Residential			
		Area (SF)	
	Units	130,864	Total NSF
	Common area		
	Lobbies	923	
	B.O.H Lobby	753	
	Circulation	18,097	
	Leasing office	1,232	
	Fitness Center	971	
	Clubhouse	1,160	
	Screening Room	828	
	Trash	374	
	Patio	231	
		24,569	Total Residential Common Area
		155,433	Residential Gross (per FAR calc)
Commercial			
	Restaurant 1	2,161	
	Restaurant 2	3,850	
	Retail 1	7,043	
	Retail 2	2,063	
		15,117	Total Retail
	Common area		
	Commercial Lobby	551	
	Trash	364	
	Storage	896	
		1,811	Total Retail Common Area
		16,928	Retail Gross (per FAR calc)
		172,361	Total Building Area (per FAR calc)

Residential Unit Mix							
	FL 1	FL 2	FL 3	FL 4	FL 5	Total	%
Studio		5	8	8	9	30	19.5
One Bedroom		14	15	15	15	59	38.0
Two Bedroom		13	16	16	15	60	39.0
Three Bedroom		1				1	1.0
Live/Work	4					4	2.5
Total	4	33	39	39	39	154	100.0

Parking Calculations					
	Area/ Units	Parking Ratio	Required	Provided	Level
Commercial					
Restaurant	6,011	10:1000 SF	60		
Retail	9,106	4:1000 SF	36		
				42	GF
				53	P1
Total Area	15,117				
Subtotal			96	95	
Residential					
Live/Work	4	1: Unit	4		
Studio	30	1: Unit	30		
1 Bedroom	59	1: Unit	59		
2 Bedroom	60	2: Unit	120		
3 Bedroom	1	2: Unit	2		
				82	P1
				134	P2
Subtotal	154		215	216	
Total			311	311	
Bicycle					
Retail: Short Term	15,117	1:2,000 SF	8	8	GF
Retail: Long Term	15,117	1:2,000 SF	8	8	GF
Units: Short Term	154	1: 10 Units	16	16	GF
Units: Long Term	154	1: Unit	154	26	GF
				66	P1
				62	P2
Subtotal					
Total			186	186	

Accessible Parking			
	Required	Provided	Level
76-100 [Commercial]	4	2	GF
		2	P1
201-300 [Residential]	7		
		2	P1
		5	P2
	11	11	

Parking Breakdown				
	Resid. Compact	Resid. Standard	Comm. Compact	Comm. Standard
P2	48	86		
P1	22	60	24	29
GF			14	29
Total	70	146	38	58
		Total Residential		Total Comm.
		216		96
Total Compact Ratio	32.40%		39.58%	

Open Space Calculations						
	FL 1	FL 2	FL 3	FL 4	FL 5	Total
W Patio	864					864
Commercial Plaza	1,510					1,510
E Patio	498					498
W Court - FL2		4,244				4,244
E Court - FL2		2,881				2,881
Pool - FL2		4,542				4,542
Recreation - Fitness		971				971
Recreation - Clubhouse		1,160				1,160
Recreation - Screening Room		828				828
Terrace fifth floor					500	500
Private Open Space (19% of required total)						4,350
Total Open Space - Provided	2,872	14,626	0	0		22,348
100 SF FOR UNITS < 3 HAB. ROOMS	4	5	8	8	9	3,400
125 SF FOR UNITS = 3 HAB. ROOMS		14	15	15	15	7,375
175 SF FOR UNITS > 3 HAB. ROOMS		13	16	16	15	10,500
Total Open Space - Required						21,275

AREA CALCULATIONS

SCALE NTS | 9

Project Directory	
Discipline	Contact Info
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MEP	TBD
	.
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	EMAIL: boby@lagroupince.net

PROJECT DIRECTORY

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VICINITY MAP

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TABLE 601; SECTIONS 420.2
FIRE-RESISTNACE RATING REQUIREMENTS FOR BLDG ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE IA	TYPE VA
PRIMARY STRUCTURAL FRAME	3	1
BEARING WALLS		
EXTERIOR	3	1
INTERIOR	3	1
NONBEARING WALLS & PARTITIONS		
INTERIOR	0	0
FLOOR CONSTRUCTION		
AND ASSOCIATED SECONDARY MEMBERS	2	1
ROOF CONSTRUCTION		
AND ASSOCIATED SECONDARY MEMBERS	1 1/2	1

FIRE RESISTIVE SCHEDULE

SCALE NTS | 9

SANTA MONICA / GRANVILLE

THE ARCHITECT OR ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL SUBMITTAL DOCUMENTS PREPARED BY OTHERS, FOR THE COMPATIBILITY WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL ITS DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE BUILDING OFFICIAL.

PROJECT ADDRESS: 1500 GRANVILLE AVE. LOS ANGELES, CA 90025

LEGAL DESCRIPTION: LOT: 1, 2, 3 & 4
TRACT: PACIFIC FARMS TRACT
MAP BOOK: 1, PAGES 43-44
A.P.N.: 4262-006-001 / 4262-006-004 / 4262-006-005 / 4262-006-006 / 4262-006-008 / 4262-006-030
STATE OF CA, LOS ANGELES COUNTY, CITY OF LOS ANGELES

LOT AREA: 58,381 SF

BASIC ZONING:
EXISTING ZONING: C2-1VL
EXISTING USE: BUERGE CHRYSLER AUTO DEALERSHIP (VACANT) - GENERAL COMMERCIAL
PROPOSED USE: MIXED-USE RESIDENTIAL / RETAIL / PARKING GARAGE
COMMUNITY PLAN: WEST LOS ANGELES
COUNCIL DISTRICT: 11
FLOOD HAZARD ZONE: NO
HILLSIDE GRADING AREA: NO
HILLSIDE ORDINANCE AREA: NO
METHANE HAZARD SITE: NO

FIRE:
REPORTING DISTRICT: 852
VHFHSZ: NO
FD. / FS: 9 / 59
DIVISION: 3

ZONING:
SPECIFIC PLAN: WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION

SETBACKS:
FRONT YARD (NORTH) -
SIDE YARD (EAST) -
REAR YARD (SOUTH) -
SIDE YARD (WEST) -

DENSITY:
CEQA NUMBER -
ALLOWABLE F.A.R. 3:1 PER DENSITY BONUS (ON MENU INCENTIVE)
ALLOWABLE BUILDABLE AREA: 58,381 SF X 3 = 175,143 FT.
ZONING SQ. FT.: 1ST FLOOR, 2ND FLOOR, 3RD FLOOR, 4TH FLOOR, 5TH FLOOR, 173,125 SQ. FT.

HEIGHT:
ALLOWABLE HEIGHT LIMIT: 56'-0"
PROVIDED HEIGHT: 56'-0"

BUILDING:
USE: 4 STORY 154 UNIT MULTIFAMILY DWELLING OVER 1 STORY RETAIL OVER 2 STORY SUBTERRANEAN CLOSED PARKING GARAGE
OCCUPANCY: R2, B, M AND S2
CONSTRUCTION TYPE:
MULTI-FAMILY (R2) TYPE VA
LEASING OFFICE (B) TYPE IA
REC. ROOMS (B) TYPE VA
CLUB HOUSE (A3) TYPE VA
RETAIL (M) TYPE IA
GARAGE (S2) TYPE IA
FULLY SPRINKLERED: NFPA 13 THROUGHOUT

AREA:
BUILDING SQUARE FOOTAGE:
TYPE VA 154,682 SF
TYPE IA (RETAIL) 17,014 SF
TYPE IA (RESIDENTIAL) 9,488 SF
TYPE IA (PARKING) 131,006 SF
TOTAL: 312,190 SF

HEIGHT:
ALLOWABLE BUILDING HEIGHT: [TABLE 503, 504.2, 506.3] 4 STORIES TYPE VA OVER 1 STORY TYPE IA) 56'-0" = 45'-0" W/ 11'-0" ON MENU INCENTIVE
PROVIDED HEIGHT: 5 STORIES FROM GRADE PLANE (200.03') 56'-0" (256.03')

REFERENCE CODES:
BUILDING: LOS ANGELES BUILDING CODE (LABS 2014)
LOS ANGELES GREEN BUILDING CODE (LAGBC 2014)
LOS ANGELES MECHANICAL CODE (LAMC 2014)
LOS ANGELES PLUMBING CODE (LAPC 2014)
LOS ANGELES ELECTRICAL CODE (LAEC 2014)
ZONING: CHAPTER I OF THE LOS ANGELES MUNICIPAL CODE WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION SPECIFIC PLAN
FIRE: LOS ANGELES FIRE CODE (LAFC 2014)
AUTOMATIC SPRINKLER SYSTEM PER NFPA 13
MANUAL FIRE ALARM & SMOKE ALARM PER NFPA 72
CARBON MONOXIDE PER NFPA 720 / UL 2034

PROJECT SPECIFIC CODE ANALYSIS:

508.3.1 ACCESSORY OCCUPANCIES
Occupancies subsidiary to the main occupancies of the building or portion thereof. Aggregate accessory occupancies shall not occupy more than 10% of the area of the story in which they are located and shall not exceed the tabular values in Table 503, without height and area increases in accordance with Sections 504 and 506 for such accessory occupancies.

704.8.1 AUTOMATIC SPRINKLER SYSTEMS
In buildings equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1, the maximum allowable area of unprotected openings in occupancies shall be the same as the tabulated limitations for protected openings.

704.11 PARAPETS - EXCEPTION
Where the wall is permitted to have at least 25 percent of the exterior wall areas containing unprotected openings based on fire separation distance as determined in accordance with Section 704.8.

1023.6 EXTERIOR EXIT RAMPS AND STAIRWAY PROTECTION - EXCEPTION 2
Separation from the interior of the building is not required where the exterior ramp or stairway is served by an exterior ramp and/or balcony that connects two remote exterior stairways or other approved exits with a perimeter that is not less than 50% open. To be considered open, the opening shall be a minimum of 50% of the height of the enclosing wall, with the top of the opening no less than 7 feet above the top of the Balcony.

CBC 1025.2 EMERGENCY ESCAPE AND RESCUE - MINIMUM SIZE
Net clear opening of 5.7 SF.

CBC 1026.2.1 EMERGENCY ESCAPE AND RESCUE - MINIMUM DIMENSIONS
Minimum net clear opening height of 24 inches. Minimum net clear opening width shall be 20 inches. The net clear opening dimensions shall be the result of normal operation of the opening.

CBC 1026.3 MAXIMUM HEIGHT ABOVE FLOOR
Emergency escape rescue openings shall have the bottom of the clear opening not greater than 44 inches measured from the floor.

DEFERRED SUBMITTALS:

1. FIRE SPRINKLER SYSTEM
2. POOL
3. TRANSFORMERS

PROJECT INFORMATION

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FLOOR + (OCC):	CONSTRUCTION TYPE :	GROSS AREA: (BLDG. - A)	GROSS AREA: (BLDG. - B)	GROSS AREA: (BLDG. - C)	MAX ALLOWABLE:
P2 - PARKING (S2) :	TYPE IA	53,781 SF	-	-	UNLIMITED
P1 - PARKING (S2) :	TYPE IA	53,781 SF	-	-	UNLIMITED
GROUND FLOOR (M) :	TYPE IA	17,014 SF	-	-	UNLIMITED
GROUND FLOOR (R2) INCL. MEZZ. :	TYPE IA	10,760 SF	-	-	UNLIMITED
GROUND FLOOR PARKING (S2) :	TYPE IA	23,440 SF	-	-	UNLIMITED
GROUND FLOOR (B) :	TYPE IA	1,013 SF	-	-	UNLIMITED
SECOND FLOOR (R2) :	TYPE 5A	12,731 SF	11,591 SF	11,230 SF	44,097 SF
SECOND FLOOR (B)	TYPE 5A	-	1,809 SF	-	18,000 SF
SECOND FLOOR (A3)	TYPE 5A	-	1,203 SF	-	11,500 SF
THIRD FLOOR (R2) :	TYPE 5A	13,263 SF	14,594 SF	11,180 SF	44,097 SF
FOURTH FLOOR (R2) :	TYPE 5A	13,242 SF	14,576 SF	11,025 SF	44,097 SF
FIFTH FLOOR (R2):	TYPE 5A	13,236 SF	13,761 SF	10,926 SF	44,097 SF
TOTAL PARKING (S2) :		70,795 SF			
TOTAL RETAIL (M) :		17,014 SF			
TOTAL AMENETIES (B)		1,013 SF	1,809 SF		
TOTAL AMENETIES (A3)			1,203 SF		
TOTAL RESIDENTIAL (R2) :		63,222 SF	54,522 SF	44,351 SF	
GRAND TOTAL.:		151,345 SF (TYPE VA RESI.)			176,232 SF (MAX ALLOWABLE RESI.)
COMBINED TOTAL:		253,939 SF			

PLEASE REFER TO A0.5.5 FOR

FRONTAGE INCREASE (SECTION 506.2)
FIRE SPRINKLER INCREASE (SECTION 506.3)

