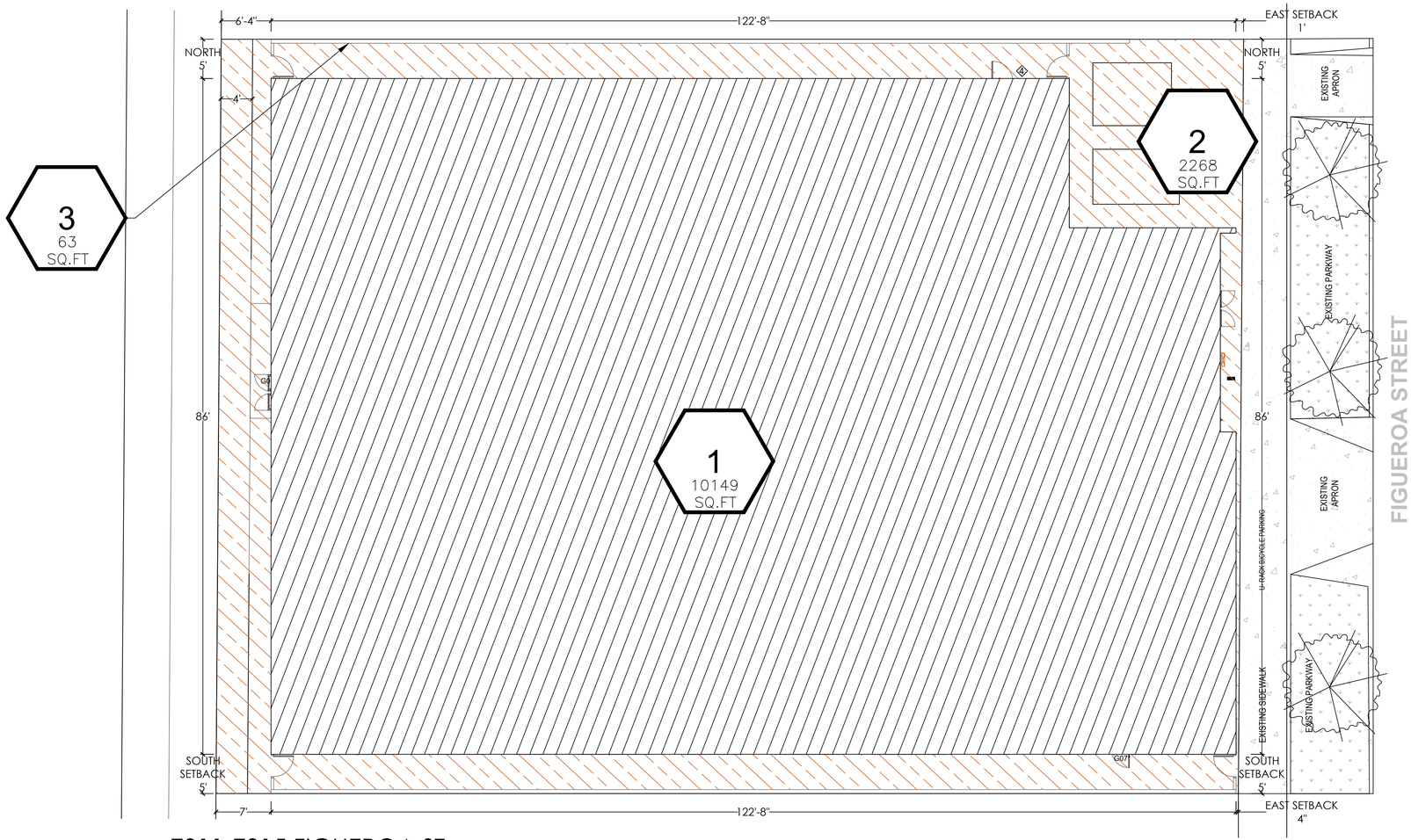
422-4133
TWO WORKING DAYS BEFORE YOU DIG

GROUND FLOOR PERMEABILITY CHART:

0 8 16 32
SCALE: 1/8" = 1'



7311-7315 FIGUEROA ST

TOTAL LOT AREA = 12480 SF (384' W/ ALLEY DED.)

PERVIOUS AREA = 0.0 SF
IMPERVIOUS AREA = 12480.0 SF

TOTAL AREA = 12480.0 SF

PERVIOUS AREAS

TOTAL AREA = 0.0 SF

IMPERVIOUS AREAS

1) RESIDENCE = 10149.0 SF
2) CONCRETE = 2268.0 SF
3) WALLS = 63.0 SF

TOTAL AREA =12480.0 SF

TOTAL SF IN SETBACK CALCULATIONS

FRONT YARD (EAST) = 61 SF
REAR YARD (WEST) = 640 SF
SIDE YARD (NORTH) = 650 SF
SIDE YARD (SOUTH) = 650 SF

TOTAL SF IN SETBACKS = 2001SF

TOTAL PERCENTAGE OF PERMEABILITY

PERVIOUS AREAS = 0.0 SF
IMPERVIOUS AREA = 12480.0 SF

TOTAL AREA = 12480.0 SF

PERCENTAGE OF PERVIOUS AREAS = 0.0%
PERCENTAGE OF IMPERVIOUS AREAS = 100.0%

FRONT YARD (EAST) SETBACK AREA: 61 SF

PLANTING AREA = 0 SF
PERMEABLE PAVING AREA = 0 SF
TURF AREA = 0 SF

TOTAL PERMEABLE AREA = 0 SF

TOTAL EAST SETBACK PERMEABILITY = 0.0%

REAR YARD (WEST) SETBACK AREA: 640 SF

PLANTING AREA = 0 SF
PERMEABLE PAVING AREA = 0 SF
TURF AREA = 0 SF

TOTAL PERMEABLE AREA = 0 SF

TOTAL WEST SETBACK PERMEABILITY = 0.0%

SIDE YARD (NORTH) SETBACK AREA: 650 SF

PLANTING AREA = 0 SF
PERMEABLE PAVING AREA = 0 SF
TURF AREA = 0 SF

TOTAL PERMEABLE AREA = 0 SF

TOTAL NORTH SETBACK PERMEABILITY = 0.0%

SIDE YARD (SOUTH) SETBACK AREA: 650 SF

PLANTING AREA = 0 SF
PERMEABLE PAVING AREA = 0 SF
TURF AREA = 0 SF

TOTAL PERMEABLE AREA = 0 SF

TOTAL SOUTH SETBACK PERMEABILITY = 0.0%

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DRAWING BY: Alisa Summerford
SCALE: 1/8" = 1'-0"

SHEET TITLE

PERMABILITY PLAN

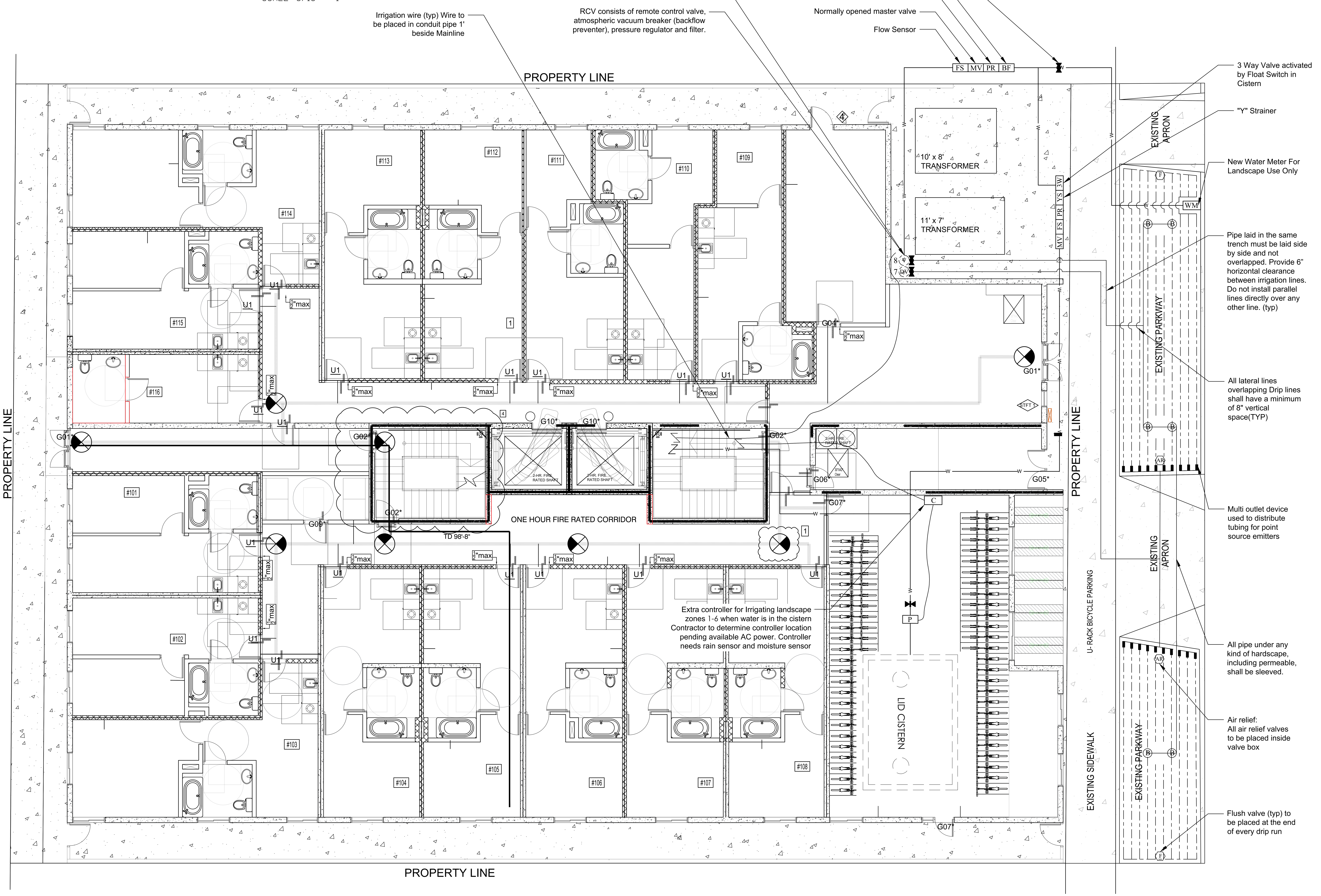
SHEET NUMBER

L-4

SHEET 4 OF 4

IRRIGATION PLAN

SCALE: 3/16" = 1'



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DRAWING BY: A.O. & S.N.

