

9. G.C. TO MODIFY (E) FIRE SUPPRESSION SYSTEM IF REQUIRED PER FIRE MARSHALL.

10. G.C. TO COORDINATE SCHEDULE

11. NOT USED 12. NOT USED

ARCHITECTURE

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PRINCIPAL IN CHARGE: M.WALSH

PROJECT MANAGER:

I IRVINVE SPECTRUM 668 SPECTRUM CENTRE

Project Number: 138-003-18

Sheet Title:

PROJECT INFORMATION

Sheet Number:

CONSTRUCTION DOCUMENTS

THE CONSTRUCTION CONTRACT INCLUDES THE EXECUTED, SIGNED AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR, AND THE CONSTRUCTION DOCUMENTS, WHICH INCLUDES THE DRAWINGS AND THE SPECIFICATIONS.

THE SPECIFICATIONS.

THE G.C SHALL COORDINATE PARKING, MATERIAL DELIVERY, MATERIAL STAGING AND CONSTRUCTION DUMPSTER LOCATIONS W/ LANDLORD AND/OR LANDLORD'S TENANT PRIOR TO BEGINNING CONSTRUCTION. MAINTAIN ALL PEDESTRIAN WALKWAYS OPEN DURING CONSTRUCTION WHEN PROJECT IS LOCATED WITHIN AN EXISTING OCCUPIED DEVELOPMENT. COORDINATE ALL SHARED UTILITIES, FIRE SPRINKLER SYSTEM SHUT OFFS, ETC. W/ LANDLORD AND/OR LANDLORD'S TENANT PRIOR TO BEGINNING

OF THE WORK.

NEW FIRE ALARM SYSTEM IS TO BE INCLUDED UNDER A DESIGN-BUILD CONTRACT AND SUBMITTED BY THE GENERAL CONTRACTOR FOR SEPARATE REVIEW & PERMIT AS REQUIRED BY THE LOCAL BUILDING OR FIRE DEPARTMENT. COORDINATE WITH THE ELECTRICAL DWGS AND SPECIFICATIONS. (MODIFICATIONS TO THE EXISTING FIRE ALARM SYSTEM AS REQUIRED BY THE CODE IS TO BE INCLUDED UNDER A DESIGN-BUILD CONTRACT AND SUBMITTED BY THE GENERAL CONTRACTOR FOR SEPARATE REVIEW & PERMIT AS REQUIRED BY THE LOCAL BUILDING OR FIRE DEPARTMENT. COORDINATE WITH THE ELECTRICAL DWGS. AND SPECIFICATIONS.)

KEYNOTE NUMBERING MAY NOT COMPLY WITH SPECIFICATION SECTIONS, AND NOT ALL KEYNOTE NUMBERS ARE USED. REFER TO KEYED DRAWINGS FOR USED KEYNOTES.

GENERAL SCOPE OF WORK
PERFORM ALL CONSTRUCTION WORK INDICATED OR OTHERWISE REQUIRED FOR COMPLETION OF THE PROJECT - EXCEPT AS NOTED OTHERWISE.

SCHEDULE AND COORDINATE THE WORK OF THE COMPLETE PROJECT TO ASSURE AN EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF ALL ELEMENTS - WITH PROVISIONS FOR ACCOMMODATING ITEMS TO BE INSTALLED LATER.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

PROVIDE ALL REQUIRED NOTICES FOR INSPECTIONS AND APPROVALS OF THE WORK BY THE AUTHORITY

HAVING JURISDICTION (AHJ). THE MOST RESTRICTIVE CODE REQUIREMENTS AS INTERPRETED BY LOCAL OFFICIALS WILL APPLY.

VERIFY LOCATIONS OF EXISTING UTILITY SERVICE CONNECTIONS SERVING THE PROJECT BEFORE STARTING CONSTRUCTION. LOCATIONS OF EXISTING UTILITIES NOTED ARE APPROXIMATE, AND MAY BE BASED ON UN-VERIFIED INFORMATION. PROVIDE ALL CONNECTIONS REQUIRED AT UTILITY CONNECTION

PROVIDE SUBCONTRACTORS WITH A FULL-SET OF THE CONSTRUCTION DOCUMENTS TO ENSURE COORDINATION BETWEEN ALL TRADES AND EACH SUBCONTRACTOR.

POINTS AT NO ADDITIONAL COST TO THE OWNER.

ALL CONSTRUCTION WORK MUST BE OF GOOD QUALITY - FREE FROM DEFECTS AND IN ACCORDANCE WITH REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS - OR THE WORK MAY BE CONSIDERED DEFECTIVE - AND SUBJECT TO CORRECTION OR REPLACEMENT BY THE CONTRACTOR WITHIN A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION.

COORDINATION WITH SEPARATE CONTRACTORS

COORDINATE WITH THE OWNER'S SEPARATE CONTRACTORS OR SUPPLIERS FOR WORK INDICATED AS BEING OWNER-FURNISHED & CONTRACTOR INSTALLED (OFCI), OR NOT-IN-CONTRACT (NIC). PROVIDE SCHEDULED DATES WHEN THE PROJECT WILL BE READY FOR DELIVERY OR INSTALLATION OF OWNER FURNISHED PRODUCTS, AS APPLICABLE.

COORDINATE THE WORK OF THIS PROJECT WITH OTHER CONTRACTORS AT SEPARATE CONSTRUCTION PROJECTS WITHIN THE SAME DEVELOPMENT, SO THAT THIS WORK WILL NOT INTERFERE WITH OR DELAY THEIR OPERATIONS.

COORDINATE, RECEIVE AT SITE, VERIFY RECEIPT, HANDLE, STORE ON-SITE (IF REQUIRED), PROTECT AND INSTALL OWNER-FURNISHED PRODUCTS, AND PROVIDE SERVICE CONNECTIONS AS APPLICABLE.

NOTIFY THE OWNER WITHIN FIVE (5) DAYS OF RECEIPT OF ANY ITEMS THAT ARE MISSING, DAMAGED OR OTHERWISE DEFECTIVE. LACK OF NOTIFICATION WILL BE CONSIDERED PRESUMPTIVE PROOF THAT ALL

ITEMS DID ARRIVE UNDAMAGED AND IN PROPER QUANTITIES. AND ANY REPLACEMENT OR REPAIRS

NECESSARY WILL THEN BE THE RESPONSIBILITY OF THE CONTRACTOR.

REPAIR DAMAGE TO OWNER-FURNISHED PRODUCTS CAUSED BY CONSTRUCTION OPERATIONS TO THE OWNER'S SATISFACTION.

COORDINATION WITH LANDLORD

OBTAIN AND COMPLY WITH THE LANDLORD'S CONSTRUCTION RULES & REGULATIONS WHICH ARE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS BY REFERENCE. COMPLY WITH LANDLORD'S APPROVED DRAWINGS OF THIS PROJECT, IF APPLICABLE. MAINTAIN PRINTED COPIES AT THE SITE AND ACKNOWLEDGE RECEIPT TO THE OWNER.

PARTICIPATE IN A PRE-CONSTRUCTION MEETING WITH THE LANDLORD'S REPRESENTATIVE AND PROVIDE THEM SUFFICIENT NOTICE BEFORE STARTING WORK.

TEMPORARY FACILITIES, UTILITIES & CONTROLS

PROVIDE BARRIERS, FENCES AND OTHER CONTROLS TO PREVENT PUBLIC ENTRY TO CONSTRUCTION AREAS, AND TO PROTECT CONSTRUCTION WORKERS AND THE PUBLIC FROM HAZARDS OF CONSTRUCTION

PROVIDE PROTECTION OF CONSTRUCTION MATERIALS FROM LOSS, DAMAGE, FIRE OR THEFT, AND PROTECT EXISTING CONSTRUCTION FROM DAMAGE BY CONSTRUCTION OPERATIONS.

PROVIDE TEMPORARY FIRE-PREVENTION MEASURES AND PROCEDURES INCLUDING FIRE-EXTINGUISHERS PER AHJ REQUIREMENTS.

PROVIDE DUMPSTERS AND COLLECT WASTE DAILY. DISPOSE OF MATERIAL IN A LAWFUL MANNER. PLACE

DUMPSTER IN LOCATION APPROVED BY OWNER OR LANDLORD, AS APPLICABLE.

STORE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS, PROTECTED FROM DAMAGE OR ABUSE, AND WITH VENTILATION TO AVOID CONDENSATION.

APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION AND PERFORMANCE.

INSPECT EACH ITEM OF MATERIAL OR EQUIPMENT IMMEDIATELY PRIOR TO INSTALLATION. REJECT DAMAGED AND DEFECTIVE ITEMS.

COORDINATION WITH FIXTURES, FURNISHINGS & EQUIPMENT (FF&E)
REVIEW THE OWNER'S SEPARATE CASEWORK/FIXTURES, FURNISHINGS, EQUIPMENT, & SIGNAGE
DRAWINGS FOR UNIT SIZES, WEIGHTS, SERVICE-CONNECTIONS AND CLEARANCES REQUIRED - WHETHER
FURNISHED OR INSTALLED BY THE CONTRACTOR OR OTHERS. VERIFY THAT REQUIRED ROUGH-INS,
CONNECTIONS AND CLEARANCES WILL BE PROVIDED. PROVIDE OPENINGS AND DELIVERY ACCESS FOR
FF&E ITEMS, AND PROVIDE STAGING SPACE FOR THEIR INSTALLATION. REPORT DISCREPANCIES OR
OMISSIONS OF EQUIPMENT REQUIREMENTS PRIOR TO INSTALLATION.
PROVIDE ALL HVAC, PLUMBING, GAS OR ELECTRIC SERVICE CONNECTIONS TO CASEWORK / FIXTURES,
SIGNAGE, OR EQUIPMENT INDICATED (WHETHER UNITS ARE INSTALLED BY CONTRACTOR OR BY OTHERS)

GENERAL EXECUTION OF THE WORK
ESTABLISH AND MAINTAIN DURABLE MARKERS TO LOCATE ALL ELEMENTS OF THE WORK, INCLUDING BUT NOT LIMITED TO PARTITIONS, CASEWORK, FIXTURES, EQUIPMENT AND LIGHT-FIXTURES, AND THEIR RELATED MECHANICAL, ELECTRICAL AND PLUMBING CONNECTIONS.

AT PROJECTIONS OF FINISHED SURFACES, INCLUDING PILASTERS OR THICKENED WALLS, RETURN ALL EXPOSED SURFACE FINISHES BACK TO THE PRIMARY SURFACE EVEN IF NOT SPECIFICALLY NOTED.

PERFORM ALL CUTTING, PATCHING AND FITTING TO ACCOMMODATE CONSTRUCTION WORK AND TO ACHIEVE THE INTENT OF THE CONSTRUCTION DOCUMENTS. CUT & PATCH PARTITIONS FOR INSTALLATION

OF PLUMBING OR ELECTRICAL SERVICES AND FOR INSTALLATION OF WALL BLOCKING, IF NECESSARY.
PROVIDE ESCUTCHEONS, GROMMETS AND SIMILAR SURFACE CLOSURE OR FINISHED TRIMS AT EXPOSED PENETRATIONS OF FINISHED SURFACES.

BRACE PARTITIONS, SUSPEND CEILINGS OR SOFFITS, AND BRACE PLATFORMS, SUSPENDED ITEMS OR

SIMILAR CONSTRUCTION ONLY TO STRUCTURAL ELEMENTS ABOVE - EVEN IF NOT SPECIFICALLY NOTED. DO NOT ANCHOR TO ROOF DECK, PLUMBING / SPRINKLER PIPES, DUCTWORK, ELECTRICAL CONDUIT OR SIMILAR ELEMENTS. ATTACHMENT AT TOP CHORD OF JOIST OR FLANGE OF BEAM ONLY.

LIMIT WORK TO OCCUR WITHIN THE PROJECT SITE, OR WITHIN OTHER AREAS DESIGNATED OR APPROVED FOR USE BY THE LANDLORD. CONNECT TO EXISTING UTILITY SERVICES BEYOND THE PROJECT-SITE IN THE MOST EXPEDITIOUS MANNER POSSIBLE WITH MINIMAL DISTURBANCE OF EXISTING ELEMENTS OR FINISHES.

RESTORE ALL AREAS OF EXISTING LANDSCAPING (INCLUDING SPRINKLER SYSTEMS) DISTURBED DURING CONSTRUCTION TO ITS ORIGINAL CONDITION.

JUST BEFORE OWNER OCCUPANCY, CLEAN ALL SURFACES INCLUDING FIXTURES AND EQUIPMENT FOR THE OWNER'S USE AND OPERATION. POLISH GLASS AND PLUMBING FIXTURES TO BE WITHOUT NOTICEABLE STREAKS. VACUUM CLEAN FLOORS AND DAMP WIPE WALLS, FIXTURES AND EQUIPMENT TO BE DUST-FREE WITHOUT STAINS, FILMS AND OTHER DISTRACTING SUBSTANCES.

CLEAN THE PROJECT SITE OF RUBBISH, LITTER AND OTHER FOREIGN SUBSTANCES. BROOM CLEAN PAVED AREAS AND REMOVE STAINS, SPILLS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS THAT ARE NEITHER PAVED NOR PLANTED, TO A SMOOTH EVEN-TEXTURED SURFACE.

TURN-OVER / CLOSE-OUT REQUIREMENTS
SET ALL TIME CLOCKS, THERMOSTATS AND SIMILAR DEVICES TO THE CURRENT LOCAL

DIVISION 5 - METAL:

TIME. PROVIDE A PRINTED LIST OF NAMES, ADDRESSES AND PHONE NUMBERS OF ALL SUB-CONTRACTORS AND MATERIAL SUPPLIERS USED. ARRANGE FOR ALL INSPECTIONS AND FURNISH OWNER WITH CERTIFICATE OF OCCUPANCY.

OPERATIONAL SYSTEMS, INCLUDING HVAC SYSTEMS AND ELECTRICAL SYSTEMS AS APPLICABLE.

SUBMIT OPERATION AND MAINTENANCE DATA TO INCLUDE EMERGENCY INSTRUCTIONS,

INSTRUCT OWNER'S PERSONNEL IN PROPER OPERATION AND MAINTENANCE OF

SPARE PARTS LISTS, PRODUCT WARRANTIES, WIRING DIAGRAMS, INSPECTION PROCEDURES, AND APPLICABLE SHOP DRAWINGS AND PRODUCT DATA.

SUBMIT AS-BUILT MARKED-UP DRAWINGS INDICATING ANY CHANGES MADE AND WITH DIMENSIONED LOCATIONS OF CONCEALED WORK AND LEAVE A COPY AT THE PROJECT SITE

GENERAL DRAWING REFERENCES

REFER TO GENERAL NOTES SHEETS FOR EACH PROFESSIONAL DISCIPLINE FOR ALL OTHER CONSTRUCTION REQUIREMENTS NOT LISTED BELOW.

DIVISION 4 - MASONRY:
 PROVIDE MASONRY CONTROL-JOINTS AT 24 FT SPACING MAXIMUM (EVEN IF NOT NOTED), AND WHERE NOTED ON THE DRAWINGS.

PROVIDE .042 INCH (18 GA) COLD-FORMED METAL FRAMING AT 16 INCH OC AT

EXTERIOR FRAMED WALLS MINIMUM, OR GREATER AS NOTED ON STRUCTURAL DRAWINGS.

3. DIVISION 6 - WOOD:

3.1. PROVIDE PRESERVATIVE-TREATED WOOD WHEN WOOD IS IN DIRECT CONTACT WITH CONCRETE OR MASONRY

3.2. PROVIDE FIRE-RETARDANT TREATED PLYWOOD BACKING AT ALL ELECTRICAL, PHONE AND SECURITY SYSTEM PANELS.
3.3. PROVIDE CONCEALED WOOD BLOCKING, BRACING OR NAILERS FOR SECURE

ANCHORAGE OF ALL SHELVES, RUNNING TRIM, RAILINGS, SUSPENDED ITEMS. DOOR-

STOPS, GRAB-BARS, AND OTHER SIMILAR WOODWORK, HARDWARE, SPECIALTIES,

ACCESSORIES, FIXTURES OR EQUIPMENT.

3.4. CUT TO FIT ALL WOOD TRIM OR OTHER PREFINISHED TRIM UNITS AND FINISH ALL EXPOSED SURFACES TO MATCH ADJACENT FINISHED MATERIALS. INSTALL WOODWORK WITH A MINIMUM NUMBER OF JOINTS. COPE ALL RETURNS, MITER ALL CORNERS AND USE SCARF-JOINTS AT END-TO-END CONNECTIONS (BUTT JOINTS ARE NOT ACCEPTABLE).

3.5. ANCHOR WOOD BLOCKING TO METAL STUD FRAMING W/ #12 TEK SCREWS @ 16" OC MAX - ANCHOR BLOCKING TO CMU'S OR CONCRETE WITH 1/4" TAPCONS AT MAXIMUM 16" OC. STAGGER FASTENERS WHEN BLOCKING IS WIDER THAN 6" NOMINAL.

. DIVISION 7 - THERMAL MOISTURE:

REFINISH ALL EXPOSED CUTS AND DAMAGED WOODWORK.

4.1. VERIFY THAT ALL EXTERIOR FINISHED GRADES ADJACENT TO EXTERIOR WALL ARE BELOW THE FINISHED FLOOR ELEVATION. IF NOT, PROVIDE WATERPROOF MEMBRANE WITH PROTECTION COURSE OVER EITHER SMOOTH-SURFACED MASONRY OR CAST-IN-PLACE CONCRETE TURNED-UP FROM THE FLOOR SLAB.

4.2. PROVIDE MIN 3-1/2" BATT INSULATION ON CEILINGS ABOVE AND WITHIN PARTITIONS AROUND AND BETWEEN ALL TOILET ROOMS TYPICALLY.
4.3. SEAL ALL EXTERIOR BUILDING JOINTS AT BOTH THE OUTSIDE AND INSIDE

SURFACES, AND OTHER OPENINGS AGAINST MOISTURE AND AIR-INFILTRATION. AT JOINTS AROUND STOREFRONT/CURTAIN WALL SYSTEMS, PROVIDE SHIM-SPACE AND SEALANT INSIDE AND OUTSIDE WITH BACKER-ROD.

4.4. PROVIDE SEALANT ALL-AROUND: DOOR OR WINDOW FRAMES, COUNTERTOPS & BACK-SPLASHES, WALL-MOUNTED FIXTURES OR EQUIPMENT (INCLUDING LAVS OR SINKS) TO ADJACENT WALL SURFACES, AND OTHER SIMILAR LOCATIONS.
5. DIVISION 8 - OPENINGS:

5.1. DOOR AND WINDOW DIMENSIONS NOTED ARE NOMINAL - COORDINATE WITH FIELD-

5.1. DOOR AND WINDOW DIMENSIONS NOTED ARE NOMINAL - COORDINATE WIT CONDITIONS AND VERIFY WITH MANUFACTURERS BEFORE FABRICATION.

5.2. HARDWARE MATERIALS: PROVIDE NON-FERROUS MATERIALS AT EXTERIOR LOCATIONS.

6. DIVISION 9 FINISHES:

6.1. DRYWALL CONTROL JOINTS: LOCATE ABOVE ONE SIDES OF ALL DOOR FRAMES (MIN), AND AT 30 FT MAX UNINTERRUPTED SURFACE SPACING AND AS NOTED.

6.1. PROVIDE 5/8" THICK GLASS-MAT GYPSUM BACKER-BOARD AT ALL PARTITIONS W/ TILF FINISH.

6.2. PROVIDE BACK-TO-BACK DOUBLED .0312" (20 GA) METAL STUDS WHERE WALL-BLOCKING IS PROVIDED FOR SUPPORT OF GRAB-BARS OR SHELVING.

6.3. DRYWALL HEADERS: PROVIDE FRAMING @ 16" OC SUSPENDED FROM STRUCTURE ABV W/ 1 LAYER 5/8" GYP BD ON EXPOSED SIDE(S) AND BOTTOM SURFACE.

6.4 PAINT OR STAIN FINISH ALL EXPOSED SURFACES OF CONSTRUCTION UNLESS

6.4. PAINT OR STAIN FINISH ALL EXPOSED SURFACES OF CONSTRUCTION UNLESS NOTED OTHERWISE OR IF SURFACE IS PRE-FINISHED. PROVIDE PAINT FINISH MIN AT ALL SURFACES NOT OTHERWISE INDICATED TO RECEIVE OTHER FINISH. FINISH EXPOSED EDGES OR SURFACES OF CUT WOOD OR PREFINISHED TRIM TO MATCH ADJACENT SURFACES.

7. DIVISION 10 - SPECIALTIES:

7.1. AT "ASSEMBLY" OCCUPANCIES PROVIDE "MAXIMUM OCCUPANCY" SIGN IN A CONSPICUOUS LOCATION AS APPROVED BY AHJ.

READING "MEN", "WOMEN", "RESTROOM" OR AS APPROPRIATE TO USE/TITLE OF ROOM - MOUNT 9" FROM STRIKE EDGE OF DOOR & 60 INCHES AFF TO SIGN CENTERLINES.

7.3. TOWEL-DISPENSER AND WASTE RECEPTACLE AT EACH LAVATORY OR HAND SINK - PROVIDE WALL BLOCKING IF NECESSARY FOR SECURE ATTACHMENT.

7.2. ACCESSIBLE DOOR SIGN W/ RAISED LETTERS, PICTORIAL-SYMBOL & BRAILLE PLATE

8. DIVISION 11 - EQUIPMENT:

8.1. PROVIDE WATER-SERVICE SHUTOFF-VALVE W/ BACK-FLOW PREVENTER

(DOWNIST DE AM OF VALVE) AT EA HOT, OR COLD WATER CONNECTION TO FOURMENT.

8.1. PROVIDE WATER-SERVICE SHUTOFF-VALVE W/ BACK-FLOW PREVENTER (DOWNSTREAM OF VALVE) AT EA HOT- OR COLD-WATER CONNECTION TO EQUIPMENT (EXCEPT AT SINKS).

8.2. PROVIDE SHUTOFF VALVES (STOPS), SUPPLIES AND TRAPS AT ALL LAVS OR SINKS

9. DIVISION 21 - FIRE SUPPRESSION SYSTEM NOTES:
 9.1. SUBMIT SPRINKLER-SYSTEM DESIGN DRAWINGS TO AHJ AND LANDLORD (WHEN APPLICABLE) AND OBTAIN THEIR APPROVAL BEFORE STARTING WORK.

9.2. PROVIDE SEMI-CONCEALED TYPE SPRINKLER HEADS IN PUBLIC VIEW AREAS. PROVIDE STANDARD SURFACE-MTD SPRINKLER HEADS IN BACK AREAS NOT IN PUBLIC VIEW, UNLESS OTHERWISE NOTED.

10. DIVISION 32 - SITE IMPROVEMENTS:

10.1. MAXIMUM ALLOWABLE SLOPE OF NEW PAVEMENT: 4.9% (1:21).

10.2. MAXIMUM ALLOWABLE CROSS-SLOPE OF NEW PAVEMENT: 2% (1:48).

10.3. MINIMUM SLOPE OF EXTERIOR PAVEMENT (WITHIN 10 FEET OF BUILDING) 2% DRAINING AWAY FROM BUILDING.

WATERPROOFING NOTES

WHETHER SPECIFICALLY IDENTIFIED OR NOT THE FOLLOWING NOTES SHALL APPLY TO ALL RELEVANT DETAILS, CONDITIONS AND LOCATIONS FOR THE PROJECT IDENTIFIED HEREIN.

11. THE GENERAL CONTRACTOR MUST ENGAGE A SEPARATE REGISTERED WATERPROOFING CONSULTANT AS A PART OF THE CONSTRUCTION TEAM TO EITHER INSTALL, DIRECT OR INSPECT ALL WATERPROOFING ASPECTS OF THE BUILDING PRIOR TO COVER-UP. THE WATERPROOFING CONSULTANT SHALL TEST, INSPECT AND VISUALLY DOCUMENT ALL UNIQUE DETAILS. GC TO IMPLEMENT CONSULTANTS RECOMMENDATIONS.

12. THE BASE BID SHALL INCLUDE ALL NECESSARY AND REQUIRED FLASHING, COUNTER-FLASHING, WEATHERPROOFING, SEALANT, CAULKING, ETC., WHETHER SHOWN, DETAILED, NOTED OR NOT. THE INTEND OF THESE WEATHERPROOFING NOTES IS TO ENSURE THAT THE GENERAL CONTRACTOR IS AWARE OF THE NECESSITY OF PROVIDING FULL WEATHERPROOFING OVER THE ENTIRE EXTERIOR OF THE BUILDING, BEHIND ALL EXTERIOR FINISHES AND BETWEEN ALL DISSIMILAR MATERIALS PER THE INTENT OF THE FOLLOWING NOTES AND DETAILS. INDUSTRY STANDARD DETAILS SHALL BE FOLLOWED IF IN DOUBT AT ALL LOCATIONS. NOTE THAT NO CHANGE ORDER SHALL BE CONSIDERED FOR PROVIDING ADDITIONAL FLASHING, COUNTER-FLASHING,

13. MATERIAL TRANSITIONS:

WEATHERPROOFING, SEALANT, CAULKING, ETC.

13.1. ALL EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS SHALL RECEIVE SEALANT; JOINTS EXCEEDING ½" IN DEPTH SHALL RECEIVE BACKER ROD AND SEALANT.

13.2. PROVIDE A CONTINUOUS SEALED WEATHER BARRIER OVER ALL EXTERIOR SHEATHING OR BACKER BOARD. WEATHER BARRIER SHALL BE EITHER LIQUID APPLIED OR SHEETING TYPE - REFER TO DRAWINGS, NOTES AND SPECIFICATIONS.

13.3. LIQUID APPLIED WEATHER BARRIER (LAWB) - ALL JOINTS TO FLASHING MATERIALS, SHEATHING JOINTS AND SUBSTITUTE JOINTS ARE TO BE TAPED AND REINFORCED WITH DETAIL MESH, FILLER, AND RECEIVE ANOTHER COAT OF LAWB PER PRODUCT RECOMMENDATIONS.

13.4. FLASHING INSTALLED OVER LAWB ARE TO BE COUNTER FLASHED AND MESH TAPED & RECOATED WITH LAWB PER MANUFACTURES RECOMMENDATIONS.

14. EXTERIOR WAINSCOTING:14.1. PROVIDE GALVANIZED METAL FLASHING SET IN CONTINUOUS BED OF SEALANT OVER FWBM

14.2. CASING BEADS, SCREEDS, OR BASE METAL TRIMS MUST PROVIDE WEEPING ACTION. FINISH SHOULD BE HELD OFF OF FINISHED GRADE MIN. ½".

AND SHEATHING. THE TOP OF METAL FLASHING SHALL BE COUNTER FLASHED.

14.3. JOINT BETWEEN MASONRY MATERIALS & SIDEWALKS TO BE ½" AND FILLED WITH GROUT AND PROVIDE 2" WIDE WEEPS TO ALLOW MOISTURE TO MIGRATE OUT OF SYSTEM.

15. PREPARE WINDOW / DOOR ROUGH OPENING PREPARATION:

15.2. DOUBLE WRAP SILL AND RETURN UP JAMB 4".

15.1. PREPARE ROUGH OPENINGS REINFORCING AND WRAPPING INSIDE CORNERS WITH EXTERIOR

15.3. SEAL ALL SILL JAMB AND HEAD CORNERS.

WEATHER BARRIER.

16.1. PROVIDE SILL PAN FLASHING WITH END DAMS AT ALL SILL OPENINGS. SET SILL PAN FLASHING IN CONTINUOUS BED OF NON-SILICONE SEALANT.

AMB CONDITION:

17.1. COUNTER FLASH OVER END DAM JOINT AT JAMB/SILL CONNECTION TO DIRECT WATER TO

17.2. PROVIDE CONTINUOUS BACKER ROD AND SEALANT AT ALL VERTICAL JOINTS BETWEEN WINDOW/DOOR FRAME AND EXTERIOR FINISH.

18. HEAD CONDITION:

18.1. PROVIDE GALVANIZED METAL FLASHING EXTENDING OVER WINDOW/DOOR FRAME. PROVIDE

BACKER ROD AND SEALANT BETWEEN FLASHING AND WINDOW FRAME.