AREA CALCULATIONS PER FLOOR

SCALE NTS | 15

DRAWING NO.	DRAWING NAME	Set Group	100% SD	100 % DD	Issued for Plan Check
A5.2.30	Unnamed				
00 - GENERAL					
A0.0.0	COVER SHEET	00 - GENERAL	•	•	•
A0.0.1	PROJECT DATA SHEET	00 - GENERAL	•	•	•
A0.0.2	SYMBOLS, ABBREVIATIONS, LEGENDS	00 - GENERAL		•	•
A0.2.0	ADA GENERAL NOTES	00 - GENERAL		•	•
A0.2.1	ADA GENERAL NOTES	00 - GENERAL		•	•
A0.2.2	ADA GENERAL DIAGRAMS	00 - GENERAL		•	•
A0.2.3	ADA GENERAL DIAGRAMS	00 - GENERAL		•	•
A0.3.0	GREEN BUILDING DOCUMENTS AND FORMS	00 - GENERAL			
A0.3.1	GREEN BUILDING NOTES	00 - GENERAL			
A0.5.1	OCCUPANCY TABULATIONS - LEVELS P2 AND P1	00 - GENERAL	•	•	•
A0.5.2	OCCUPANCY TABULATIONS - GROUND	00 - GENERAL	•	•	•
A0.5.3	OCCUPANCY TABULATIONS - LEVELS 2 AND 3	00 - GENERAL	•	•	•
A0.5.4	OCCUPANCY TABULATIONS - LEVEL 4 AND 5	00 - GENERAL	•	•	•
A0.5.5	FLOOR AREA CALCULATIONS	00 - GENERAL			
A0.6.0	WALL ASSEMBLIES	00 - GENERAL		•	•
A0.6.1	FLOOR AND ROOF ASSEMBLIES	00 - GENERAL		•	•
A0.7.1	DOOR TYPES AND SCHEDULES	00 - GENERAL		•	•
A0.7.2	DOOR TYPES AND SCHEDULES	00 - GENERAL			•
A0.7.3	WINDOW TYPES AND SCHEDULES	00 - GENERAL		•	•
A0.7.4	ENLARGED STOREFRONTS	00 - GENERAL		•	
A0.7.5	ENLARGED STOREFRONTS	00 - GENERAL		•	
A0.8.1	FINISH SCHEDULE	00 - GENERAL		•	
ARCHITECTURAL					
A1.1.0	SITE SURVEY	ARCHITECTURAL		•	•
A1.1.1	SITE PLAN	ARCHITECTURAL	•	•	•
A1.1.3	SLAB PLAN - STREET LEVEL	ARCHITECTURAL			
A1.1.4	SLAB PLAN - PODIUM LEVEL	ARCHITECTURAL			
A2.0.1	FLOOR PLAN - LEVEL P2	ARCHITECTURAL	•	•	•
A2.0.2	FLOOR PLAN - LEVEL P1	ARCHITECTURAL	•	•	•
A2.1.1	FLOOR PLAN - GROUND LEVEL	ARCHITECTURAL	•	•	•
A2.1.2	FLOOR PLAN - MEZZANINE	ARCHITECTURAL	•	•	•
A2.1.3	FLOOR PLAN - LEVEL 2	ARCHITECTURAL	•	•	•
A2.1.4	FLOOR PLAN - LEVEL 3	ARCHITECTURAL	•	•	•
A2.1.5	FLOOR PLAN - LEVEL 4	ARCHITECTURAL	•	•	•
A2.1.6	FLOOR PLAN - LEVEL 5	ARCHITECTURAL	•	•	•
A2.1.7	ROOF PLAN	ARCHITECTURAL	•	•	•
A2.2.1	RCP - PARKING LEVEL 2	ARCHITECTURAL		•	•
A2.2.2	RCP - PARKING LEVEL 1	ARCHITECTURAL		•	•
A2.3.1	RCP - LEVEL 1	ARCHITECTURAL		•	•
A2.3.2	RCP - LEVEL 2	ARCHITECTURAL		•	•
A2.3.3	RCP - LEVEL 3	ARCHITECTURAL		•	•
A2.3.4	RCP - LEVEL 4	ARCHITECTURAL		•	•
A2.3.5	RCP - LEVEL 5	ARCHITECTURAL		•	•
A3.1.1	BUILDING ELEVATIONS	ARCHITECTURAL	•	•	•
A3.1.2	BUILDING ELEVATIONS	ARCHITECTURAL	•	•	•
A3.1.3	BUILDING ELEVATIONS	ARCHITECTURAL	•	•	•
A3.1.4	BUILDING ELEVATIONS	ARCHITECTURAL		•	•
A4.0.1	BUILDING AXON	ARCHITECTURAL		•	
A4.0.2	BUILDING AXON	ARCHITECTURAL		•	
A4.0.3	BUILDING AXON	ARCHITECTURAL		•	
A4.1.1	BUILDING SECTIONS	ARCHITECTURAL	•	•	•
A4.1.2	BUILDING SECTIONS	ARCHITECTURAL	•	•	•
A5.1.1	ENLARGED PLANS - CLUB HOUSE	ARCHITECTURAL		•	•
A5.1.2	ENLARGED PLANS - SCREENING ROOM	ARCHITECTURAL		•	•
A5.1.3	ENLARGED PLANS - FITNESS ROOM	ARCHITECTURAL		•	•
A5.1.4	ENLARGED PLANS - LEASING OFFICE	ARCHITECTURAL		•	•
A5.2.1	ENLARGED PLANS - A1 STUDIO	ARCHITECTURAL	•	•	•
A5.2.2	ENLARGED PLANS - A2 STUDIO	ARCHITECTURAL	•	•	•
A5.2.3	ENLARGED PLANS - A3 STUDIO	ARCHITECTURAL	•	•	•
A5.2.4	ENLARGED PLANS - A4 STUDIO	ARCHITECTURAL	•	•	•
A5.2.5	ENLARGED PLANS - A5 STUDIO	ARCHITECTURAL	•	•	•
A5.2.6	ENLARGED PLANS - A6 STUDIO	ARCHITECTURAL	•	•	•
A5.2.7	ENLARGED PLANS - B1a ONE BEDROOM	ARCHITECTURAL	•	•	•
A5.2.8	ENLARGED PLANS - B1b ONE BEDROOM	ARCHITECTURAL	•	•	•
A5.2.9	ENLARGED PLANS - B2 ONE BEDROOM	ARCHITECTURAL	•	•	•
A5.2.10	ENLARGED PLANS - B3 ONE BEDROOM	ARCHITECTURAL	•	•	•
A5.2.11	ENLARGED PLANS - B4a ONE BEDROOM	ARCHITECTURAL	•	•	•
A5.2.12	ENLARGED PLANS - B4b ONE BEDROOM	ARCHITECTURAL	•	•	•
A5.2.13	ENLARGED PLANS - B5 ONE BEDROOM	ARCHITECTURAL	•	•	•
A5.2.14	ENLARGED PLANS - C1a TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.15	ENLARGED PLANS - C1b TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.16	ENLARGED PLANS - C2a TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.17	ENLARGED PLANS - C2b TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.18	ENLARGED PLANS - C2c TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.19	ENLARGED PLANS - C3 TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.20	ENLARGED PLANS - C4 TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.21	ENLARGED PLANS - C5 TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.22	ENLARGED PLANS - C6 TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.23	ENLARGED PLANS - C7 TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.24	ENLARGED PLANS - C8 TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.25	ENLARGED PLANS - C9 TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.26	ENLARGED PLANS - C11 TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.27	ENLARGED PLANS - C10a TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.28	ENLARGED PLANS - C10b TWO BEDROOM	ARCHITECTURAL	•	•	•
A5.2.29	ENLARGED PLANS - LIVE/WORK UNIT DETAILS	ARCHITECTURAL	•	•	•
A5.3.1	ENLARGED BATHROOM PLANS AND ELEVATIONS	ARCHITECTURAL	•	•	•
A5.3.2	ENLARGED BATHROOM PLANS AND ELEVATIONS	ARCHITECTURAL			
A5.3.3	ENLARGED KITCHEN PLANS AND ELEVATIONS	ARCHITECTURAL	•	•	•
A5.3.4	ENLARGED KITCHEN PLANS AND ELEVATIONS	ARCHITECTURAL			•
A5.3.5	ENLARGED KITCHEN PLANS AND ELEVATIONS	ARCHITECTURAL			
A5.3.6	ENLARGED KITCHEN PLANS AND ELEVATIONS	ARCHITECTURAL			
A5.4.1	ENLARGED POOL	ARCHITECTURAL			
A5.4.2	ENLARGED PLAZA	ARCHITECTURAL		•	•
A5.4.3	PLAZA SECTIONS	ARCHITECTURAL			
A5.5.1	EXIT STAIRS	ARCHITECTURAL		•	•
A5.5.3	EXIT STAIRS	ARCHITECTURAL		•	•
A5.5.4	EXIT STAIRS	ARCHITECTURAL		•	•
A5.5.5	EXIT STAIRS	ARCHITECTURAL		•	•
A5.5.6	EXIT STAIRS	ARCHITECTURAL		•	•
A5.5.8	EXIT STAIRS	ARCHITECTURAL		•	•
A5.5.9	EXIT STAIRS	ARCHITECTURAL		•	•
A5.5.10	LIVE WORK STAIRS	ARCHITECTURAL		•	•
A5.5.11	LIVE WORK STAIRS	ARCHITECTURAL		•	•
A5.6.1	ENLARGED LOBBY ELEVATIONS	ARCHITECTURAL		•	•
A5.6.2	ENLARGED LOBBY ELEVATIONS	ARCHITECTURAL		•	•
A5.7.1	ELEVATORS	ARCHITECTURAL		•	•
A5.7.2	ELEVATORS	ARCHITECTURAL		•	•
A5.7.3	ELEVATORS	ARCHITECTURAL		•	•
A5.8.1	ENLARGED METAL SCREENS	ARCHITECTURAL			

SEE NEXT PAGE FOR CONT. SHEET INDEX

SHEET INDEX

SCALE NTS | 1

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PROJECT NAME & ADDRESS

SMB / Granville Mixed Use Project

1500 Granville Ave
Los Angeles, CA 90025

ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

NO:	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

KEY SECTION

KEY PLAN

SHEET NAME
PROJECT DATA SHEET

SHEET NO.
A0.0.1

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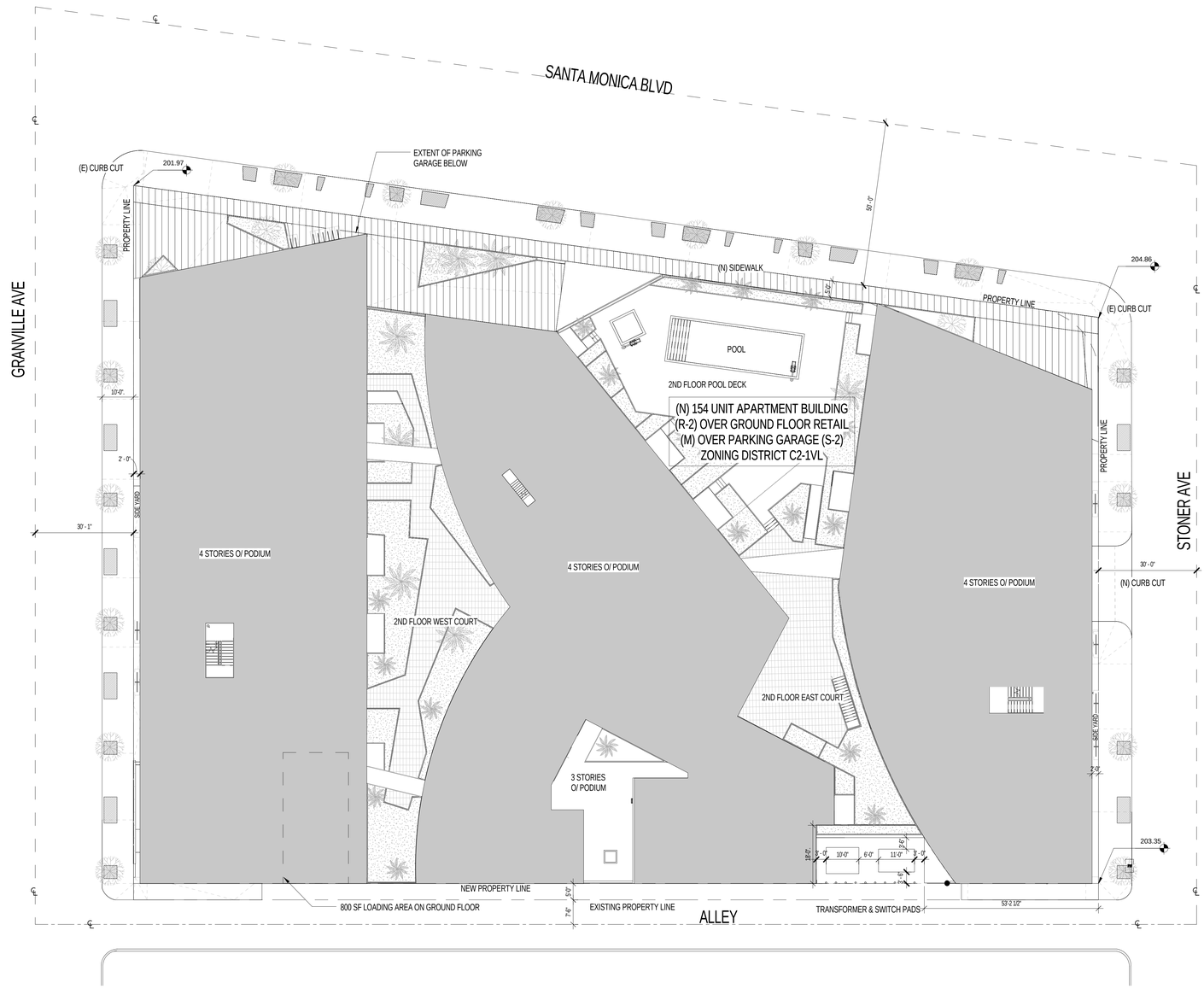