SCALE: 3/16" = 1'-0"

SHEET TITLE

GROUND FLOOR IRRIGATION PLAN

SHEET NUMBER

I-1

SHEET 1 OF 7

LEGEND

POC

W M	NEW WATER METER: 3/4" WITH 100PSI MIN 80 PSI For Landscape Use Only
BF	Double Check Valve Backflow Prevention Device: Febco: 850 Installed above ground
PR	Pressure Regulator Connected to Master valve: Output to be set at 65 PSI Accu Sync: AS-ADJ
MV	Normally Opened master valve : Hunter: ICV-101G - AS-ADJ Enclosure: Valve box: PVBSTD 12"
FS	Flow Sensor: Hunter: Wireless Flow Sensor: WFS Enclosure: Valve box: PVBSTD 12"
	Isolation valve: Manual Ball valve - 1" Enclosure: Valve box: PVB6RNDGL:6" round green lid

VALVES

	Isolation valve: PVC Ball valve - 1" Enclosure: Valve box: PVB6RNDGL:6" round green lid
DV	Single station drip valve with PRS: Hunter PCZ-101-LF-40 Valve box: PVBSTD 12"
V	Single station valve with PRS: Hunter PGV-101G-30 Valve box: PVBSTD 12"

CONTROLLER

Controller: Wire Conduit (read general notes)

REMOTE CONTROL VALVE

Hydrozone number / Valve size: # / #" — # gpm / # in/hr — Flow rate / Precipitation rate

PIPING

	Sleeve: All pipe crossing hardscape, including permeable shall be sleeved
ML 1"	Mainline: Schedule 40 PVC - All mainline 1"
L ¾" / L 1"	Lateral: Schedule 40 PVC - ALL Laterals to be ¾" or 1"
	PVC to Dripline coupling

DISTRIBUTION

AR	Air relief valve for drip: Netafim - TLAVRV Valve box: Rainbird - SEB 7xb
F	Flush valve for drip: Netafim - TLFV-1 Valve box: Rainbird - SEB 7xb
B	Bubbler: Trees - Hunter Root zone watering system: RZWS-18
— — —	Drip line: NETAFIM TLCV4-12 Techline dripline (specified on map) NETAFIM TLCV6-12 Techline dripline (specified on map) ** CHECK VALVES PRE INSTALLED INSIDE NETAFIM DRIP TUBING

VALVE SPECS

NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	7 3/4"	3 gpm .64 in/hr
HUNTER: ROOT ZONE WATERING SYSTEM RZWS-18-50	8 3/4"	7 gpm .67 in/hr

CITY OF LOS ANGELES WATER MANAGEMENT POINTS

Legend: 1 / 1.1 — Item No. per LA City Guidelines Sheet No.

Total s.f. or Project Site: 12480' (384' W/ HW DED.)
Total number of points required for site: 200
Total number of points claimed: **704**

Detail of Points	Points Claimed	Callout
1. Technique Drip/trickle/micro irrigation/low precipitation sprinkler heads with flow-control device. (5 points per circuit)	35	1 / 1.1
2. Technique Lawn area or swimming pools 0% to 15% of the landscape area	10	2 / 1.1
3. Technique Automatic irrigation controller with cycling capacity, and with watering schedule (minimum summer/winter schedules) (any number)	5	3 / 1.1
4. Technique Soil mosture sensor (one for each zone)/anemometer/rain measuring device or sensing system/evapotranspiration data used with automatic controller. (2 per device/ technique; minimum 10 points)	16	4 / 1.1
5. Technique Permeable paving (minimum 100 square feet).	0	5 / 1.1
6. Technique Plants on site those that will, in the designed location, and properly established for 3 years, remain in good health with no more than monthly watering in summer (existing plants that comply may be counted) (plants included on the list maintained by the local chapter of the California Native Plant Society may not be counted-- www.lacnps.org/invasive		6a / 1.1
a) Plant (2 per plant - as specified in gallon or box quantity on the drawings)	638	

TOTAL NUMBER POINTS CLAIMED: **704**

- **Electric shall be ran to the locations of the controllers and pumps for cisterns.**
- **The pump for the cistern is underground with box to be able to access pump.**
- **Controllers and weather station locations are to be determine on site. Depending on the site conditions. Its recommended that the controller be located by the pool equipment.**
- **Installation of a new untreated rainwater catchment system for drip/sub-surface only.**
- **Plans are diagrammatic, all irrigation components shown in the hardscape or on the structures is for clarity only, verify location/placement priot to backfill.**
- **Water supply is from the water main line for all hydrozones and from the cistern for only hydrozones 1 - 6 when water is in the cistern.**
- **Hydrozones/valves 1 - 6 are areas that will prioritize irrigation with captured rain water from the cistern, until cistern is empty.**
- **Cistern and potable water to be separate from one another using separate valves to irrigate the same areas but at separate times.**
- **When water in the cistern, zones 1 - 6 will be turned off on main controller and secondary controller to be turned on. And during dry times the reverse shall be applied.**

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DRAWING BY: A.O. & S.N.

SCALE: NA

SHEET TITLE

GROUND FLOOR IRRIGATION LEGEND

SHEET NUMBER

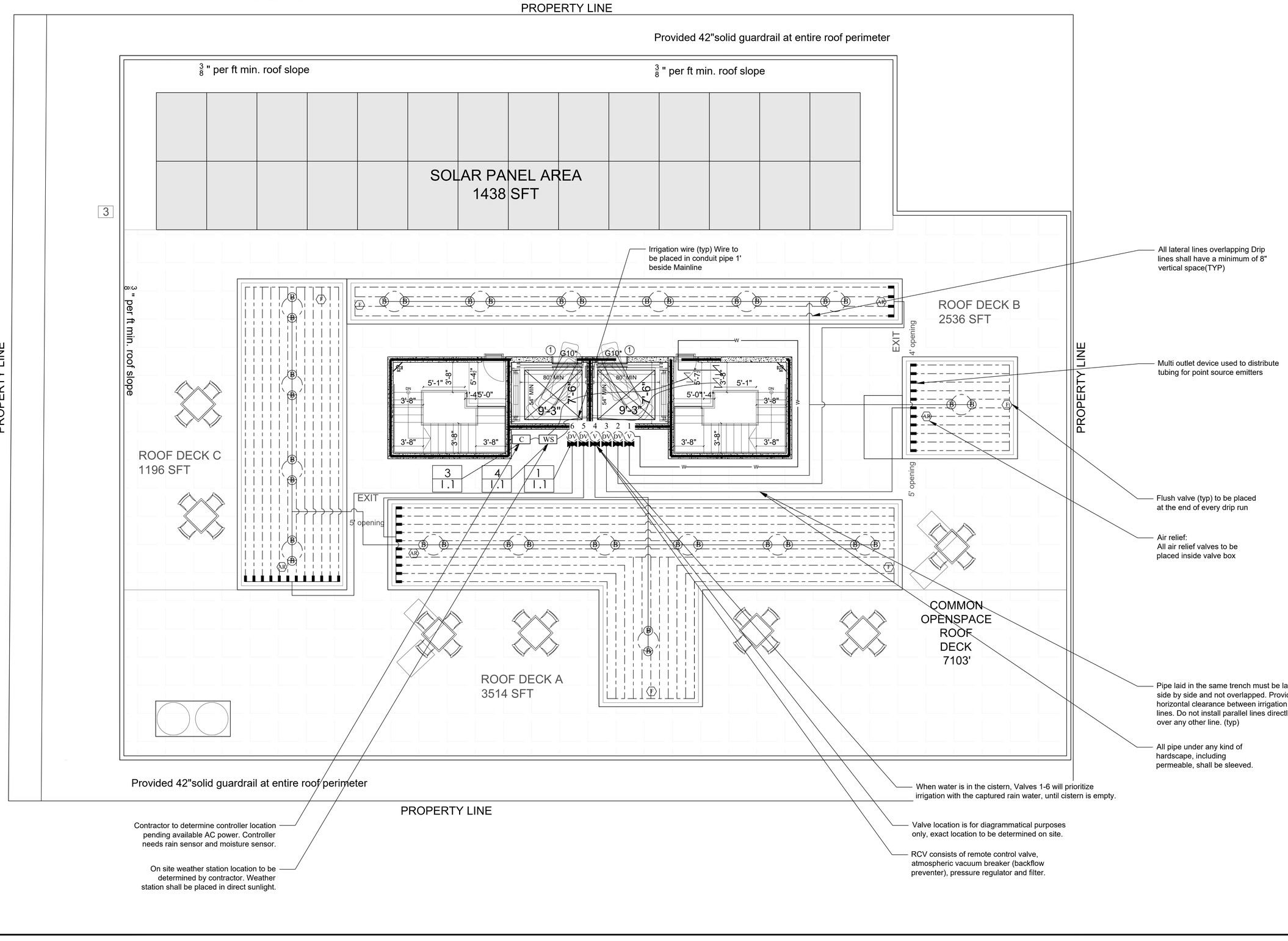
I-2

SHEET 2 OF 7

IRRIGATION PLAN

0 5.2 10.4 15.6

SCALE: 3/16" = 1'



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DRAWING BY: A.O. & S.N.