19. PARAPET CAP FLASHING

19.1. WRAP TERMINATION (TOP, FRONT AND BACKSIDES) OF PARAPET WALL WITH FLEXIBLE

RUBBERIZED SELF-ADHESIVE, SELF-SEALING, WATER BARRIER MEMBRANE (FWBM). APPLY FWBM

OVER SHEATHING, CONTINUOUSLY OVER SUBSTRATE TO BACK OF PARAPET WALL SHEATHING. LAP

20. ROOF PENETRATIONS:
20.1. ALL ROOF PENETRATIONS SHALL BE SEALED PER ROOF MANUFACTURE'S AND FLASHING COLLAR MANUFACTURER'S SPECIFICATIONS.

FWBM OVER VERTICAL WEATHER BARRIER TO ENSURE PROPER FLASHING.

OBTAIN COPY OF "LIGHTING DESIGN PACKAGE" (BY OTHERS) FROM OWNER & ARCHITECT FOR BIDDING & CONSTRUCTION. REFER TO THIS PACKAGE FOR LIGHT FIXTURE LOCATIONS, CUT SHEETS, & SPECIFICATIONS. NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES BETWEEN "LIGHTING DESIGN PACKAGE" & THIS SET OF DRAWINGS.

ALL DIMENSIONS ARE TO EXTERIOR FACE, SUBSTRATE OR MASONRY, UNLESS NOTES OTHERWISE.

DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.

ADDITIONS AND ALTERATIONS:

PRIOR TO USE, OCCUPANCY OR FINAL INSPECTION, EXISTING OR RETROFITTED ADDRESSING MEETING THE HEIGHT, CONTRAST AND FONT REQUIREMENTS OF SECTION 5-9-517 ITEM L OF THE CITY OF IRVINE MUNICIPAL CODE SHALL BE VERIFIED BY THE CITY INSPECTOR.

CONTRACTOR SHALL RESTORE ALL ORIGINAL AND REQUIRED FIRE PROTECTION ON STRUCTURAL ELEMENTS AND RATED ASSEMBLIES.

PRIOR TO FINAL INSPECTION, THE OPENING FORCE FOR DOORS SERVING THE DESIGNATED ACCESSIBLE PATH OF TRAVEL SHALL BE VERIFIED TO COMPLY WITH CBC 11B-404.2.9. POWERED

PRIOR TO FINAL INSPECTION, THE OPENING FORCE FOR DOORS SERVING THE DESIGNATED ACCESSIBLE PATH OF TRAVEL SHALL BE VERIFIED TO COMPLY WITH CBC 11B-404.2.9. POWERED EXTERIOR DOORS, PER EXCEPTION 2, SERVING A SPACE WITH AN OCCUPANCY OF 150 OR MORE ARE REQUIRED TO BE EQUIPPED WITH BACK-UP POWER.

FIRE DEPARTMENT NOTES:

SQUARE FEET.

1. FOR ASSISTANCE WITH FIRE-RELATED PLAN REVIEW ISSUES OR TECHNICAL QUESTIONS, PLEASE CALL (714) 573-6108. FOR FIRE-RELATED INSPECTION QUESTIONS OR ISSUES, PLEASE CONTACT YOUR OCFA INSPECTOR DIRECTLY OR OCFA INSPECTION SCHEDULING AT (714) 573-6150 FOR ASSISTANCE

2. THE PROJECT SHALL COMPLY WITH THE CURRENTLY ADOPTED CALIFORNIA BUILDING CODE, CALIFORNIA FIRE CODE, AND OTHER CODES, STANDARDS, REGULATIONS AND REQUIREMENTS AS ENFORCED BY THE ORANGE COUNTY FIRE AUTHORITY. APPROVAL OF THESE PLANS SHALL NOT PERMIT THE VIOLATION OF ANY CODE OR LAW.

3. FOR PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS TO EXISTING STRUCTURES, INSTALLATION OF GATES/WALLS/FENCES, OR ALTERATION OF VEHICULAR ACCESS, A FIRE MASTER PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE OCFA PRIOR TO SUBMITTAL OF ARCHITECTURAL PLANS. AN APPROVED FIRE MASTER PLAN SHALL BE SUBMITTED WITH THE ARCHITECTURAL PLANS.

4. ALL WEATHER FIRE ACCESS ROADS SHALL BE APPROVED BY THE OCFA AND BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE. ACCESS ROADS SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS DURING AND AFTER CONSTRUCTION.

5. ADDRESS NUMBERS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS, BE A MINIMUM SIX INCHES HIGH, CONTRAST WITH THEIR BACKGROUND, AND BE PLAINLY VISIBLE FROM THE ROADWAY THE BUILDING IS ADDRESSED ON OR AS OTHERWISE ALLOWED BY OCFA GUIDELINE B-09.

6. BUILDINGS UNDER CONSTRUCTION OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. NO SMOKING OR COOKING IS ALLOWED IN STRUCTURES WHERE COMBUSTIBLE MATERIALS ARE EXPOSED OR WITHIN 25' OF COMBUSTIBLE MATERIALS STORAGE AREAS. CUTTING, WELDING, OR OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

7. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CFC AND CCR TITLE 19. AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED DURING CONSTRUCTION ON EACH FLOOR AT EACH STAIRWAY, IN EACH STORAGE AND CONSTRUCTION SHED, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, OR WHERE SIMILAR HAZARDS ARE PRESENT. BEFORE FINAL OCCUPANCY, AT LEAST ONE 2A:10B:C EXTINGUISHER SHALL BE PROVIDED SO THAT NO POINT IS MORE THAN 75' TRAVEL DISTANCE FROM THE EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED ALONG THE PATH OF EGRESS TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4" ABOVE THE FLOOR. ADDITIONAL EXTINGUISHERS MAY BE REQUIRED BY THE INSPECTOR AND FINAL PLACEMENT IS SUBJECT TO APPROVAL.

8. WALL, FLOOR AND CEILING FINISHES AND DECORATIVE MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC/CFC CHAPTER 8. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL. SUCH ITEMS SHALL BE APPROVED AND INSPECTED PRIOR TO INSTALLATION.

9. KNOX BOXES/KEY CABINETS SHALL BE PROVIDED FOR ALL POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE IMMEDIATE ACCESS IS REQUIRED OR IS UNDULY DIFFICULT.

10. DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3

11. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN AISLES.

12. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. RATED

DOORS SHALL BE SELF-CLOSING AND LATCHING; SUCH DOORS SHALL NOT BE EQUIPPED WITH DOOR STOPS OR OTHERWISE PROPPED OPEN.

13. SPRINKLER AND ALARM SYSTEMS SHALL BE PROVIDED WHEN REQUIRED BY CBC/CFC CHAPTER 9 AND LOCAL ORDINANCE. IN STRUCTURES OF UNDETERMINED USE, THE MINIMUM FIRE SPRINKLER

DESIGN DENSITY REQUIRED SHALL BE ORDINARY HAZARD (GROUP 2) WITH A DESIGN AREA OF 3000

FIRE DEPARTMENT NOTES CONTINUED:

14. EXISTING SPRINKLER AND ALARM SYSTEMS IN SPACES UNDERGOING REMODELING SHALL BE EVALUATED BY A LICENSED CONTRACTOR KNOWLEDGEABLE IN SUCH SYSTEMS TO DETERMINE WHETHER CHANGES WILL BE NECESSARY TO MAINTAIN THESE SYSTEMS IN CONFORMANCE WITH APPLICABLE STANDARDS. IF MODIFICATIONS ARE NECESSARY, PLANS SHALL BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL PRIOR TO MODIFICATION OF THE SYSTEM. SPRINKLER AND ALARM SYSTEMS SHALL BE SUPERVISED BY A UL-LISTED CENTRAL ALARM STATION.

15. WHERE COMMERCIAL-TYPE FOOD HEATING OR COOKING EQUIPMENT THAT PRODUCES GREASE-LADEN VAPORS IS PRESENT, AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED AND SHALL COMPLY WITH CFC, CMC, AND NFPA 17A. REVIEW AND APPROVAL OF A HOOD AND DUCT EXTINGUISHING SYSTEM PLAN BY THE OCFA IS REQUIRED PRIOR TO INSTALLATION, MODIFICATION, REARRANGEMENT, OR USE OF COOKING EQUIPMENT.

16. HAZARDOUS MATERIALS EQUIPMENT, PROCESSES, STORAGE, DISPENSING, OR USE SHALL COMPLY WITH CBC AND CFC REGULATIONS AND SHALL BE REVIEWED AND APPROVED BY THE OCFA PRIOR TO SUCH MATERIALS OR EQUIPMENT BEING BROUGHT ON SITE

17. STORAGE AREAS GREATER THAN 500 SQ.FT. WITH HIGH HAZARD MATERIALS STORED HIGHER THAN SIX FEET AND OTHER MATERIALS STORED HIGHER THAN TWELVE FEET ARE NOT PERMITTED WITHOUT FIRST SUBMITTING PLANS TO AND OBTAINING APPROVAL FROM THE OCFA.

18. A NEW HVAC UNIT EXCEEDING A 2,000 CFM CAPACITY SHALL BE PROVIDED WITH A DUCT SMOKE DETECTOR. THIS DETECTOR SHALL SHUT DOWN ONLY THE AFFECTED INDIVIDUAL HVAC UNIT UPON SMOKE DETECTION. THIS DETECTOR MUST ALSO BE INTERFACED TO AN EXISTING FIRE ALARM SYSTEM. THE DETECTOR SHALL ONLY PROVIDE A SUPERVISORY SIGNAL AT THE FIRE ALARM PANEL UPON SMOKE DETECTION.

STORM WATER POLLUTION PREVENTION NOTES

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF IRVINE WATER QUALITY STANDARDS CONTAINED IN CHAPTER 3. WATER, OF DIVISION 8 OF TITLE 6 OF THE IRVINE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION AND SEDIMENT CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

1. AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES.

2. SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.

4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED

FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF

3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL

IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.

5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE

WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.

6. TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A

COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND

7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEPT UP IMMEDIATELY AND MAY NOT BE

8. STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

RECYCLING:

CONSTRUCTION WASTE MATERIAL SHALL BE RECYCLED PER APPROVED CONSTRUCTION WASTE REDUCTION COMPLIANCE REPORT.

WASHED DOWN BY RAIN OR OTHER MEANS.

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2/4/2019

REASON

PRINCIPAL IN CHARGE

PROJECT MANAGER:
MH

DRAWN BY:
STAFF

Project Address:

IRVINVE SPECTRUM

668 SPECTRUM CENTRE

Project Number:

IRVINE, CA 92618

Sheet Title:

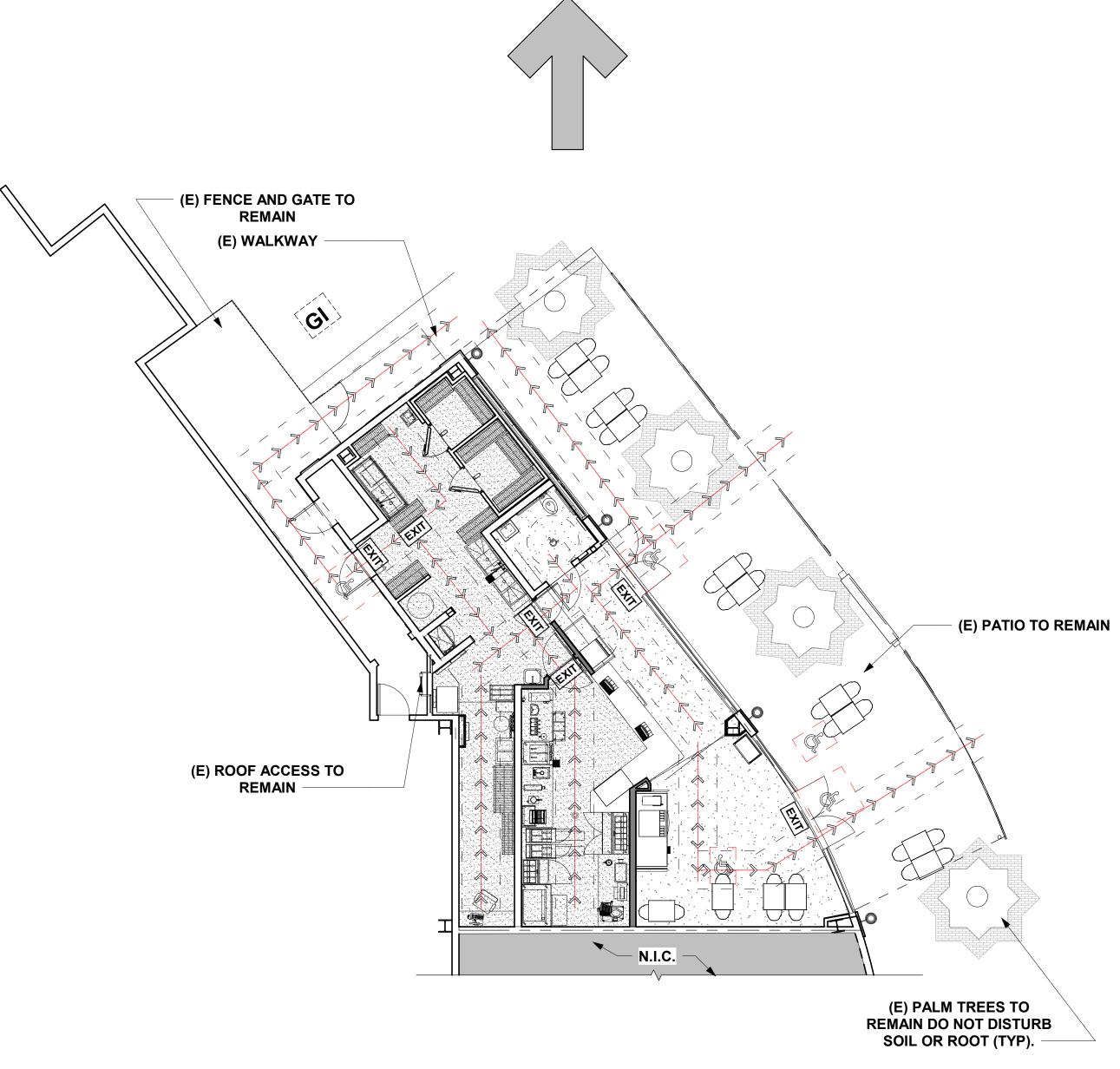
GENERAL NOTES,

ABBREVIATIONS, &

DRAWING CONVENTIONS

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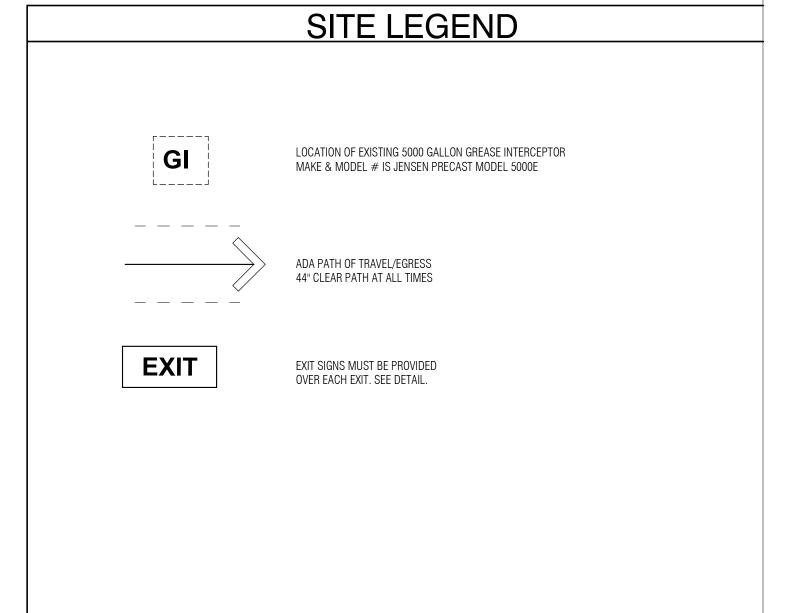




TO EDWARD'S PARKING STRUCTURE

2 MALL MAP/SITE LOCATION
N.T.S.







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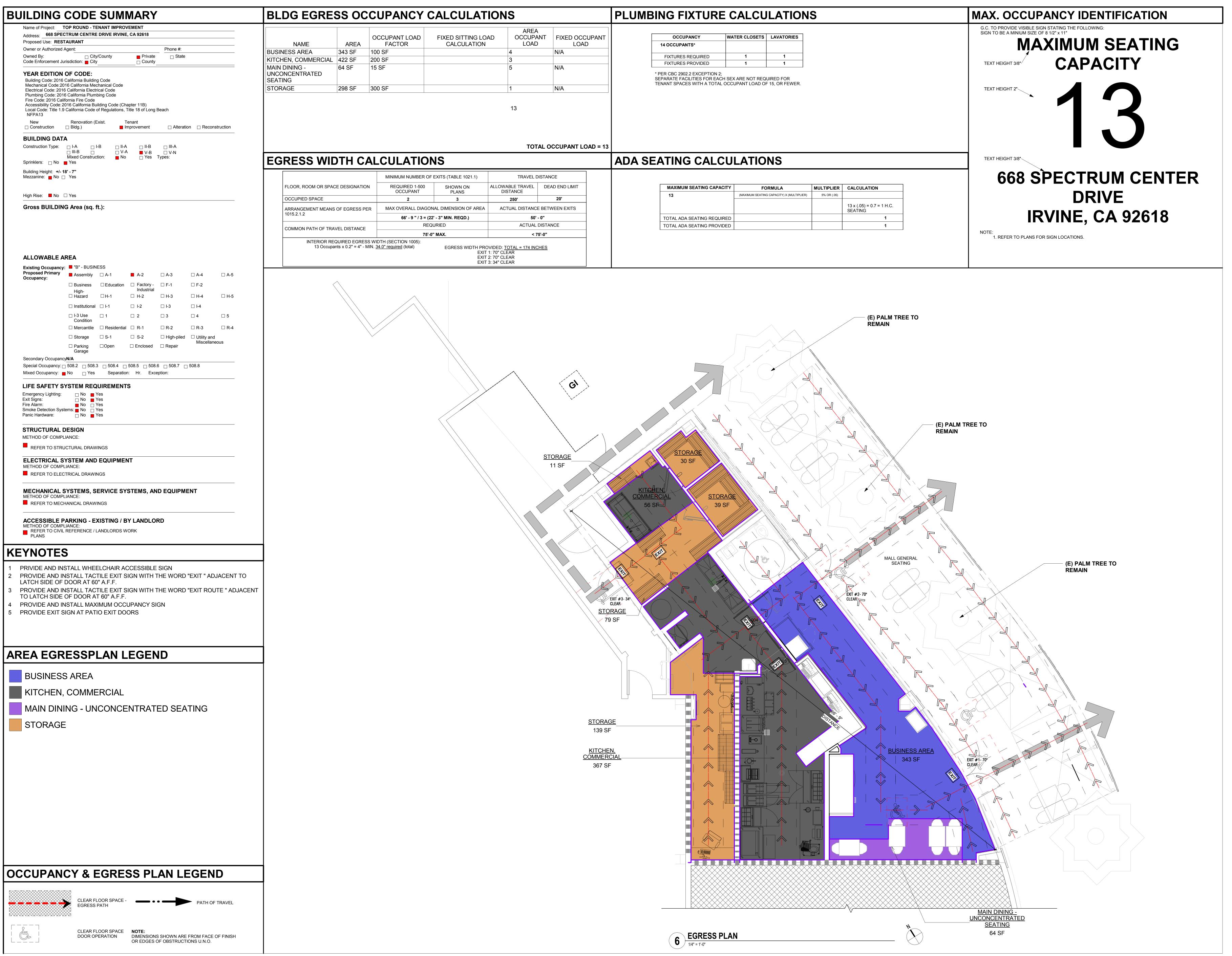
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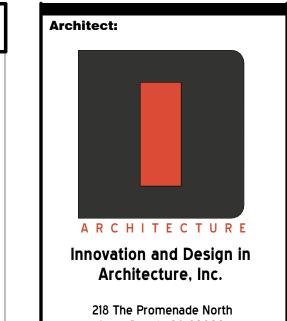
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Project Number: 138-003-18

Sheet Title:
SITE PLAN & ADA PATH
OF TRAVEL

heet Number:





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Issue For: PERMIT SET 2/4/2019 REASON

PROJECT MANAGER:

IRVINVE SPECTRUM

668 SPECTRUM CENTRE **IRVINE, CA 92618**

138-003-18 Sheet Title: OCCUPANCY AND

SUMMARY

EGRESS PLAN / CODE

- AT LEASE ONE PRIMARY ENTRANCE (NOTE: SOME GOVERNING AGENCIES MAY DEFINE EXITS AS A BLDG. ENTRANCE) TO BUILDING AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED QUANTITY OF ACCESSIBLE ENTRANCES, ALTHOUGH, SHALL BE AS REQUIRED BY THE GOVERNING
- ALL DISABLED ACCESSIBLE ENTRANCES, SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
- EVERY REQUIRED ENTRANCE. "EXIT". OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET. 8 INCHES IN HEIGHT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR
- WHERE A PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES

WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES.

- WHEN AN AUTOMATIC DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WITH THE DOOR
- POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL. SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH- PULL ACTIVATING
- GRASP THE OPENING HARDWARE. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 INCHES AND 44 INCHES

BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO

- 3. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48 INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE
-). THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS. WHEN DOOR SWINGS IN DIRECTION OF TRAVEL AND THE DOOR HAS BOTH LATCH AND A CLOSER, 12" OF CLEARANCE SHALL BE PROVIDED AT THE DOOR STRIKE EDGE OPPOSITE OF THE DOOR
- 10. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- 11. THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR. WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION. SEE TYPICAL ACCESSIBILITY DETAIL SHEET 12. NOT USED
- 13. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE. SERVING OTHER THAN A REQUIRED EXIT STAIRWAY SHALL PROVIDE A MINIMUM OF 48 INCHES OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.
- 14. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLE TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED UP TO 15 LBS.
- 15. WHERE TURNSTILES ARE UTILIZED IN A FACILITY FOR THE PURPOSE OF PROVIDING FULLY CONTROLLED ACCESS, A DOOR OR GATE THAT IS FULLY ACCESSIBLE TO THE PHYSICALLY DISABLED SHALL BE PROVIDED ADJACENT TO THE TURNSTILE OR REVOLVING DOOR AND SHALL BE SO DESIGNED TO FACILITATE THE SAME

B. FLOORS AND LEVELS

ABOVE THE FLOOR.

OF THE DOOR IN ITS CLOSED POSITION.

- IN BUILDINGS AND FACILITIES, FLOORS OF ANY GIVEN SPACE SHALL HAVE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS AND/OR, WHEN ALLOWED, SPECIAL ACCESS LIFTS. 2. FLOORS ARE TO BE SLIP RESISTANT.
- 3. SEE "THRESHOLD/LEVEL CHANGES" DETAIL ON TYPICAL ACCESSIBILITY DETAIL SHEET. 4. SEE NOTE #T-7 FOR ADDITIONAL INFORMATION.

C. CORRIDORS AND AISLES

- 1. EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS IN WIDTH THAN 44 2. CORRIDORS THAT EXCEED 200 FEET IN LENGTH SHALL:
- B. HAVE, AT A CENTRAL LOCATION, A 60 INCH X 60 INCH MINIMUM WHEELCHAIR TURNING SPACE OR PASSING ALCOVE: OR
- C. HAVE, AT A CENTRAL LOCATION, AN INTERVENING CROSS OR TEE CORRIDOR, A MINIMUM OF 44 INCHES IN WIDTH; OR
- D. HAVE, AT A CENTRAL LOCATION, AN OPERABLE DOOR.

A HAVE A MINIMUM CLEAR WIDTH OF 60 INCHES OR

D. SINGLE ACCOMMODATION TOILET FACILITIES (WHERE INDICATED)

- THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30 INCHES WIDE BY 48 INCHES LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE.
- THE WATER CLOSET SHALL BE LOCATED IN A SPACE WHICH PROVIDES A MIN. OF 28 INCH WIDE CLEAR SPACE BETWEEN THE WATER CLOSET'S FURTHEST MOST PROTRUDING EDGE AND AN ADJACENT FIXTURE OR A 32 INCH WIDE CLEAR SPACE BETWEEN THE WATER CLOSET'S FURTHEST MOST PROTRUDING EDGE AND AN ADJACENT WALL AT ONE SIDE AND 48 INCHES OF CLEAR SPACE IN FRONT OF THE WATER CLOSE IF THE COMPARTMENT HAS AN END OPENING DOOR (FACING THE WATER CLOSET). A 60 INCH MINIMUM LENGTH CLEAR SPACE SHALL BE PROVIDED IN AN ACCESSIBLE COMPARTMENT WHEN THE DOOR IS LOCATED AT THE SIDE OF THE TOILET STALL COMPARTMENT. GRAB BARS SHALL NOT PROJECT MORE THAN 3 INCHES INTO THE CLEAR SPACES AS SPECIFIED ABOVE.
- TURNAROUND CLEAR SPACE OF 60" DIAMETER SHALL BE PROVIDED WITHIN THE TOILET ROOM.
- 4. PROVIDE IDENTIFICATION SYMBOLS ON DOOR AND WALL. SEE "SIGNS/PICTOGRAMS" DETAIL AND TYPICAL TENANT IMPROVEMENT DRAWINGS.

E. TOILET ROOM FIXTURES AND ACCESSORIES

- 1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES AND A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF THE TOILET SEAT.
- 2. PROVIDE 18 INCHES FROM THE CENTERLINE OF THE WATER CLOSET TO THE ADJACENT WALL.
- 3. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOLINTED ON THE WIDE SIDE OF THE TOILET AREAS. NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. 4. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30 INCHES WIDE X 48
- INCHES LONG IN FRONT OF THE URINAL. WHERE URINALS ARE PROVIDED. AT LEAST ONE WITH A RIM PROJECTING A MINIMUM OF 14 INCHES FROM
- THE WALL AND A MAXIMUM OF 17 INCHES ABOVE THE FLOOR SHALL BE PROVIDED.

6. URINAL FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT

- GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5
- 7. A CLEAR FLOOR SPACE 30 INCHES WIDE X 48 INCHES LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH, SUCHICLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29 INCHES FROM THE FLOOR TO THE
- BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES IN WIDTH WITH 8 INCHES MINIMUM DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9 INCHES HIGH FROM THE FLOOR AND A MINIMUM OF 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY. 9. A PROJECTION OF A LAVATORY BOWL INTO THE 8 INCH CLEAR SPACE, THEREBY REDUCING THE CLEAR
- HEIGHT BELOW THE LAVATORY TO NO LESS THAN 27 INCHES AT 8 INCHES BACK FROM THE APRON, MEETS THE REQUIREMENT FOR PROVIDING KNEE CLEARANCE. THE MAXIMUM HEIGHT OF 34 INCHES SHALL BE MAINTAINED TO THE TOP OF THE COUNTERTOP OR LAVATORY BOWL RIM IF THE LAVATORY IS A DROP-IN 10. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE
- SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. 11. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE
- ALLOWED, IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. 12. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM OF THE MIRROR'S REFLECTIVE SURFACE AT NOT MORE THAN
- 13. LOCATE TOWEL, SANITARY NAPKIN, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40 INCHES FROM THE FLOOR.
- 14. LOCATE TOILET TISSUE DISPENSERS ON THE WALL WITHIN 12 INCHES OF THE FRONT EDGE OF THE TOILET SEAT. CONTINUOUS ROLL DISPENSER IS REQUIRED. 15. GRAB BARS, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250

LB. PER LINEAR FOOT LOAD. F. GRAB BARS

- GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 33 INCHES ABOVE AND PARALLEL TO THE FLOOR. SEE NOTE #8 BELOW FOR ADDITIONAL INFORMATION.
- 2. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42 INCHES LONG WITH THE FRONT END POSITIONED 24 INCHES IN FRONT OF THE WATER CLOSET STOOL, AND GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36 INCHES 3. THE OUTSIDE DIAMETER OR WIDTH OF THE GRIPPING SURFACES SHAPE SHALL PROVIDE AN EQUIVALENT

GRIPPING SURFACE OF A GRAB BAR SHALL BE 1 1/4 INCHES TO 1 1/2 INCHES OR THE

- 4. IF THE GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1 1/2 INCHES.
- 5. A GRAB BAR ON ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE
- 6. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- 7. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH. 8. WHERE TANK TYPE WATER CLOSETS ARE USED, GRAB BARS MAY BE INSTALLED AT +36" A.F.F.