FLOOR PLAN - SITE PLAN | SCALE 1/16" = 1'-0" | 1

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PROJECT NAME & ADDRESS

SMB / Granville Mixed Use Project

1500 Granville Ave
Los Angeles, CA 90025

ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

NO:	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

KEY SECTION

KEY PLAN

SHEET NAME
SITE PLAN

SHEET NO.
A1.1.1

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REQUIRED PARKING	
RESIDENTIAL	214 (11 EV)
COMMERCIAL	96 (5 EV)
TOTAL	310 (16 EV)
ACCESSIBLE RES.	7 (2 VAN)
ACCESSIBLE COMM.	4 (1 VAN)
LONG TERM BIKE	162
SHORT TERM BIKE	24
TOTAL	186

PROVIDED PARKING TOTALS	
RESIDENTIAL P2	134 (5 ADA)
RESIDENTIAL P1	81 (2 ADA)
TOTAL	215
COMMERCIAL P1	55 (3 ADA)
COMMERCIAL L1	43 (2 ADA)
TOTAL	98
GRAND TOTAL	313

NOTES FOR REQUIRED PARKING:
1. FOR DWELLING USES: ALL PARKING STALLS IN EXCESS OF ONE STALL PER UNIT MAY BE COMPACT.
2. FOR COMMERCIAL PARKING, UP TO 40% OF TOTAL REQUIRED PARKING STALLS CAN BE COMPACT
3. A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND THE EV CHARGING SPACE

PROVIDED BIKE PARKING	
LONG TERM BIKE PARKING	162
SHORT TERM BIKE PARKING	24
TOTAL	186

STANDARD / COMPACT STALL COUNT	
RESIDENTIAL STANDARD	158
RESIDENTIAL COMPACT	57
TOTAL	215 (11 EV)
COMMERCIAL STANDARD	73
COMMERCIAL COMPACT	25
TOTAL	98 (5 EV)

PARKING COUNT | SCALE NTS | 3

GENERAL REQUIREMENTS NOTES:
1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. 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 STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPERATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA LOWFLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3. USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.1.
5. WATER HEATERS MUST BE STRAPPED TO A WALL. (SEC. 507.3, UPC)
6. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
7. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.
8. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATLY 1/150.IN. FOR EACH 150SQFT OF ATTIC AREA) IS REQ. (1203.2)
9. AESTHETICS (GLARE). THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.
10. DETECTABLE WARNINGS SHALL BE PROVIDED WHERE REQUIRED BY SECTION 11B-274.1.2
11. LIVEWORK UNITS ARE NOT PERMITTED TO HAVE EMPLOYEE'S AND ARE NOT PERMITTED TO OPEN TO THE PUBLIC.

1. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND INLINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION (CBC 718.3.3).
2. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND INLINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THEUNDERSIDE OF THE FLOOR SHEATHING ABOVE (CBC 718.4.3)
3. DRAFTSTOPPING MATERIALS MUST NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED (CBC 718.3.1)
4. FIRE 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 THE CEILING AND FLOOR LEVELS (CBC 718.2.2); IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL (CBC 718.2.2); AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, AND SIMILAR LOCATIONS (CBC 718.2.3); IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE UN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED (CBC 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 COMBUSTIBLE MATERIALS (CBC 718.2.5)
5. INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.
6. THE BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (CBC 907.2.9, 907.5.2.3, 907.5.2.3.4).
7. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8.
8. 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 1 FOOT-CANDLE AT THE WALKING SURFACE (CBC 1006.1).
9. 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 (CBC 1006.3).
10. 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.
11. 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.
12. A CLASS 'A' ROOF COVERING IS REQUIRED (1505.1, 7207.4).
13. INTERIOR FINISH MATERIALS APPLIED TO WALLS CEILINGS AND FLOORS SHALL BE TESTED AS SPECIFIED IN SECTION 803. 804 AND TABLE ON 803.9
14. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
15. EXCEPTIONS TO, OR REDUCTION IN BUILDING CODE REQUIREMENTS BASED ON THE INSTALLATION OF AUTOMATIC FIRE EXTINGUISHING SYSTEM IS NOT ALLOWED WHEN UTILIZING NFPA-13R TYPE RESIDENTIAL SPRINKLER SYSTEM ALLOWED FOR R OCCUPANCIES (903.2.8, 504.2, 506.3, 7601 FOOTNOTE (D).
16. PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF TRASH CHUTES AND WITHIN GROUND FLOOR TRASH ROOMS
17. TOILET ROOMS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO WALLS AT LEAST 4"
18. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATERCLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR THE STRUCTURAL ELEMENTS. THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE (1210.2.2)
19. ONE ELEVATOR IN BUILDINGS FOUR OR MORE STORIES ABOVE OR BELOW GRADE PLANE SHALL BE OF SUCH A SIZE TO ACCOMODATE 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).
20. 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).
21. 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.
22. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (6306)
23. 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. (1022.9)
24. VERTICAL EXIT ENCLOSURES (1022.9).
    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 (1007.2.1)
    B. PROVIDE 48" CLEAR WIDTH BETWEEN HANDRAILS (1007.3)
    C. PLATFORM LIFTS NOT ALLOWED AS PART OF ACCESSIBLE MEANS OF EGRESS (1007.5)
    D. MAX FORCE TO OPERATE DOORS IS LIMITED TO 15 LB (1007.3)
    E. SHOW LOCATION AND DIMENSION AREA OF REFUGE (1007.6)
        i. SIZE: (2) 30" X 40" OR 1/200, WHICHEVER IS GREATER (1007.6.1)
        ii. SEPERATION FROM OTHER SPACE BY A SMOKE BARRIER (1007.6.2) (DETAIL CONSTRUCTION PER SECTION 709)
        iii. NOTE: TWO-WAY COMMUNICATION REQUIRED (1007.6.3)
        iv. SIGNAGE ON DOOR OF AREA OF REFUGE
        v. EXTERIOR AREA OF REFUGE TO COMPLY WITH SECTION 1007.7.
23. 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 PURPOSE OF SAFETY GLAZING.
    GLAZING IN (SECTION 2406):
    A. SWING DOORS
    B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
    C. UNFRAMED SWINGING DOORS.
    D. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS
    E. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN THE 60 INCHES ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
    F. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS D AND E, WHICH MEETS THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION):
        i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF
        ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
        iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES HORIZONTALLY ABOVE THE FLOOR
        iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING
    G. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
    H. 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).
    I. 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).

PLAN NOTES | SCALE 1/4" = 1'-0" | 1

PARKING LEVEL P2 | SCALE 3/32" = 1'-0" | 2

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PROJECT NAME & ADDRESS

SMB / Granville Mixed Use Project

1500 Granville Ave
Los Angeles, CA 90025

ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

NO:	DESCRIPTION	DATE
1		
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KEY SECTION

KEY PLAN

SHEET NAME
FLOOR PLAN - LEVEL P2

SHEET NO.
A2.0.1

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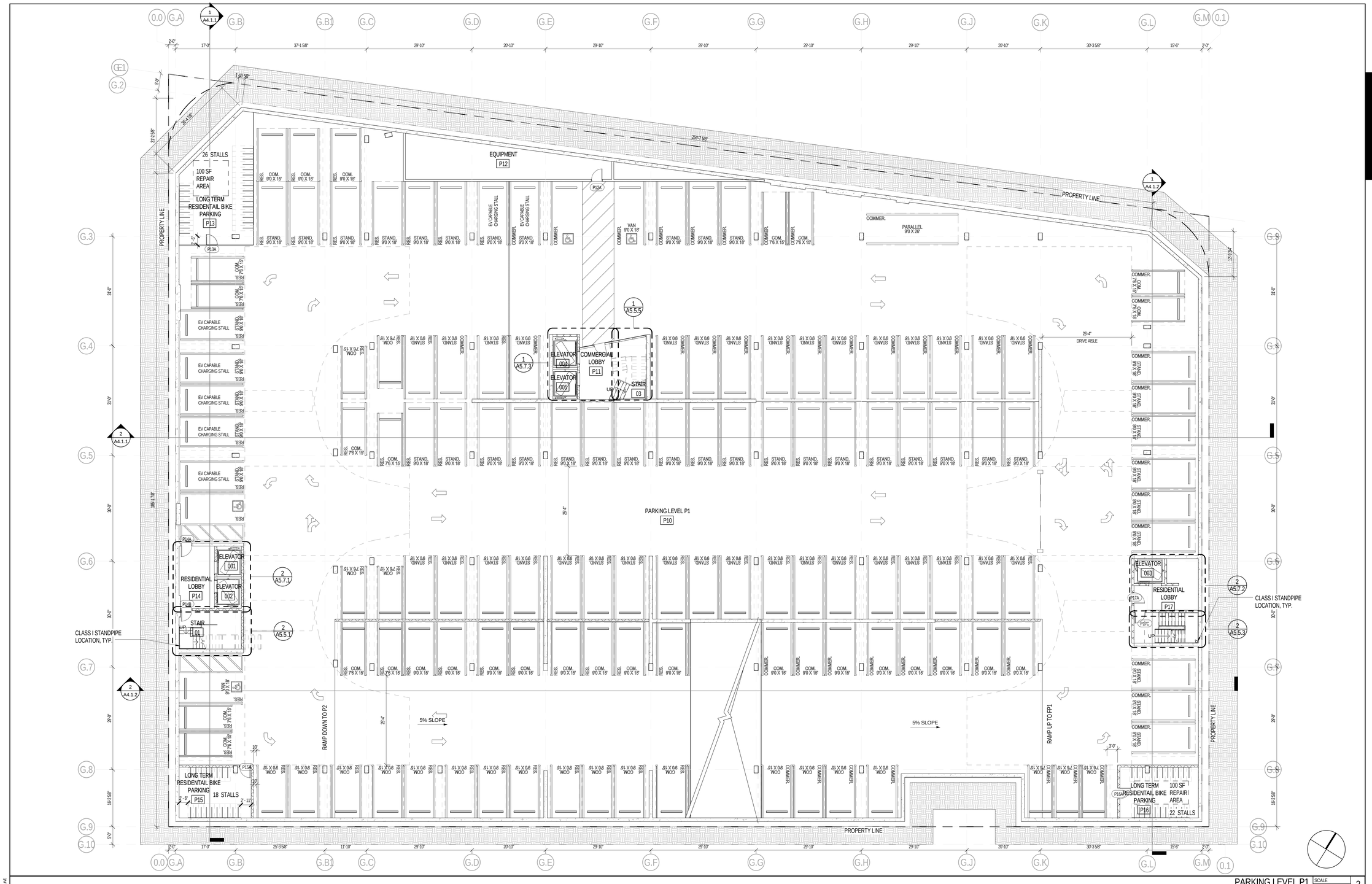

PARKING LEVEL P1 | SCALE 3/32" = 1'-0" | 2

GENERAL REQUIREMENTS NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
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3. PROVIDE ULTRA LOWFLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3. USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
5. WATER HEATERS MUST BE STRAPPED TO A WALL. (SEC. 507.3, UPC)
6. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
7. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.
8. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATLY 105Q.IN. FOR EACH 105QFT OF ATTIC AREA) IS REQ. (1203.2)
9. AESTHETICS (GLARE). THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.
10. DETECTABLE WARNINGS SHALL BE PROVIDED WHERE REQUIRED BY SECTION 11B-274.1.2
11. LIVEWORK UNITS ARE NOT PERMITTED TO HAVE EMPLOYEE'S AND ARE NOT PERMITTED TO OPEN TO THE PUBLIC.

1. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND INLINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION (CBC 718.3.3)
2. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND INLINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THEUNDERSIDE OF THE FLOOR SHEATHING ABOVE (CBC 718.4.3)
3. DRAFTSTOPPING MATERIALS MUST NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED (CBC 718.3.1)
4. FIRE 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 THE CEILING AND FLOOR LEVELS (CBC 718.2.2); IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL (CBC 718.2.2); AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, AND SIMILAR LOCATIONS (CBC 718.2.3); IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE UN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED (CBC 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 COMBUSTIBLE MATERIALS (CBC 718.2.5)
5. INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.
6. THE BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (CBC 907.2.9, 907.5.2.3.3, 907.5.2.3.4).
7. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8.
8. 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 1 FOOT-CANDLE AT THE WALKING SURFACE (CBC 1006.1).
9. 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 (CBC 1006.3).
10. 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.
11. 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.
12. A CLASS 'A' ROOF COVERING IS REQUIRED (1505.1, 7207.4).
13. INTERIOR FINISH MATERIALS APPLIED TO WALLS CEILINGS AND FLOORS SHALL BE TESTED AS SPECIFIED IN SECTION 803. 804 AND TABLE ON 803.9
14. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
15. EXCEPTIONS TO, OR REDUCTION IN BUILDING CODE REQUIREMENTS BASED ON THE INSTALLATION OF AUTOMATIC FIRE EXTINGUISHING SYSTEM IS NOT ALLOWED WHEN UTILIZING NFPA-13R TYPE RESIDENTIAL SPRINKLER SYSTEM ALLOWED FOR R OCCUPANCIES (903.2.8, 504.2, 506.3, T601 FOOTNOTE (D).
16. PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF TRASH CHUTES AND WITHIN GROUND FLOOR TRASH ROOMS
17. TOILET ROOMS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO WALLS AT LEAST 4"
18. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATERCLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR THE STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE (1210.2.2)
19. ONE ELEVATOR IN BUILDINGS FOUR OR MORE STORIES ABOVE OR BELOW GRADE PLANE SHALL BE OF SUCH A SIZE TO ACCOMODATE 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 (EL 3002.4).
20. 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).
21. 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.
22. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (6306)
23. 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. (1022.9)
24. VERTICAL EXIT ENCLOSURES (1022.9).
    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 (1007.2.1)
    B. PROVIDE 48" CLEAR WIDTH BETWEEN HANDRAILS (1007.3)
    C. PLATFORM LIFTS NOT ALLOWED AS PART OF ACCESSIBLE MEANS OF EGRESS (1007.5)
    D. MAX FORCE TO OPERATE DOORS IS LIMITED TO 15 LB (1007.3)
    E. SHOW LOCATION AND DIMENSION AREA OF REFUGE (1007.8)
        i. SIZE: (2) 30" X 48" OR 1200, WHICHEVER IS GREATER (1007.6.1)
        ii. SEPERATION FROM OTHER SPACE BY A SMOKE BARRIER (1007.6.2) (DETAIL CONSTRUCTION PER SECTION 709)
        iii. NOTE: TWO-WAY COMMUNICATION REQUIRED (1007.6.3)
        iv. SIGNAGE ON DOOR OF AREA OF REFUGE
        v. EXTERIOR AREA OF REFUGE TO COMPLY WITH SECTION 1007.7.
23. 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 PURPOSE OF SAFETY GLAZING.
    GLAZING IN (SECTION 2406):
    A. SWING DOORS
    B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
    C. UNFRAMED SWINGING DOORS.
    D. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
    E. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN THE 60 INCHES ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
    F. FIXED OR OPENABLE PANEL, OTHER THAN DESCRIBED IN ITEMS D AND E, WHICH MEETS THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION):
        i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF
        ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
        iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES HORIZONTALLY ABOVE THE FLOOR
        iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING
    G. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
    H. 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).
    I. 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).

PLAN NOTES | SCALE 1/4" = 1'-0" | 1

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ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

NO:	DESCRIPTION	DATE
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KEY SECTION

KEY PLAN

SHEET NAME

FLOOR PLAN - LEVEL P1

SHEET NO.

A2.0.2

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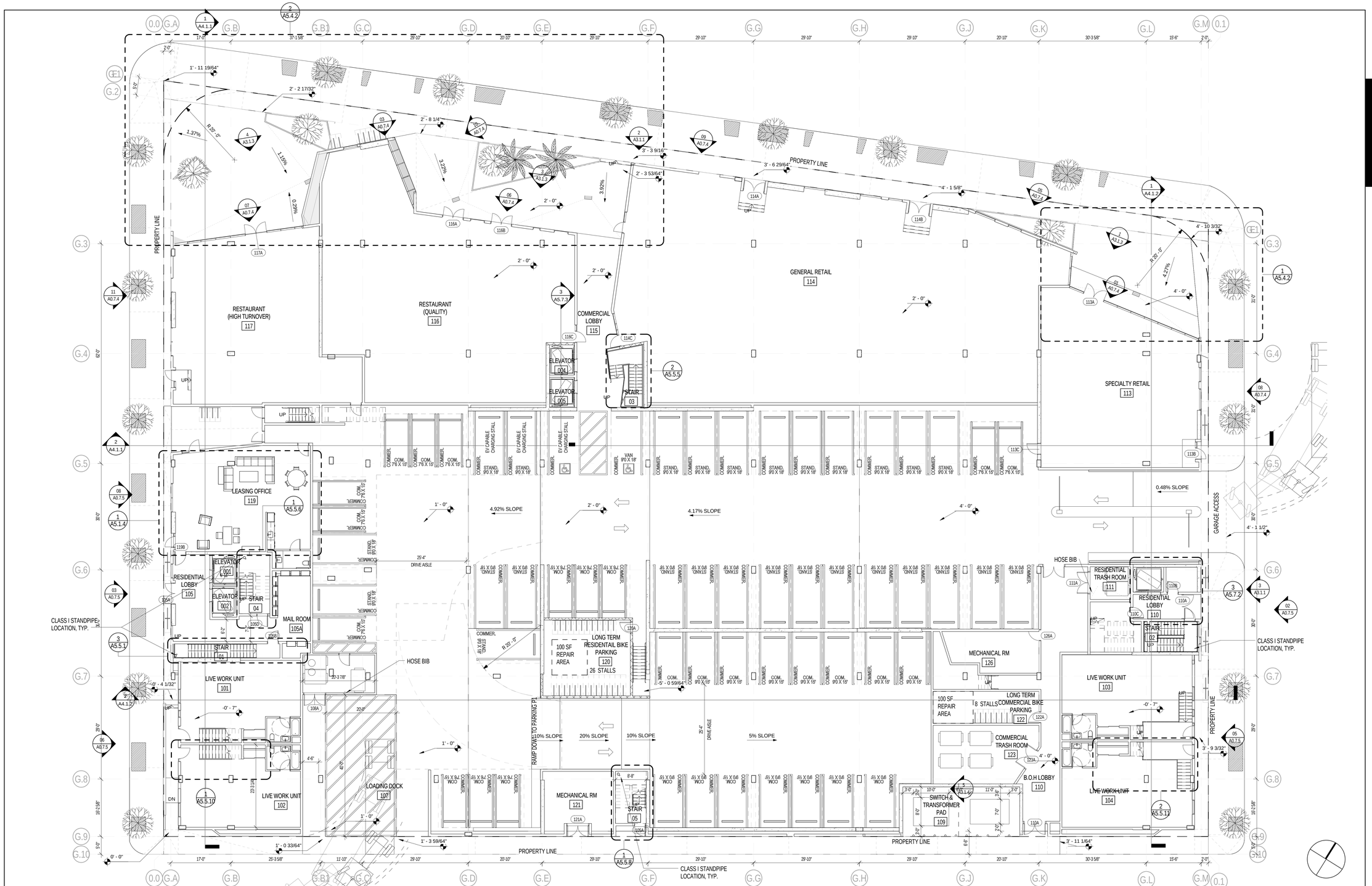

FLOOR PLAN - GROUND LEVEL

SCALE 3/32" = 1'-0" | 2

GENERAL REQUIREMENTS NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. 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 STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPERATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA LOWFLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3. USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3
5. WATER HEATERS MUST BE STRAPPED TO A WALL. (SEC. 507.3, UPC)
6. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
7. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.
8. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATLY 105Q.IN. FOR EACH 105QFT OF ATTIC AREA IS REQ. (1203.2)
9. AESTHETICS (GLARE). THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.
10. DETECTABLE WARNINGS SHALL BE PROVIDED WHERE REQUIRED BY SECTION 11B.274.1.2
11. LIVE/WORK UNITS ARE NOT PERMITTED TO HAVE EMPLOYEE'S AND ARE NOT PERMITTED TO OPEN TO THE PUBLIC.

1. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND INLINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION (CBC 718.3.3)
2. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND INLINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THEUNDERSIDE OF THE FLOOR SHEATHING ABOVE (CBC 718.4.3)
3. DRAFTSTOPPING MATERIALS MUST NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED (CBC 718.3.1)
4. FIRE 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 THE CEILING AND FLOOR LEVELS (CBC 718.2.2); IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL (CBC 718.2.2); AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, AND SIMILAR LOCATIONS (CBC 718.2.3); IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE UN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED (CBC 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 COMBUSTIBLE MATERIALS (CBC 718.2.5)
5. INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.
6. THE BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (CBC 907.2.9, 907.5.2.3, 907.5.2.3.4)
7. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8.
8. 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 1 FOOT-CANDLE AT THE WALKING SURFACE (CBC 1006.1).
9. 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 (CBC 1006.3).
10. 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.
11. 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.
12. A CLASS 'A' ROOF COVERING IS REQUIRED (1505.1, 7207.4).
13. INTERIOR FINISH MATERIALS APPLIED TO WALLS CEILINGS AND FLOORS SHALL BE TESTED AS SPECIFIED IN SECTION 803. 804 AND TABLE ON 803.9
14. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
15. EXCEPTIONS TO, OR REDUCTION IN BUILDING CODE REQUIREMENTS BASED ON THE INSTALLATION OF AUTOMATIC FIRE EXTINGUISHING SYSTEM IS NOT ALLOWED WHEN UTILIZING NFPA-13R TYPE RESIDENTIAL SPRINKLER SYSTEM ALLOWED FOR R OCCUPANCIES (903.2.8, 504.2, 506.3, T601 FOOTNOTE (D).
16. PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF TRASH CHUTES AND WITHIN GROUND FLOOR TRASH ROOMS.
17. TOILET ROOMS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO WALLS AT LEAST 4"
18. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATERCLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR THE STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE (1210.2.2)
19. ONE ELEVATOR IN BUILDINGS FOUR OR MORE STORIES ABOVE OR BELOW GRADE PLANE SHALL BE OF SUCH A SIZE TO ACCOMODATE 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 (93.3002.4).
20. 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).
21. 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.
22. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (6306)
23. 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. (1022.9)
24. VERTICAL EXIT ENCLOSURES (1022.9).
    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 (1007.2.1)
    B. PROVIDE 48" CLEAR WIDTH BETWEEN HANDRAILS (1007.3)
    C. PLATFORM LIFTS NOT ALLOWED AS PART OF ACCESSIBLE MEANS OF EGRESS (1007.5)
    D. MAX FORCE TO OPERATE DOORS IS LIMITED TO 15 LB (1007.3)
    E. SHOW LOCATION AND DIMENSION AREA OF REFUGE (1007.6)
        i. SIZE: (2) 30" X 40" OR 1(200, WHICHEVER IS GREATER (1007.6.1)
        ii. SEPERATION FROM OTHER SPACE BY A SMOKE BARRIER (1007.6.2) (DETAIL CONSTRUCTION PER SECTION 709)
        iii. NOTE: TWO-WAY COMMUNICATION REQUIRED (1007.6.3)
        iv. SIGNAGE ON DOOR OF AREA OF REFUGE
        v. EXTERIOR AREA OF REFUGE TO COMPLY WITH SECTION 1007.7.
23. 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 PURPOSE OF SAFETY GLAZING.
    GLAZING IN (SECTION 2406):
    A. SWING DOORS
    B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
    C. UNFRAMED SWINGING DOORS.
    D. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS
    E. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN THE 60 INCHES ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
    F. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS D AND E, WHICH MEETS THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION):
        i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF
        ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
        iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES HORIZONTALLY ABOVE THE FLOOR
        iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING
    G. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
    H. 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).
    I. 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).

PLAN NOTES

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

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PROJECT NAME & ADDRESS

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1500 Granville Ave
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ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

NO:	DESCRIPTION	DATE
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KEY SECTION

KEY PLAN

SHEET NAME

FLOOR PLAN - GROUND LEVEL

SHEET NO.