SCALE: 3/16" = 1'-0"

SHEET TITLE

ROOF FLOOR IRRIGATION PLAN

SHEET NUMBER

I-3

SHEET 3 OF 7

LEGEND

VALVES

Isolation valve: PVC Ball valve - 1"
Enclosure: Valve box: PVB6RNDGL:6" round green lid

DV — Single station drip valve with PRS: Hunter PCZ-101-LF-40
Valve box: PVBSTD 12"

V — Single station valve with PRS: Hunter PGV-101G-30
Valve box: PVBSTD 12"

CONTROLLER

C — Controller: Hunter: IC-600PL (6 station controller) with 1x IC-600-SS (6 station plug-in expansion module) and connected to weather station
Enclosure: Wall Mount

WS — Weather Station: Hunter Solar Sync: WSS-SEN (Wireless)

Controller: Wire Conduit (read general notes)

REMOTE CONTROL VALVE

Hydrozone number: # — # gpm — Flow rate
Valve size: #" — # in/hr — Precipitation rate

PIPING

Sleeve: All pipe crossing hardscape, including permeable shall be sleeved

ML 1" — Mainline: Schedule 40 PVC - All mainline 1"

L ¾" / L 1" — Lateral: Schedule 40 PVC - ALL Laterals to be ¾" or 1"

PVC to Dripline coupling

DISTRIBUTION

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B — Bubbler: Trees - Hunter Root zone watering system: RZWS-18

Drip line:
NETAFIM TLCV4-12 Techline dripline (specified on map)
NETAFIM TLCV6-12 Techline dripline (specified on map)
** CHECK VALVES PRE INSTALLED INSIDE NETAFIM DRIP TUBING

VALVE SPECS

HUNTER: ROOT ZONE WATERING SYSTEM RZWS-18-50	1	7 gpm
	3/4"	.67 in/hr
NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	2	3 gpm
	3/4"	.64 in/hr
NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	3	3 gpm
	3/4"	.64 in/hr
HUNTER: ROOT ZONE WATERING SYSTEM RZWS-18-50	4	7 gpm
	3/4"	.67 in/hr
NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	5	3 gpm
	3/4"	.64 in/hr
NETAFIM: TUBE SPACING 12" O.C. EMITTER SPACING 12" O.C. .4 GPH	6	3 gpm
	3/4"	.64 in/hr

CITY OF LOS ANGELES WATER MANAGEMENT POINTS

Legend: 1 / 1.1 — Item No. per LA City Guidelines Sheet No.

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4. Technique Soil mosture sensor (one for each zone)/anemometer/rain measuring device or sensing system/evapotranspiration data used with automatic controller. (2 per device/ technique; minimum 10 points)	16	4 / 1.1
5. Technique Permeable paving (minimum 100 square feet).	0	5 / 1.1
6. Technique Plants on site those that will, in the designed location, and properly established for 3 years, remain in good health with no more than monthly watering in summer (existing plants that comply may be counted) (plants included on the list maintained by the local chapter of the California Native Plant Society may not be counted-- www.lacnps.org/invasive		6a / 1.1
a) Plant (2 per plant - as specified in gallon or box quantity on the drawings)	638	

TOTAL NUMBER POINTS CLAIMED: **704**

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DRAWING BY: A.O. & S.N.

SCALE: NA

SHEET TITLE

ROOF FLOOR IRRIGATION LEGEND

SHEET NUMBER

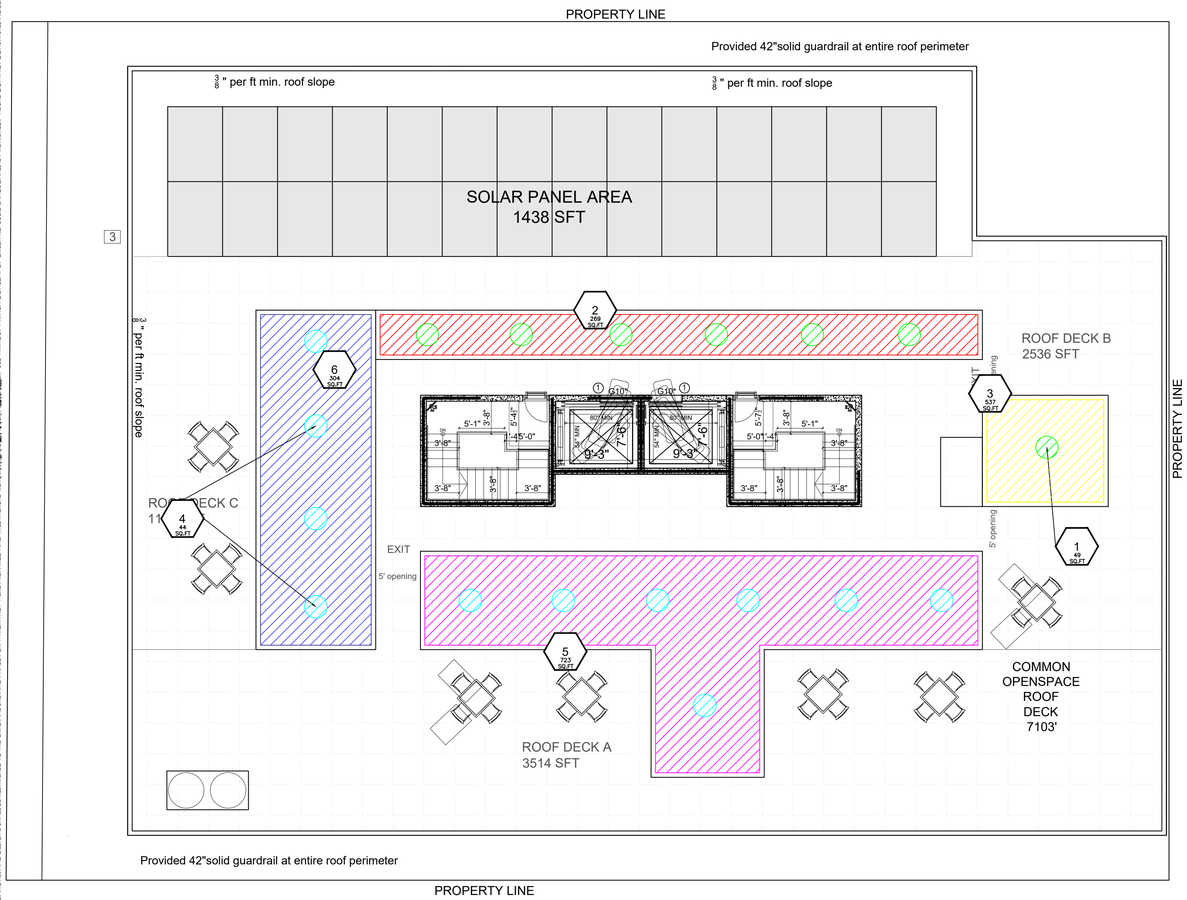
I-4

SHEET 4 OF 7

ROOF FLOOR HYDROZONE MAP

0 8 16 24

SCALE: 1" = 8'



GENERAL NOTES

1. ALL CONTROL AND COMMON WIRE TO BE AWG #14UF-600 VOLT SOLID COPPER
2. PROVIDE P.V.C. SCHED. 40 SLEEVES FOR ALL LATERAL AND PRESSURE LINE AND CONTROL WIRING UNDER PAVING INSTALL WITH 30" OF COVER AND RECOMPACT TO 95%. USE SEPARATE SLEEVES FOR MAINLINE, LATERAL AND WIRE.
3. ACTUAL LOCATION OF AUTOMATIC CONTROLLER TO BE VERIFIED WITH OWNER OR HIS REPRESENTATIVE.
4. IF MAINLINE AND CONTROL VALVES SHOWN IN WALK AREAS, IT IS FOR CLARITY ONLY. ROUTE IN PLANTED AREAS.
5. STOP ALL BACK DRAINAGE OF HEADS.
6. USE TEFLON TAPE OR DOPE ON ALL MALE PIPE THREADS OF CONTROL ASSEMBLY, SWING JOINT AND BACKFLOW ASSEMBLY.
7. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS, AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH.
8. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, INCLUDING NEW PLANT MATERIALS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT ARE IN CONFLICT WITH THE PLANS. SUCH CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING. IN THE EVENT OF THE NOTIFICATION IS NOT PERFORMED, THE IRRIGATION INSTALLER SHALL ASSUME FULL RESPONSIBILITY FOR ANY ON-SITE ADJUSTMENTS NECESSARY TO MAKE SURE THE SYSTEM PERFORMS AT NO ADDITIONAL COST TO THE OWNER.
9. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALKS, RETAINING WALLS ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING STRUCTURES, ETC.
10. INSTALL VALVES IN SHRUB OR GROUND COVER AREAS 12" FROM EXISTING SIDEWALK AS SPACE PERMITS.
11. ALL PVC LATERAL TO BE SCHEDULE 40- 3/4". ALL MAINLINE TO BE SCHEDULE 40: 1-1/4".
12. THE IRRIGATION CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ALL FIELD REVISIONS AND SHALL PRESENT THE OWNER AND SHALL PRESENT THE OWNER WITH AN "AS-BUILT" SET OF SEPIAS AT THE CONCLUSION
13. THE IRRIGATION SYSTEM SHALL BE TESTED IN THE FIELD BEFORE FINAL APPROVAL.