G. HAZARDS AND PROTRUDING OBJECTS

- 1. OBJECTS PROJECTING FROM WALLS (FOR EXAMPLE, TELEPHONES) WITH THEIR LEADING EDGES BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR SHALL PROJECT NO MORE THAN 4 INCHES INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES.
- OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27 INCHES ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.
- FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12 INCHES MAXIMUM FROM 27 INCHES TO 80 INCHES ABOVE THE GROUND OR FINISHED FLOOR.
- PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING
- ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE OBSTRUCTION.
- INCHES MINIMUM CLEAR UNOBSTRUCTED HEAD ROOM (6'-8"). ABRUPT CHANGES IN LEVEL EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY EXCEEDING 4 INCHES IN A VERTICAL DIMENSION SUCH AS AT PLANTERS LOCATED IN OR ADJACENT TO WALKS SIDEWALKS OR OTHER PEDESTRIAN WAYS SHALL BE IDENTIFIED BY CURBS. PROJECTING AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP- OFF. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED. NO CURB IS REQUIRED IF A

GUIDE RAIL IS PROVIDED CENTERED 3 INCHES PLUS OR MINUS ONE INCH ABOVE THE SURFACE OF THE WALK OR SIDEWALK AND, THE WALK IS 4.9 PERCENT OR LESS GRADIENT OR NO ADJACENT HAZARD EXISTS WALL SURFACES ADJACENT TO HANDRAILS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. (I.E., NO

6. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80

- 1 THE MINIMUM OLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE STATIONARY WHEELCHAIR AND OCCUPANT IS 30 INCHES X 48 INCHES. THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. UNLESS
- NOTED OTHERWISE. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS. . ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN

H. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS

- OR OVERLAP, AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER WHEEL CHAIR CLEAR FLOOR SPACE. IF A CLEAR FLOOR SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR APART OF THREE SIDES. ADDITIONAL MANEUVERING CLEARANCES SHALL BE PROVIDED 3. PROVIDE AN ADDITIONAL 12 INCH WIDTH ON ONE SIDE FOR ALCOVES GREATER THAN 15 INCHES DEEP AND
- DESIGNED FOR FRONTAL APPROACH. EXCEPT AT DRINKING FOUNTAIN ALCOVES WHICH MAY BE A MAXIMUM OF 24" DEEP BEFORE REQUIRING THE ADDITIONAL 12" CLEAR WIDTH.
- 4. PROVIDE AN ADDITIONAL 6 INCHES WIDTH ON ONE SIDE FOR ALCOVES GREATER THAN 24 INCHES DEEP AND DESIGNED FOR FRONTAL APPROACH. 5. IF THE CLEAR FLOOR SPACE ONLY ALLOWS FORWARD APPROACH TO AN OBJECT. THE MAXIMUM HIGH
- FORWARD REACH ALLOWED SHALL BE 48 INCHES AND THE LOW SIDE REACH SHALL BE NO LESS THAN 15 INCHES ABOVE THE FLOOR. IF THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION. THE HORIZONTAL DIMENSION OF THE OBSTRUCTION SHALL BE LESS THAN 25 INCHES. THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL THEN BE 44 INCHES WHEN THE HORIZONTAL DIMENSION OF THE OBSTRUCTION IS BETWEEN 20 INCHES AND 25 INCHES

6. IF THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM

HIGH SIDE REACH ALLOWED SHALL BE 54 INCHES AND THE LOW SIDE REACH SHALL BE NO LESS THAN 9

INCHES ABOVE THE FLOOR. SIDE REACH IS ALLOWED OVER AN OBSTRUCTION PROVIDED THE HORIZONTAL

DIMENSION OF THE OBSTRUCTION DOES NOT EXCEED 24 INCHES AND MAXIMUM HIGH REACH OVER A 24 INCH

OBSTRUCTION SHALL THEN BE 46 INCHES.

- I. ADDITIONAL REQUIREMENTS 1. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 18 INCHES ABOVE THE FLOOR OR
- 2. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE NOT LESS THAN 30" NOR MORE THAN 44" ABOVE THE FLOOR OR WORKING PLATFORM.
- 3. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 44 INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
- 4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS AS SET FORTH IN THE GOVERNING AGENCIES ACCESSIBILITY STANDARDS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD #595A. SEE "SIGNS / PICTOGRAPHS" DETAIL ON TYPICAL ACCESSIBILITY DETAIL SHEET.
- 5. PUBLIC TELEPHONES: (A) IF PUBLIC PAY TELEPHONES, PUBLIC CLOSED CIRCUIT TELEPHONES, OR OTHER PUBLIC TELEPHONES ARE PROVIDED, THEN THEY SHALL COMPLY TO THE EXTENT REQUIRED BY THE NUMBER OF EACH TYPE OF TELEPHONE PROVIDED NUMBER OF TELEPHONES REQUIRED TO COMPLY (1) ON EACH FLOOR

1 OR MORE SINGLE UNIT 1 PER FLOOR 1 BANK (2) 1 PER FLOOR 2 OR MORE BANKS

- 1 PER BANK, ACCESSIBLE UNIT MAY BE INSTALLED AS A SINGLE UNIT IN PROXIMITY (EITHER VISIBLE OR WITH SIGNAGE) TO THE BANK. AT LEAST ONE PUBLIC TELEPHONE PER FLOOR SHALL MEET THE REQUIREMENTS
- FOR A FORWARD REACH TELEPHONE. (3) (1) ADDITIONAL PUBLIC TELEPHONES MAY BE INSTALLED AT ANY HEIGHT, UNLESS OTHERWISE SPECIFIED. ACCESSIBLE TELEPHONES MAY BE EITHER FORWARD OR SIDE REACH TELEPHONES.
- (2) A BANK CONSISTS OF TWO OR MORE ADJACENT PUBLIC TELEPHONES, OFTEN INSTALLED AS A UNIT.
- (3) EXCEPTION: FOR EXTERIOR INSTALLATION ONLY, IF DIAL TONE FIRST SERVICE IS AVAILABLE, THEN A SIDE REACH TELEPHONE MAY BE INSTALLED INSTEAD OF THE REQUIRED FORWARD REACH TELEPHONE (I.E. ONE TELEPHONE IN PROXIMITY OF EACH BANK SHALL COMPLY.)
- (B) THE FOLLOWING SHALL BE PROVIDED: IF A TOTAL NUMBER OF FOUR OR MORE PUBLIC PAY TELEPHONES (INCLUDING BOTH INTERIOR AND EXTERIOR PHONES) IS PROVIDED AT A SITE, AND AT LEAST ONE IS IN AN INTERIOR LOCATION, THEN AT

LEAST ONE INTERIOR PUBLIC TEXT TELEPHONE SHALL BE PROVIDED.

- (C) TEXT TELEPHONES SHALL BE IDENTIFIED BY THE INTERNATIONAL TDD SYMBOL, IN ADDITION, IF A FACILITY HAS A PUBLIC TEXT TELEPHONE DIRECTIONAL SIGNAGE INDICATING THE LOCATION OF THE NEAREST TELEPHONE SHALL BE PLACED AD IACENT TO ALL BANKS OF TELEPHONES WHICH DO NOT CONTAIN A TEXT TELEPHONE. SUCH DIRECTIONAL SIGNAGE SHALL INCLUDE THE INTERNATIONAL TDD SYMBOL. IF A FACILITY HAS NO BANKS OR TELEPHONES, THE DIRECTIONAL SIGNAGE SHALL BE PROVIDED AT THE ENTRANCE (E.G. IN A BUILDING DIRECTORY).
- A. TEXT TELEPHONES USED WITH A PAY TELEPHONE SHALL BE PERMANENTLY AFFIXED WITHIN OR ADJACENT TO THE TELEPHONE ENCLOSURE. IF AN ACOUSTIC COUPLER IS USED, THE TELEPHONE CORD SHALL BE
- SUFFICIENTLY LONG ENOUGH TO ALLOW CONNECTION OF THE TEXT TELEPHONE AND THE TELEPHONE RECEIVER B PAY TELEPHONES DESIGNED TO ACCOMMODATE A PORTABLE TEXT TELEPHONE SHALL BE FOUIPPED WITH A SHELF AND AN ELECTRICAL OUTLET WITHIN OR ADJACENT TO THE TELEPHONE ENCLOSURE. THE TELEPHONE HANDSET SHALL BE CAPABLE OF BEING PLACED FLUSH ON THE SURFACE OF THE SHELF. TH
- SHELF SHALL BE CAPABLE OF ACCOMMODATING A TEXT TELEPHONE AND SHALL HAVE 6 INCHES (152 MM) MINIMUM VERTICAL CLEARANCE IN THE AREA WHERE THE TEXT TELEPHONE IS TO BE PLACED. 6. CONTRACTORS SHALL COORDINATE WITH FIRE DEPT. FOR ANY REQUIREMENTS FOR AUDIBLE AND VISUAL ALARMS THAT MAY NEED TO BE ACTIVATED BY THE FIRE PROTECTION SYSTEM. OR OTHER MEANS OF EMERGENCY NOTIFICATION FOR THE OCCUPANTS OF A BUILDING OR SPACE, AND SHALL INSTALL VISUAL ALARMS WHEN AUDIBLE ALARMS ARE REQUIRED TO BE INSTALLED. ALL ALARM SYSTEMS SHALL COMPLY WITH

A.D.A. REQUIREMENTS IN ADDITION TO STATE AND LOCAL REQUIREMENTS.

MARKINGS SHALL BE PERCEPTIBLE TO THE SENSE OF TOUCH.

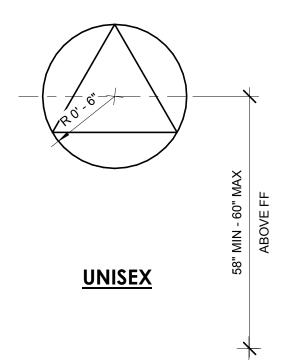
7. CONTRACTOR SHALL INSTALL SELF-ILLUMINATING LOW LEVEL EXIT PATH MARKING IN EXIT CORRIDORS AND LOW-LEVEL EXIT SIGNS ON EXIT DOORS PER GOVERNING AGENCIES' REQUIREMENTS. LOW-LEVEL EXIT PATH

J. ALARMS

- GENERAL. ALARM SYSTEMS REQUIRED TO COMPLY WITH THIS SECTION. AT A MINIMUM VISUAL SIGNA APPLIANCES SHALL BE PROVIDED IN BUILDINGS AND FACILITIES TO EACH OF THE FOLLOWING AREAS RESTROOMS AND ANY OTHER, GENERAL USAGE AREAS (E.G. MEETING), HALLWAYS, LOBBIES, AND ANY
- 2 IF PROVIDED, AUDIBLE EMERGENCY ALARMS AUDIBLE ALARMS, SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DBA 15 WHICHEVER IS LOUDER. DBA DURATION OF 60 SECONDS BY 5 SOUND LEVELS FOR ALARM SIGNALS SHALL NOT EXCEED 120 DBA.
- 3. VISUAL ALARM SIGNAL APPLIANCES SHALL BE VISUAL ALARMS. INTEGRATED INTO THE BUILDING OR FACILITY ALARM SYSTEM. SINGLE STATION AUDIBLE ALARMS ARE PROVIDED THEN SINGLE STATION VISUAL ALARM SIGNALS SHALL BE PROVIDED. VISUAL ALARM PHOTOMETRIC AND LOCATION FEATURES:
- A. THE LAMP SHALL BE A XERION STROBE TYPE OR EQUIVALENT.
- B. THE COLOR SHALL BE CLEAR OR NOMINAL WHITE (I.E., UNFILTERED OR CLEAR FILTERED WHITE LIGHT).
- C. THE MAXIMUM PULSE DURATION SHALL BE TWO-TENTHS OF ONE SECOND (0.2 SEC) WITH A MAXIMUM DUTY CYCLE OF 40 PERCENT. THE PULSE DURATION IS DEFINED AS THE TIME INTERVAL BETWEEN INITIAL AND FINAL POINTS OF 10 PERCENT OF MAXIMUM SIGNAL
- D. THE INTENSITY SHALL BE A MINIMUM OF 75 CANDELA.
- E. AND A HAS THE FLASH RATE SHALL BE A MINIMUM OF 1 HZ MAXIMUM OF 3
- F. THE APPLIANCE SHALL BE PLACED 80 TN (2030 MN) ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6 TN (152 MM) BELOW THE CEILING, WHICHEVER IS LOWER.
- G. IN GENERAL, NO PLACE IN ANY ROOM OR SPACE REQUIRED TO HAVE A VISUAL SIGNAL APPLIANCE SHALL BE MORE THAN 50 FT (15M) FROM THE SIGNAL (IN THE HORIZONTAL PLANE). IN LARGE ROOMS AND SPACES EXCEEDING 100 FT (30M) ACROSS. WITHOUT OBSTRUCTIONS 6 FT (2M) ABOVE THE FINISH FLOOR, SUCH AS AUDITORIUMS. DEVICES MAY BE PLACED AROUND THE PERIMETER, SPACED A MAXIMUM 100 FT (30M) APART IN LIEU OF SUSPENDING APPLIANCES FROM THE CEILING. H. NO PLACE IN COMMON CORRIDORS OR HALLWAYS IN WHICH VISUAL ALARM SIGNALING APPLIANCES ARE REQUIRED SHALL BE MORE THAN 50 FT (15M) FROM THE SIGNAL

G.C. TO FIELD VERIFY ALL APPLICABLE **ACCESSIBILITY NOTES WITH THE LOCAL** JURISDICTION AND LOCAL CODES. ALL ITEMS LISTED MAY NOT APPLY TO THIS PROJECT.

G.C. MUST NOTIFY IDA IMMEDIATELY IF THE SPACE DOES NOT ALLOW FOR REQUIRED CLEARENCE. IN **ANY GIVEN SPACE.**



- 1. SIGNS SHALL BE 1/4" THICK. 2. SIGNS SHALL CONTRAST WITH THE MOUNTING SURFACE.
- 3. SIGNS SHALL BE NON-GLARE.
- 4. ALL SINGLE USER RESTROOMS AND SHOWER ROOMS ARE UNISEX. 5. IF THERE IS NO DOOR, PLACEMENT OF THE SYMBOL SHALL BE ON THE APPROACH SIDE OF THE OPENING,

CONTRASTING WITH THE WALL, AND THE TACTILE

CHARACTERS SHALL BE PLACED ON THE SYMBOL. ACCESSIBLE RESTROOM DOOR SIGN

COMPLETE INTERIOR ADA SIGNAGE SHALL BE PROVIDED AT LOCATIONS INCLUDING BUT NOT LIMITED TO:

- ROOM IDENTIFICATION DIRECTIONAL AND INFORMATIONAL ACCESSIBLE ENTRANCE AT MAIN ENTRY ELEVATOR CAB OPERATING PANEL
- ELEVATOR ENTRANCE FLOOR IDENTIFICATION AT JAMB RESTROOMS ELEVATOR LOBBY EMERGENCY EVACUATION TACTILE EXIT SIGNS SHALL BE PROVIDED AT

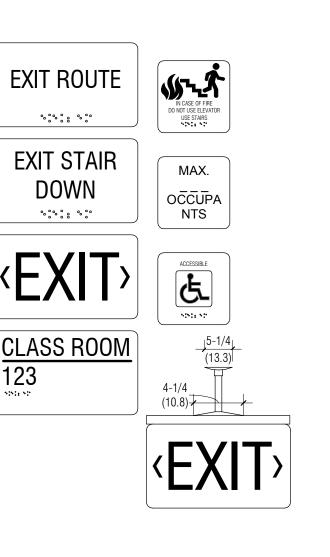
EXIT ACCESS DOOR LEADING FROM ROOM OR

LOCATIONS INCLUDING BUT NOT LIMITED TO: GRADE LEVEL EXIT DOORS "EXIT" EXIT DOORS LEADING TO GRADE LEVEL EXIT (STAIRWELL DOORS) "EXIT STAIR DOWN" EXIT DOORS LEADING TO GRADE LEVEL FXTERIOR FXIT "FXIT"

AREA WITH VISUAL EXIT

SIGN; "EXIT ROUTE"

- COMPLETE ADA SIGNAGE SHALL BE PROVIDED AS NON-GLARE, CONTRASTING BACKGROUND, 1/32" RAISED CHARACTERS, TEXT HEIGHT 5/8" TO 2" AND PICTOGRAMS SHALL BE 6" HIGH MIN. MOUNTING HEIGHT MIN. 4'-0" ABOVE FINISHED FLOOR TO LOWEST BRAILLE AND MAX. 5'-0" TO BOTTOM OF HIGHEST LINE OF RAISED TEXT. MOUNT SIGNS TO LATCH SIDE OF DOOR. AT DOUBLE DOORS AT THE NEAREST WALL PREFERABLE AT THE RIGHT OF THE
- SELF ILLUMINATING FLOOR LEVEL EXIT SIGNS SHALL BE PROVIDED AT "I" AND "A" OCCUPANCY. E.G. TRITIUM SELF ILLUMINATING FOR 10 YEARS, GREEN WITH PENDANT MOUNTING FACE, WHITE HOUSING OR SIMILAR.



KIT(TM MOUNTING ONLY)

TYPICAL RESTROOM SIGNAGE REQUIREMENTS CONTRASTING IN COLOR & A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 & 1:10, & RAISED 1/32" MIN. & BE ACCOMPANIED BY BRAILLE RAISED LETTERING. WHERE PERMANENT SIGNAGE IS PROVIDED FOR ROOMS & TACTILE SPACES, SIGNAGE AS DESCRIBED ABOVE SHALL BE PROVIDED ON THE -RESTROOM STRIKE/LATCH SIDE OF THE DOOR. SIGNAGE MIN. 6"x6"x1/4" FIELD WITH SYMBOLS 5/8" HIGH MIN. & 2" MAX. TYPE, RAISED 1/32" HELVETICA MEDIUM UPPERCASE LETTERS. **TACTILE** -RESTROOM SIGNAGE RESTROOM MIN. 2"x6"x1/4" FIELD WITH TEXT & GRADE 2 BRAILLE PLACED BELOW-PICTOGRAM. ADA RESTROOM SIGNAGE

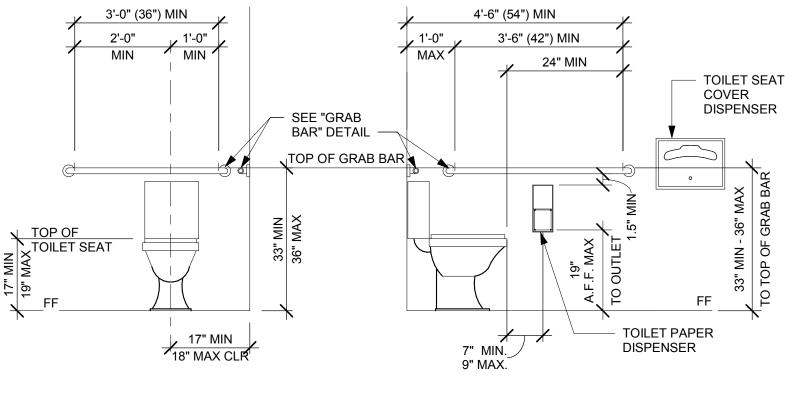
<u> MINIMUM WIDTH OF TOILET COMPARTMENT:</u> NOTE 'A': 60" MINIMUM CLEAR WIDTH IN TOILET COMPARTMENT; IF AT LEAST ONE (1) SIDE PARTITION. (NOTE: PARTITION COMPONENTS SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES) NOTE 'B': 66" MINIMUM CLEAR WIDTH IN TOILET COMPARTMENT; IF AT LEAST ONE (1) SIDE PARTITION DOES NOT PROVIDE A THE REQUIRED TOE CLEARANCES NOTED ABOVI

DOOR MAY SWING OVER

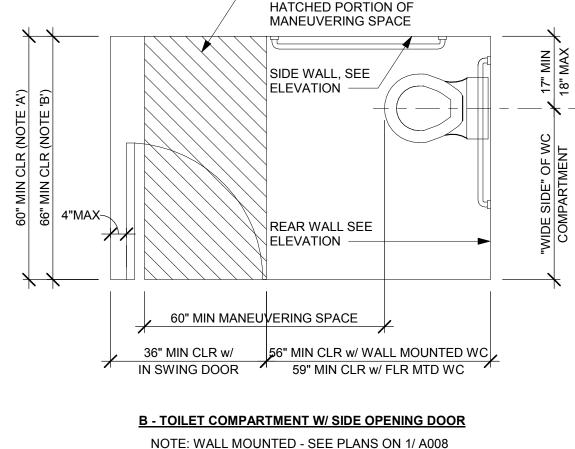
PROVIDE A TOE CLEARANCE OF 9-INCHES MINIMUM ABOVE FINISHED FLOOR AND 6-INCHES MINIMUM BEYOND THE COMPARTMENT - SIDE FACE OF THE PARTITION,

EXCLUSIVE OF PARTITION SUPPORT MEMBERS.





C - TOILET COMPARTMENT SIDE WALL NOTE: WALL MOUNTED - SEE PLANS ON 1/ A008



BE ON DIAGONALLY OPPOSITE SIDES OF THE COMPARTMENT. SIDE WALL, SEE ELEVATION OUTSWINGIN REAR WALL SEE **ELEVATION** ∮8" MIN CLR MANEUVERING SPAC℄ 56" MIN CLR w/ WALL MOUNTED WC *FLUSH LEVER SHALL BE ON THE 59" MIN CLR w/ FLR MTD WC "WIDE" SIDE OF THE TOILET STALL A - TOILET COMPARTMENT W/ END OPENING DOOR NOTE: WALL MOUNTED - SEE PLANS ON 1/ A008

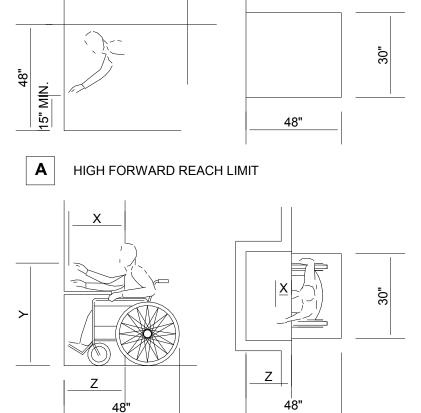
NOTE: COMPARTMENT DOOR AND WATER CLOSET SHALL

SEE ELEVATIONS FOR MOUNTING HEIGHTS FOR CHILDREN USE

ACCESSIBLE WATER CLOSET STALL

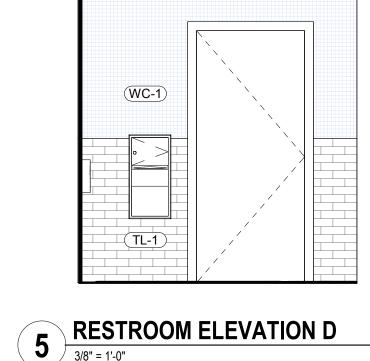
D-TOILET COMPARTMENT REAR WALL

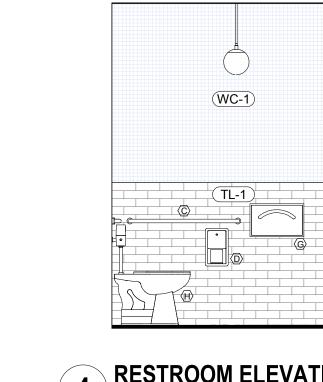
NOTE: WALL MOUNTED - SEE PLANS ON 1/ A008

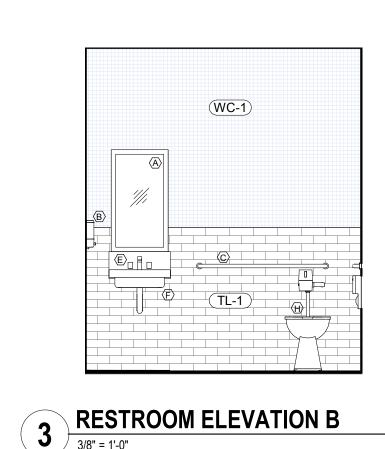


1. X SHALL BE < 25 INCHES; Z SHALL BE > X.

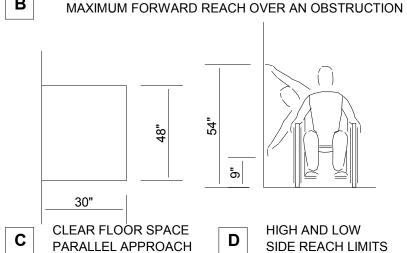
2. WHEN X < 20 INCHES, THEN Y SHALL BE 48





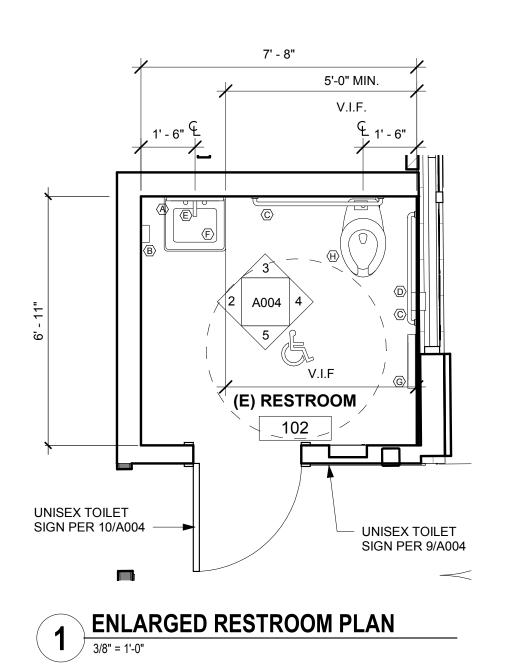


INCHES MAXIMUM. 3. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.



MAXIMUM SIDE REACH OVER AN OBSTRUCTION

FIXTURE & ACCESSORY SCHEDULE PROVIDED INSTALLED SYMBOL DESCRIPTION BY BY WALL MOUNTED MIRROR -G.C. RECTANGULAR **SOAP DISPENSER** - BOBRICK B4112 IN G.C. SATIN FINISH STAINLESS STEEL. **GRAB BAR -** 1 1/2" DIA., (1) 36" AND (1) 42" LONG, BOBRICK MODEL B-6806 W/ NON-SLIP GRIPPING SURFACE AND VERTICAL BAR **TOILET TISSUE DISPENSER -**G.C. G.C. BOBRICK B2840 IN STAINLESS STEEL WITH SATIN FINISH G.C. RELIANT 3 0.5 GPM FAUCET MODEL: 7385.050 RELIANT 3 SINGLE CONTROL CENTERSET LAVATORY-G.C. G.C. AMERICAN STANDARD - LUCERNE WALL-HUNG LAVATORY SURFACE MOUNTED SEAT COVER DISPENSER G.C. BOBRICK #B-4221 IN STAINLESS STEEL W/ SATIN FINISH **WATER CLOSET-**G.C. G.C. **KOHLER - K-4405**



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2/4/2019

1 CD COMMENTS

REASON

PRINCIPAL IN CHARGE PROJECT MANAGER:

IRVINVE SPECTRUM 668 SPECTRUM CENTRE DRIVE **IRVINE, CA 92618**

138-003-18 Sheet Title: **ACCESSIBILITY CODE**

COMPLIANCE DIAGRAMS

& ENLARGED RESTROOM

Sheet Number:



CONTRACTOR MUST SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION AND NOTIFY ARCHITECT BEFORE PROCEEDING. PERFORM SURVEYS AS THE WORK

PROGRESSES TO DETECT HAZARDS RESULTING FROM DEMOLITION ACTIVITIES. PLANS SHOW GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MECHANICAL & ELECTRICAL DRAWINGS. WORK INCLUDES REMOVAL AND LEGAL DISPOSAL OF ALL EXISTING CONSTRUCTION ITEMS THAT ARE NOT UTILIZED IN THE FINISHED PROJECT. REMOVE ALL ITEMS SPECIFICALLY INDICATED IN THE DRAWINGS AND ITEMS WHICH ARE NECESSARY TO BE

ALL CONSTRUCTION WASTE MUST BE REMOVED PER APPROVED CONSTRUCTION WASTE REDUCTION COMPLIANCE REPORT. THE CITY OF IRVINE MUNICIPLE CODE & CALIFORNIA GREEN BUILDING STANDARDS CODE REQUIRE CONSTRUCTION PREJECTS REMOVE AND/OR DIVERT CONSTRUCTION AND DEMO WASTE.