A2.1.1

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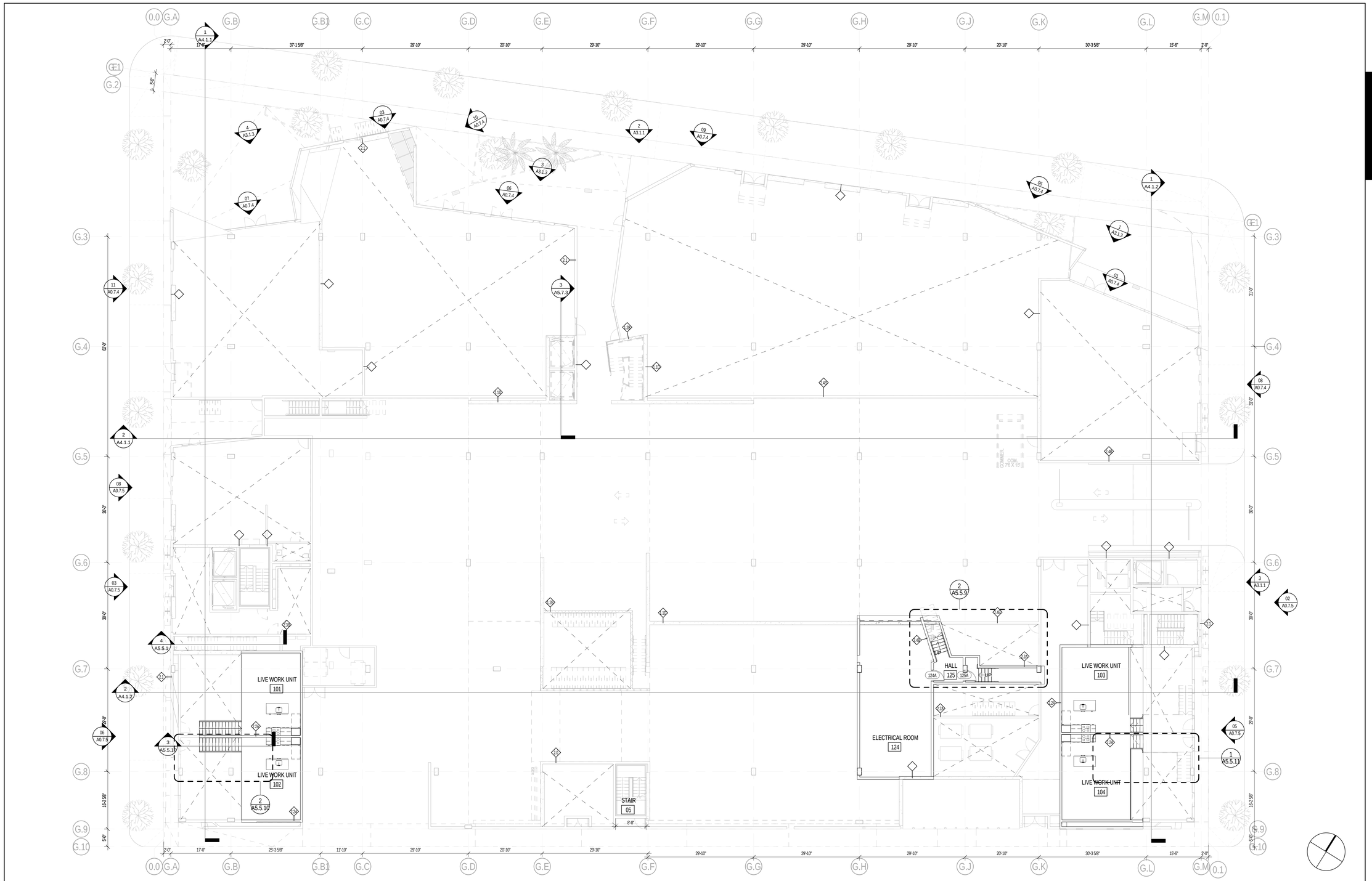

FLOOR PLAN - MEZZANINE | SCALE 3/32" = 1'-0" | 2

GENERAL REQUIREMENTS NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. 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 STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPERATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA LOWFLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3. USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
5. WATER HEATERS MUST BE STRAPPED TO A WALL. (SEC. 507.3, UPC)
6. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
7. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.
8. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATLY 105Q.IN. FOR EACH 105QFT OF ATTIC AREA) IS REQ. (1203.2)
9. AESTHETICS (GLARE). THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.
10. DETECTABLE WARNINGS SHALL BE PROVIDED WHERE REQUIRED BY SECTION 11B-274.1.2
11. LIVE/WORK UNITS ARE NOT PERMITTED TO HAVE EMPLOYEE'S AND ARE NOT PERMITTED TO OPEN TO THE PUBLIC.

1. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND INLINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION (CBC 718.3.3)
2. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND INLINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THEUNDERSIDE OF THE FLOOR SHEATHING ABOVE (CBC 718.4.3)
3. DRAFTSTOPPING MATERIALS MUST NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED (CBC 718.3.1)
4. FIRE 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 THE CEILING AND FLOOR LEVELS (CBC 718.2.2); IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL (CBC 718.2.2); AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, AND SIMILAR LOCATIONS (CBC 718.2.3); IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE UN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED (CBC 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 COMBUSTIBLE MATERIALS (CBC 718.2.5)
5. INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.
6. THE BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (CBC 907.2.9, 907.5.2.3, 907.5.2.3.4).
7. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8.
8. 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 1 FOOT-CANDLE AT THE WALKING SURFACE (CBC 1006.1).
9. 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 (CBC 1006.3).
10. 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.
11. 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.
12. A CLASS 'A' ROOF COVERING IS REQUIRED (1505.1, 7207.4).
13. INTERIOR FINISH MATERIALS APPLIED TO WALLS CEILINGS AND FLOORS SHALL BE TESTED AS SPECIFIED IN SECTION 803. 804 AND TABLE ON 803.9
14. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
15. EXCEPTIONS TO, OR REDUCTION IN BUILDING CODE REQUIREMENTS BASED ON THE INSTALLATION OF AUTOMATIC FIRE EXTINGUISHING SYSTEM IS NOT ALLOWED WHEN UTILIZING NFPA-13R TYPE RESIDENTIAL SPRINKLER SYSTEM ALLOWED FOR R OCCUPANCIES (903.2.8, 504.2, 506.3, 7601 FOOTNOTE (D).
16. PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF TRASH CHUTES AND WITHIN GROUND FLOOR TRASH ROOMS
17. TOILET ROOMS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO WALLS AT LEAST 4"
18. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATERCLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR THE STRUCTURAL ELEMENTS. THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE (1210.2.2)
19. ONE ELEVATOR IN BUILDINGS FOUR OR MORE STORIES ABOVE OR BELOW GRADE PLANE SHALL BE OF SUCH A SIZE TO ACCOMODATE 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).
20. 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).
21. 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.
22. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (9306)
23. 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. (1022.9)
24. VERTICAL EXIT ENCLOSURES (1022.9).
    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 (1007.2.1)
    B. PROVIDE 48" CLEAR WIDTH BETWEEN HANDRAILS (1007.3)
    C. PLATFORM LIFTS NOT ALLOWED AS PART OF ACCESSIBLE MEANS OF EGRESS (1007.5)
    D. MAX FORCE TO OPERATE DOORS IS LIMITED TO 15 LB (1007.3)
    E. SHOW LOCATION AND DIMENSION AREA OF REFUGE (1007.6)
        i. SIZE: (2) 30" X 40" OR 1/200, WHICHEVER IS GREATER (1007.6.1)
        ii. SEPERATION FROM OTHER SPACE BY A SMOKE BARRIER (1007.6.2) (DETAIL CONSTRUCTION PER SECTION 709)
        iii. NOTE: TWO-WAY COMMUNICATION REQUIRED (1007.6.3)
        iv. SIGNAGE ON DOOR OF AREA OF REFUGE
        v. EXTERIOR AREA OF REFUGE TO COMPLY WITH SECTION 1007.7.
23. 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 PURPOSE OF SAFETY GLAZING.
    GLAZING IN (SECTION 2406):
    A. SWING DOORS
    B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
    C. UNFRAMED SWINGING DOORS.
    D. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS
    E. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN THE 60 INCHES ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
    F. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS D AND E, WHICH MEETS THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION):
        i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF
        ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
        iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES HORIZONTALLY ABOVE THE FLOOR
        iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING
    G. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
    H. 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).
    I. 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).

PLAN NOTES | SCALE 1/4" = 1'-0" | 1

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ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

NO:	DESCRIPTION	DATE
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KEY SECTION

KEY PLAN

SHEET NAME

FLOOR PLAN - MEZZANINE

SHEET NO.

A2.1.2

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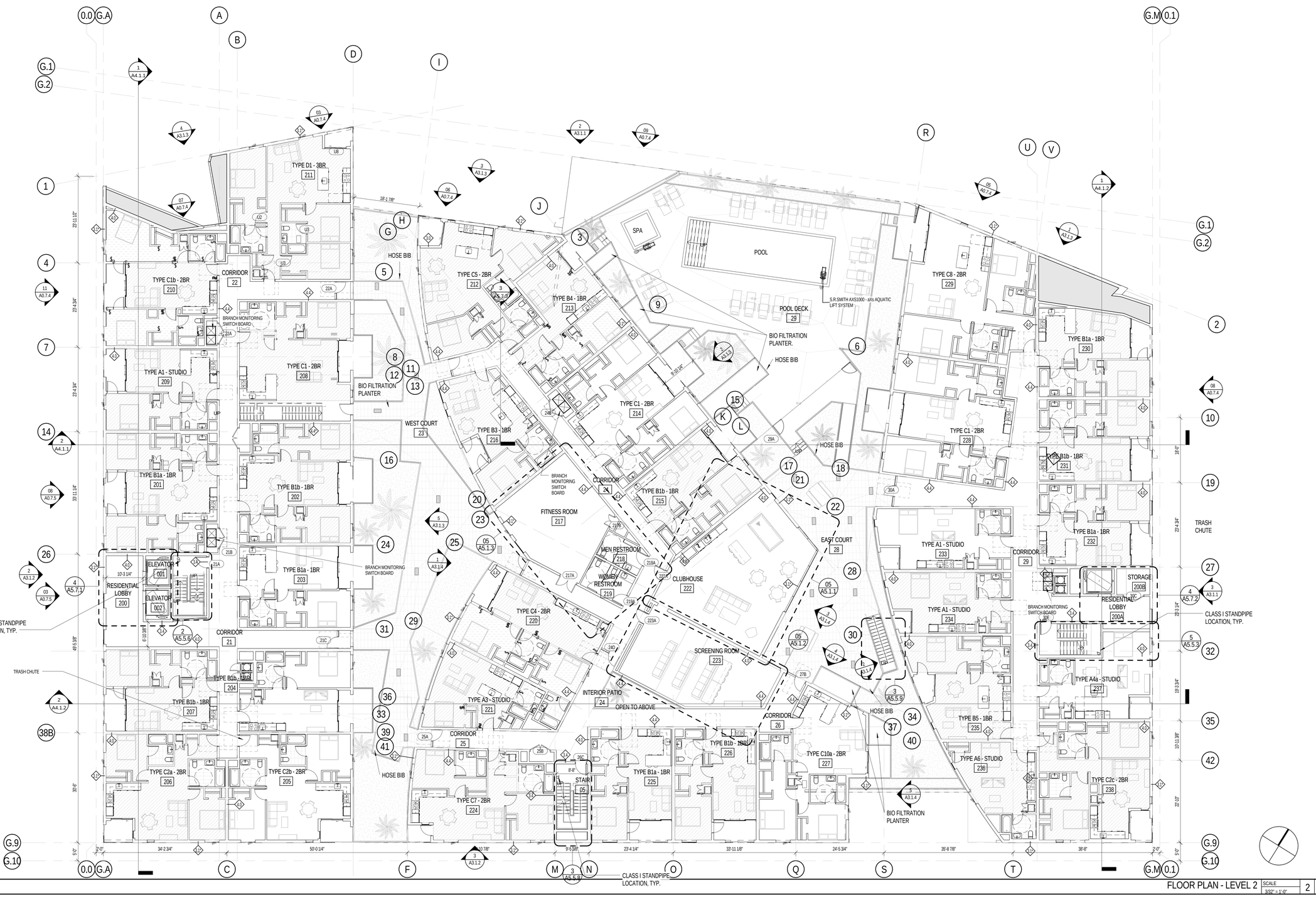

FLOOR PLAN - LEVEL 2

SCALE 3/32" = 1'-0"

2

GENERAL REQUIREMENTS NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. 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 STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPERATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA LOWFLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3. USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
5. WATER HEATERS MUST BE STRAPPED TO A WALL. (SEC. 507.3, UPC)
6. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
7. DOUBLE STACKING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.
8. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATLY 105Q.IN. FOR EACH 105QFT OF ATTIC AREA) IS REQ. (1203.2)
9. AESTHETICS (GLARE). THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.
10. DETECTABLE WARNINGS SHALL BE PROVIDED WHERE REQUIRED BY SECTION 11B-274.1.2
11. LIVEWORK UNITS ARE NOT PERMITTED TO HAVE EMPLOYEE'S AND ARE NOT PERMITTED TO OPEN TO THE PUBLIC.

1. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND INLINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION (CBC 718.3.3)
2. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND INLINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THEUNDERSIDE OF THE FLOOR SHEATHING ABOVE (CBC 718.4.3)
3. DRAFTSTOPPING MATERIALS MUST NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED (CBC 718.3.1)
4. FIRE 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 THE CEILING AND FLOOR LEVELS (CBC 718.2.2); IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL (CBC 718.2.2); AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, AND SIMILAR LOCATIONS (CBC 718.2.3); IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE UN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED (CBC 718.2.4); IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEIUNG AND FLOOR LEVELS, WITH COMBUSTIBLE MATERIALS (CBC 718.2.5)
5. INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.
6. THE BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (CBC 907.2.9, 907.5.2.3.3, 907.5.2.3.4).
7. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8.
8. 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 1 FOOT-CANDLE AT THE WALKING SURFACE (CBC 1006.1).
9. 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 (CBC 1006.3).
10. 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.
11. 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.
12. A CLASS A "A" ROOF COVERING IS REQUIRED (CBC 1505.1, 7207.4).
13. INTERIOR FINISH MATERIALS APPLIED TO WALLS CEILINGS AND FLOORS SHALL BE TESTED AS SPECIFIED IN SECTION 803. 804 AND TABLE ON 803.9
14. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
15. EXCEPTIONS TO, OR REDUCTION IN BUILDING CODE REQUIREMENTS BASED ON THE INSTALLATION OF AUTOMATIC FIRE EXTINGUISHING SYSTEM IS NOT ALLOWED WHEN UTILIZING NFPA-13R TYPE RESIDENTIAL SPRINKLER SYSTEM ALLOWED FOR R OCCUPANCIES (903.2.8, 504.2, 506.3, T601. FOOTNOTE (D).
16. PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF TRASH CHUTES AND WITHIN GROUND FLOOR TRASH ROOMS
17. TOILET ROOMS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO WALLS AT LEAST 4"
18. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATERCLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR THE STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE (1210.2.2)
19. ONE ELEVATOR IN BUILDINGS FOUR OR MORE STORIES ABOVE OR BELOW GRADE PLANE SHALL BE OF SUCH A SIZE TO ACCOMODATE 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).
20. 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).
21. 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.
22. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (6306)
23. 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. (1022.9)
24. VERTICAL EXIT ENCLOSURES (1022.9).
    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 (1007.2.1)
    B. PROVIDE 48" CLEAR WIDTH BETWEEN HANDRAILS (1007.3)
    C. PLATFORM LIFTS NOT ALLOWED AS PART OF ACCESSIBLE MEANS OF EGRESS (1007.5)
    D. MAX FORCE TO OPERATE DOORS IS LIMITED TO 15 LB (1007.3)
    E. SHOW LOCATION AND DIMENSION AREA OF REFUGE (1007.6)
        i. SIZE: (2) 30" X 48" OR 1/200, WHICHEVER IS GREATER (1007.6.1)
        ii. SEPERATION FROM OTHER SPACE BY A SMOKE BARRIER (1007.6.2) (DETAIL CONSTRUCTION PER SECTION 709)
        iii. NOTE: TWO-WAY COMMUNICATION REQUIRED (1007.6.3)
        iv. SIGNAGE ON DOOR OF AREA OF REFUGE
        v. EXTERIOR AREA OF REFUGE TO COMPLY WITH SECTION 1007.7.
23. 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 PURPOSE OF SAFETY GLAZING.
    GLAZING IN (SECTION 2406):
    A. SWING DOORS
    B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
    C. UNFRAMED SWINGING DOORS.
    D. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS
    E. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN THE 60 INCHES ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
    F. FIXED OR OPENABLE PANEL, OTHER THAN DESCRIBED IN ITEMS D AND E, WHICH MEETS THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION):
        i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF
        ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
        iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES HORIZONTALLY ABOVE THE FLOOR
        iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING
    G. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
    H. ADJACENT TO STARWAYS 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).
    I. ADJACENT TO STARWAYS, 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).

PLAN NOTES

SCALE 1/4" = 1'-0"

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ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

NO.	DESCRIPTION	DATE
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KEY SECTION

KEY PLAN

SHEET NAME
FLOOR PLAN - LEVEL 2

SHEET NO.
A2.1.3

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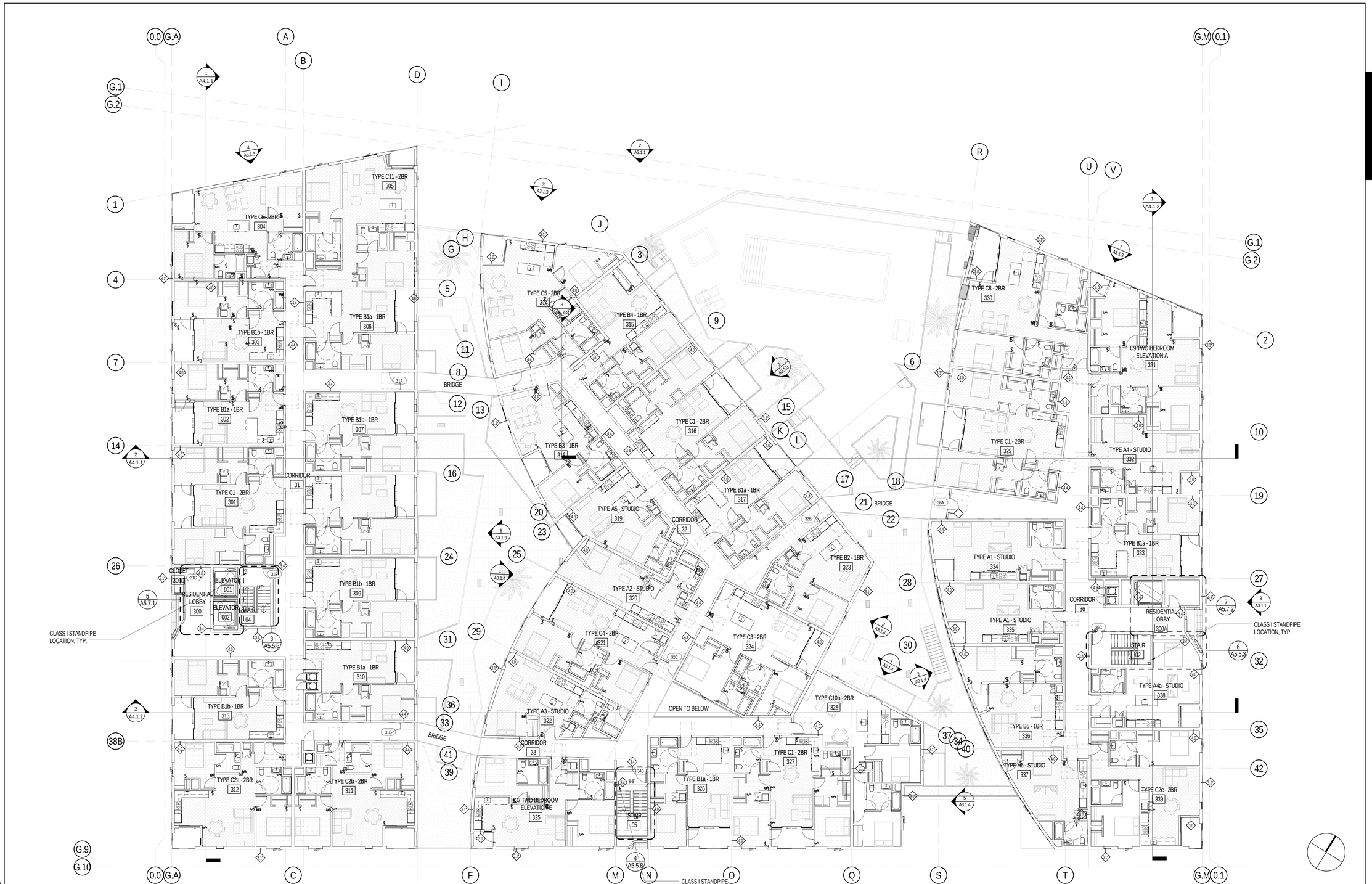

FLOOR PLAN - LEVEL 3

SCALE 1/32" = 1'-0" | 2

GENERAL REQUIREMENTS NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. 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 STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPERATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA LOWFLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3. USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
5. WATER HEATERS MUST BE STRAPPED TO A WALL. (SEC. 507.3, UPC)
6. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
7. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.
8. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATLY 10SQ.IN. FOR EACH 10SQFT OF ATTIC AREA) IS REQ. (1203.2)
9. AESTHETICS (GLARE). THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.
10. DETECTABLE WARNINGS SHALL BE PROVIDED WHERE REQUIRED BY SECTION 11B-274.1.2
11. LIVEWORK UNITS ARE NOT PERMITTED TO HAVE EMPLOYEES AND ARE NOT PERMITTED TO OPEN TO THE PUBLIC.

1. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND INLINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION (CBC 718.3.3)
2. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND INLINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THEUNDERSIDE OF THE FLOOR SHEATHING ABOVE (CBC 718.4.3)
3. DRAFTSTOPPING MATERIALS MUST NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED (CBC 718.3.1)
4. FIRE 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 THE CEILING AND FLOOR LEVELS (CBC 718.2.2); IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL (CBC 718.2.2); AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, AND SIMILAR LOCATIONS (CBC 718.2.3); IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE UN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED (CBC 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 COMBUSTIBLE MATERIALS (CBC 718.2.5)
5. INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.
6. THE BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (CBC 907.2.9, 907.5.2.3, 907.5.2.3.4).
7. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8.
8. 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 1 FOOT-CANDLE AT THE WALKING SURFACE (CBC 1006.1).
9. 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 (CBC 1006.3).
10. 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.
11. 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.
12. A CLASS 'A' ROOF COVERING IS REQUIRED (1505.1, 7207.4).
13. INTERIOR FINISH MATERIALS APPLIED TO WALLS CEILINGS AND FLOORS SHALL BE TESTED AS SPECIFIED IN SECTION 803. 804 AND TABLE ON 803.9
14. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
15. EXCEPTIONS TO, OR REDUCTION IN BUILDING CODE REQUIREMENTS BASED ON THE INSTALLATION OF AUTOMATIC FIRE EXTINGUISHING SYSTEM IS NOT ALLOWED WHEN UTILIZING NFPA-13R TYPE RESIDENTIAL SPRINKLER SYSTEM ALLOWED FOR R OCCUPANCIES (903.2.8, 504.2, 506.3, T601 FOOTNOTE (D).
16. PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF TRASH CHUTES AND WITHIN GROUND FLOOR TRASH ROOMS
17. TOILET ROOMS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO WALLS AT LEAST 4"
18. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATERCLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR THE STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE (1210.2.2)
19. ONE ELEVATOR IN BUILDINGS FOUR OR MORE STORIES ABOVE OR BELOW GRADE PLANE SHALL BE OF SUCH A SIZE TO ACCOMODATE 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 (§3.3002.4).
20. 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).
21. 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.
22. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (6306)
23. 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. (1022.9)
24. VERTICAL EXIT ENCLOSURES (1022.9).
    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 (1007.2.1)
    B. PROVIDE 48" CLEAR WIDTH BETWEEN HANDRAILS (1007.3)
    C. PLATFORM LIFTS NOT ALLOWED AS PART OF ACCESSIBLE MEANS OF EGRESS (1007.5)
    D. MAX FORCE TO OPERATE DOORS IS LIMITED TO 15 LB (1007.3)
    E. SHOW LOCATION AND DIMENSION AREA OF REFUGE (1007.6)
        i. SIZE: (2) 30" X 40" OR 1/200, WHICHEVER IS GREATER (1007.6.1)
        ii. SEPERATION FROM OTHER SPACE BY A SMOKE BARRIER (1007.6.2) (DETAIL CONSTRUCTION PER SECTION 709)
        iii. NOTE: TWO-WAY COMMUNICATION REQUIRED (1007.6.3)
        iv. SIGNAGE ON DOOR OF AREA OF REFUGE
        v. EXTERIOR AREA OF REFUGE TO COMPLY WITH SECTION 1007.7.
23. 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 PURPOSE OF SAFETY GLAZING.
GLAZING IN (SECTION 2406):
    A. SWING DOORS
    B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
    C. UNFRAMED SWINGING DOORS.
    D. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS
    E. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN THE 60 INCHES ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
    F. FIXED OR OPENABLE PANEL. OTHER THAN DESCRIBED IN ITEMS D AND E, WHICH MEETS THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION):
        i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF
        ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
        iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES HORIZONTALLY ABOVE THE FLOOR
        iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING
    G. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
    H. 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).
    I. 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).

PLAN NOTES

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

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CONSULTANTS

ISSUED FOR:

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KEY SECTION

KEY PLAN

SHEET NAME

FLOOR PLAN - LEVEL 3

SHEET NO.