    TEST ALL SPRINKLER MAINS AFTER PIPE IS LAID AND JOINTS ARE COMPLETED BY SUBMITTING TO A PRESSURE TEST OF ONE AND ONE HALF TIMES EXISTING STATIC PRESSURE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. DO NOT BACKFILL ANY TRENCH UNTIL THE OWNER'S REPRESENTATIVE HAS APPROVED THE TEST. REPAIR ANY LEAKS UNTIL LINES MEET TEST REQUIREMENTS AND THE OWNER'S REPRESENTATIVE'S APPROVAL. ALL LATERALS SHALL BE TESTED UNDER MAIN PRESSURE FOR LEAKS; ANY LEAKS SHALL BE REPAIRED. ALL TESTS WITH THE EXCEPTION OF THE LATERALS SHALL BE FOR A DURATION OF 4 HOURS WITH A MAXIMUM DROP
14. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
15. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE 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
16. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
17. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
18. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT TIME OF FINAL INSPECTION.
19. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

IRRIGATION NOTES per MWELO

"A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes".

"An irrigation audit report shall be completed at the time of final inspection".

"Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specific irrigation devices".

"Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur".

"Recirculating water systems shall be used for water features".

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".

"A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project".

CALCULATIONS

HYDROZONE	PLANT TYPE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	AREA (HA) (SQ.F.)	PF X HA (SQ.F.)	PERCENT OF LANDSCAPE AREA (LA)	IRRIGATION EFFICIENCY (IE)	HYDROZONE ETWU	IRRIGATION METHOD
1	Arctostaphylos, Citrus L, Citrus M, Cistrus S	MW	0.5	49	24.5	3%	0.81	940	B
2	Achillea, Aristida, Echium, Festuca	LW	0.3	269	80.7	14%	0.81	3095	D
3	Achillea, Aristida, Calandrinia, Ceanothus, Festuca, Muhlenbergia, Penstemon	LW	0.3	537	161.1	28%	0.81	6178	D
4	Arctostaphylos, Citrus L, Citrus M, Cistrus S	MW	0.5	44	22	2%	0.81	844	B
5	Achillea, Aristida, Calandrinia, Ceanothus, Encelia, Festuca, Muhlenbergia, Penstemon, Salvia	LW	0.3	723	216.9	38%	0.81	8318	D
6	Aristida, Calandrinia, Muhlenbergia	LW	0.3	304	91.2	16%	0.81	3497	D
			TOTAL	1926		100%		**22871**	

NOTE: Turf shall not be overseeded in winter months. Therefore plant factor used is warm season turf: .06

MAWA = [(Eto)(0.62)][(0.55 x LA) O (0.45 x SLA)]

Eto	Conversion factor	Et adjustment factor	LA	Et adjustment factor	SLA	Allocated Gallons
50.1	0.62	0.55	1926	0.45	0	**32904**

ETWU = [50.1 IN][.62][PF X HA/IE] = GALLONS PER YEAR
Calculated above

MAWA > ETWU

MAWA	**32904**
ETWU	**22871**
Difference:	10033

PER MWELO:

VLW	Very Low water (0.1)	Overhead spray (S)	0.75
LW	Low water (0.2-0.3)	Sub surface drip (D)	0.81
MW	Moderate water (0.4-0.6)	Emitters (E)	0.81
HW	High water (0.7-1.0)	Bubbler (B)	0.81

7 month (Oct 1- April 30) Estimated Total Water Use (ETWU)

ETWU $_{(7\ Month)}$ **= ET** $_{7}$ **x 0.62 x PF**

- **ET** $_{7}$ **= 21.7** (Per City of LA Irrigation Guidelines, App C)
- **PF = 963** (Planting Factor x Planting Area)
  - Planting Factor = 0.5
  - Planting Area = 1926
  - 0.5 x 1926 = 963

ETWU $_{(7\ Month)}$ **= ET** $_{7}$ **x 0.62 x PF**
= 21.7 x 0.62 x 963
= 12,956.2 gal

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PROJECT

7311-7315 S Figueroa St

DATE

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DRAWING BY: A.O. & S.N.

SCALE: NA

SHEET TITLE

HYDROZONE NOTES AND CALCS.

SHEET NUMBER

I-5

SHEET 5 OF 7

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS FOR THE INSTALLATION AND PIPELINE CONSTRUCTION FOR SAFE REUSE OF RAINFALL / RUN-OFF, NON-POTABLE CISTERN WATER AND URBAN RUN-OFF WATER

REQUIRED SEPARATION OF LINES

In order to minimize construction accidents resulting in pipeline breaks, which may pollute the domestic water supply or accidental cross-connections between rainfall/non- potable cistern water and potable water systems, maximum attainable separation of non- potable cistern water lines and potable water lines is required.

- Parallel Construction: There shall be at least a four foot (4') separation for all pressure mains, all distances measured from pipeline outside diameter. In restricted areas where 4 foot separations cannot be met, the use of sleeved pipe is required.
- Cross-Over Construction: Perpendicular pipeline installation is set at a one foot (1') separation, with potable above rainfall/non-potable cistern water, and one full pipe length centered over crossing.
- Alternative Cross-Over construction (distance not maintained): Either the rain-fall/non-potable cistern water may be sleeved with the same class piping (usually schedule 40 PVC) for one full pipe length (minimum four feet) centered over the cross-over.

Existing On-site piping – To the extent feasible, maximum separation of rainfall/non-potable cistern water and potable water lines shall be practiced upon system addition or modification.

IDENTIFICATION OF LINES

All rainfall/non-potable cistern water main lines, valve boxes and appurtenances shall be identified to clearly distinguish between non-potable cistern water and potable water systems. Specific wording on identification tape shall be required. Evaluation shall be on a case-by-case basis, but with the understanding that the minimum requirement for pipeline identification is per the Uniform Plumbing Code. The following identification tape will be accompanied with respective tags of the same colors and wording for all valve boxes, vaults, control valves, quick couplers, outlets and related appurtenances, if applicable.

a. POTABLE WATER – All potable water lines shall be installed in accordance with the Uniform Plumbing Code and all other governing codes, rules and regulations. Buried potable water lines shall be identified by continuous tape with lettering on three inch (3'') minimum width green or blue tape with one inch black lettering bearing the continuous wording "Potable Water". Identification tape shall be permanently affixed to the pipeline at five foot intervals atop all horizontal piping, laterals and mains. Identification tape shall extend to all valve boxes and/or vaults, exposed piping and hydrants. Identification tape is not necessary for extruded colored PVC with continuous wording "Potable Water" printed in contrasting lettering on opposite sides of the pipe.

b. RAINFALL/NON-POTABLE CISTERN WATER – All rainfall/non-potable cistern water lines (pressure/non-pressure) shall be identified by continuous lettering on three inch (3'') minimum width YELLOW tape with one inch black lettering bearing the continuous wording "Caution – Non-potable Cistern Water, Subsurface Irrigation Only" permanently affixed at five foot intervals atop all horizontal piping, laterals and mains. Identification tape shall extend to all valve boxes and/or vaults and exposed piping.

c. NON-POTABLE WATER – All non-potable irrigation/industrial water lines (pressure/non-pressure) shall be identified by continuous lettering on three inch (3'') minimum width yellow tape with one inch black lettering bearing the continuous wording "Non-Potable Water" permanently affixed at five foot intervals atop all piping. Identification tape shall extend to all valve boxes and/or vaults, exposed piping, hydrants and quick couplers.

d. Tags, respective of each water supply, shall be identified with the appropriate wording on both sides with the inclusion of a universal symbol.

OPERATIONAL GUIDELINES AND SPECIFICATIONS

1. Irrigation systems utilizing untreated rain-fall/non-potable cistern water shall only be by means of *subsurface irrigation. Misting or spraying into the air is prohibited. Irrigation practices shall be controlled to prevent surface runoff from lands owned or controlled by the user. (*For above grade spray irrigation, the level of treatment would necessitate Title 22 Standards to ensure the removal of pathogens. Please contact the Department for more information).

2. Any pipeline other than potable water that is installed within a structure shall conform to all building code standards and shall be "barber shop" wrapped with the respective continuous identification tape and without any interconnections with the potable water system.

3. Gray water systems, rain-fall/runoff non-potable cistern systems and recycled water systems are not to be interconnected. Each shall be installed as stand alone systems completely separate from one another. Gray water systems are directly connected to the sewage system. Rain-fall/non-potable cisterns are not to be directly connected to a sewer system. For gray water installation requirements refer to California Plumbing Code 2007, Chapter 16/Appendix G (DWR).