REMOVED IN ORDER TO FACILITATE THE FINISHED PROJECT.

EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, OR DETERMINED BY OWNER TO REMAIN THE OWNER'S PROPERTY, DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE. TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. REMOVE & TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.

STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE WILL NOT BE PERMITTED. EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER. COORDINATE ALL WORK WITH THE LANDLORD/PROPERTY MANAGER TO VERIFY USE OF A STORAGE ROOM, POWER, TEMPORARY

STORAGE, SITE ACCESS, HOURS OF WORK ETC. REMOVE & REINSTALL ITEMS INDICATED; CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE; STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN LOCATIONS INDICATED. THE CONTRACTOR SHALL PROTECT ALL UNALTERED PORTIONS OF THE EXISTING CONDITIONS, AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK AND WORK BY OTHERS.

MAINTAIN EXISTING UTILITIES WHERE APPLICABLE TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. VERIFY THAT SERVICE IS NOT DISCONNECTED IN OTHER TENANT SPACES DURING DEMOLITION. PROVIDE TEMPORARY WEATHER PROTECTION, DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION, ON EXTERIOR SURFACES AND NEW CONSTRUCTION TO ENSURE THAT NO WATER DAMAGE OCCURS TO STRUCTURE, EXTERIOR, OR INTERIOR AREAS. G.C.

TO PLACE WALK-OFF MATS AT EXITS TO CONTROL THE TRACKING OF DUST, DIRT AND DEBRIS INTO 11 PROTECT WALLS, ROOF, SIDEWALKS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN

AND ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS. 12 GENERAL CONTRACTOR TO REVIEW CONDITION OF CONCRETE SLABS (INTERIOR & EXTERIOR) TO BE RE-USED WITH OWNER'S CONSTRUCTION MANAGER AFTER DEMOLITION OF EXISTING WALLS, FLOORS, & CEILINGS IS COMPLETE. GENERAL CONTRACTOR TO REVIEW PATCH LOCATIONS &

COLOR FOR: TRENCHING LOCATIONS FOR NEW PLUMBING; NON-COMPLIANT CODE CONDITIONS; AND SIGNIFICANT COSMETIC DEFECTS WITH OWNER'S CONSTRUCTION MANAGER. 13 WHERE NEW WORK ADJOINS EXISTING WORK, THE CONTRACTOR SHALL DO ALL NECESSARY CUTTING, PATCHING AND FITTING. JUNCTURES OF NEW AND EXISTING OR OTHER WORK SHALL BE REPAIRED AND PATCHED TO MATCH ADJACENT EXISTING SURFACES. EXISTING WALLS REQUIRING MODIFICATION OF ANY KIND SHALL BE REFINISHED TO THE NEAREST OUTSIDE OR

14 DISCONNECT AND REMOVE AND/OR CAP ALL EXISTING UTILITIES (ELECTRIC, GAS, WATER, SANITARY & STORM) WHERE SCHEDULED NOT TO BE REUSED, IN ACCORDANCE WITH CITY AND GOVERNING CODE AND UTILITY COMPANY REQUIREMENTS.

15 ALL EXISTING CONDUIT AND WIRE INTERFERING WITH THE NEW WORK SHALL BE REROUTED CONCEALED IN THE NEW CONSTRUCTION, UNLESS NOTED OTHERWISE. 16 ALL UNUSED CONDUIT AND WIRE REMOVED SHALL BE REMOVED COMPLETELY BACK TO SOURCE.

AND BRANCH OVER-CURRENT PROTECTIVE DEVICES PROPERLY LABELED "SPARE".

17 CLEAN ALL HORIZONTAL SURFACES OF ACCUMULATED DUST AND DEBRIS. SWEEP THE BUILDING BROOM CLEAN ON COMPLETION OF DEMOLITION OPERATION.

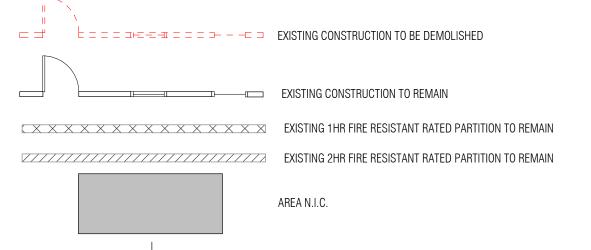
PRESENCE OF ASBESTOS CONTAINING MATERIALS, THEN THE CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER OF SUCH CONDITIONS. THE CONTRACTOR SHALL NOT PROCEED WITH WORK IN THESE AREAS UNTIL OWNER HAS RETAINED A QUALIFIED SPECIALIST CONTRACTOR TO VALIDATE. ABATE, ENCAPSULATE OR OTHERWISE ADDRESS THE ASBESTOS-CONTAINING MATERIALS AND WARRANT TO THE CONTRACTOR THAT THE WORK CAN PROCEED IN FULL COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.

REMOVED, AND THE GYPSUM BOARD PAPER IS DAMAGED IN THE PROCESS. REMOVE EXISTING LAYER OF GYPSUM BOARD TO EXPOSE EXISTING METAL STUD FRAMING. PROVIDE NEW GYPSUM BOARD TO MATCH EXISTING, AND AT RATED ASSEMBLIES, PROTECT AND MAINTAIN EXISTING UL COMPONENTS AS REQUIRED TO RETAIN UL RATING.

20 WHERE REMOVAL OF EXISTING FINISH MATERIALS (INCLUDING WALLCOVERING, FLOOR FINISHES, WALL BASE, ETC) OCCURS THROUGHOUT, PREPARE SURFACES FOR NEW FINISHES. 21 REMOVE ALL EXISTING MATERIALS CREATING UNEVEN, OUT OF TOLLERANCE SUBSTRATE INCLUDING BUT NOT LIMITED TO FASTENERS, COVER PLATES, RESILIENT FLOORING, CARPET PAD,

22 ALL LIFE SAFETY DEVICES SHALL REMAIN ACTIVE DURING DEMOLITION AND CONSTRUCTION. 23 ALL KITCHEDN EQUIPMENT AND APPLIANCES MUST BE STORED IN DIFFERENT LOCATION DURING CONSTRUCTION. EQUIPMENT REQUIRING TO REMAIN IN PLACE DURING CONSTRUCTION MUST BE PRETECTED IN PLACE AND HAVE ALL FILTERS COVERED AND PROTECTED DURING

DEMOLITION LEGEND



FINISH TRANSITION

NEW TRENCH LOCATION (SEE NOTES FOR SPECIFICS)

KEY NOTES

1 INTERIOR PONY WALL TO BE REMOVED

2 CEILING SOFFIT TO BE REMOVED.

3 CABINETS/COUNTERTOP TO BE REMOVED. EXTERIOR WALL DECOR GRILL TO BE REMOVED.

6 FLOOR SINK TO BE REMOVED. PLUMBING CONTRACTOR TO PLUG AND CAP OFF.

7 QUERRY TILE IN KITCHEN TO BE REMOVED COMPLETE. CONTRACTOR & GC TO COORDINATE LOCATION OF NEW WALLS & KITCHEN FOOT PRINT.

8 REMOVE DRY WALL & FRP OFF WALLS, AS REQUIRED BY SCOPE OF WORK. DO NOT REMOVE OR PENETRATE FIRE RATED WALLS ALONG PERIMETER OF TENANT SPACE.

9 CEILING TO BE REMOVED.

5 TILE TO BE REMOVED.

10 NOT USED.

11 ELECTRICAL TRANSFORMER TO REMAIN.

12 CEILING AND LIGHTS TO REMAIN. 13 CANOPY TO BE REMOVED.

14 NOT USED.

15 FLOOR DRAIN TO REMAIN. GC TO PROTECT FROM DEBRIS DURING CONSTRUCTION. GC TO PROVIDE OWNERS WITH A SURVEY OF HE EXISTING PLUMBING LINES PRIOR TO DEMOLITION. LINES MUST BE JETTED AND SNAKED TO ENSURE LINES ARE NOT COMPROMISED.

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REASON

2/4/2019

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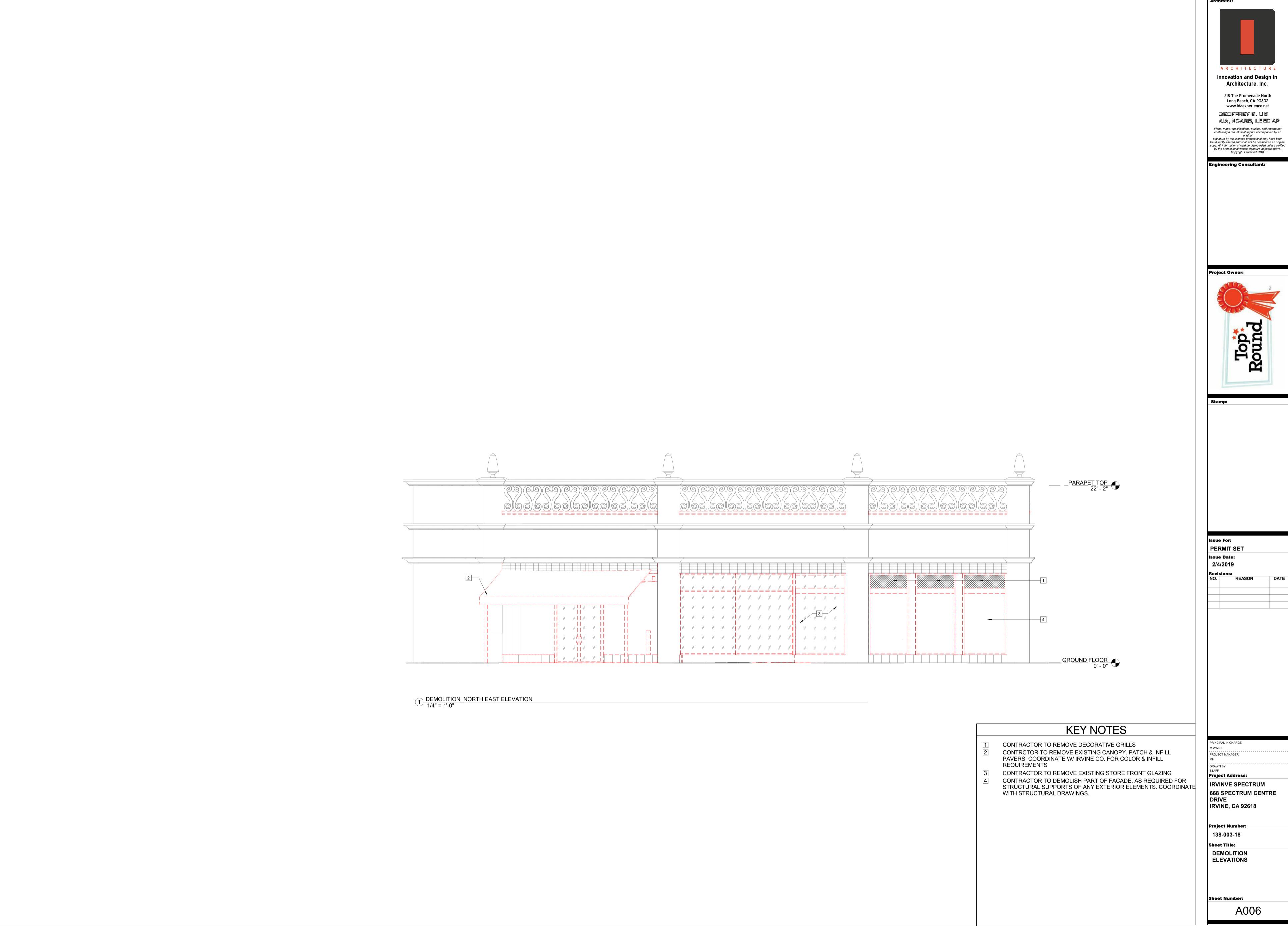
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IRVINE, CA 92618

138-003-18

Sheet Title: **DEMOLITION FLOOR AND** REFLECTED CEILING PLANS

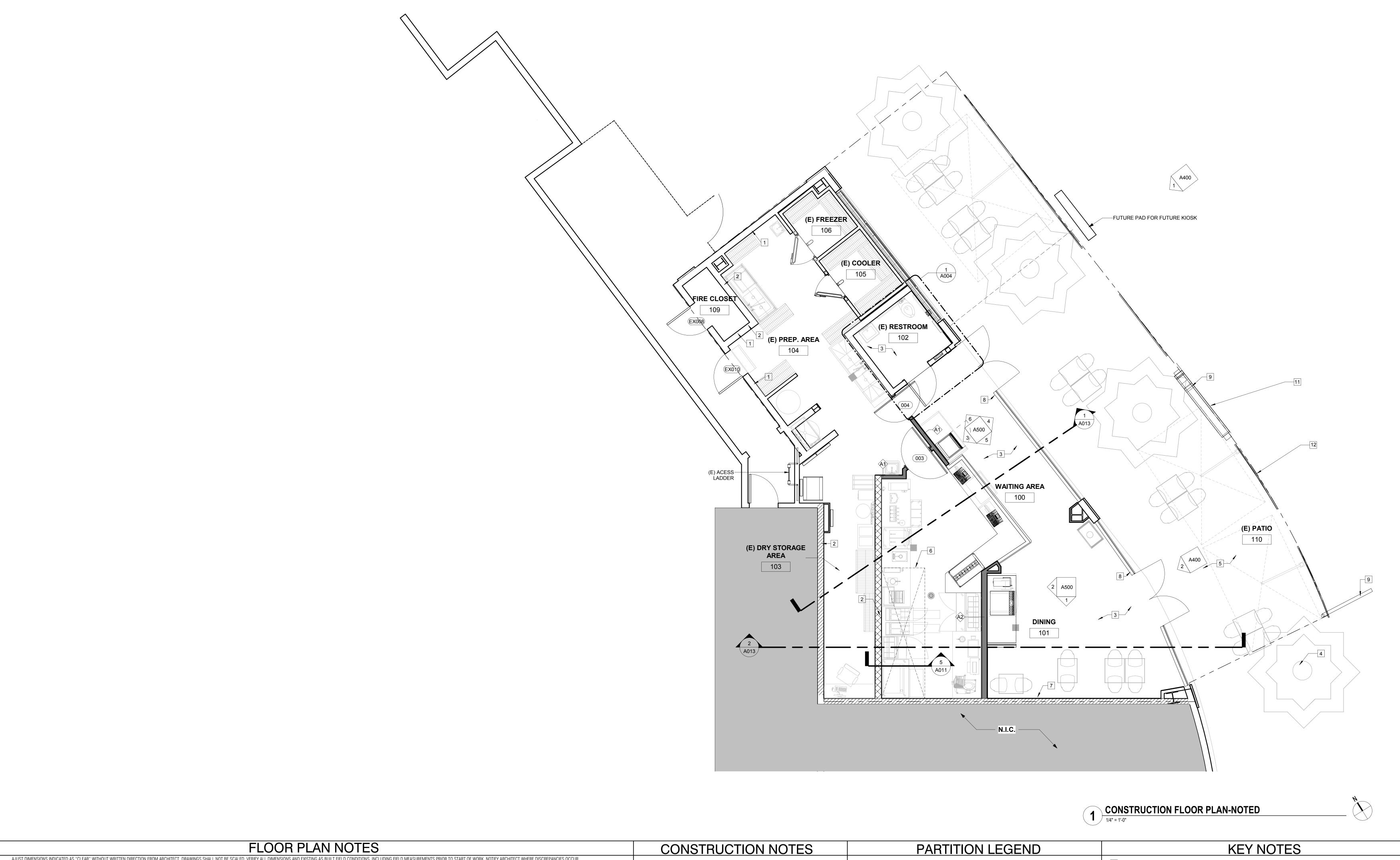
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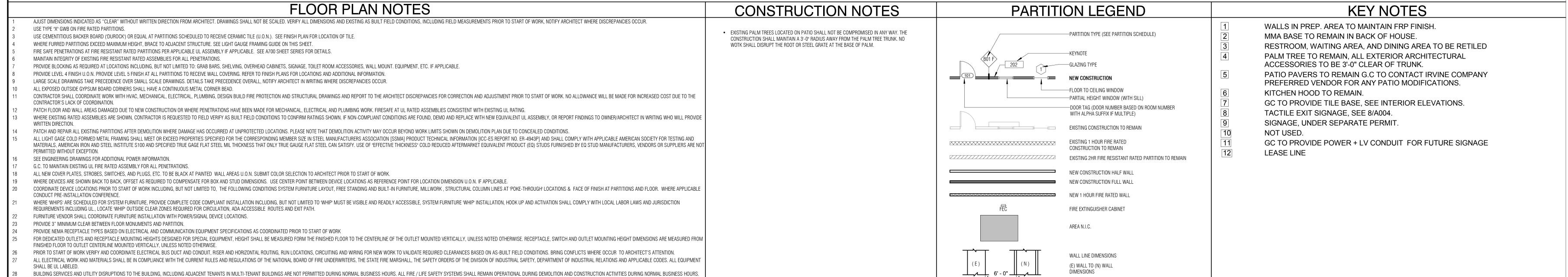


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FOR TEMPORARY DISRUPTIONS LIMITED TO THE AREA OR WORK, AFTER HOURS AS NEEDED TO COMPLETE THE WORK, SCHEDULE DAY AND TIME WITH OWNER IN ADVANCE, IN WRITING ON AN OVERTIME BASIS. REESTABLISH ALL BUILDING SERVICES AND UTILITIES AT CONCLUSION OF TEMPORARY SHUT OFF, AS SOON AS PRACTICAL.

G.C. TO COORDINATE FIELD APPROVAL FROM LANDLORD PRIOR TO FINAL INSTALLATION (TYP.)

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2/4/2019

1 CD COMMENTS

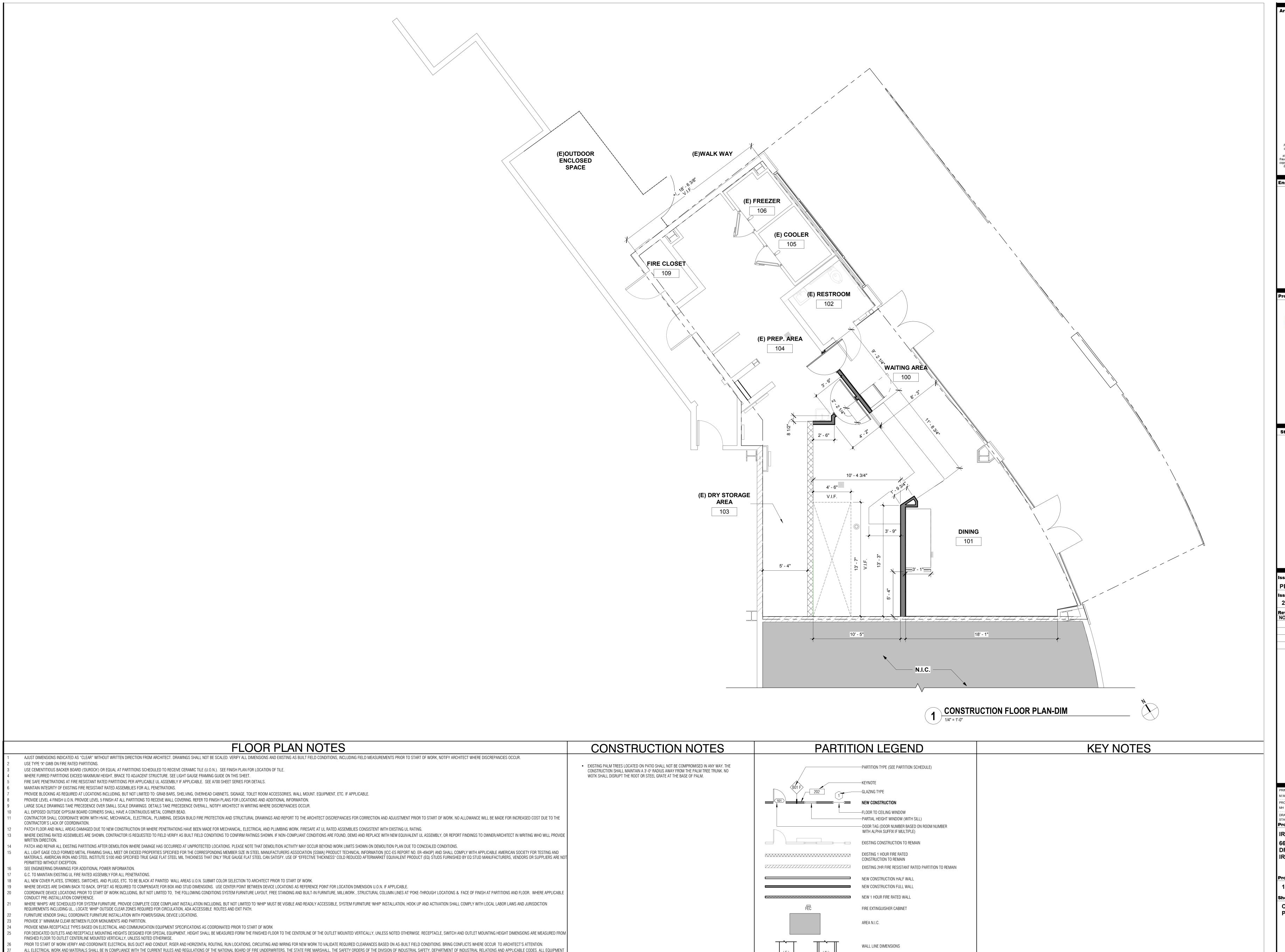
PROJECT MANAGER:

IRVINVE SPECTRUM 668 SPECTRUM CENTRE

IRVINE, CA 92618

138-003-18

CONSTRUCTION FLOOR **PLAN - NOTED**

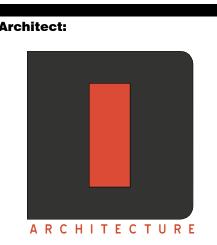


SHALL BE UL LABELED.

G.C. TO COORDINATE FIELD APPROVAL FROM LANDLORD PRIOR TO FINAL INSTALLATION (TYP.)

BUILDING SERVICES AND UTILITY DISRUPTIONS TO THE BUILDING, INCLUDING ADJACENT TENANTS IN MULTI-TENANT BUILDINGS ARE NOT PERMITTED DURING NORMAL BUSINESS HOURS. ALL FIRE / LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING DEMOLITION AND CONSTRUCTION ACTIVITIES DURING NORMAL BUSINESS HOURS. FOR TEMPORARY DISRUPTIONS LIMITED TO THE AREA OR WORK, AFTER HOURS AS NEEDED TO COMPLETE THE WORK, SCHEDULE DAY AND TIME WITH OWNER IN ADVANCE, IN WRITING ON AN OVERTIME BASIS. REESTABLISH ALL BUILDING SERVICES AND UTILITIES AT CONCLUSION OF TEMPORARY SHUT OFF, AS SOON AS PRACTICAL.

(E) WALL TO (N) WALL



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Issue For:
PERMIT SET
Issue Date:
2/4/2019

REASON

ICIPAL IN CHARGE: ALSH

PRINCIPAL IN CHARGE:
M.WALSH
PROJECT MANAGER:
MH

DRAWN BY:
STAFF
Project Address:
IRVINVE SPECTRUM

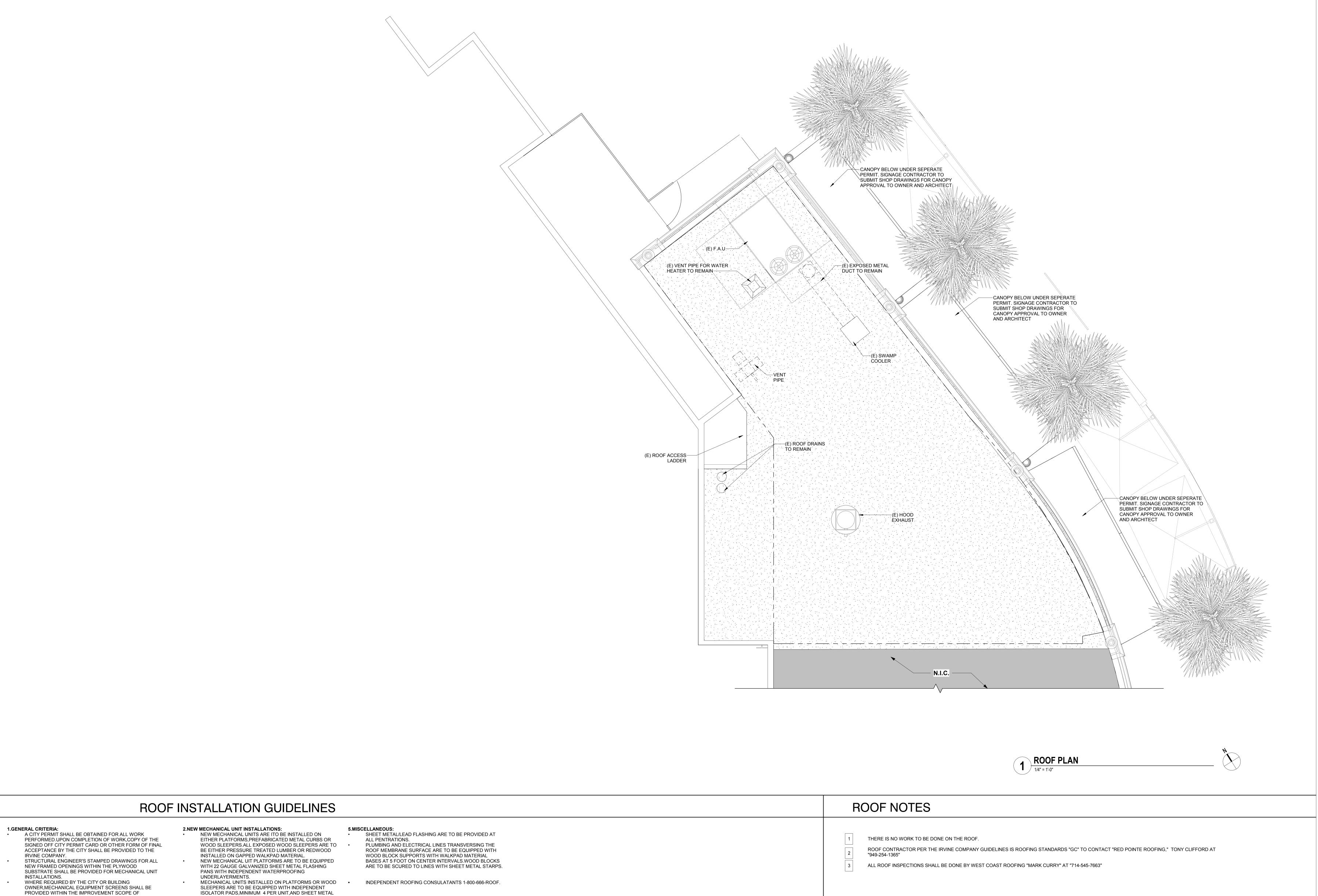
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Project Number:

CONSTRUCTION FLOOR PLAN - DIMENSIONED

Sheet Number:



WORK.EQUIPMENT SCREENS SHALL BE CONSTRUCTED OF SEISMIC STARPS, MINIMUM 4 PER UNIT. 26 GAUGE, PREPAINTED, CORRUGATED SHEET METAL CONDENSATION DRAIN LINES ARE TO BE PROVIDED FOR PANELS INSTALLED ON FLASHED SLEEPER SUPPORTS. ALL MECHANICAL UNIT INSTALLATIONS.CONDENSATION ALL CURBS AND PLATFORMS SHALL EXTEND A MINIMUM 8 DRAIN LINES ARE TO BE CONNECTED TO INTERIOR DRAINS WHERE FEASIBLE OR EXTENDED TO THE CLOSEST INCHES ABOVE THE ROOF MEMBRANE SURFACE AND SHALL BE INCORPORATED INTO THE EXISTING ROOF INTERNAL DRAIN/PRIMARY SCUPPER. ASSEMBLY PER THE STANDARDS ESTABLISHED WITHIN 3.NEW PLUMBING/ELECTRICAL PENETRATIONS: THE SPECIFICATION. ALL ABANDONED UNUSED MECHANICAL EQUIPMENT ALL PENETRATIONS ARE TO RECEIVE NEW LEAD FLASHING UNITS,PENETARATION,LINES,SUPPORTS,ETC.,ARE TO BE WHEREVER FEASIBLE OR GALVANIZED SHEET METAL REMOVED AS PART OF THE IMPROVMENT SCOPE OF ROOF JACKS. WORK.UNUSED OPENINGS IN SUBSTARTE ARE TO BE ELIMINATED(TO MATCH EXISTING) AND THE AFFECTED 4.MECHANICAL UNIT REPLACEMENTS: MEMBRANE AREA IS TO BE REPAIRED WITH THE REPLACEMENT OF MECHANICAL UNITS IS TO INCLUDE MATERIALS INDICATED IN THE ACCOMPANYING ETAILS REPLACEMENT OF SHEET METAL PAN COVER AT EXISTING PLATFORM OR REPLACEMENT OF WOOD SLEEPER COLOR OF ROOFING MATERIALS USED TO INCORPORATE ROOFING MATERIALS INTO ROOFING IS TO MATCH THE REPLACEMENT OF UNIT IS TO INCLUDE PROVIDING COLOR OF THE EXISTING ROOF SYSTEM. ISOLATOR PADS AND SHEET METAL STRAPS IDENTIFIED IN ITEM 2,THIRD BULLET ABOVE. WORK FOR IMPROVEMENT IS TO INCLUDE CLEANING AND RESEALING OF THE MECHANICAL EQUIPMENT DUCT WORK.