A2.1.4

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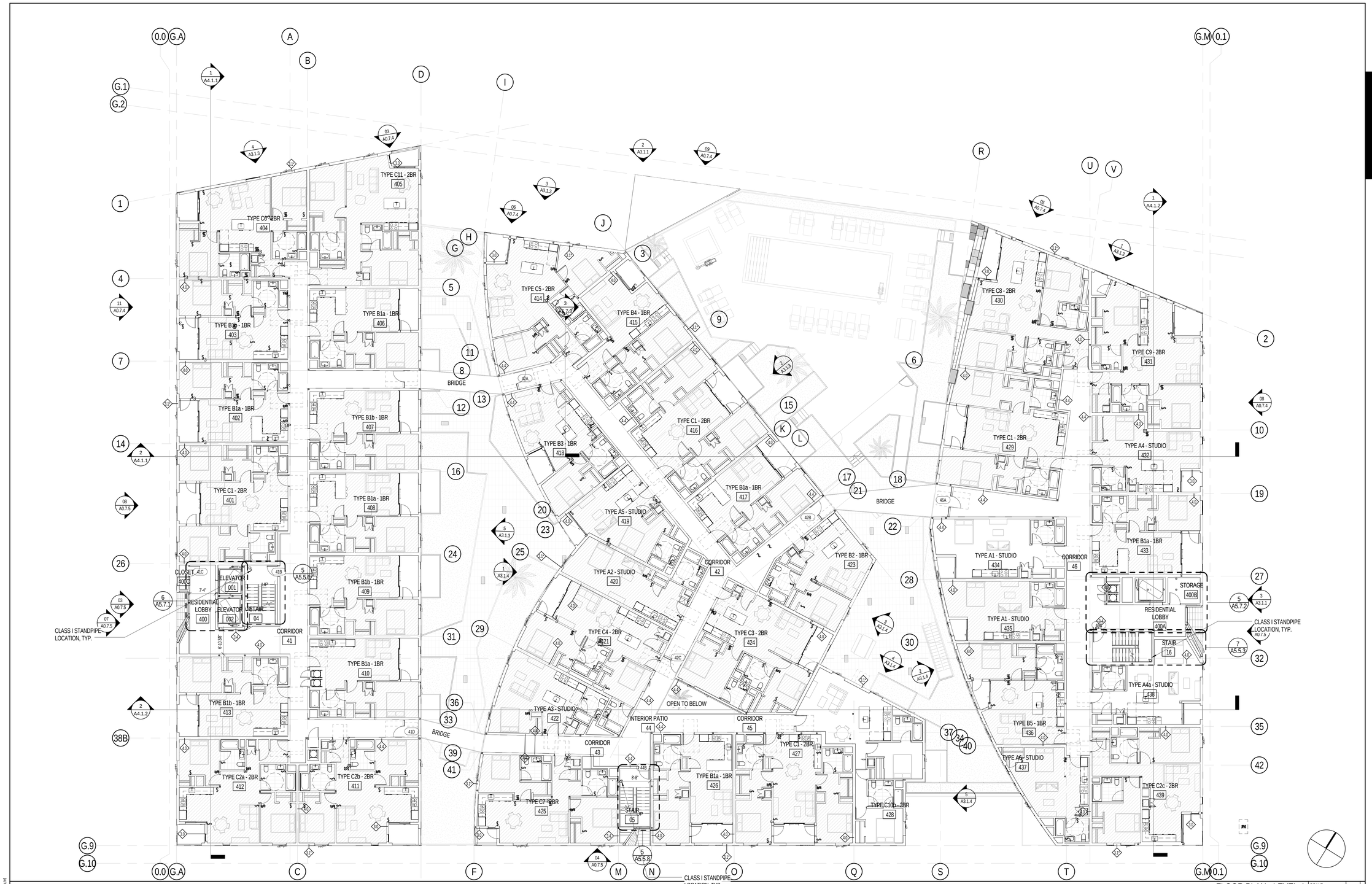

FLOOR PLAN - LEVEL 4

SCALE 3/32" = 1'-0"

2

GENERAL REQUIREMENTS NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. 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 STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPERATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA LOWFLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3. USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
5. WATER HEATERS MUST BE STRAPPED TO A WALL. (SEC. 507.3, UPC)
6. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
7. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.
8. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATLY 105Q.IN. FOR EACH 105QFT OF ATTIC AREA) IS REQ. (1203.2)
9. AESTHETICS (GLARE). THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.
10. DETECTABLE WARNINGS SHALL BE PROVIDED WHERE REQUIRED BY SECTION 11B-274.1.2
11. LIVEWORK UNITS ARE NOT PERMITTED TO HAVE EMPLOYEES AND ARE NOT PERMITTED TO OPEN TO THE PUBLIC.

1. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND INLINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION (CBC 718.3.3)
2. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND INLINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THEUNDERSIDE OF THE FLOOR SHEATHING ABOVE (CBC 718.4.3)
3. DRAFTSTOPPING MATERIALS MUST NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED (CBC 718.3.1)
4. FIRE 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 THE CEILING AND FLOOR LEVELS (CBC 718.2.2); IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL (CBC 718.2.2); AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, AND SIMILAR LOCATIONS (CBC 718.2.3); IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE UN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED (CBC 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 COMBUSTIBLE MATERIALS (CBC 718.2.5)
5. INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.
6. THE BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (CBC 907.2.9, 907.5.2.3, 907.5.2.3.4).
7. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8.
8. 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 1 FOOT-CANDLE AT THE WALKING SURFACE (CBC 1006.1).
9. 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 (CBC 1006.3).
10. 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.
11. 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.
12. A CLASS 'A' ROOF COVERING IS REQUIRED (1505.1, 7207.4).
13. INTERIOR FINISH MATERIALS APPLIED TO WALLS CEILINGS AND FLOORS SHALL BE TESTED AS SPECIFIED IN SECTION 803. 804 AND TABLE ON 803.9
14. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
15. EXCEPTIONS TO, OR REDUCTION IN BUILDING CODE REQUIREMENTS BASED ON THE INSTALLATION OF AUTOMATIC FIRE EXTINGUISHING SYSTEM IS NOT ALLOWED WHEN UTILIZING NFPA-13R TYPE RESIDENTIAL SPRINKLER SYSTEM ALLOWED FOR R OCCUPANCIES (903.2.8, 504.2, 506.3, T601 FOOTNOTE (D).
16. PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF TRASH CHUTES AND WITHIN GROUND FLOOR TRASH ROOMS
17. TOILET ROOMS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO WALLS AT LEAST 4"
18. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATERCLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR THE STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE (1210.2.2)
19. ONE ELEVATOR IN BUILDINGS FOUR OR MORE STORIES ABOVE OR BELOW GRADE PLANE SHALL BE OF SUCH A SIZE TO ACCOMODATE 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).
20. 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).
21. 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.
22. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (5306)
23. 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. (1022.9)
24. VERTICAL EXIT ENCLOSURES (1022.9).
    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 (1007.2.1)
    B. PROVIDE 48" CLEAR WIDTH BETWEEN HANDRAILS (1007.3)
    C. PLATFORM LIFTS NOT ALLOWED AS PART OF ACCESSIBLE MEANS OF EGRESS (1007.5)
    D. MAX FORCE TO OPERATE DOORS IS LIMITED TO 15 LB (1007.3)
    E. SHOW LOCATION AND DIMENSION AREA OF REFUGE (1007.6)
        i. SIZE: (2) 30" X 40" OR 1200, WHICHEVER IS GREATER (1007.6.1)
        ii. SEPERATION FROM OTHER SPACE BY A SMOKE BARRIER (1007.6.2) (DETAIL CONSTRUCTION PER SECTION 709)
        iii. NOTE: TWO-WAY COMMUNICATION REQUIRED (1007.6.3)
        iv. SIGNAGE ON DOOR OF AREA OF REFUGE
        v. EXTERIOR AREA OF REFUGE TO COMPLY WITH SECTION 1007.7.
23. 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 PURPOSE OF SAFETY GLAZING.
    GLAZING IN (SECTION 2406):
    A. SWING DOORS.
    B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
    C. UNFRAMED SWINGING DOORS.
    D. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS
    E. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN THE 60 INCHES ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
    F. FIXED OR OPENABLE PANEL, OTHER THAN DESCRIBED IN ITEMS D AND E, WHICH MEETS THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION):
        i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF
        ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
        iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES HORIZONTALLY ABOVE THE FLOOR
        iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING
    G. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
    H. 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).
    I. 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).

PLAN NOTES

SCALE 1/4" = 1'-0"

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ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

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KEY SECTION

KEY PLAN

SHEET NAME

FLOOR PLAN - LEVEL 4

SHEET NO.

A2.1.5

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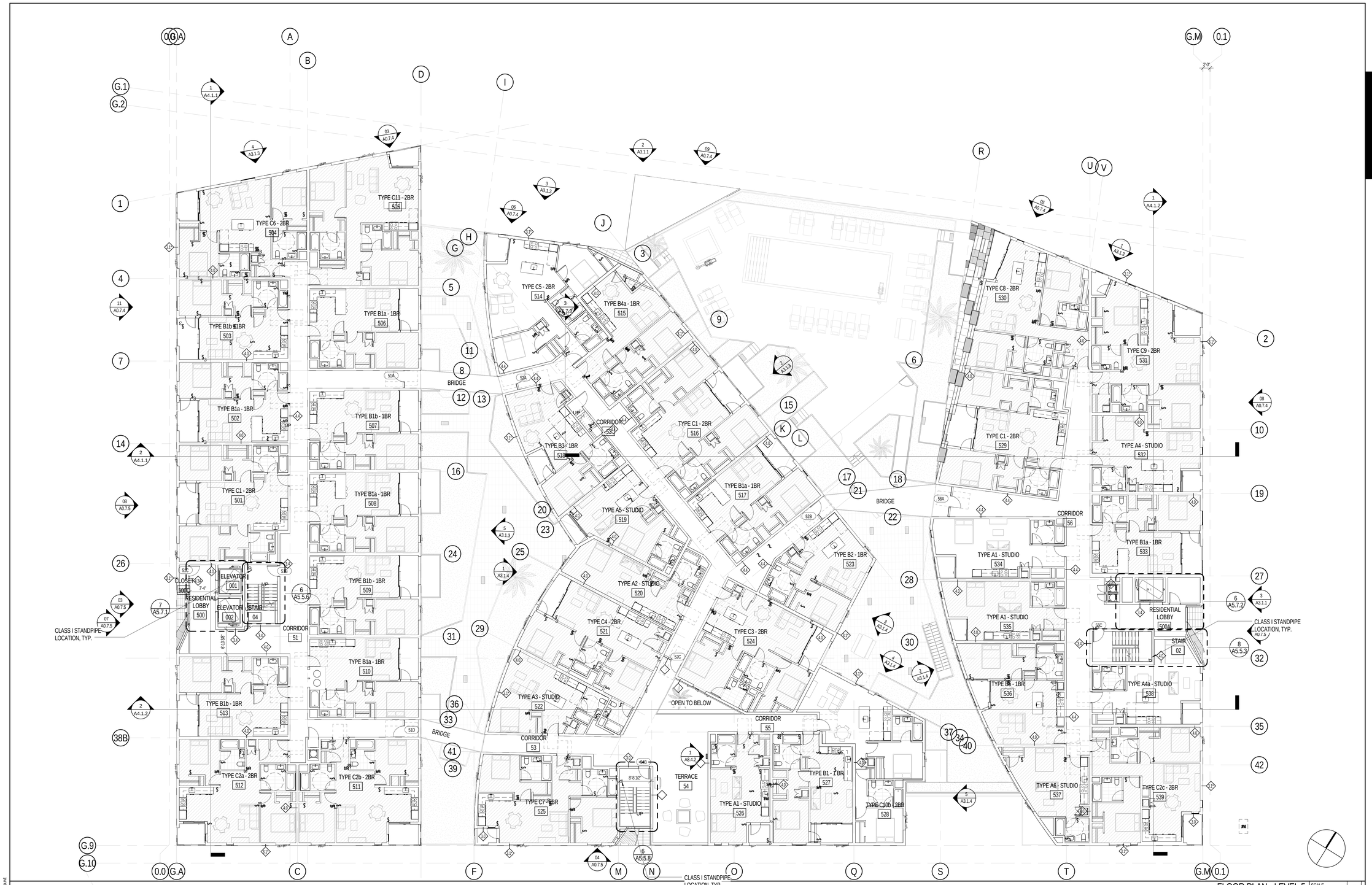

FLOOR PLAN - LEVEL 5 | SCALE 3/32" = 1'-0" | 2

GENERAL REQUIREMENTS NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. 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 STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPERATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA LOWFLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. SHOWER UNITS/APARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3. USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
5. WATER HEATERS MUST BE STRAPPED TO A WALL. (SEC. 507.3, UPC)
6. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
7. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.
8. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATLY 105Q.IN. FOR EACH 105QFT OF ATTIC AREA) IS REQ. (1203.2)
9. AESTHETICS (GLARE). THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.
10. DETECTABLE WARNINGS SHALL BE PROVIDED WHERE REQUIRED BY SECTION 11B-274.1.2
11. LIVE/WORK UNITS ARE NOT PERMITTED TO HAVE EMPLOYEES AND ARE NOT PERMITTED TO OPEN TO THE PUBLIC.

1. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND INLINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION (CBC 718.3.3)
2. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND INLINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THEUNDERSIDE OF THE FLOOR SHEATHING ABOVE (CBC 718.4.3)
3. DRAFTSTOPPING MATERIALS MUST NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED (CBC 718.3.1)
4. FIRE 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 THE CEILING AND FLOOR LEVELS (CBC 718.2.2); IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL (CBC 718.2.2); AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, AND SIMILAR LOCATIONS (CBC 718.2.3); IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE UN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED (CBC 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 COMBUSTIBLE MATERIALS (CBC 718.2.5)
5. INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.
6. THE BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (CBC 907.2.9, 907.5.2.3, 907.5.2.3.4).
7. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8.
8. 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 1 FOOT-CANDLE AT THE WALKING SURFACE (CBC 1006.1).
9. 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 (CBC 1006.3).
10. 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.
11. 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.
12. A CLASS 'A' ROOF COVERING IS REQUIRED (1505.1, 7207.4).
13. INTERIOR FINISH MATERIALS APPLIED TO WALLS CEILINGS AND FLOORS SHALL BE TESTED AS SPECIFIED IN SECTION 803 AND TABLE ON 803.9
14. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
15. EXCEPTIONS TO, OR REDUCTION IN BUILDING CODE REQUIREMENTS BASED ON THE INSTALLATION OF AUTOMATIC FIRE EXTINGUISHING SYSTEM IS NOT ALLOWED WHEN UTILIZING NFPA-13R TYPE RESIDENTIAL SPRINKLER SYSTEM ALLOWED FOR R OCCUPANCIES (903.2.8, 504.2, 506.3, T601 FOOTNOTE (D).
16. PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF TRASH CHUTES AND WITHIN GROUND FLOOR TRASH ROOMS
17. TOILET ROOMS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO WALLS AT LEAST 4"
18. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATERCLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR THE STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE (1210.2.2)
19. ONE ELEVATOR IN BUILDINGS FOUR OR MORE STORIES ABOVE OR BELOW GRADE PLANE SHALL BE OF SUCH A SIZE TO ACCOMODATE 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).
20. 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).
21. 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.
22. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (93306)
23. 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. (1022.9)
24. VERTICAL EXIT ENCLOSURES (1022.9).
    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 (1007.2.1)
    B. PROVIDE 48" CLEAR WIDTH BETWEEN HANDRAILS (1007.8)
    C. PLATFORM LIFTS NOT ALLOWED AS PART OF ACCESSIBLE MEANS OF EGRESS (1007.5)
    D. MAX FORCE TO OPERATE DOORS IS LIMITED TO 15 LB. (1007.3)
    E. SHOW LOCATION AND DIMENSION AREA OF REFUGE (1007.6)
        i. SIZE: (2) 30" X 40" OR 1/200, WHICHEVER IS GREATER (1007.6.1)
        ii. SEPERATION FROM OTHER SPACE BY A SMOKE BARRIER (1007.6.2) (DETAIL CONSTRUCTION PER SECTION 709)
        iii. NOTE: TWO-WAY COMMUNICATION REQUIRED (1007.6.3)
        iv. SIGNAGE ON DOOR OF AREA OF REFUGE
        v. EXTERIOR AREA OF REFUGE TO COMPLY WITH SECTION 1007.7.
23. 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 PURPOSE OF SAFETY GLAZING.
    GLAZING IN (SECTION 2406):
    A. SWING DOORS
    B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
    C. UNFRAMED SWINGING DOORS.
    D. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS
    E. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN THE 60 INCHES ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
    F. FIXED OR OPENABLE PANEL, OTHER THAN DESCRIBED IN ITEMS D AND E, WHICH MEETS THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION):
        i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF
        ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
        iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES HORIZONTALLY ABOVE THE FLOOR
        iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING
    G. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
    H. 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).
    I. 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).

PLAN NOTES | SCALE 1/16" = 1'-0" | 1

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ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

NO:	DESCRIPTION	DATE
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KEY SECTION

KEY PLAN

SHEET NAME

FLOOR PLAN - LEVEL 5

SHEET NO.

A2.1.6

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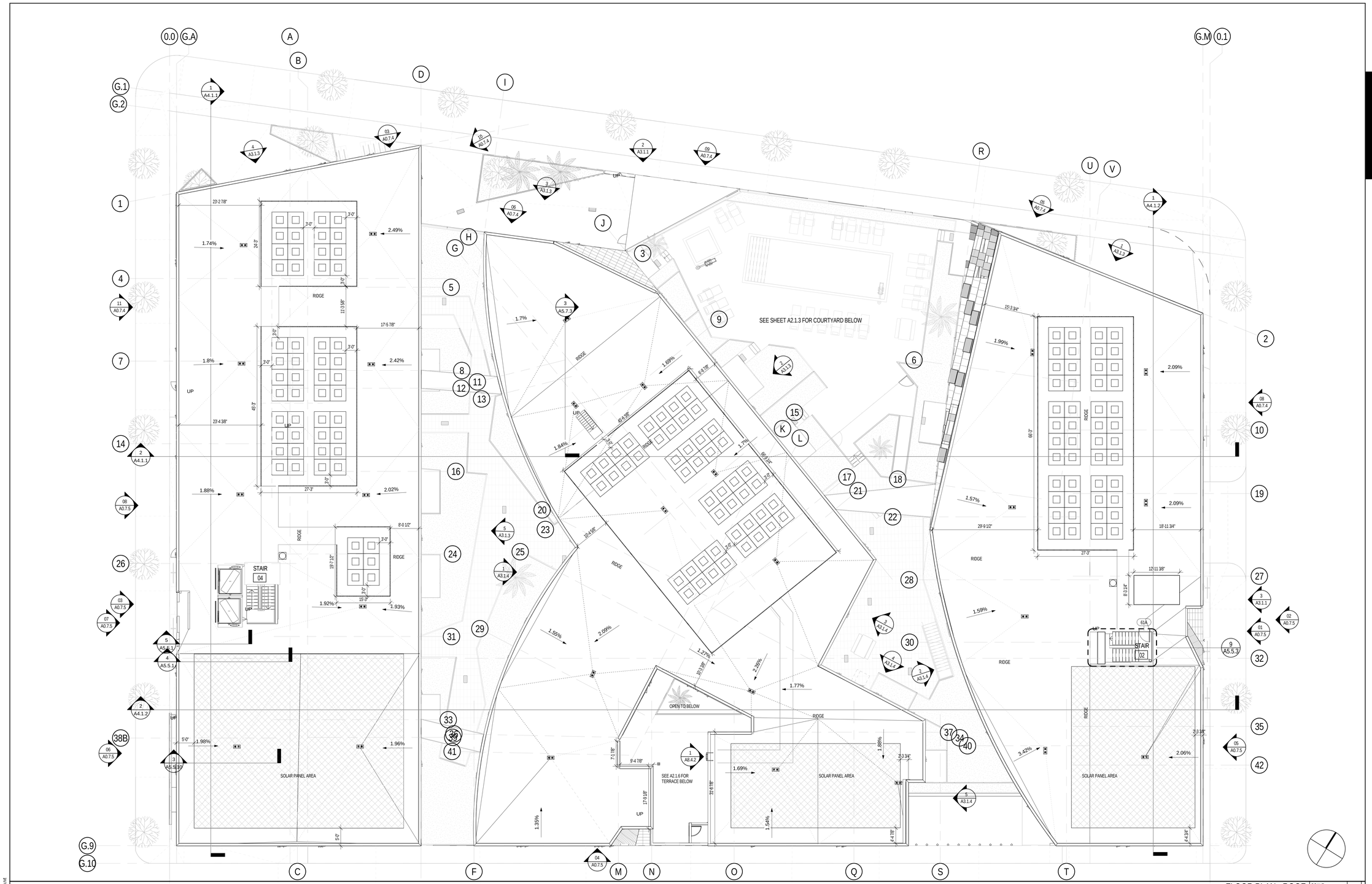

FLOOR PLAN - ROOF

SCALE 3/32" = 1'-0"

2

GENERAL REQUIREMENTS NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
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9. AESTHETICS (GLARE). THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTIVE HEAT.
10. DETECTABLE WARNINGS SHALL BE PROVIDED WHERE REQUIRED BY SECTION 11B-274.1.2
11. LIVE/WORK UNITS ARE NOT PERMITTED TO HAVE EMPLOYEES AND ARE NOT PERMITTED TO OPEN TO THE PUBLIC.

1. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND INLINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION (CBC 718.3.3)
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3. DRAFTSTOPPING MATERIALS MUST NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED (CBC 718.3.1)
4. FIRE 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 THE CEILING AND FLOOR LEVELS (CBC 718.2.2); IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL (CBC 718.2.2); AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, AND SIMILAR LOCATIONS (CBC 718.2.3); IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE UN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED (CBC 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 COMBUSTIBLE MATERIALS (CBC 718.2.5)
5. INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.
6. THE BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (CBC 907.2.9, 907.5.2.3.3, 907.5.2.3.4).
7. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8.
8. 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 1 FOOT-CANDLE AT THE WALKING SURFACE (CBC 1006.1).
9. 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 (CBC 1006.3).
10. 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.
11. 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.
12. A CLASS 'A' ROOF COVERING IS REQUIRED(1505.1, 7207.4).
13. INTERIOR FINISH MATERIALS APPLIED TO WALLS CEILINGS AND FLOORS SHALL BE TESTED AS SPECIFIED IN SECTION 803. 804 AND TABLE ON 803.9
14. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
15. EXCEPTIONS TO, OR REDUCTION IN BUILDING CODE REQUIREMENTS BASED ON THE INSTALLATION OF AUTOMATIC FIRE EXTINGUISHING SYSTEM IS NOT ALLOWED WHEN UTILIZING NFPA-13R TYPE RESIDENTIAL SPRINKLER SYSTEM ALLOWED FOR R OCCUPANCIES 903.2.8, 504.2, 506.3, T601 FOOTNOTE (D).
16. PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF TRASH CHUTES AND WITHIN GROUND FLOOR TRASH ROOMS
17. TOILET ROOMS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO WALLS AT LEAST 4"
18. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATERCLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR THE STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE (1210.2.2)
19. ONE ELEVATOR IN BUILDINGS FOUR OR MORE STORIES ABOVE OR BELOW GRADE PLANE SHALL BE OF SUCH A SIZE TO ACCOMODATE 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).
20. 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).
21. 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.
22. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (6306)
23. 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. (1022.9)
24. VERTICAL EXIT ENCLOSURES (1022.9).
    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 (1007.2.1)
    B. PROVIDE 48" CLEAR WIDTH BETWEEN HANDRAILS (1007.3)
    C. PLATFORM LIFTS NOT ALLOWED AS PART OF ACCESSIBLE MEANS OF EGRESS (1007.5)
    D. MAX FORCE TO OPERATE DOORS IS LIMITED TO 15 LB (1007.3)
    E. SHOW LOCATION AND DIMENSION AREA OF REFUGE (1007.6)
        i. SIZE: (2) 30" X 48" OR 1(200, WHICHEVER IS GREATER (1007.6.1)
        ii. SEPERATION FROM OTHER SPACE BY A SMOKE BARRIER (1007.6.2) (DETAIL CONSTRUCTION PER SECTION 709)
        iii. NOTE: TWO-WAY COMMUNICATION REQUIRED (1007.6.3)
        iv. SIGNAGE ON DOOR OF AREA OF REFUGE
        v. EXTERIOR AREA OF REFUGE TO COMPLY WITH SECTION 1007.7.
23. 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 PURPOSE OF SAFETY GLAZING.
    GLAZING IN (SECTION 2406):
    A. SWING DOORS
    B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
    C. UNFRAMED SWINGING DOORS.
    D. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS
    E. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN THE 60 INCHES ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
    F. FIXED OR OPENABLE PANEL, OTHER THAN DESCRIBED IN ITEMS D AND E, WHICH MEETS THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION):
        i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF
        ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
        iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES HORIZONTALLY ABOVE THE FLOOR
        iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING
    G. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
    H. 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).
    I. 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).

GENERAL PLAN NOTES

SCALE 1/4" = 1'-0"

1

CIM

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PROJECT NAME & ADDRESS

SMB / Granville Mixed Use Project

1500 Granville Ave
Los Angeles, CA 90025

ARCHITECT'S STAMP

CONSULTANTS

ISSUED FOR:

NO:	DESCRIPTION	DATE
1		
2		
3		
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5		
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KEY SECTION

KEY PLAN

SHEET NAME

ROOF PLAN

SHEET NO.

A2.1.7

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