4. Cisterns/storage vessels shall be adequately covered to prevent mosquito breeding.

5. Contact with untreated rainfall/non-potable cistern should be kept to a minimum.

6. Deteriorated or inadequately protected water well casings shall be protected against contamination by untreated rainfall/non-potable cistern water by correcting these physical deficiencies. Surface infiltration of untreated rainfall/run-off is allowed provided it occurs at least 10 feet from an unprotected foundation structure, there is a least 10 feet of clearance to the seasonal high ground water table, and it occurs at least 100 feet from a water supply well.

7. An On-Site Water Supervisor shall be appointed as provided for under Title 17, Section 7586, California Code of Regulations. Authorizations for any piping changes or additions to either the potable or recycled wastewater systems shall be subject to review and approval by the water supervisor. The name and position of this individual shall be reported to the water purveyor and to the Department.

8. As-built plans shall be prepared and updated as necessary by the user showing the location of rainfall /non-potable cistern water and potable water system piping.

9. To prevent secondary exposure to rainfall/non-potable cistern water, hose bibbs and quick couplers shall not be permitted in order to prevent both the unauthorized use of said water supply and secondary exposure of untreated non-potable water supply. Quick-couplers are presently not allowed on non-potable cistern systems.

10. A potable water source may be connected via an approved backflow prevention device to provide a back up water source to a non-potable water cistern. A non-potable water backup supply line from a potable source via an approved backflow prevention device can be directly connected to the rain-fall/non-potable cistern discharge line to the irrigation system. Gray water systems cannot be directly connected to a potable supply with or without a backflow prevention device, (air gaps are excluded) (2007 California Plumbing Code, Section 603.3.5). Air gaps are the only method as a potable water make-up to a gray water system.

11. A pressure test/cross-connection test shall be performed to confirm the physical separation of the storm water/cistern water and potable water systems. Said testing shall be performed in conjunction with the Water Purveyor and this Department and conducted before the introduction of rainfall/non-potable cistern water.

GUIDELINES FOR HARVESTING RAINWATER, STORMWATER, & URBAN RUNOFF FOR OUTDOOR NON-POTABLE USES.

TIER II: ON-SITE COLLECTION OF RAINWATER IN CISTERNS FOR ON-SITE USE.

- Tier II systems must exclude rainwater collected from locations zoned for agricultural, manufacturing, or industrial use.
- Tier II systems must: be installed in accordance with the manufacturer's instructions and local agency requirements; be equipped with an overflow device or rain diverter; be screened or otherwise equipped to prevent vector intrusion.
- Tier II systems require prior review by Los Angeles County Department of Public Health Cross Connections Program (DPH) or the appropriate local agency. This review is necessary in order to reduce risk of cross connection with potable water supplies.

Spray irrigation of Tier II water is allowed only when there is negligible human exposure, such as between the hours of sunset and sunrise.

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DRAWING BY: A.O. & S.N.

SCALE: NTS

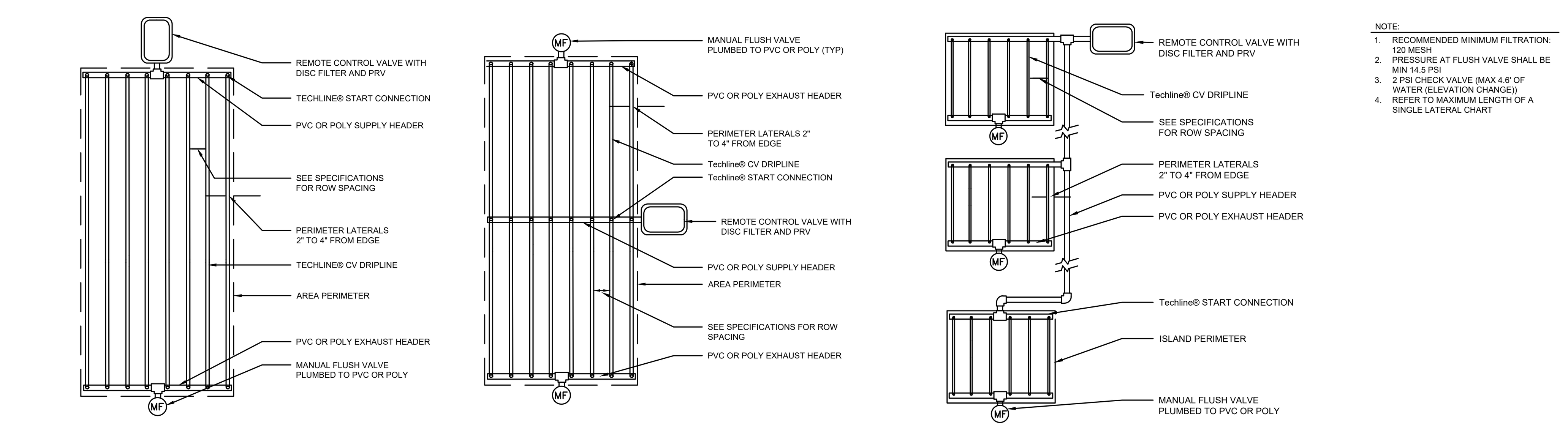
SHEET TITLE

RAIN WATER HARVESTING

SHEET NUMBER

I-6

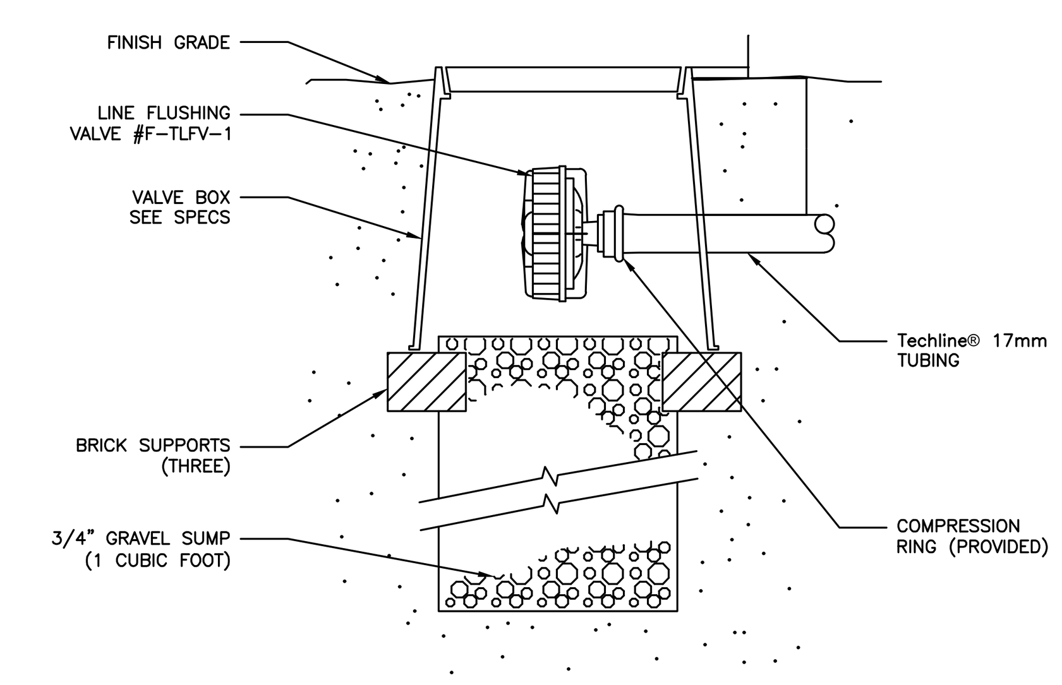
SHEET 6 OF 7



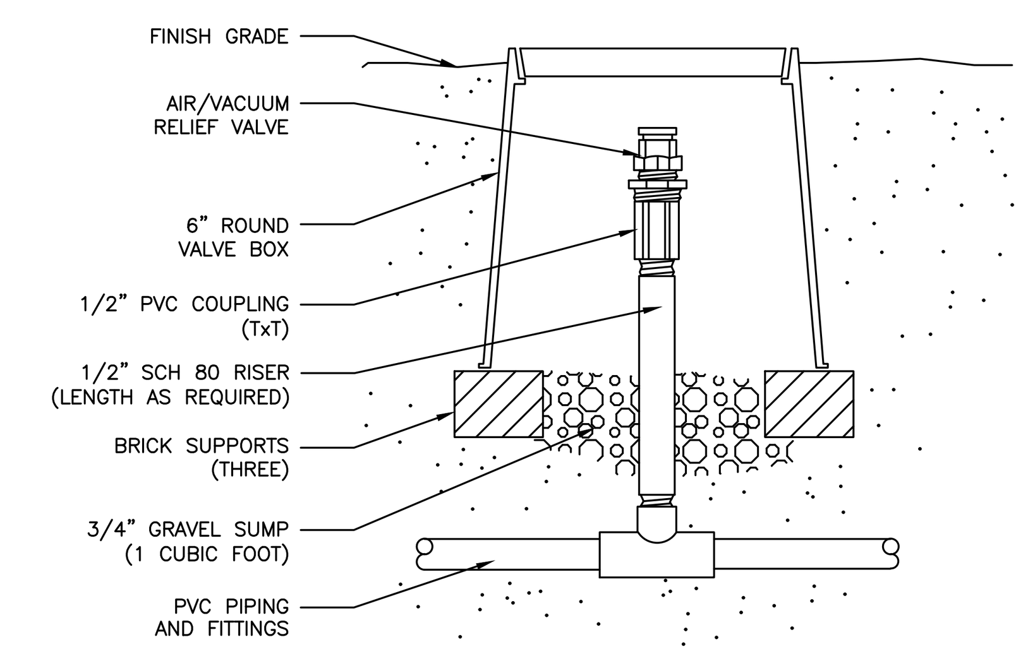
NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 14.5 PSI
3. 2 PSI CHECK VALVE (MAX 4.6' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