Architect:

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ssue For: PERMIT SET ssue Date:

2/4/2019

Revisions:

NO. REASON

PRINCIPAL IN CHARGE:
M.WALSH
PROJECT MANAGER:

DRAWN BY:
STAFF
Project Address:
IRVINVE SPECTRUM

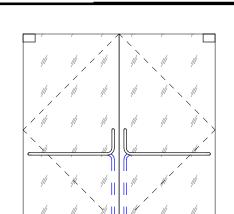
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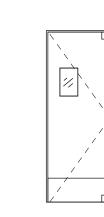
Project Number: 138-003-18

Sheet Title:
ROOF PLAN

Sheet Number:

							DC	OR SCH	EDUL	E			
			SIZE			DO	OR			FRAME			
NO.	ROOM	HEIGHT	WIDTH	THICK	TYPE	MATERIAL	FINISH	HEAD	JAMB	MATERIAL	FINISH	HARDWARE SET	REMARKS
001	DINING	8' - 0"	6' - 1 3/4"		Α							GLAZING CONTRA INSTALLATION.	CTOR TO SUBMIT SHOP DRAWINGS TO THE CITY OF IRVINE PRIOR TO
002	WAITING AREA	8' - 0"	6' - 2 1/4"		А							GLAZING CONTRA INSTALLATION.	CTOR TO SUBMIT SHOP DRAWINGS TO THE CITY OF IRVINE PRIOR TO
003	(E) PREP. AREA	7' - 0"	3' - 0"	0' - 1 1/4"	В	MTL	SS	H-1	J-1	SS	SS	PER MANUFACTURER ELIASON SCP-1 S	NGLE DOOR
004	WAITING AREA	7' - 0"	2' - 8"	0' - 1 1/4"	В	MTL	SS	H-1	J-1	SS	SS	PER MANUFACTURER ELIASON SCP-1 S	NGLE DOOR

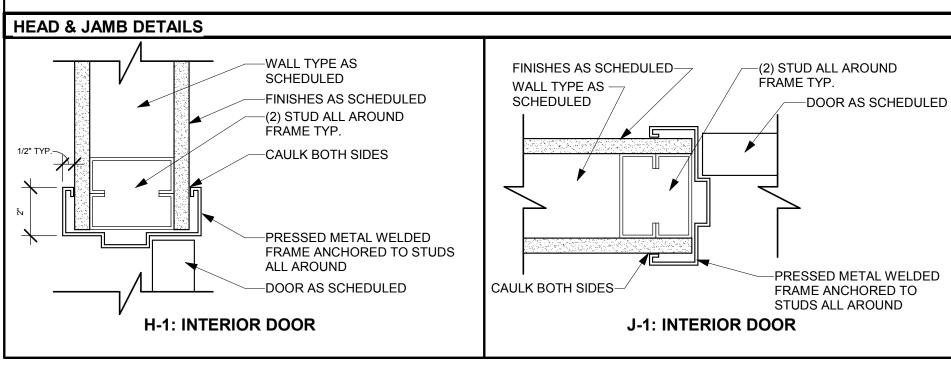




HOLLOW MTL. DOOR W/

ALUMN. & GLASS DOUBLE STOREFRONT DOOR

HOLLOW MTL. FRAME



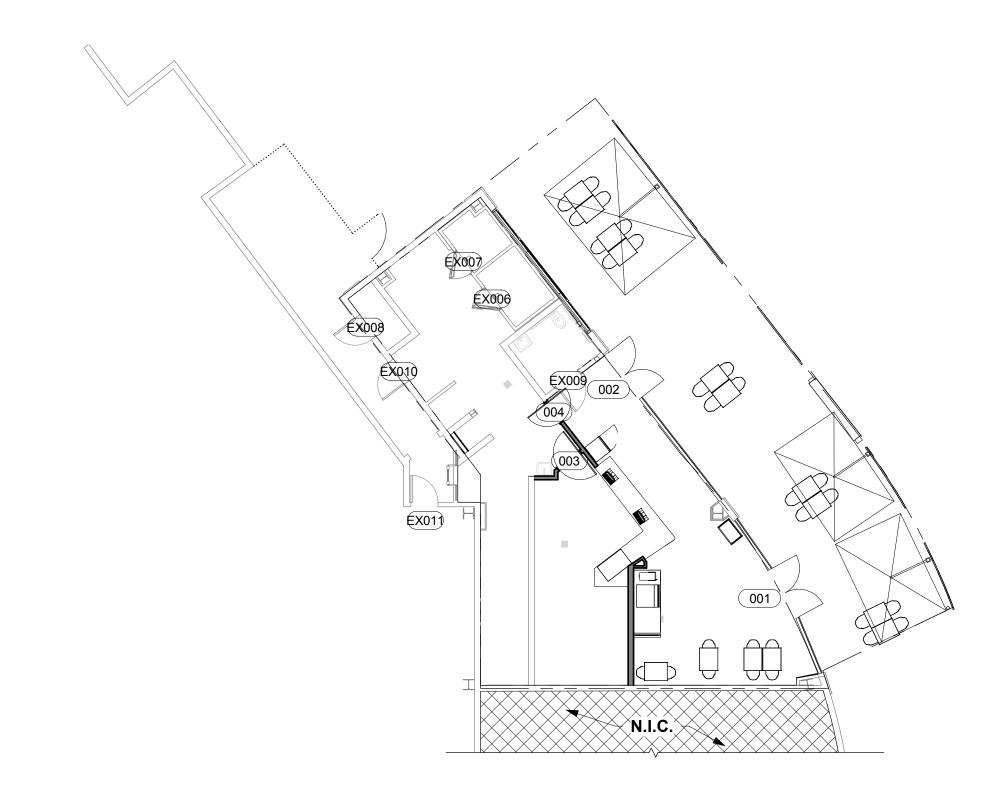
DOOR NOTES

DOORS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

- 1. ALL DOOR HANDLES TO BE LEVER TYPE PER STATE AND LOCAL ACCESSIBILITY REQUIREMENTS. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
- 2. PROVIDE DOOR STOPS OF APPROPRIATE TYPE FOR ALL INTERIOR DOORS, MATCH ADJACENT HARDWARE.
- 3. DOOR CLOSURES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES WILL BE 5 SECONDS MINIMUM.
- 4. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS (66.7N). THE REQUIRED FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS (2016 CBC 11B-404.2.9): INTERIOR HINGED DOOR: 5.0 LB (22.2 N) MAXIMUM. SLIDING/FOLDING DOOR: 5.0 LB (22.2 N) MAXIMUM. EXTERIOR HINGED DOOR: 5.0 LB (22.2 N) MAXIMUM.
- 5. THE BOTTOM 10 IN. OF ALL DOORS EXCEPT AUTOMATIC DOORS, POWER ASSISTED DOORS, AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- 6. PANIC HARDWARE SHALL BE PROVIDED AS SCHEDULED
- 7. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- 8. HAND-ACTIVATED DOOR OPENING HARDWARE TO BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. (2016 CBC 11B-404.2.7)
- 9. EVERY DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH & NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAT 32". SEC. 3304(a)I & (f)1. FIG. 31-5B & 33-5D.
- 10. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM). (20116 11B-404.2.3)
- 11. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR.
- SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PREMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% (2016 CBC 1010.1.5)
- 12. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. (2016 CBC 11B-404.2.4)
- 13. 11B-404.2.4.1 SWINGING DOORS AND GATES. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.1. (2016 CBC 11B-404.2.4.1)
- 14. 11B-404.2.5 THRESHOLDS. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE ½ INCH (12.7 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303. (2016 CBC 11B-404.2.5)
- 15. DOORS SHALL NOT PROJECT MORE THAN 7" INTO THE REQUIRED CORRIDOR WIDTH WHEN FULLY OPENED OR MORE THAN ONE HALF INTO THE REQUIRED WIDTH IN ANY POSITION.

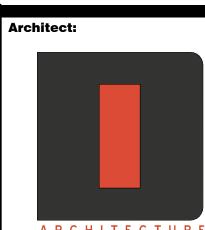
16. COORDINATE DOOR WOOD SPECIES WITH OWNER

- 17. ALL HARDWARE SHALL BE FINISHED TO MATCH ANSI #623, LIGHT OXIDIZED, STATUARY BRONZE, CLEAR COATED, UNLESS OTHERWISE NOTED.
- 18. ALL HARDWARE SHALL COMPLY WITH APPLICABLE CODES AND ADA REQUIREMENTS.
- 19. SPECIFIC HARDWARE MANUFACTURER AND MODEL NUMBERS SHALL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARDS AND COLORS
- 20. ALL DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.



3 DOOR SCHEDULE - GROUND FLOOR KEY PLAN
3/32" = 1'-0"





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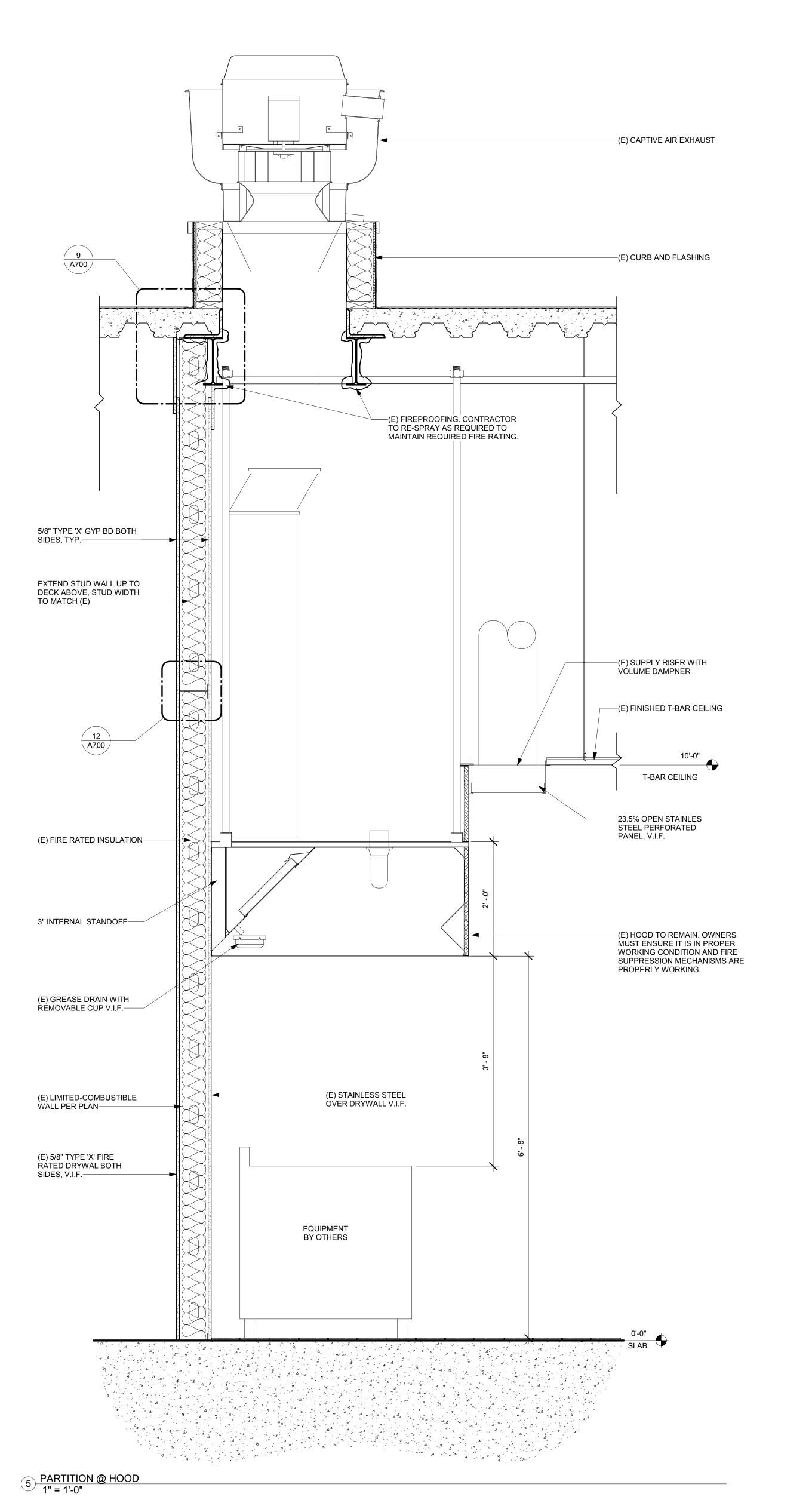


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138-003-18

IRVINE, CA 92618

Sheet Title: DOOR SCHEDULE & ACCESSIBILITY NOTES



LIGHT GAUGE FRAMING - CROSS REFERENCE GUIDE SEISMIC DESIGN CATEGORIES C, D, E, & F MIL THICKNESS - GAUGE NUMBER CROSS REFERENCE 25 GA. ----- 18 MIL 16 GA. ----- 54 MIL 22 GA. ----- 27 MIL 14 GA. ----- 68 MIL 20 GA. ----- 33 MIL 18 GA. ----- 43 MIL 12 GA. ----- 97 MIL **EXAMPLE CROSS REFERENCE:** 3 5/8", 18 GA. STRUCTURAL METAL STUD = <u>362</u> S <u>162</u> - <u>43</u> METAL STUD (S=STUD) FLANGE STUD DEPTH (T=TRACK WIDTH THICKNESS =1.625" = 43 MIL (18 =3.625") = 3 5/8" =1 5/8" GA.) TYPICAL STRUCTURAL STUDS AND TRACKS (STEEL STUD MENSIFEATARIES) SSOCIATION <u>_designation_</u> 2 1/2", 20 GA. STUD W/ 1 5/8" FLANGE 250S162-33 2 1/2", 18 GA. STUD W/ 1 5/8" FLANGE 250S162-43 3 5/8", 20 GA. STUD W/ 1 5/8" FLANGE 362S162-33 3 5/8", 18 GA. STUD W 1 5/8" FLANGE 362S162-43 6", 20 GA. STUD W/ 1 5/8" FLANGE 600S162-33 6", 18 GA, STUD W/ 1 5/8" FLANGE 600S162-43 8", 18 GA. STUD W/ 1 5/8" FLANGE 800S162-33 8", 16 GA. STUD W/ 1 5/8" FLANGE 800S162-44 10", 18 GA. STUD W/ 1 5/8" FLANGE 1000S162-33

10", 18 GA. STUD W/ 1 5/8" FLANGE	1000\$162-33					
10", 16 GA. STUD W/ 1 5/8" FLANGE	1000\$162-44					
12", 16 GA. STUD W/ 1 5/8" FLANGE	1200S162-54					
12", 12 GA. STUD W/ 1 5/8" FLANGE	1200S162-97					
1 5/8", 22 GA. TRACK W/ 1 1/4" LEG	162T125-27					
1 5/8", 20 GA. TRACK W/ 1 1/4" LEG	162T-125-33					
2 1/2", 20 GA. TRACK W/ 1 1/4" LEG	250T125-33					
2 1/2", 20 GA. TRACK W/ 2" LEG	250T200-33					
2 1/2", 18 GA. TRACK W/ 1 1/4" LEG	250T125-43					
2 1/2", 18 GA. TRACK W/ 2" LEG	250T200-43					
3 5/8", 20 GA. TRACK W/ 1 1/4" LEG	362T125-33					
3 5/8", 20 GA. TRACK W/ 2" LEG	362T200-33					
3 5/8", 18 GA. TRACK W/ 1 1/4" LEG	362T125-43					
3 5/8", 18 GA. TRACK W/ 2" LEG	362T200-43					
6", 20 GA. TRACK W/ 1 1/4" LEG	600T125-33					
6", 20 GA. TRACK W/ 2" LEG	600T200-33					
6", 18 GA. TRACK W/ 1 1/4" LEG	600T125-43					
6", 18 GA. TRACK W/ 2" LEG	600T200-43					
DRYWALL STUDS FOR SEISMIC	DESIGN CATEGORIES A & B ONLY					
3 5/8", 20 GA. STUD W/ 1 1/4" FLANGE	362S125-30					
3 5/8", 20 GA. TRACK W/ 1" FLANGE	362T100-30					
6", 20 GA. STUD W/ 1 1/4" FLANGE	600S125-30					
6", 20 GA. TRACK W/ 1" FLANGE	600T100-30					
TYPICAL HAT (FUI	RRING) CHANNELS					
7/8", 25 GA. FURRING CHANNEL	087F125-18					
7/8", 22 GA. FURRING CHANNEL	087F125-27					
LIGHT GAUGE FRAMING SCREW CONNECTIONS						
UNLESS NOTED, LIGHT GAUGE FRA MADE USING #8 SCREWS. SEE DETA CONNECTIONS.						
AT LOCATIONS WHERE SHEATHING	MATERIAL IS PLACED AGAINST THE					

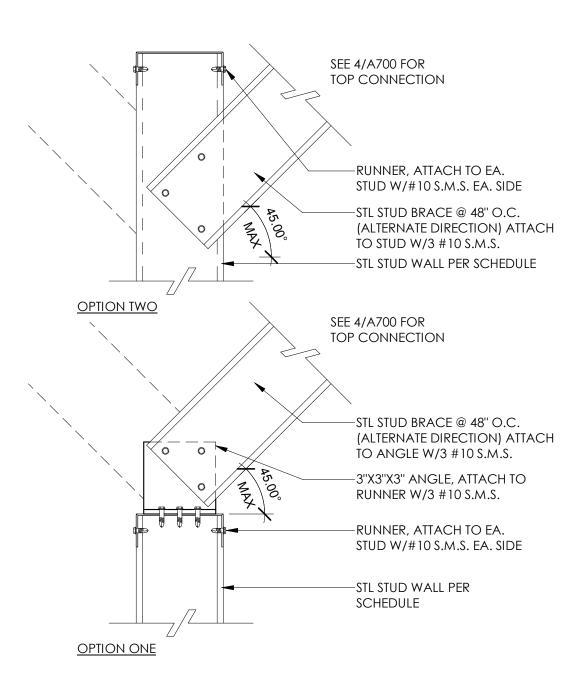
STUD SIZE MATRIX FOR ALL INTERIOR PARTITIONS								
SEISMIC DESIGN CATEGORIES D & E								
STUD STUD FLANGE STUD STUD MAXIMUM WALL HEIGHT DESIGNATION DEPTH WIDTH GAUGE SPACING SPANNING FROM FLOOR TO DECK								
362S162-33	3 5/8"	1 5/8"	20	16"	17' - 6"			
362S162-43	3 5/8"	1 5/8"	18	16"	19' - 0"			
362S162-54	3 5/8"	1 5/8"	16	16"	20' - 6"			
600S162-33	6"	1 5/8"	20	16"	25' - 6"			
600S162-43	6"	1 5/8"	18	16"	28' - 0"			
600S162-54	6"	1 5/8"	16	16"	30' - 0"			

SCREW HEADS OF LIGHT GAUGE METAL FRAMING CONNECTIONS,

__MATERIAL REMAINS STRAIGHT & SMOOTH.__

PANCAKE HEAD SCREWS SHALL BE USED SO THAT THE SHEATHING

1. DESIGN BASED ON ALLOWABLE DEFLECTION OF L/240. 2. DESIGN BASED ON Fy = 33 KSI FOR 3 5/8" & 6" STUDS LESS THAN 16 GAUGE. Fy = 50 KSI FOR 3 5/8", 16 GAUGE. 3. PROVIDE HORIZONTAL BRIDGING PER DETAIL 11-A1.1d/e 4. DESIGN BASED ON MINIMUM 5 PSF LATERAL LOAD, OR LATERAL SEISMIC LOAD, WHICHEVER CONTROLS. 5. TABLE IS VALID FOR UP TO (2) LAYERS OF 5/8" THICK GYPSUM BOARD ON EACH SIDE OF METAL STUDS.







SIGNS MUST BE WITHIN 15 FEET OF THE ENDS OF EACH WALL, AND AT INTERVALS NOT TO EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL PARTITION FIRE RATED WALLS NEED SIGNS OR STENCILING TO COMPLY WITH CBC SECTION 703.7 LETTERING NOT LESS THAN 3 INCHES IN HEIGHT CONTRASTING COLOR. WORDING MUST INCLUDE: "FIRE AND/OR SMOKE BARRIER" "PROTECT ALL OPENINGS"

PARTITION 2-HOUR RATED WALL

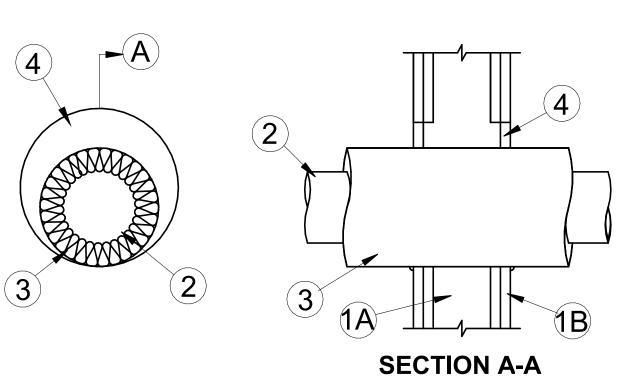


SIGNS MUST BE WITHIN 15 FEET OF THE ENDS OF EACH WALL, AND AT INTERVALS NOT TO EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL PARTITION FIRE RATED WALLS NEED SIGNS OR STENCILING TO COMPLY WITH CBC SECTION 703.7 LETTERING NOT LESS THAN 3 INCHES IN HEIGHT CONTRASTING COLOR. WORDING MUST INCLUDE: "FIRE AND/OR SMOKE BARRIER"

PARTITION 1-HR RATED WALL

"PROTECT ALL OPENINGS"

UL SYSTEM No. W-L-5121 FIRE RATING - 1 HRS



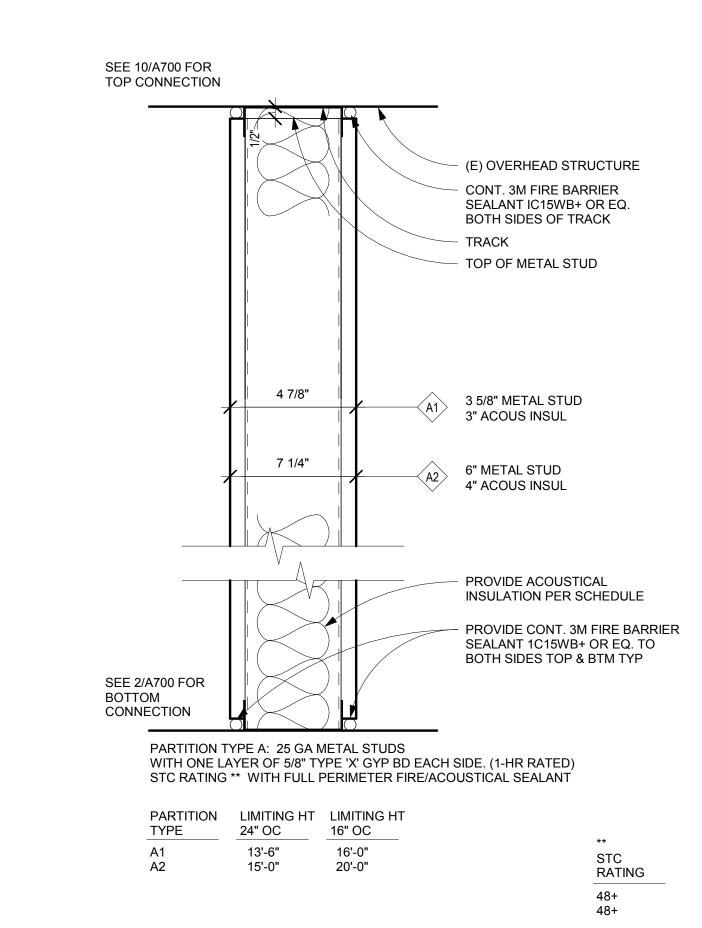
- WALL ASSEMBLY THE 1 OR 2 HR FIRE-RATED GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
- A. STUDS WALL FRAMING MAY CONSIST OF STEEL CHANNEL STUDS. STEEL STUDS TO BE MIN 3-5/8 IN. WIDE AND SPACED MAX 24 IN. OC.
- B. GYPSUM BOARD THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX DIAM OF OPENING IS 12 IN. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
- THROUGH PENETRANT ONE METALLIC PIPE OR TUBE TO BE INSTALLED ECCENTRICALLY OR CONCENTRICALLY WITHIN THE FIRESTOP SYSTEM. PIPE OR TUBE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES
- OF METALLIC PIPES AND TUBES MAY BE USED: A. STEEL PIPE - NOM 6 IN. DIAM (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.
- B. IRON PIPE NOM 6 IN. DIAM (OR SMALLER) CAST OR DUCTILE IRON PIPE.
- C. COPPER PIPE NOM 4 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE. D. COPPER TUBE - NOM 4 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBE
- 3. **PIPE COVERINGS -** ONE OF THE FOLLOWING TYPES OF PIPE COVERINGS SHALL BE USED:
- A. PIPE AND EQUIPMENT COVERING MATERIALS* NOM 2 IN. THICK HOLLOW CYLINDRICAL HEAVY DENSITY (MIN 3.5 PCF) GLASS FIBER UNITS JACKETED ON THE OUTSIDE WITH AN ALL SERVICE JACKET. LONGITUDINAL JOINTS SEALED WITH METAL FASTENERS OR FACTORY-APPLIED SELF-SEALING LAP TAPE. TRANSVERSE JOINTS SECURED WITH METAL FASTENERS OR BUTT TAPE SUPPLIED WITH THE PRODUCT. THE ANNULAR SPACE BETWEEN THE INSULATED THROUGH PENETRANT AND PERIPHERY OPENING SHALL BE MIN 0 IN. (POINT CONTACT) TO MAX 1-1/2 IN. SEE **PIPE AND EQUIPMENT COVERING MATERIALS** (BRGU) CATEGORY IN THE BUILDING MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS. ANY PIPE COVERING MATERIAL MEETING THE ABOVE SPECIFICATIONS AND BEARING THE
- UL CLASSIFICATION MARKING WITH A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 50 OR LESS MAY RELISED

 PIPE COVERING MATERIALS* - NOM 2 IN. THICK UNFACED MINERAL FIBER PIPE INSULATION SIZED TO THE OUTSIDE DIAM OF PIPE OR TUBE. PIPE INSULATION SECURED WITH MIN NO. 8 AWG STEEL WIRE SPACED MAX 12 IN. OC. THE ANNULAR SPACE BETWEEN THE INSULATED THROUGH PENETRANT AND PERIPHERY OPENING SHALL BE MIN 0 IN. (POINT CONTACT) TO
- MAX 1-1/2 IN. **IIG MINWOOL L L C** HIGH TEMPERATURE PIPE INSULATION 1200, HIGH TEMPERATI IRE PIPE INSUI ATION RWT OR HIGH TEMPERATI IRE PIPE INSUII ATION SHEATHING MATERIAL* - USED IN CONJUNCTION WITH ITEM 3B. FOIL-SCRIM-KRAFT OR ALL SERVICE JACKET MATERIAL SHALL BE WRAPPED AROUND THE OUTER CIRCUMFERENCE OF THE PIPE INSULATION (ITEM 3B) WITH THE KRAFT SIDE EXPOSED. LONGITUDINAL JOINTS AND TRANSVERSE JOINTS SEALED WITH METAL FASTENERS OR BUTT TAPE. SEE **SHEATHING MATERIALS** (BVDV) CATEGORY IN THE BUILDING MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS. ANY SHEATHING MATERIAL MEETING THE ABOVE SPECIFICATIONS AND BEARING THE UL CLASSIFICATION MARKING WITH A FLAME SPREAD

INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 50 OR LESS MAY BE USED.