Techline® CV END FEED LAYOUT — CENTER FEED LAYOUT — MULTI PLANTER LAYOUT — NETAFIM

.4 OR .6 GPH

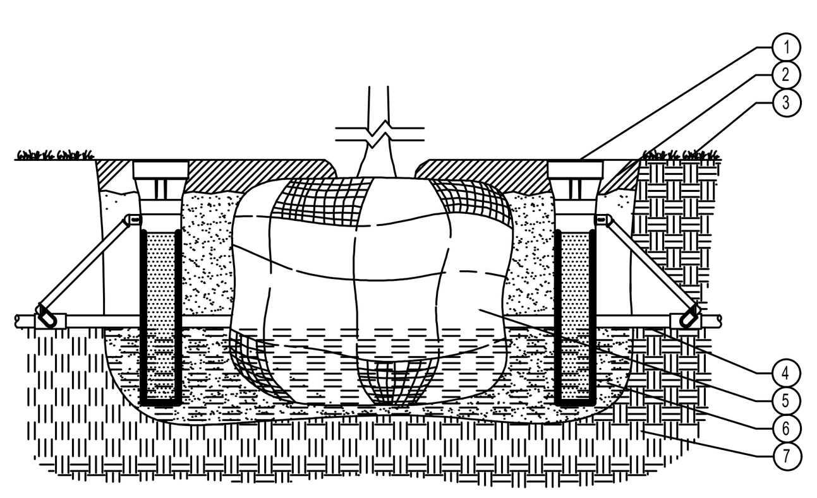


Techline® LINE FLUSHING VALVE (PLUMBED TO Techline) — NETAFIM



Techline® AIR/VACUUM RELIEF (PLUMBED TO PVC) — NETAFIM

NOT TO SCALE — DETAIL – D273

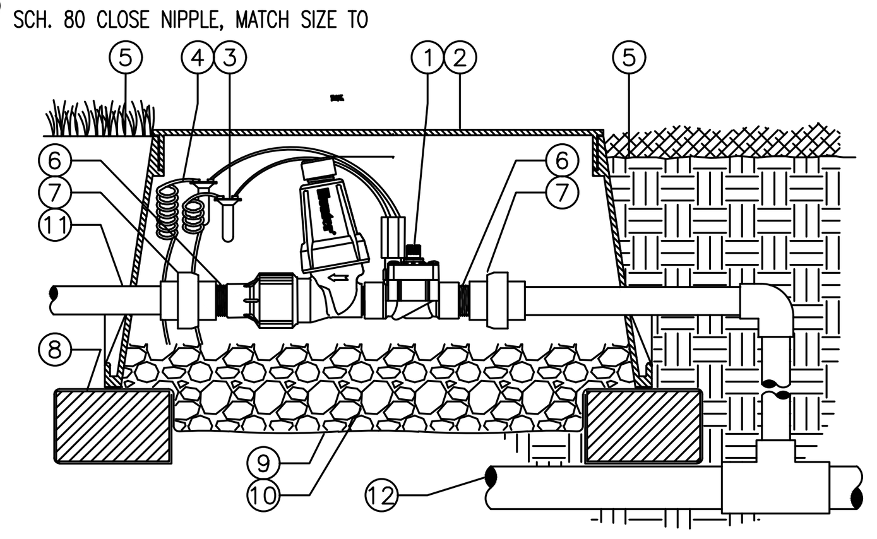


LEGEND:
1. 18" ROOT ZONE WATERING SYSTEM PER PLAN
2. MULCH
3. FINISHED GRADE
4. LATERAL PIPE - SIZE PER PLAN
5. ROOT BALL
6. AMENDED SOIL MEDIA (PER SOILS REPORT)
7. NATIVE SOIL

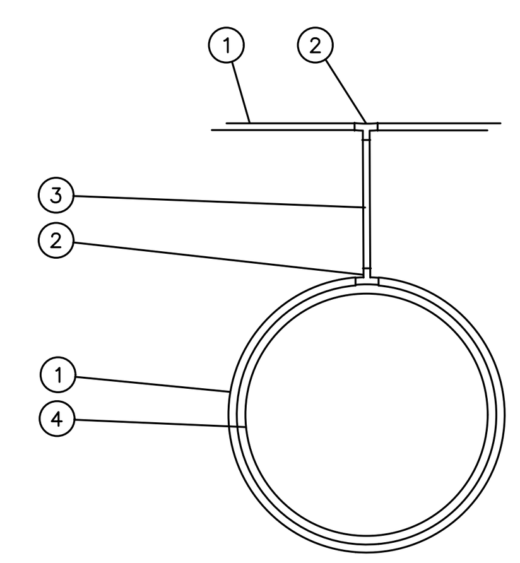
NOTES
INSTALL RZWS SLEEVE OVER TUBE TO HELP PREVENT SOIL INTRUSION

ROOT ZONE WATERING SYSTEM - 18"
Hunter HM.RZWS.02 — NOT TO SCALE

LEGEND
1. HUNTER REMOTE CONTROL VALVE (PCZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"–24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO
7. VALVE
8. PVC SLIP X FPT UNION
9. BRICK SUPPORTS (4)
10. FILTER FABRIC – WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL – 4" MIN. DEPTH
12. IRRIGATION LATERAL
MAINLINE LATERAL AND FITTINGS



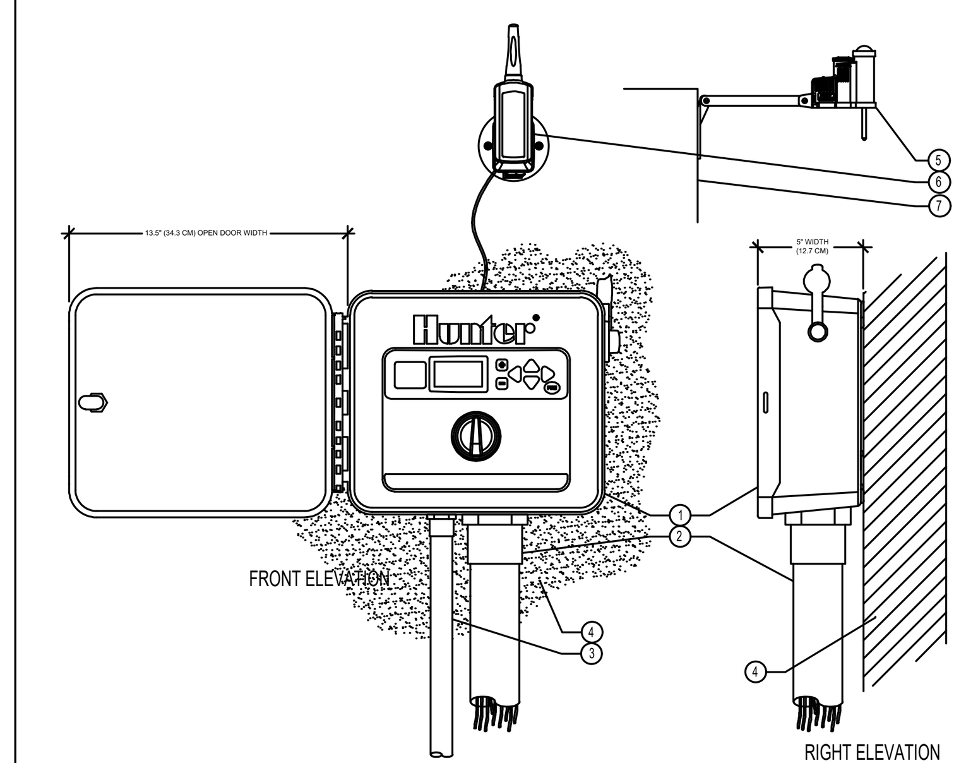
DRIP CONTROL ZONE KIT (PCZ-101-LF) WITH UNIONS
Hunter V.PCZ.02 — NO SCALE



1. ON–SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE
POTABLE: XFCV DRIPLINE
PLACE AS SHOWN (LENGTH AS REQUIRED)
2. BARB TEE INSERT FITTING:
RAIN BIRD XFF–TEE
3. ½" POLYETHYLENE TUBING:
RAIN BIRD XF SERIES BLANK TUBING
4. ROOT BALL

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE–DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFCV ON–SURFACE DRIPLINE AROUND TREE — RAIN BIRD

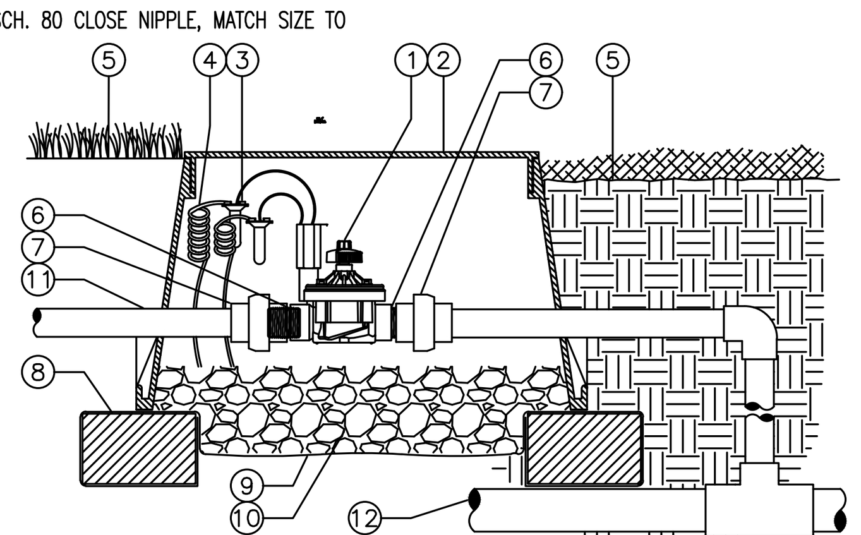


LEGEND:
1. IRRIGATION CONTROLLER (I CORE) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
5. SOLAR SYNC WIRELESS SENSOR
6. SOLAR SYNC WIRELESS RECEIVER
7. POST OR SUITABLE MOUNTING SURFACE

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

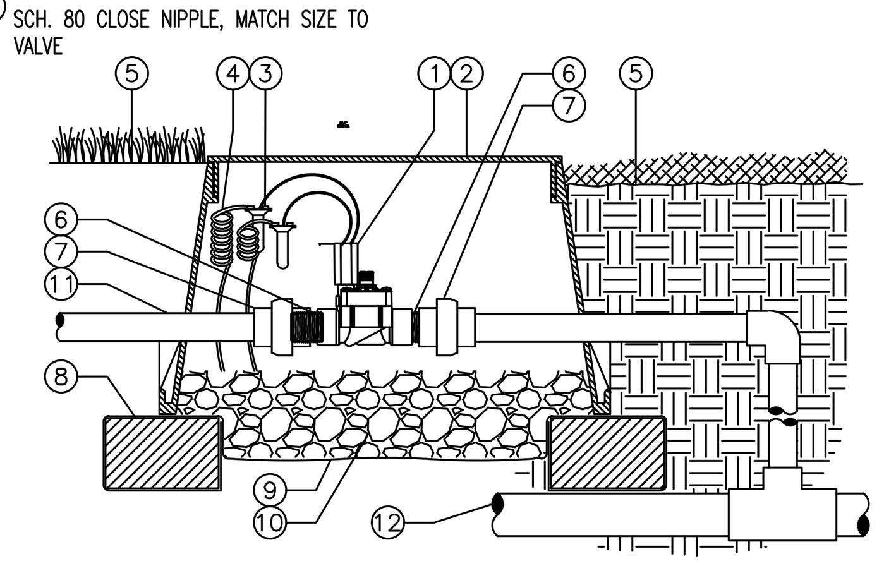
I CORE - WALL MOUNT / SOLAR SYNC WIRELESS
Hunter C.ICORE.01 / S.SS.04 — NOT TO SCALE

LEGEND
1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"–24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO
7. VALVE
8. PVC SLIP X FPT UNION
9. BRICK SUPPORTS (4)
10. FILTER FABRIC – WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL – 4" MIN. DEPTH
12. IRRIGATION LATERAL
MAINLINE AND FITTINGS



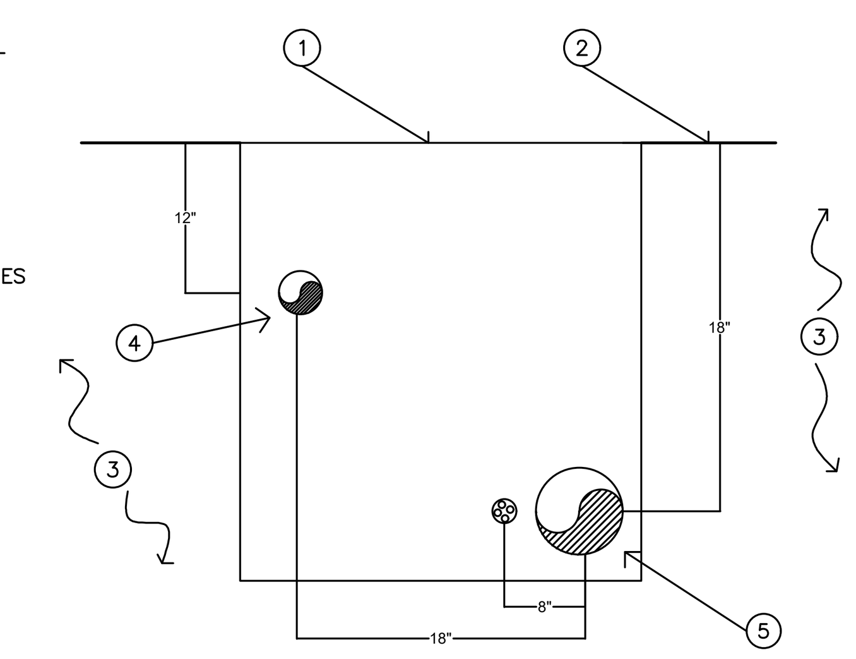
IN-LINE VALVE (ICV-101G) WITH UNIONS FOR USE AS MASTER VALVE
Hunter V.ICV.02 — NO SCALE

LEGEND
1. HUNTER REMOTE CONTROL VALVE (PGV)
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"–24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT UNION
8. BRICK SUPPORTS (4)
9. FILTER FABRIC – WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL – 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS



IN-LINE VALVE (PGV-101G) WITH UNIONS
Hunter V.PGV.06 — NO SCALE

1. CLEAN COMPACTED BACKFILL
2. FINISHED GRADE
3. UNDISTRUBED SOIL
4. LATERAL LINES
5. MAINLINE AND CONTROL WIRES

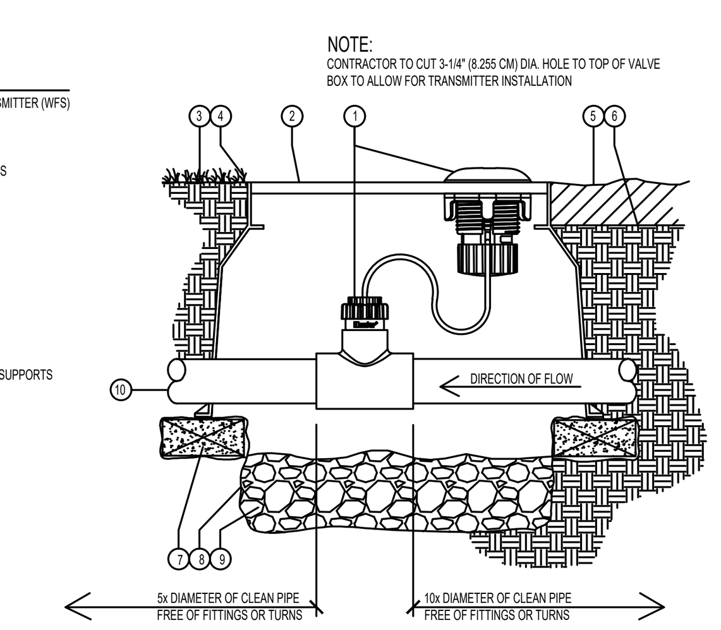


NOTES:
1. CONTROL WIRES SHALL BE IN CONDUIT.
2. PIPE SHALL REST IN SAND BED.

PIPE INSTALLATION — RAIN BIRD

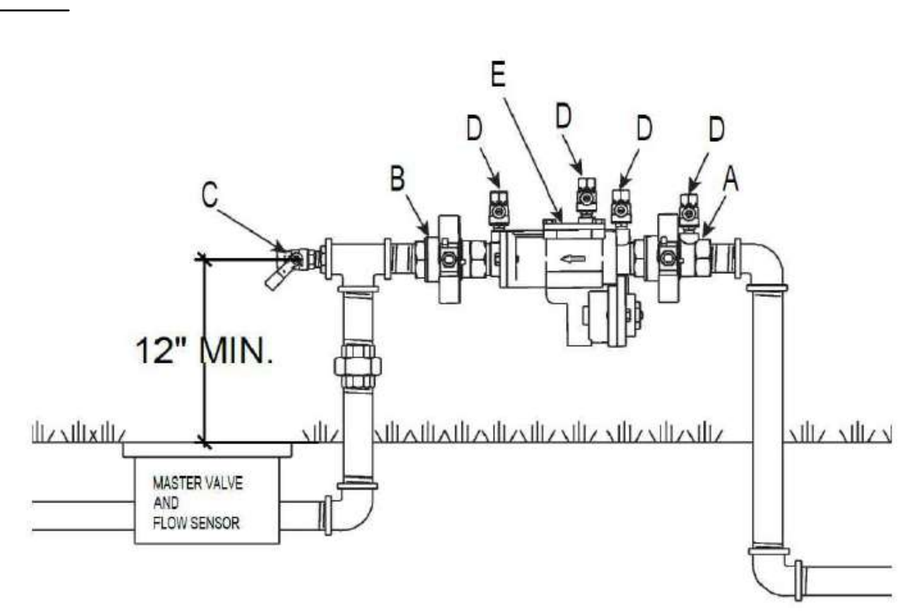
LEGEND:
1. HUNTER WIRELESS FLOW SENSOR AND TRANSMITTER (WFS) PER PLAN
2. IRRIGATION VALVE BOX PER PLAN HEAT STAMP LID WITH 'FS' IN 2" (5 CM) LETTERS
3. FINISHED GRADE IN TURF
4. ADJACENT TURF (PER PLAN)
5. ADJACENT MULCH (PER PLAN)
6. FINISHED GRADE IN PLANTER BED
7. BRICK SUPPORTS (4)
8. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
9. 3/4" WASHED GRAVEL - 4" (10 CM) MIN. DEPTH
10. IRRIGATION LATERAL