FILL, VOID OR CAVITY MATERIAL* - SEALANT - MIN 5/8 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL ASSEMBLY. AT POINT CONTACT LOCATION, MIN 1/4 IN. DIAM BEAD OF FILL MATERIAL APPLIED AT INSULATED METALLIC PIPE/GYPSUM BOARD INTERFACE ON BOTH SURFACES OF WALL.

FIRE RESISTIVE PENETRATION DETAIL - WALL



5/8" TYPE 'X' GYPSUM

OVER METAL STUDS -

PARTITION TYPE 1-HR FIRE RATED

BOARD, ON BOTH SIDES.



Engineering Consultant:



PERMIT SET 2/4/2019 REASON

PRINCIPAL IN CHARGE:

PROJECT MANAGER: IRVINVE SPECTRUM 668 SPECTRUM CENTRE

138-003-18

IRVINE, CA 92618

DRIVE

SOUND BATT

INSULATION

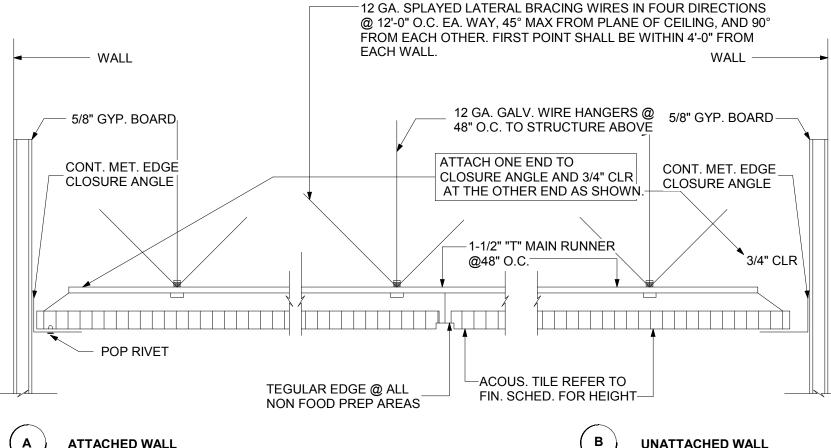
PLAN

Sheet Title: **PARTITION TYPES**

TYP. SUSPENDED CEILING DETAIL 3" = 1'-0"

1. PROVIDE COMPRESSION STRUTS @ 12'-0" O.C. EA. WAY, WITH FIRST POINT WITHIN 6'-0" OF EA. WALL. 2. 20 GA. MIN. FOR MAIN RUNNER, 24 GA. MIN. FOR CROSS RUNNER, TYP.

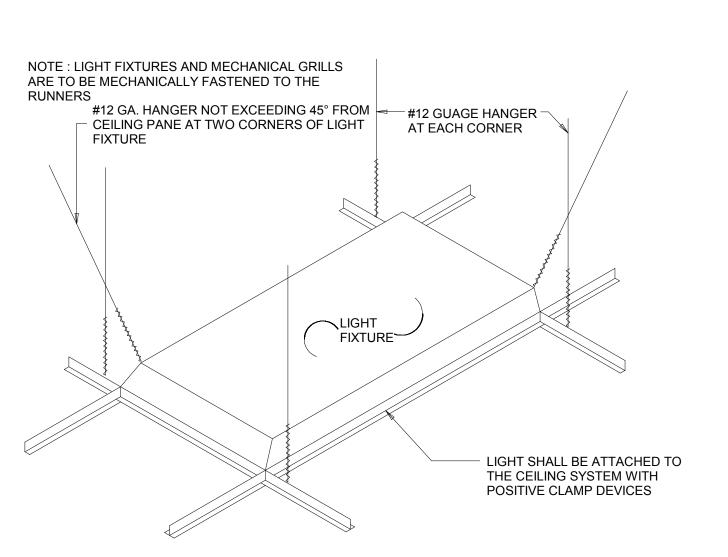
12 GA. GALV. WIRE HANGERS @ 5/8" GYP. BOARD— - 5/8" GYP. BOARD 48" O.C. TO STRUCTURE ABOVE ATTACH ONE END TO CONT. MET. EDGE CONT. MET. EDGE CLOSURE ANGLE AND 3/4" CLR CLOSURE ANGLE CLOSURE ANGLE AT THE OTHER END AS SHOWN. — 1-1/2" "T" MAIN RUNNÈR @48" O.C. POP RIVET ACOUS. TILE REFER TO TEGULAR EDGE @ ALL FIN. SCHED. FOR HEIGHT— NON FOOD PREP AREAS A _ATTACHED WALL (B) _UNATTACHED WALL

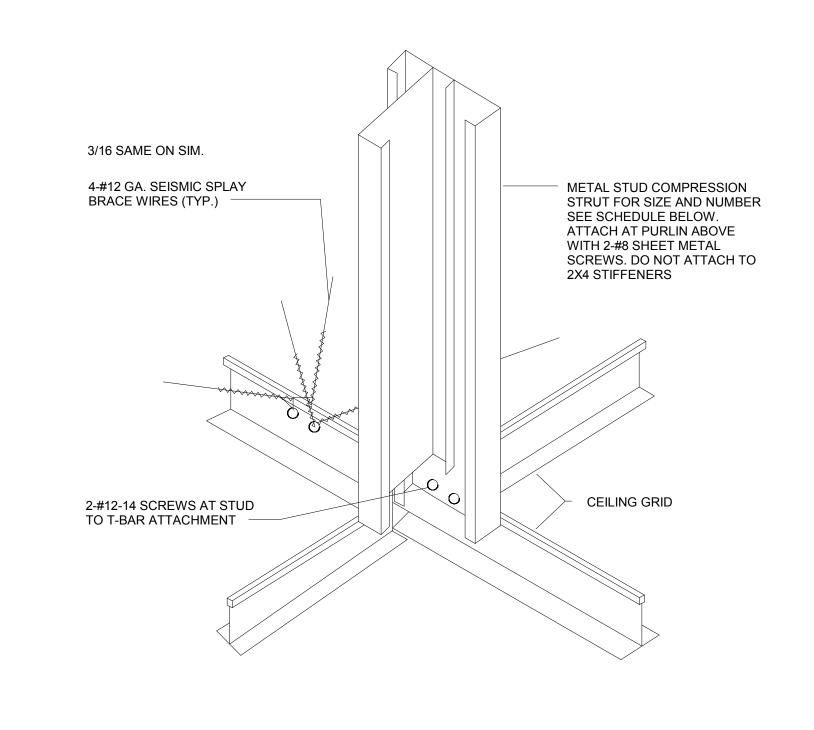


UP INTO AREAS NOT EXCEEDING 2,500 FT2 SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CLOSURE ANGLES PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES IN ACCORDANCE WITH ITEM B AND HORIZONTAL RESTRAINTS OR BRACING IN ACCORDANCE WITH ITEM C. E. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2 IN. (50 MM) OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 IN. (25 MM) IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1 IN. (25 MM) OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION. F. CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING. G. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.

H. SUSPENDED CEILING SHALL BE SUBJECT TO THE SPECIAL INSPECTION REQUIREMENTS OF ASCE 7-10.

- SHALL BE PROVIDED. THE TRIBUTARY ARAS OF THE HORIZONTAL RESTRAINTS SHALL BE APPROXIMATELY EQUAL. EXCEPTION: RIGID **BRACES ARE** PERMITTED TO BE USED INSTEAD OF DIAGONAL SPLAY WIRES. BRACES AND ATTACHMENTS TO THE STRUCTURAL SYSTEM ABOVE SHALL BE ADEQUATE TO LIMIT RELATIVE LATERAL DEFLECTIONS AT POINT OF ATTACHMENT OF CEILING GRID TO LESS THAN 0.25 IN. (6MM) FOR THE LOADS PRESCRIBED IN ASCE 7-10. D. FOR CEILING AREAS EXCEEDING 2,500 FT2 (232 M2), A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS
- A. A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED. B. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2.0 IN. (50MM). IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN HORIZONTAL DIRECTION SHALL HAVE A 0.75 IN. (19MM) CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE. C. FOR CEILING AREAS EXCEEDING 1,000 FT2 (92.9M2), HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM
- 1. SUSPENDED CEILINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASTM C635, ASTM C636, AND ASTM E580 FOLLOWING:

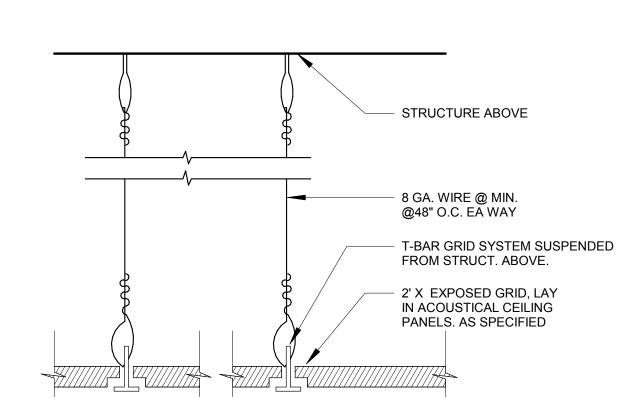




S	CHEDULE		
METAL STUD SIZE	MAX. HT. OF COM	MPRESSION STRUT	_
AND GUAGE	SINGLE STUD	DOUBLE STUD	NOTE:
1 5/8" X 20 GA. S.S.	7'-8''	11'-8"	SPACE SEISMIC SPLAY BRACE
2 1/2" X 20 GA. S.S.	8'-7"	16'-6"	WIRES AND CONDUIT PIPE AT NO MORE THAN 12'-0" O.C. IN
3 1/2" X 20 GA. S.S.	9'-4"	22'-9"	EITHER DIRECTION
3 5/8" X 20 GA. S.S.	10'-0''	23'-6"	

OR DOUBLE STUD ATTACH WEB TO FLANGE WITH NO. 6 SCREW AT 18" O.C. 2. A SS METAL STUD HAS A 1 1/4" WIDE FLANGE.

A WC METAL STUD HAS A 1 5/8" WIDE FLANGE.



1.) FOR CEILING HEIGHT, SEE REFLECTED CEILING PLAN. 2.) ALL ELECTRICAL EQUIPMENT & FIXTURES SHALL BE UL LISTED &

LÁBELED FOR QUALIFIED & APPROPRIATE USE. CEILING DETAIL - CEILING TILE DETAIL (TYP.)

T- BAR GRID AND VERTICAL SUPPORT NOTES

PROVIDE COPY OF ICC ES REPORT AND REFER TO REPORT ON

THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE 2" MIN. WIDE (UNLESS LISTED CLIPS FOR THIS PURPOSE ARE USED, IN WHICH CASE, DRAWINGS/DETAILS.) IN EACH ORTHOGONAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE, AND THE OTHER END SHALL REST ON THE SUPPORTING ANGLE WITH A 0.75" CLEARANCE TO THE WALL AND BE FREE TO SLIDE. (ASCE 7-05 SEC. 13.5.6.22 B) PERIMETER CLOSURE ANGLE ENDS, AND ENDS OF MAIN T-BAR AND CROSS T-BAR MEMBERS, SHALL BE TIED TOGETHER.

CEILING FRAMES, TYP. PER 2015 IBC SECTIONS 803.9, 2506.2.1. A.S.T.M. C 635-00

CEILING SECTION - PERIMETER AREA

A.S.T.M. C 636-04 ESR-1308

SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C 636. SEC 1613.1 PER ASCE 7-10, CEILING AREAS EXCEEDING 2,500 S.F., A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 S.F. SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING SYSTEM

PENETRATIONS AND CLOSURE ANGLES PROVIDED SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES.

2" OVERSIZE RING OR SLEEVE THRU CEILING TO ALLOW 1" MIN MOVEMENT IN ALL DIRECTIONS —12 GAUGE GALVANIZÈ⊅ WIRE HANGERS 4'-0" OC MINIMUM 3 FULL TURNS IN 3" AT EACH END FOR ANCHORAGE TO STRUCTURE ∼8" MAXIMUM OR 1/4 THE LENGTH OF THE END RUNNERS, WHICHEVER IS LEAST, -MAIN RUNNERS AT 4'- 1" 0" OC OR CROSS RUNNERS AT 2'-0" SPRINKLER HEAD OR — ANY PIPE PENETRATION —ACOUSTICAL LAY-IN PANELS, TYP UNATTACHED —16 GAUGE CONTINUOUS ANGLE BY CEILING GRID INSTALLER. ANCHOR TO WALL STUDS WITH #10 SELF TAPPING SCREWS. POP RIVET

SIDE TO CEILING RUNNERS. FINISH ANGLE AND RIVETS TO MATCH CEILING SYSTEM. TYPICAL GYPSUM BOARD & METAL STUD WALL. REFER ALL TYPES FOR EXACT MATERIALS AND

PRINCIPAL IN CHARGE: M.WALSH PROJECT MANAGER: IRVINVE SPECTRUM 668 SPECTRUM CENTRE DRIVE **IRVINE, CA 92618** 138-003-18 Sheet Title: INTERIOR T-BAR CEILING DETAILS

Issue For:

Issue Date: 2/4/2019

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REASON

DATE

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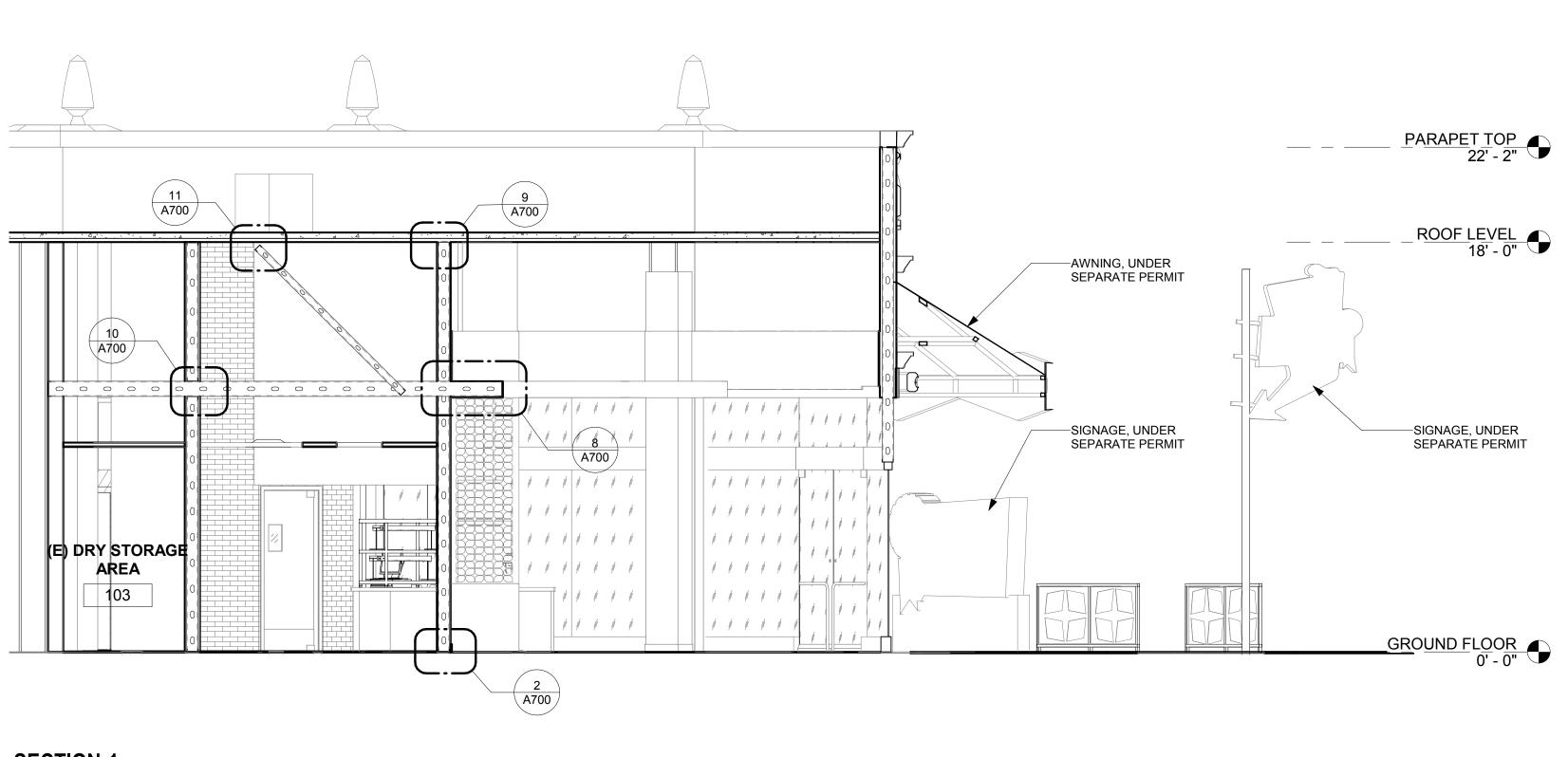
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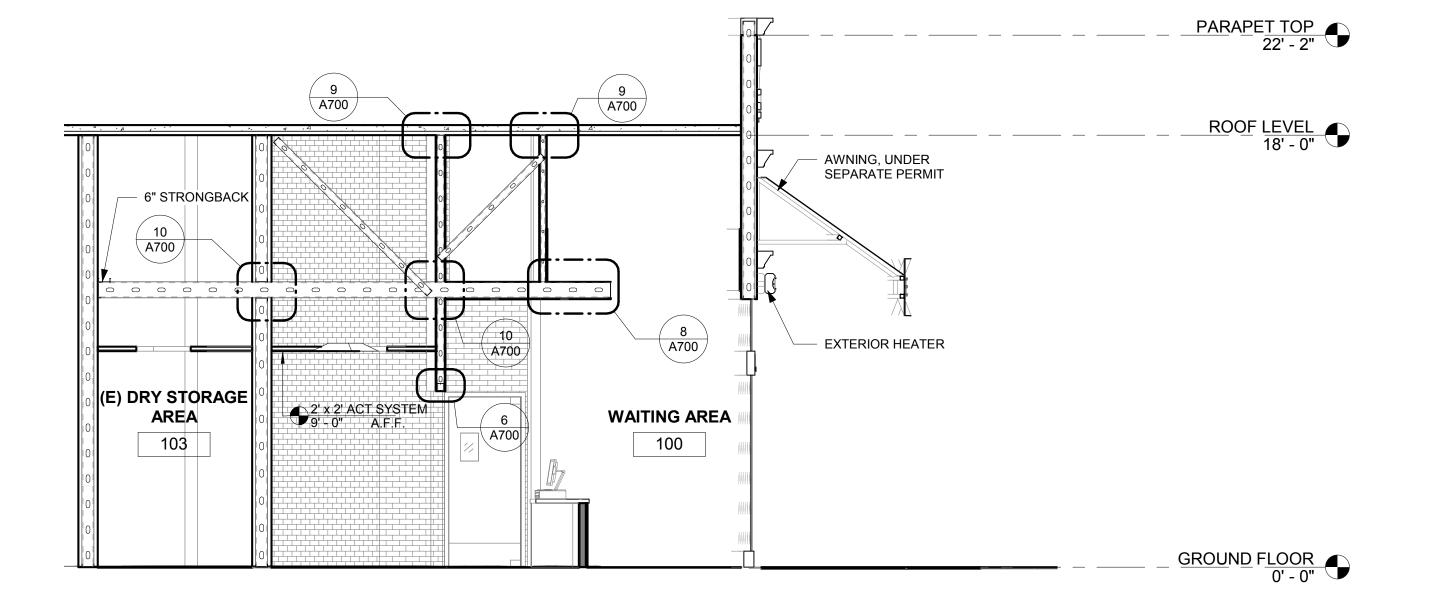
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eering Consultant:

Sheet Number: A012





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Engineering Consultant:

Geoffrey B. Lim

Issue For: PERMIT SET

Issue Date: 2/4/2019

REASON

PRINCIPAL IN CHARGE: M.WALSH

PROJECT MANAGER:

IRVINVE SPECTRUM
668 SPECTRUM CENTRE
DRIVE
IRVINE, CA 92618

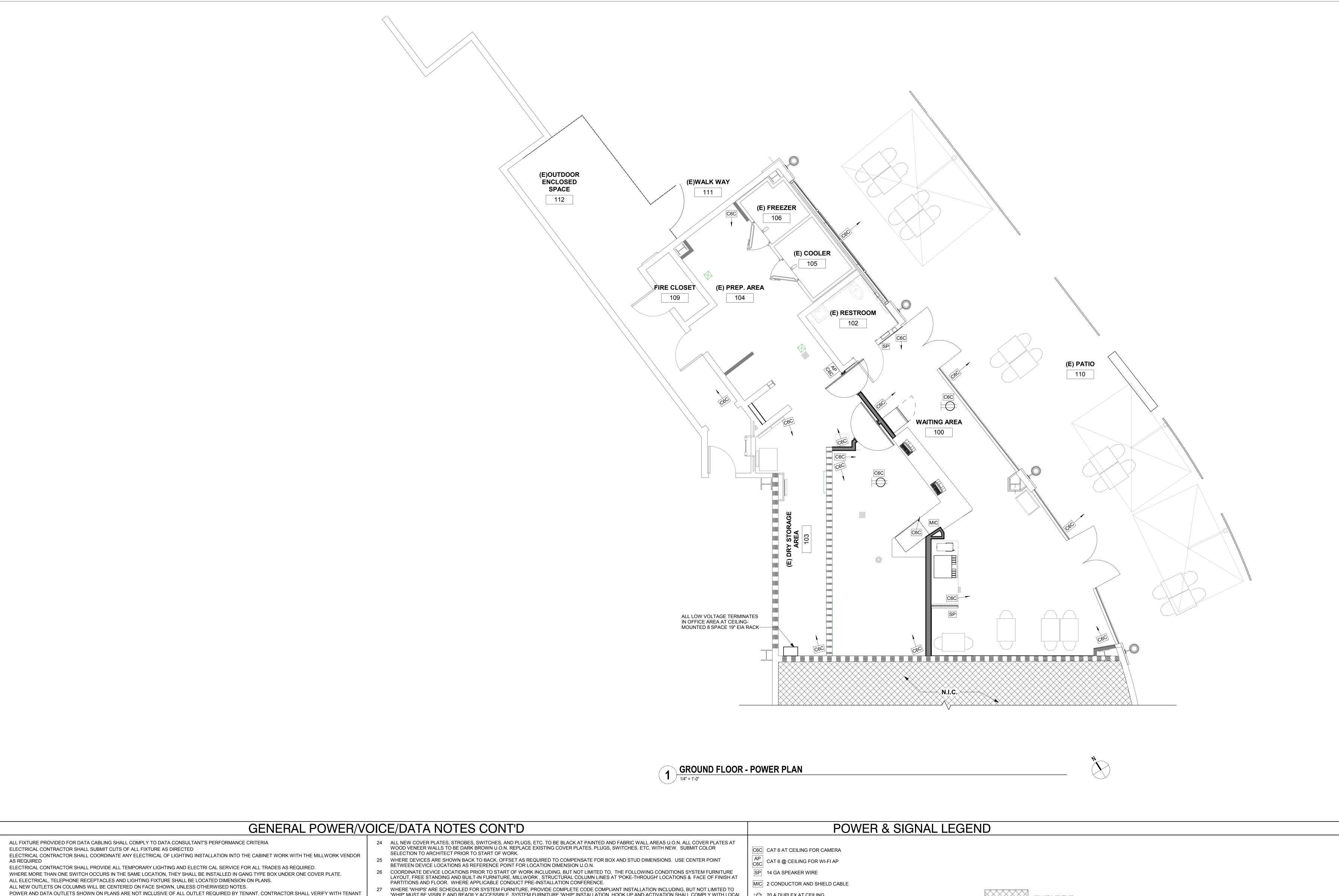
138-003-18 Sheet Title:

BUILDING SECTIONS

A013

SECTION-11/4" = 1'-0"

1 SECTION-2
1/4" = 1'-0"



SECURITY EQUIPMENT VENDOR FOR LOCATION AND NUMBER OF CIRCUITS.

- ALL REQUIRED OUTLETS ETC. WITH THE TENANT PRIOR TO COMPLETEING WALL CONTSTRUCTION ALL FIRE PREVENTION AND ELECTRICAL WIRING TO BE PLACED IN CONDUIT.
- 10 UNLESS OTHERWISE NOTED. ALL OUTLETS SIDE BY SIDE SHALL BE 6" FROM CENTER OF PLATE WITH POSITION DIMENSION CENTERED BETWEEN.
- PROVIDE DATA OUTLETS BOXES (WHERE SHOWN ON ELECTRICAL / DATA PLAN) AND ALL NECESSARY CONDUIT RUNS TO DATA EQUIPMENT AS REQUIRED.
- 12 ALL ELECTRICAL AND DATA WIRING CONDUIT SHALL BE CONCEALED IN PARTITION AND / OR CEILING. 13 THE ELECTRICAL AND / OR GENERAL CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING OF ALL CHASES IN FLOORS, WALLS, AND CEILINGS,
- 14 PROVIDE NEW BLACK COVER PLATES FOR ABANDONED OUTLET LOCATIONS, COVER PLATES TO MATCH BUILDING STANDARD, UNLESS OTHERWISE
- NOTES. 15 CONVENIENCE RECEPTACLES SHALL BE BUILDING STANDARD DUPLEX TYPE RATED 15 AMP, 125V GROUND TYP., UNLESS OTHERWISE NOTED
- 16 THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER WIRING 17 AS IT RELATED TO THIS SET OF DOCUMENT A DEDICATED CIRCUIT (DC) SHALL BE A SINGLE CIRCUIT WITH MULTIPLE OUTLETS DECDICATED TO A
- SPECIFICATION USAGE. 18 ALL POS STATION, SECURITY CAMERA SHALL BE DEDICATED CIRUCIT. ELECTRICAL CONTRACTOR TO COORDINATE WITH OWNER'S DATA AND
- 19 ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL CIRCUITS AT THE MAIN PANEL ARE ADEQUATE FOR NEW REQUIREMENT, INSTALL NEW CONDUIT, OR PANEL IF REQUIRED. 20 ELECTRICAL CONTRACTOR TO COORDIANTE WITH LANDLORD'S REQUIRED FIRE ALARM VENDOR, POWER REQUIREMENT. PROVIDE PANEL IF
- REQUIRED. 21 SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- 22 G.C. TO COORDINATE ALL FINAL FLOOR CORE LOCATIONS WITH FURNITURE VENDOR, OWNER AND ARCHITECT PRIOR TO START OF WORK. ALL FLOOR AND WALL CORING SHALL BE SCHEDULED DURING OFF HOURS UNLESS OTHERWISE ALLOWED BY OWNER. 23 G.C. TO MAINTAIN EXISTING UL FIRE RATED ASSEMBLY FOR ALL PENETRATIONS.

- 'WHIP' MUST BE VISIBLE AND READILY ACCESSIBLE, SYSTEM FURNITURE 'WHIP' INSTALLATION, HOOK UP AND ACTIVATION SHALL COMPLY WITH LOCAL LABOR LAWS AND JURISDICTION REQUIREMENTS INCLUDING UL., LOCATE 'WHIP' OUTSIDE CLEAR ZONES REQUIRED FOR CIRCULATION, ADA
- ACCESSIBLE ROUTES AND EXIT PATH. 28 FUTURE VENDOR SHALL COORDINATE FURNITURE INSTALLATION WITH POWER/SIGNAL DEVICE LOCATIONS.
- 29 PROVIDE 3" MINIMUM CLEAR BETWEEN FLOOR MONUMENTS AND PARTITION.
- 30 PROVIDE NEMA RECEPTACLE TYPES BASED ON ELECTRICAL AND COMMUNICATION EQUIPMENT SPECIFICATIONS AS COORDINATED PRIOR TO START
- OF WORK 31 FOR DEDICATED OUTLETS AND RECEPTACLE MOUNTING HEIGHTS DESIGNED FOR SPECIAL EQUIPMENT. HEIGHT SHALL BE MEASURED FORM THE FINISHED FLOOR TO THE CENTERLINE OF THE OUTLET MOUNTED VERTICALLY, UNLESS NOTED OTHERWISE. RECEPTACLE, SWITCH AND OUTLET MOUNTING HEIGHT DIMENSIONS ARE MEASURED FROM FINISHED FLOOR TO OUTLET CENTERLINE MOUNTED VERTICALLY, UNLESS NOTED
- OTHERWISE. PRIOR TO START OF WORK VERIFY AND COORDINATE ELECTRICAL BUS DUCT AND CONDUIT, RISER AND HORIZONTAL ROUTING, RUN LOCATIONS, CIRCUITING AND WIRING FOR NEW WORK TO VALIDATE REQUIRED CLEARANCES BASED ON AS-BUILT FIELD CONDITIONS. BRING CONFLICTS WHERE
- OCCUR TO ARCHITECT'S ATTENTION. 33 ALL ELECTRICAL WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH THE CURRENT RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE

UNDERWRITERS, THE STATE FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, DEPARTMENT OF INDUSTRIAL

RELATIONS AND APPLICABLE CODES. ALL EQUIPMENT SHALL BE UL LABELED. 34 BUILDING SERVICES AND UTILITY DISRUPTIONS TO THE BUILDING, INCLUDING ADJACENT TENANTS IN MULTI-TENANT BUILDINGS ARE NOT PERMITTED DURING NORMAL BUSINESS HOURS UNLESS OWNER CONSENT PROVIDED. ALL FIRE / LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING DEMOLITION AND CONSTRUCTION ACTIVITIES DURING NORMAL BUSINESS HOURS. FOR TEMPORARY DISRUPTIONS LIMITED TO THE AREA OR WORK, AFTER HOURS AS NEEDED TO COMPLETE THE WORK, SCHEDULE DAY AND TIME WITH OWNER IN ADVANCE, IN WRITING ON AN OVERTIME BASIS. REESTABLISH ALL BUILDING SERVICES AND UTILITIES AT CONCLUSION OF TEMPORARY SHUT OFF, AS SOON AS PRACTICAL.





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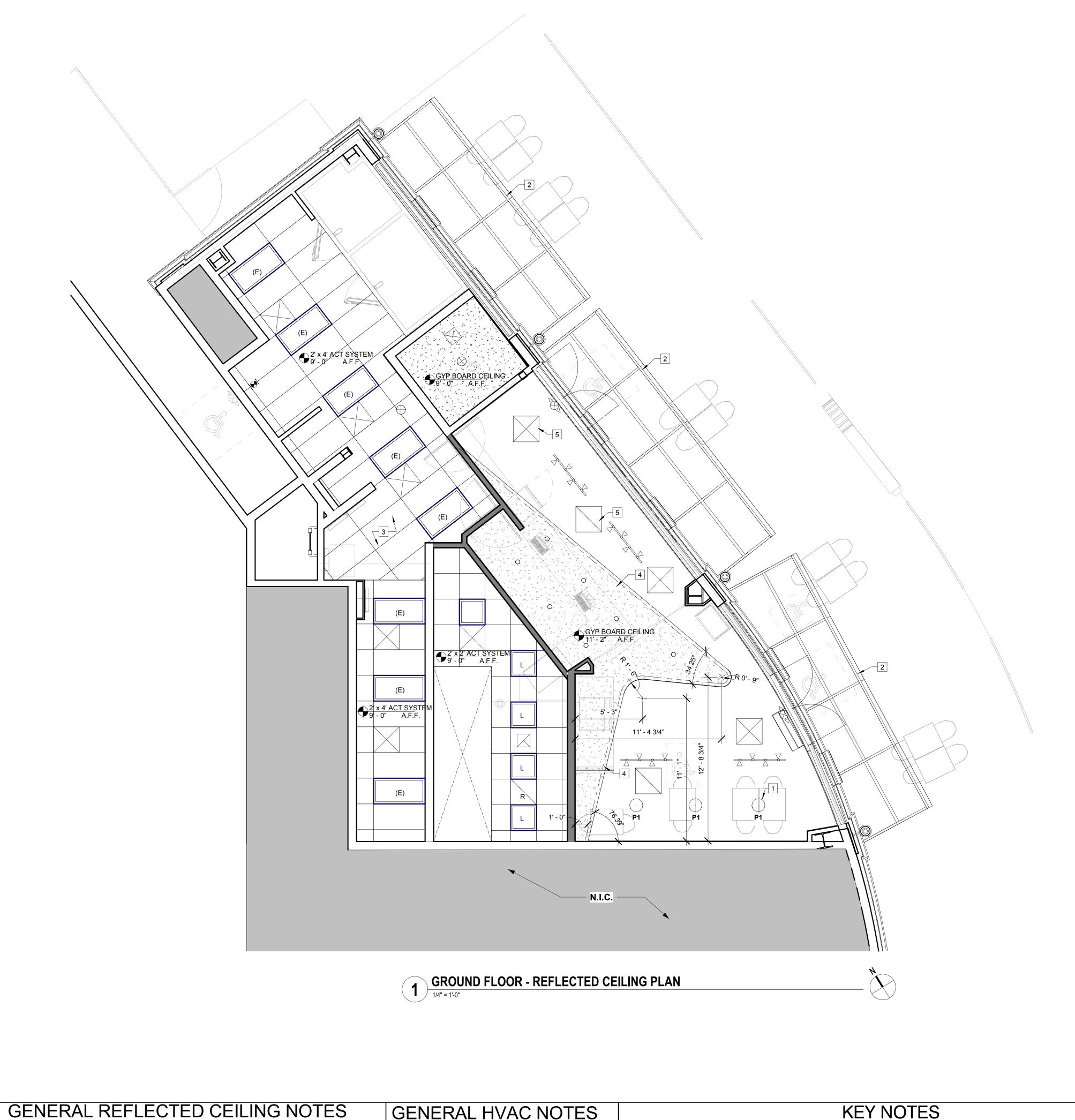
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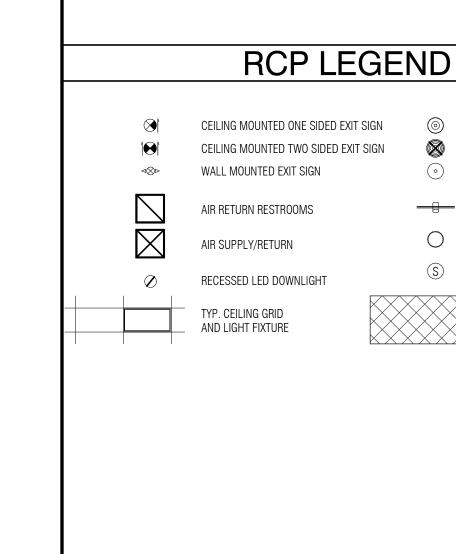
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POWER & LOW VOLTAGE PLAN & DETAILS





CEILING MOUNTED LED PENDANT

CEILING MOUNTED LUNA PENDENT

CEILING MOUNTED SMALL PENDENT

CEILING RECESSED DOWNLIGHT

GENERAL REFLECTED CEILING NOTES

MUST MATCH SPECIFIED FIXTURE. COORDINATE & NOTE (LIGHT SWITCHODIMMER BANK LOCATION.

- ALL CEILING HEIGHT INDICATED ARE TO BE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE.
- LOCATE ALL TRACK & RECESSED FIXTURES @ CENTERLINE OF TILE UNLESS OTHERWISE INDICATED. LIGHTING AT ALL FOOD PREP AREAS & KITCHEN HAS BEEN DESIGNED TO PROVIDE 50 fc @ WORK LEVEL. LIGHTING IN ALL OTHER AREAS HAS BEEN DESIGNED TO PROVIDE AT LEAST 10fc @ 30" A.F.F.. ALL EXPOSED LAMPS IN FOOD PREP AREAS ARE TO BE ENCAPSULATED COATED PAR LAMPS.
- CONTRACTOR TO PROVIDE LAMPS INDICATED FOR ALL O.F.C.I. FIXTURES. ALL EMERGENCY FIXTURES & EXIT SIGN QUANTITIES & LOCATIONS SHALL BE COORDINATED IN FIELD BY GC, LIGHTING VENDOR & CITY OFFICIAL. GC IS RESPONSIBLE TO PROVIDE ADDITIONAL FIXTURES IF REQUIRED BY OFFICIAL. G.C.
- FIXTURE QUANITIES SHOWN ARE APPROXIMATE THE LIGHTING VENDOR IS RESPONSIBLE FOR DETERMINING EXACT FIXTURE COUNTS REQUIRED FOR PROJECT. GC IS RESPONSIBLE FOR COORDINATING FINAL FIXTURE QUANITIES WITH LIGHTING VENDOR PRIOR TO BIDDING,
- ORDERING & INSTALLATION. REFER TO ELECTRICAL SHEETS FOR EXACT LIGHTING INFORMATION.
- 9 REFERENCE ELECTRICAL SHEETS FOR DIMMING SCHEDULE. 10 GC TO PAINT ANY EXPOSE CONDUIT, DUCTWORK, BOTTOM OF DECK, AND ADJACENT WALL ABOVE BAFFLE CEILING
- 1 GC TO FIELD PAINT LIGHT FIXTURE TRIM TO MATCH THE ADJACENT SOFFIT/CEILING FINISH PER THE FOLLOWING
- LOCATIONS:
- 2 GC SHALL ENSURE CLEARANCE FOR LIGHT FIXTURES, DUCTS, FIRE SPRINKLERS, ETC. SHOULD ANY OBSTRUCTION OCCUR THAT PREVENT INSTALLATION OF ANY REQUIRED COMPONENT, NOTIFY ARCHITECT PRIOR TO INSTALLATION OF GRID, INSTLLATION WITHOUT APPROVAL SHALL BE REMOVED REINSTALLED PER DIRECTION OF ARCHITECT AT
- GENERAL CONTRACTORS SOLE EXPENSE. 13 FIRE/LIFE SAFTY FIXTURES SHOWN ON PLAN ARE SUGGESTED LOCATIONS ONLY. F.L.S. CONTRACTOR TO COORINDATE AND SUBMIT DESIGN/BUILD DRAWINGS. FOR APPROPRIAE LOCATION OF STROBES AND EXIT SIGNS TO SUBMITTED TO
- 15 ALL LAY IN PANELS SHALL BE SECURED TO THE SUPENSION SYSTEM WITH TWO HOLD DOWNCLIPS MINIMUM FOR EACH TILE WITH A 4-FOOT RADIUS OF THE EXIT LIGHTS AND EXIT SIGNS. 16 ALL ACCESS PANEL IN GYPSUM BOARD CEILING TO GFRG ACCESS PANEL SIZED AS REQUIRED. PROVIDE 24" X 24" SIZE OPENING ACCESS PANEL. CONFIRM SIZE AND LOCATION WITH IDA. ACCESS PANELS SHALL BE PROVIDED FOR ELECTRICAL, PLUMBING, AND AIR CONDITIONING CONTROL AS REQUIRED BY THE BUILDING CODE, NFPA, AND LOCAL CITY CODE. IF LOCATION AND TYPE NOT SHOWN ON DRAWINGS, CONFIRM LOCATION AND TYPE WITH IDA PRIOR TO

IDA FOR APPROVAL AND FIRE DEPARTMENT FOR PERMIT PRIOR TO THE COMMENCEMENT OF ANY INSTALLATION.

14 BOTH NEW AND EXISTING SPRINKLER HEADS FOR THE AREA OF WORK WILL BE LOCATED PER SPRINKLER

CONTRACTOR. DESIGN/BUILD DRAWING WILL BE SUBMITTED TO FIRE DEPARTMENT FOR APPROVAL.

GENERAL REFLECTED CEILING NOTES

- 17 RELOCATE / RAISE EXISTING BACK BOX, CONDUIT, HVAC EQUIPMENT, DEVICE, AND ANY OTHER ITEMS THAT WILL NEED
- UPWARD RELOCATION BASED ON NEW PROJECT CEILING HEIGHT. 18 CEILING GRID SYSTEM WITHIN AREA OF WORK ARE TO BE INSTALLED IN A CONTINUOUS GRID PATTERN SO THAT WHEN A PENTRATING PARTITION IS REMOVED, NECESSARY CEILING REPAIRS WILL RESULT IN A CONSISTENT CEILING GRID.
- 19 SMOKE DETECTOR SHALL BE INSTALLED IN TENANT SPACE BY LICENSED ALARM SYSTEMS CONTRACTOR, WORK SHALL BE CONNECTED TO EXISTING BUILDING SYSTEM. 20 ALL SPRINKLERS ARE BUILDING STANDARD U.O.N.
- 21 ALL SWITCHING AND LIGHTING LAYOUT SHALL COMPLY WITH TITLE 24 STANDARD

28 SUSPENDED TRACK LIGHT FIXTURES TO BE CENTERED BETWEEN BAFFLED CEILING SLATS

- 22 PROVIDE EMERGEBCT EXIT AND EXIT LIGHTING SYSTEM AS REQUIRED BY GOVERING JURISDICTION. EMERGENCY LIGHTING SHALL HAVE MIN 90 MIN BATTERY BACKUP. 23 THE HEATING, VENTILATION, AND AIR CONDITIONS SHALL ACCODATE THE NEW OCCUPANCY. ALL ROOMS AND REAS
- SHALL HVAC SUPPLY AND RETURN AIR. THERMOSTATES SHALL HAVE AUTOMATIC CHANGEOVER FEATURE (NO MANUAL SWITCHING FROM HEATING TO COOLING CYCLES), WITH METAL NON VISUAL TAMPER PROOF COVERS. 24 IF LIGHT FIXTURE ARE TO BE REUSED / RELOCATED, CONTRACTOR SHALL CLEAN & RELAMP TO MATCH AS NECESSARY. ALL LGIHTS AND FIXTURES OF THE SAME TYPE (NEW & EXISTING) SHALL HAVE MATCHING LAMPS.
- 25 PRIOR TO INSTALLATION, HVAC ZONES AND T-STAT LOCATIONS TO BE APPROVED BY TENANT & COORDINATE WITH FURNITURE PLANS AND WALL FINISH LOCATIONS. 26 LATERAL SUPPORTS TO BE PROVIDED BY POST WIRE OF MINIMUM 12 GA, LAYED IN FOUR FIRECTIONS 90 DEGRESSS APART, CONNECTED TO MAIN RUNNER WITH 12 INCHES OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE OR
- TO PARTITION. ATTACH TO WALLS OR BRACE AN ANGLE NOT EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING. SUPPORT POINTS SHALL BE PLACED 12" O.C.. IN EACH DIRECTION WITH THE FIRST POINT WITH 4'-0" FROM EACH WALL.
- SEE TYPICAL DETAIL ON DETAIL SHEETS. 27 ALL LIGHTING TO BE COORDINATED WITH DINING TABLES
- 29 EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES. 30 EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTION, SPRINKLER HEADS AND OTHER PENETRATIONS THROUGH THE CEILING TILE REQUIRES 2-INCH RINGS, SLEEVES OR ADAPTERS THAT WILL ALLOW A

MINIMUM 1-INCH CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SEING JOINT CAN BE

PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION TO ACCOMODATE THE I-INCH MOVEMENT.

SUBMIT SHOP DRAWING INDICATING ALL NEW EQUIPMENT, DIFFUSERS, THERMOSTATE AND ANY REQUIRED ACCESS

- PANELS TO ARCHITECT AND MECHANICAL ENGINEER FOR REVUEW PRIOT TO PROCEEDING WITH FABRICATION AND / INSTALLATION SHALL BE COORDINATE WITH ALL TRADES
- AS REQUIRED FOR PROPER ASSEMBLY CEILING DIFFUSERS TO BE RELOCATED TO MAINTAIN NEW FIXTURE PATTERNS. INTERIOR SPACES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE ADMINTRATIVE CODE. PLANS
- SHOWING MECHANICAL VENTILATION SYSTEM WILL BE FILLED IN ACCORDANCE WITH THE RULE OF THE BUILDING DEPARTMENT. ANY BUILDING SERVICE SHUT DOWN REQUIRED FOR THE WORK SHALL BE REQUESTED IN WRITING BY THE HVAC
- CONTRACTOR AT LEASE 72 HOURS IN ADVANCE OF THE SHUT DOWN. THE HVAC CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION PRIOR TO SHUT DOWN. ANY SHUT DOWN AFFECTING THE NORMAL HVAC SERVICE OF OTHER BUILDING OCCUPANTS SHALL BE DONE ON OVERTIME AND AFTER HOURS. BALANCING OF ENTIRE SYSTEM SHALL BE DONE BY AN INDEPENDANT AIR BALANCE COMPANY, SUNMIT REPORT TO ARCHITECT, TENANT, AND MECHANCIAL FOR REPORT.

THERMAL AND ACOUSTIC CONSIDERATION. MECHANCIAL VENTILATION IN TOILET ROOM SHALL PROVIDE (1) COMPLETE AIR CHANGE EVERY (15) MINUTE AND SHALL BE VENTED TO OUTSIDE AIR. ALL NEW MATERIAL REQUIRED SHALL BE EQUAL TO OR

BETTER IN QUALITY THAN THE EXISTING

ALL DUCT WORK SHALL BE INSULATED AS REQUIRED FOR

GLOBE LIGHT PANDENT

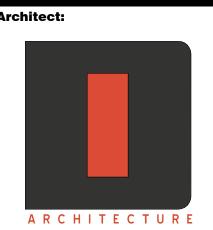
IN GYP BD CEILINGS AS SHOW ON ARCHITECTURAL R.C.P, WHERE OCCURS.

- ALL EXTERIOR LIGHTING MUST BE HIDDEN AND NEVER EXPOSED, PER IRVINE COMPANY RULES
- EXISTING T-BAR & LIGHTS TO REMAIN
- CONTINUOUS RED LED STRIP COVE LIGHTING HVAC GRILLES TO BE REPOSITIONED AND LOCATED BY MECHANICAL CONTRACTOR.

SHEET NOTES

- SEE AN-SHEET SERIES FOR ADDITIONAL NOTES AND ABBREVIATIONS. VERIFY AS-BUILT FIELD CONDITIONS AND LOCATIONS FOR EXISTING AND NEW PLUMBING, AUDIO VISUAL, HVAC DUCTWORK AND PIPING, STRUCTURAL FRAMING, ELECTRICAL BUS DUCT AND CONDUIT BANKS, ELECTRICAL PULL BOXES, FIRE PROTECTION LINES AND RELATED WORK TO DETERMINE AND COORDINATE BEST CEILING FRAMING, POINTS OF ACCESS AND CLEARANCES AS REQUIRED FOR NEW
- PROVIDE ACCESS PANELS WHERE REQUIRED IN GYP.BD. CEILING INCLUDING, BUT NOT LIMITED TO FIRE SMOKE DAMPERS, FIRE LIFE SAFETY J-BOXES, FAN COILS AND VAV BOXES PER MANUFACTURER'S
- WRITTEN RECOMMENDATIONS, CONDUIT BANK PULL BOXES AND CONTROL AND SHUTOF VALVES. UNLESS OTHERWISE SHOWN PROVIDE FLUSH DRYWALL TYPE ACCESS PANELS W/ CONCEALED FRAME AT ALL NON RATED LOCATIONS. ALL CEILING MOUNTED ELECTRICAL DEVICES SHALL BEAR UL LABEL AND FREE OF DEFECTS.
- WHERE EXISTING ACOUSTICAL CEILING TILE IS SCHEDULED TO REMAIN, REPLACE DAMAGED ACOUSTICAL CEILING TILE WITH NEW TO MATCH EXISTING. IF PRODUCT IS NOT AVAILABLE FROM BUILDING INVENTORY ATTIC STOCK OR MANUFACTURER, NOTIFY ARCHITECT PRIOR TO START OF WORK. CONTRACTOR TO COORDINATE FIRE SPRINKLER AND FIRE ALARM DEVICE LOCATIONS WITH ARCHITECT PRIOR TO SUBMITTING FOR PERMIT. WHERE APPLICABLE CENTER SPRINKLER HEADS IN CEILING TIME. ALIGN SPEAKERS, SMOKE DETECTORS, MOTION SENSORS AND RELATED CEILING MOUNTED DEVICES WITH LIGHTING FIXTURE CENTERLINES AND CENTER OF CEILING TILE. LOCATE HVAC DIFFUSERS
- AND RELATED OVERHEAD WORK. ALL EXISTING TO REMAIN LIGHT FIXTURES (PENDANTS AND CANS) TO BE RE-LAMPED WITH LED'S AND RELOCATED OVER NEW TABLES LOCATIONS AS REQUIRED FOR PROPER LIGHT LEVELS. ANY PENDANT NOTED TO BE DEMOED SHOULD BE SALVAGED FOR POSSBLE RE-USE IN NEW CONSTRUCTION. SEE RCP FOR LOCATIONS.

LOCATE EXIT SIGNS VERTICALLY ABOVE THE FINISH FLOOR TO INSURE SIGHT LINES ARE NOT BLOCKED BY LIGHT FIXTURES, BEAMS, SOFFITS, DROPPED CEILINGS, DUCTWORK, CONDUIT BANKDS, PIPING



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REASON

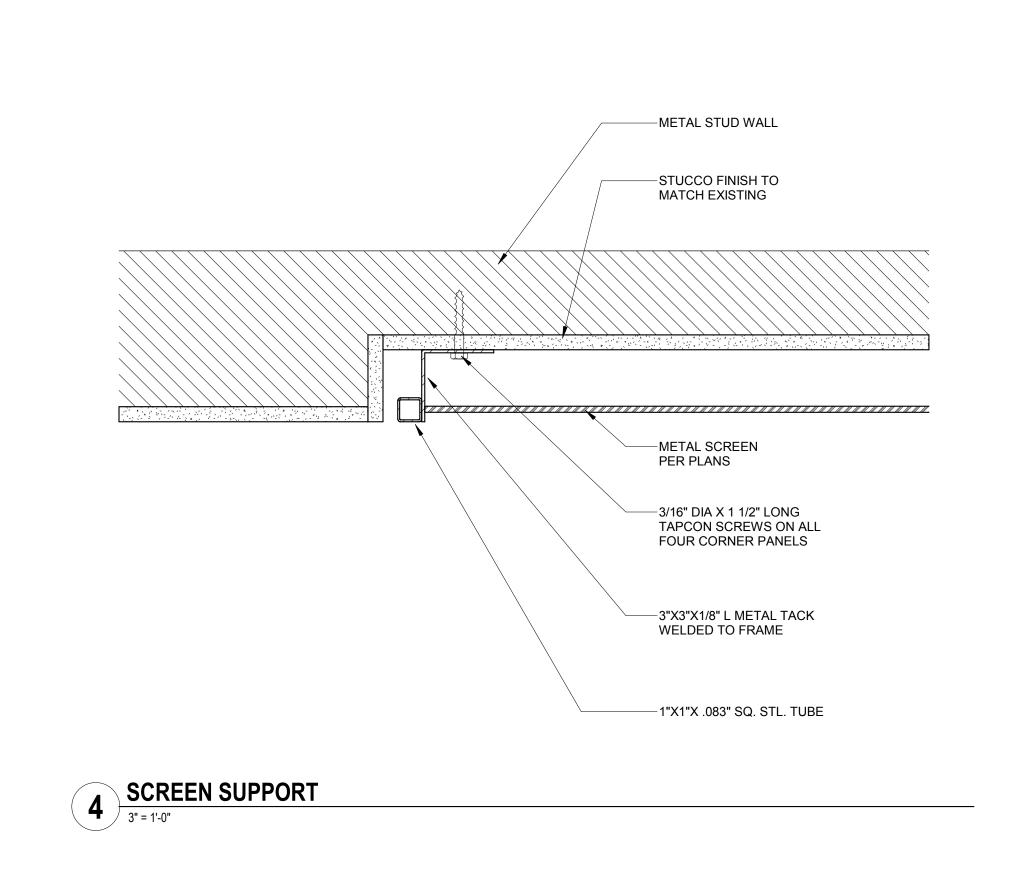
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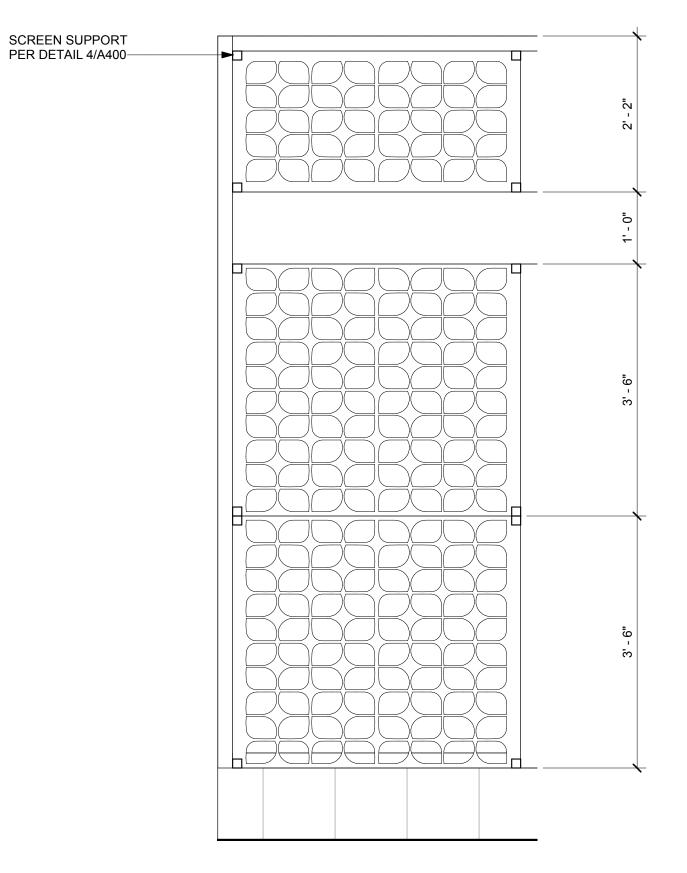
PROJECT MANAGER:

IRVINVE SPECTRUM 668 SPECTRUM CENTRE

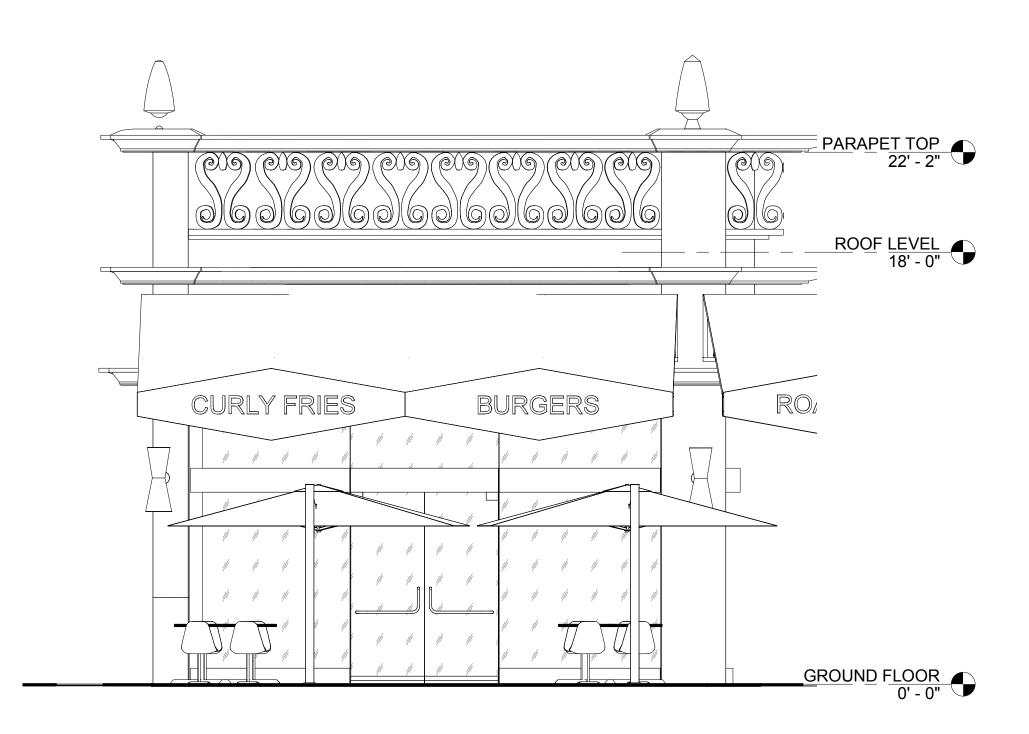
IRVINE, CA 92618

138-003-18 REFLECTED CEILING



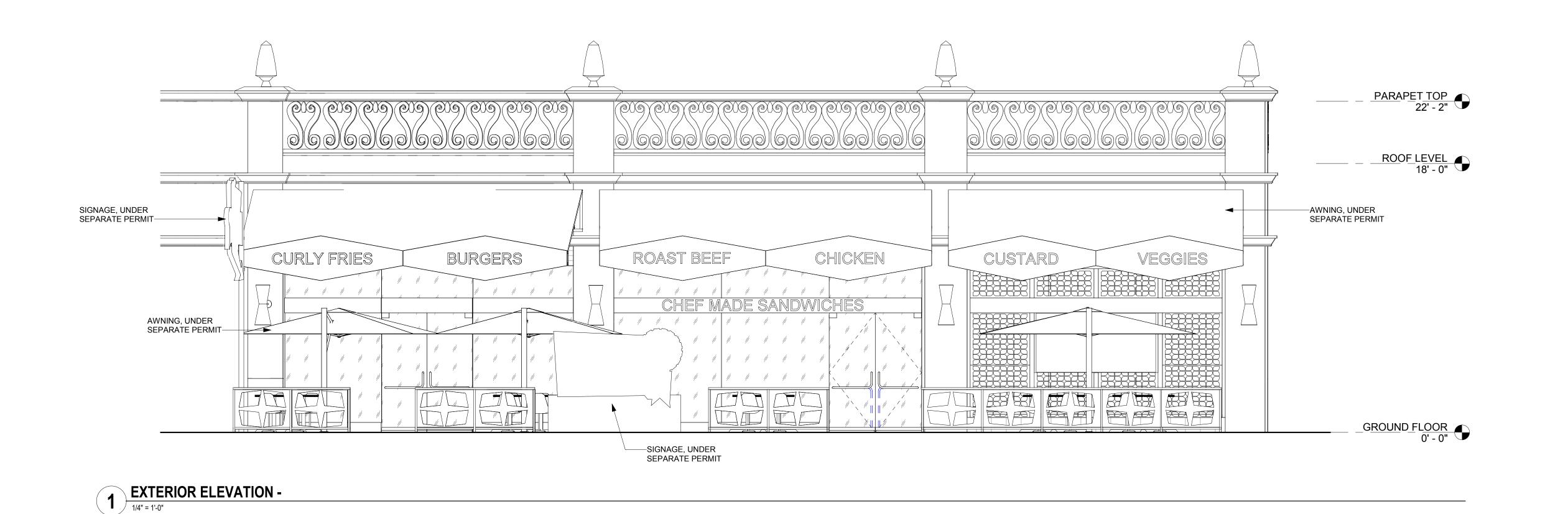


3 SCREEN
3/4" = 1'-0"



2 EXTERIOR ELEVATION.

1/4" = 1'-0"



KEY NOTES - ELEVATIONS

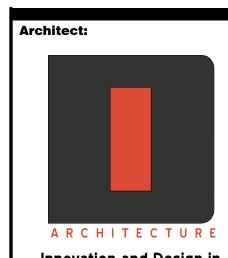
- UMBRELLAS
 CANOPIES
 LANDSCAPE
 METAL SCREEN
- AWNINGS AND SIGNAGE ARE NOT IN CONTRACT (NIC). GC TO COORDINATE AND PROVIDE BLOCKING FOR AWNINGS. AWNINGS SHALL BE DESIGNED TO BE IN COMPLIANCE W/SECTION 3105 OF THE CALIFORNIA BUILDING CODE.