NOTE:
CONTRACTOR TO CUT 3-1/4" (8.255 CM) DIA. HOLE TO TOP OF VALVE BOX TO ALLOW FOR TRANSMITTER INSTALLATION



WIRELESS FLOW SENSOR (WFS)
Hunter — NOT TO SCALE

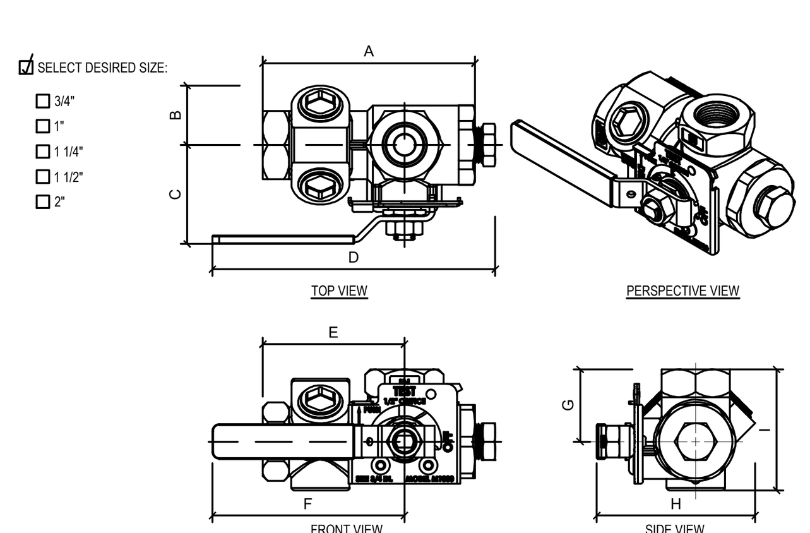
LEGEND:
A. INLET BALL VALVE
B. OUTLET BALL VALVE
C. OUTLET DRAIN VALVE
D. TEST COCKS
E. HOUSING COVER



DOUBLE CHECK VALVE ASSEMBLY (SERIES 850)
FEBCO — NOT TO SCALE

AGF MANUFACTURING
100 QUAKER LANE
MALVERN, PA
PHONE: (610) 240-4900
FAX: (610) 240-4906
www.testandrain.com

☑ SELECT DESIRED SIZE:
☐ 3/4"
☐ 1"
☐ 1 1/4"
☐ 1 1/2"
☐ 2"

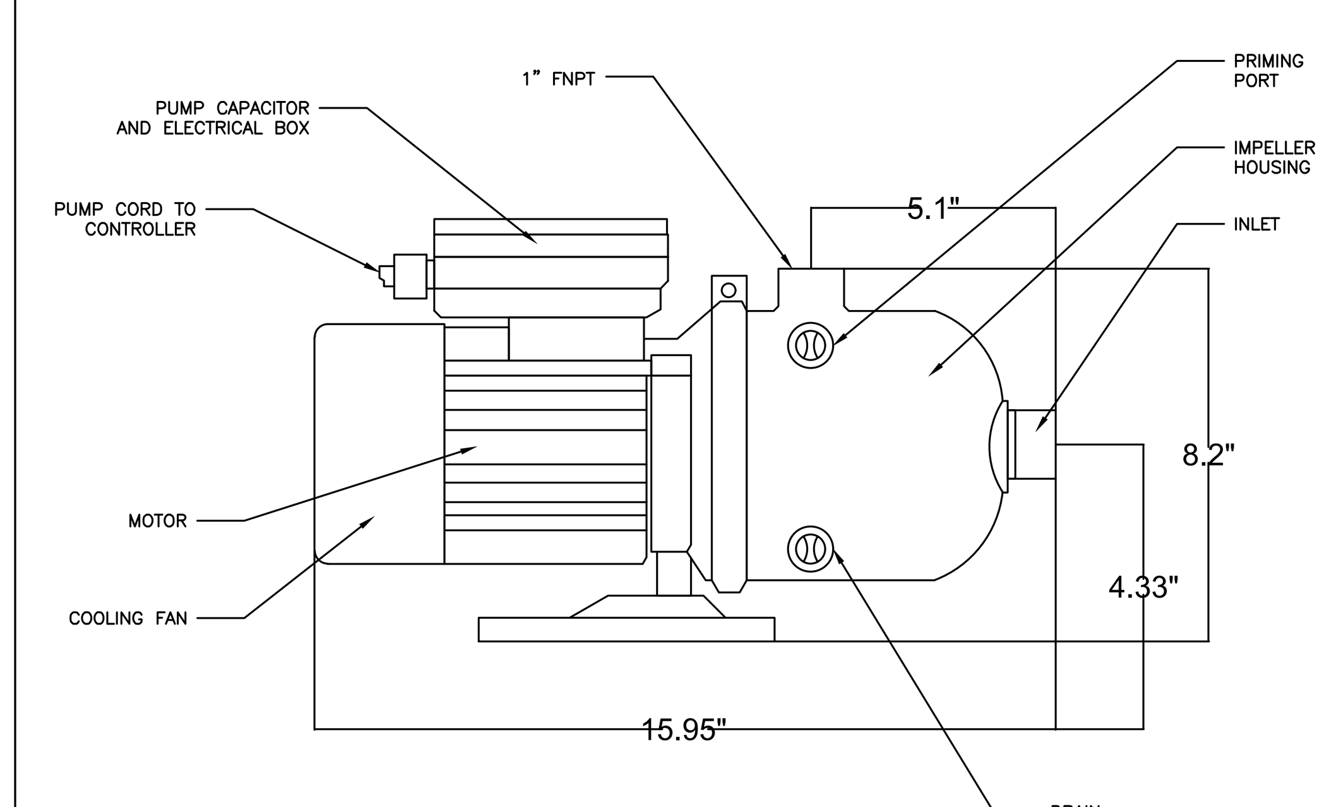


PRODUCT SIZE	A	B	C	D	E	F	G	H	I
3/4"	5 1/16"	1 7/16"	2 3/8"	6 3/4"	3 3/8"	4 9/16"	1 3/4"	3 3/4"	2 7/8"
1"	5 1/16"	1 7/16"	2 3/8"	6 3/4"	3 3/8"	4 9/16"	1 3/4"	3 3/4"	2 7/8"
1 1/4"	5 3/8"	1 7/16"	2 13/16"	8 1/16"	3 5/16"	5 1/2"	1 15/16"	4 3/16"	3 5/16"
1 1/2"	6 3/8"	1 11/16"	3 3/4"	11 1/8"	3 7/8"	8 3/16"	2 5/8"	5 7/16"	4 5/16"
2"	6 3/8"	1 11/16"	3 3/4"	11 1/8"	3 7/8"	8 3/16"	2 5/8"	5 7/16"	4 5/16"

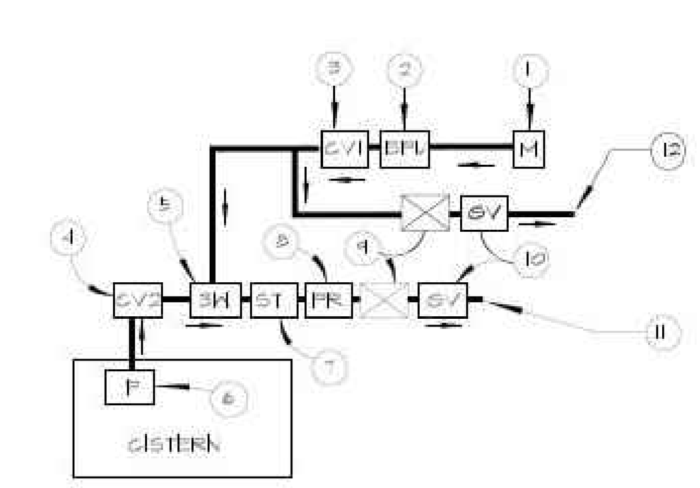
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5135-001

TESTANDRAIN®
SINGLE HANDLE BALL VALVE (1000)

5135-001 — REVISION DATE 05/12/16 — CADdetails.com



RainFlo PUMP: MHP150A 1.5 HP
RAINFLO — NO SCALE



1. DOMESTIC WATER METER (POTABLE WATER)
2. BACKFLOW PREVENTION ASSEMBLY
3. CHECK VALVE WITH GAUGES ABOVE GRADE
4. CHECK VALVE BELOW GRADE
5. 3 WAY VALVE ACTUATED BY FLOAT SWITCH IN CISTERN
6. SUBMERSIBLE ON-DEMAND IRRIGATION PUMP
7. "Y" STRAINER
8. PRESSURE REGULATING VALVE (SET AT 70 P.S.I. DELIVERY PRESSURE)
9. MASTER CONTROL VALVE AND FLOW SENSOR
10. GATE VALVE LINE SIZE
11. TO CISTERN IRRIGATION SYSTEM ONLY (SEE IRRIGATION PLAN)
12. TO IRRIGATION SYSTEM (SEE IRRIGATION PLAN)

CISTERN DIAGRAM FOR IRRIGATION POINT OF CONNECTION

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T : 818 616 1860
License#: 1014404

CLIENT

Manish Drona
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PROJECT

7311-7315 S Figueroa St

DATE

4-7-2023

REVISIONS

1. 4-21-2023
2. 5-15-2023
3. 11-22-2023
4. 12-5-2023
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11. --
12. --
13. --
14. --

DRAWING BY: A.O. & S.N.
SCALE: NTS

SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER

I-7
SHEET 7 OF 7