 AWNING DIMENSIONS ARE FOR ESTIMATING PURPOSES ONLY. GC TO FIELD VERIFY THE DIMENSIONS.
- AWNING DIMENSIONS ARE FOR ESTIMATING PURPOSES ONLY. GC TO FIELD VERIFY THE DIMENSIONS.

 ALL SIGNAGE SHOWN FOR REFERENCE ONLY. SIGN AND AWNING COMPANIES TO VERIFY SIZE, LOCATION AND CONFIGURATION PER
 COUNTY AND OWNER REQUIREMENT AND OBTAIN APPROVALS PRIOR TO SIGN INSTALLATION, TYP. FOR ALL. SIGN CONTRACT UNDER A
 SEPARA PERMIT.

GENERAL NOTES

D FABRIC AWNINGS ARE DASHED FOR CLARITY.
E ALL EXTERIOR FINISHES TO REMAIN.



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Engineering Consultant:



tamp:

Issue For:
PERMIT SET
Issue Date:
2/4/2019

REASON

CIPAL IN CHARGE:

CIPAL IN CHARGE: ALSH JECT MANAGER:

PROJECT MANAGER:
MH

DRAWN BY:
STAFF

Project Address:

IRVINVE SPECTRUM

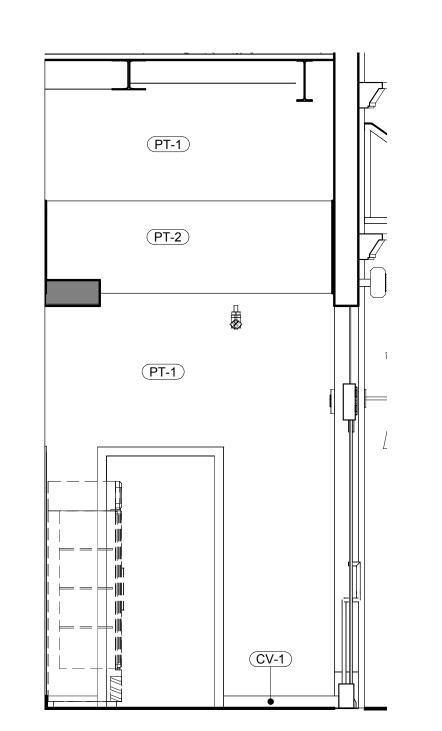
668 SPECTRUM CENTRE DRIVE IRVINE, CA 92618

Project Number:
138-003-18
Sheet Title:

Sheet Title:
EXTERIOR ELEVATIONS

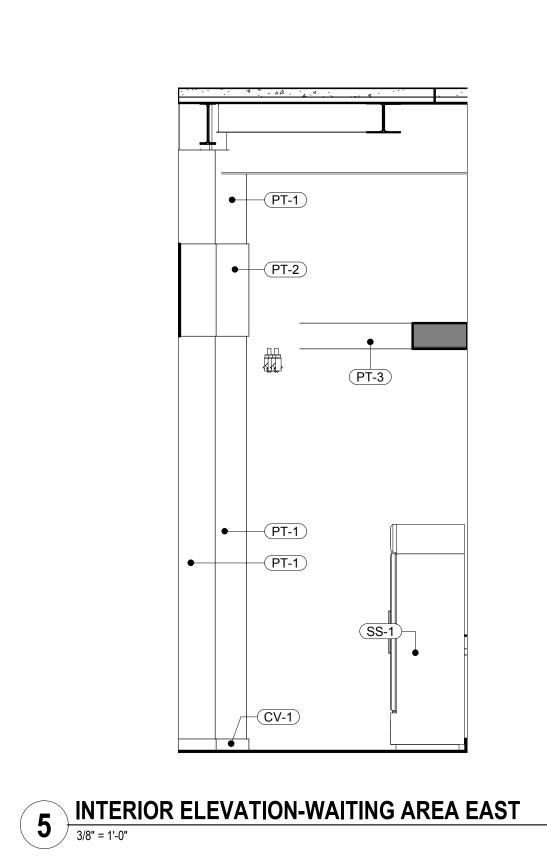
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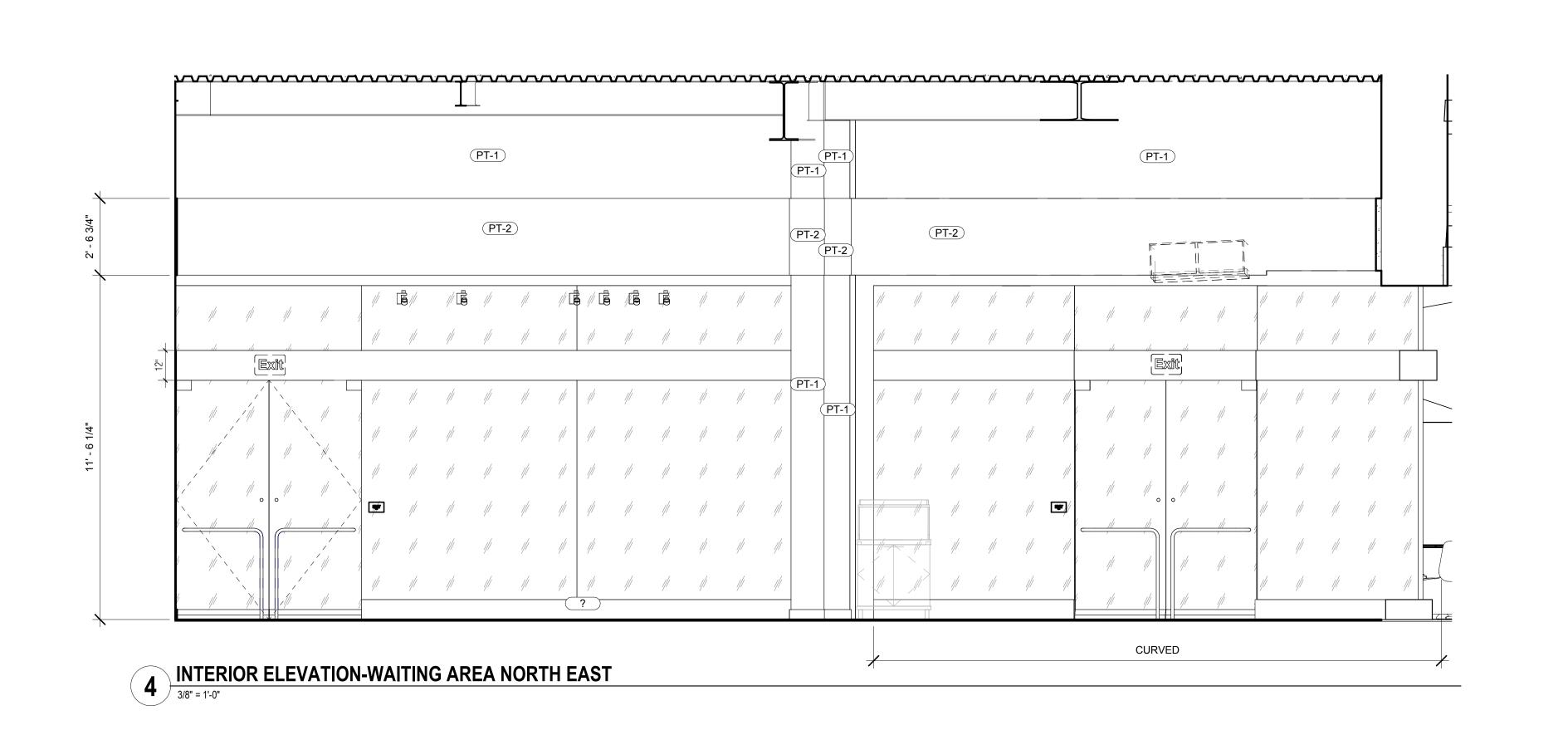
	FINISH SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	MODEL	ESTIMATED LEAD TIME	FLAME SPREAD RATING	COMMENTS		
CN-1	POLISHED CONCRETE							
CV-1	VINYL COVE BASE							
FRP-1	WHITE FRP	MARLITE	SMOOTH SURFACE FRP					
GL-1	Soda Lime Glass							
MMA-1	MMA TEXTURED EPOXY FLOORING							
MTL-1	STAINLESS STEEL	VERIFY W/ OWNER	VERIFY W/ OWNER			KITCHEN GRILL WALL, DETAILS THROUGHOUT		
PL-1	LAMINATE ALUM	FORMICA	TBD - SATIN BRUSHED ALUM LOOK FINISH			EXTERIOR TABLES		
PL-4	LAMINATE DARK WOOD	FORMICA	BLACK WALNUT 3485			INTERIOR MILLWORK		
PT-1	WHITE PAINT	BENJAMIN MOORE	BM PM-19 WHITE DOVE					
PT-2	LIGHT BLUE PAINT	BENJAMIN MOORE	BM 2051-70 CRYSTAL BLUE					
PT-3	RED PAINT	BENJAMIN MOORE	BM 2001-10 RUBY RED					
PT-4	BLUE PAINT	BENJAMIN MOORE	BM 2051-60 BIRD'S EGG					
PT-6	BLACK PAINT	BENJAMIN MOORE	BM 2132-10 BLACK					
SS-1	SOLID SURFACE	SILESTONE	ORANGE COOL			BAR COUNTERTOP		
TL-1	WHITE SUBWAY TILE	DALTILE	MODERN DIMENSIONS ARTIC WHITE 0190			KITCHEN WALLS & RESTROOMS		
TL-3	GRAY QUARRY TILE	DALTILE	6x6 ARID GRAY 0Q42			BOH ; FLOOR AND BASE		
WC-1	WALL COVERING	BY OWNER	CUSTOM VINYL WALL GRAPHIC			GC TO INSTALL		

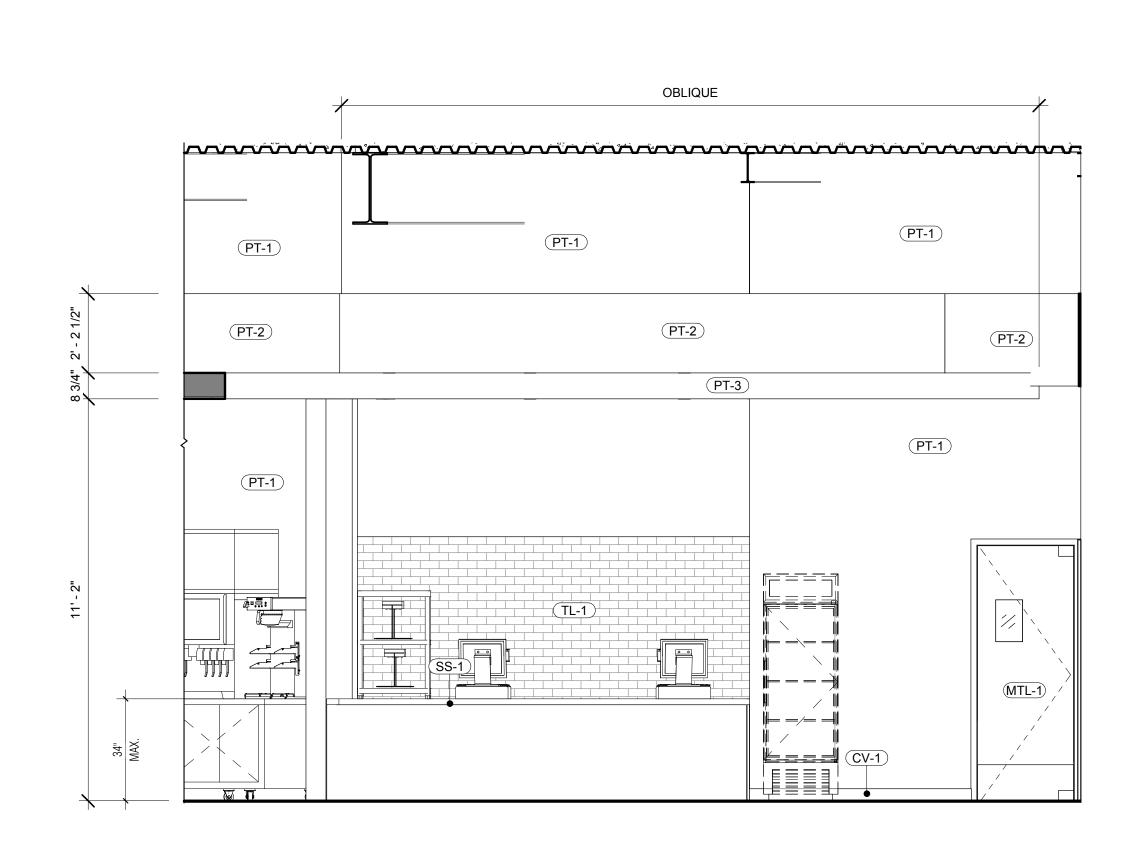


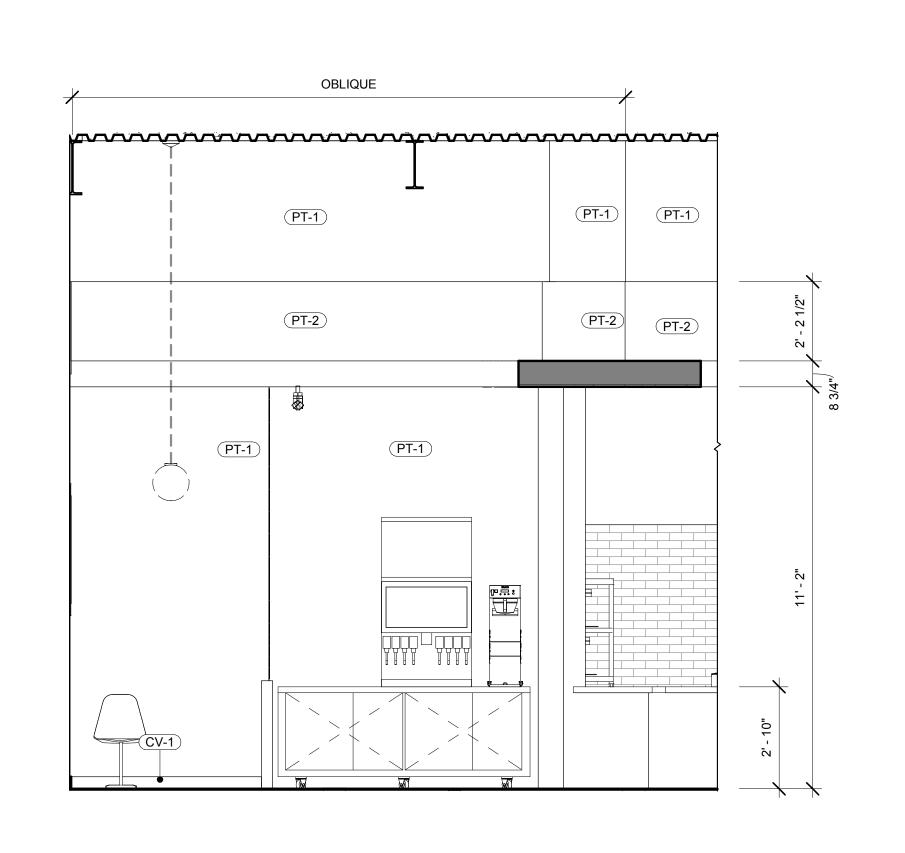
6 INTERIOR ELEVATION-WAITING AREA WEST
3/8" = 1'-0"

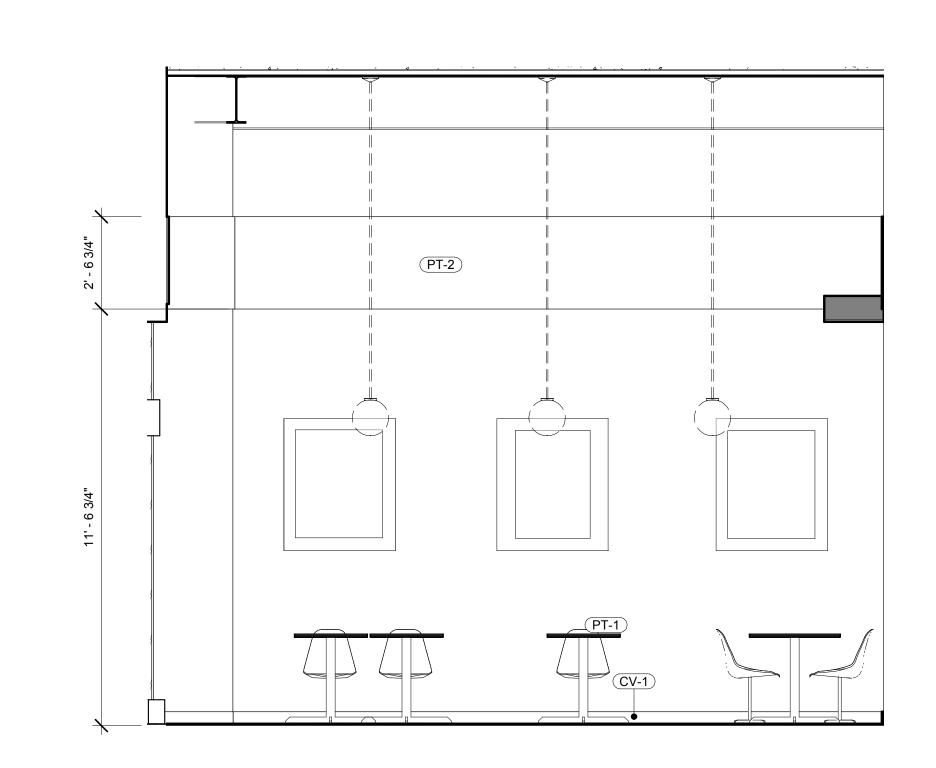
3 INTERIOR ELEVATION-WAITING AREA SOUTH - WEST





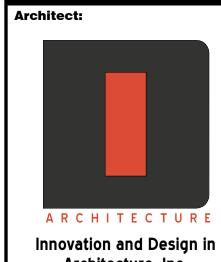






2 INTERIOR ELEVATION-DINING
3/8" = 1'-0"

1 INTERIOR ELEVATION-DINING SOUTH
3/8" = 1'-0"



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roject Owner:



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Issue Date:
2/4/2019
Revisions:
NO. REASON DA

UNCIPAL IN CHARGE:

M.WALSH
PROJECT MANAGER:
MH
DRAWN BY:
STAFF
Project Address:
IRVINVE SPECTRUM

668 SPECTRUM CENTRE DRIVE IRVINE, CA 92618

138-003-18
Sheet Title:

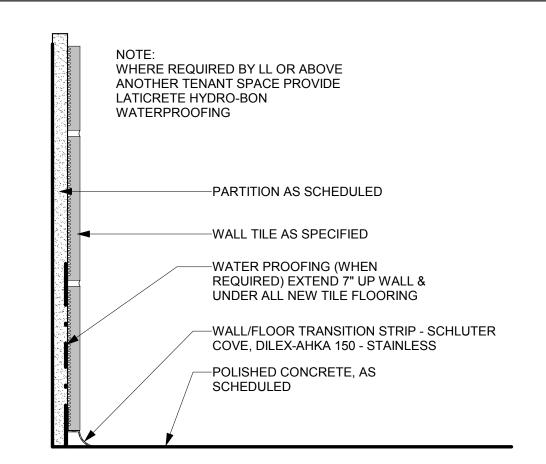
INTERIOR ELEVATIONS

Sheet Number:

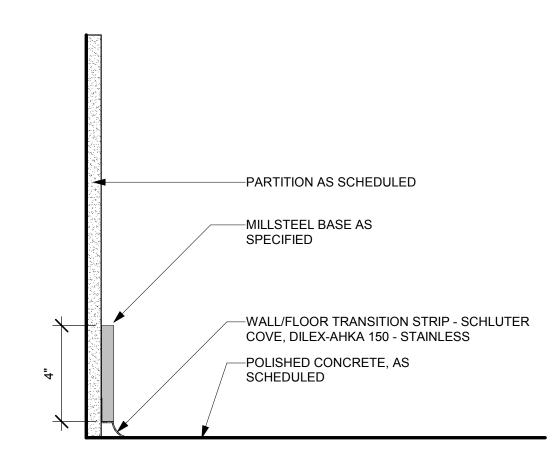
					ROOM FINISH SCHEDULE			
ROOM								
# ROOM NAME	MATERIAL	BASE	CEILING	WEST	NORTH	SOUTH	EAST	REMARKS
00 WAITING AREA	POLISHED CONCRETE	4" STAINLESS STEEL BASE	PAINTED GYP/PAINTED DECK	PAINTED GYP. BD;SEE ELEVATION FOR DETAILS				
01 DINING								
02 (E) RESTROOM	POLISHED CONCRETE	TILE W/3/8" RADIUS COVE BASE	PAINTED GYP. BD.	SUBWAY TILE/WALL COVERING; SEE ELEVATIONS FOR DETAILS				
03 (E) DRY STORAGE AREA	QUARRY TILE	4" TALL BASE W/3/8" RADIUS COVE BASE	2X4 A.C.T.CEILING	FRP	FRP	FRP	FRP	
04 (E) PREP. AREA	QUARRY TILE	4" TALL BASE W/3/8" RADIUS COVE BASE	2X4 A.C.T.CEILING	FRP	FRP	FRP	FRP	
05 (E) COOLER	QUARRY TILE	4" TALL BASE W/3/8" RADIUS COVE BASE	2X4 A.C.T.CEILING	FRP	FRP	FRP	FRP	
06 (E) FREEZER	QUARRY TILE	4" TALL BASE W/3/8" RADIUS COVE BASE	2X4 A.C.T.CEILING	FRP	FRP	FRP	FRP	

	FINISH SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	MODEL	ESTIMATED LEAD TIME	FLAME SPREAD RATING	COMMENTS	
CN-1	POLISHED CONCRETE						
CV-1	VINYL COVE BASE						
FRP-1	WHITE FRP	MARLITE	SMOOTH SURFACE FRP				
GL-1	Soda Lime Glass						
MMA-1	MMA TEXTURED EPOXY FLOORING						
MTL-1	STAINLESS STEEL	VERIFY W/ OWNER	VERIFY W/ OWNER			KITCHEN GRILL WALL, DETAILS THROUGHOUT	
PL-1	LAMINATE ALUM	FORMICA	TBD - SATIN BRUSHED ALUM LOOK FINISH			EXTERIOR TABLES	
PL-4	LAMINATE DARK WOOD	FORMICA	BLACK WALNUT 3485			INTERIOR MILLWORK	
PT-1	WHITE PAINT	BENJAMIN MOORE	BM PM-19 WHITE DOVE				
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PT-3	RED PAINT	BENJAMIN MOORE	BM 2001-10 RUBY RED				
PT-4	BLUE PAINT	BENJAMIN MOORE	BM 2051-60 BIRD'S EGG				
PT-6	BLACK PAINT	BENJAMIN MOORE	BM 2132-10 BLACK				
SS-1	SOLID SURFACE	SILESTONE	ORANGE COOL			BAR COUNTERTOP	
TL-1	WHITE SUBWAY TILE	DALTILE	MODERN DIMENSIONS ARTIC WHITE 0190			KITCHEN WALLS & RESTROOMS	
TL-3	GRAY QUARRY TILE	DALTILE	6x6 ARID GRAY 0Q42			BOH ; FLOOR AND BASE	
WC-1	WALL COVERING	BY OWNER	CUSTOM VINYL WALL GRAPHIC			GC TO INSTALL	

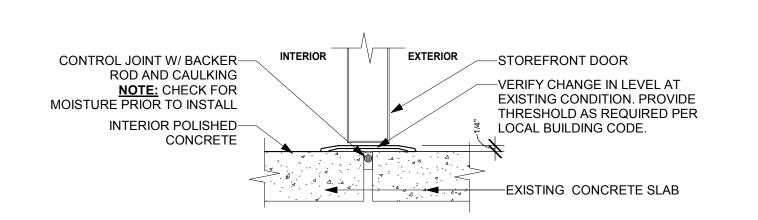
FLOOR FINISH PLAN GENERAL NOTES GC TO ENSURE SMOOTH AND ADA COMPLIANT TRANSITIONS BETWEEN FLOOR GC TO VERIFY ALL FLOORING PATTERN LAYOUT DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS. GC TO MAINTAIN COVER/PROTECTION OF FLOORING THRU OWNER TRAINING & REMOVE ONLY AT OWNER REQUEST. G.C. TO USE SELF LEVELING CONCRETE FOR INFILL OF INTERIOR CONCRETE SLAB. G.C. TO CREATE SMOOTH FINISH TO ACCEPT FINISH FLOORING AS SCHEDULED SO THAT TOP OF FINISH FLOORING ALIGNS WITH EXTERIOR SLAB AND CREATES SMOOTH TRANSITION & ADA COMPLIANT. AS APPLICABLE, V.I.F. AND NOTIFY ARCHITECT IF APPLICABLE. ALL REDUCER/TRANSITION STRIPS ARE 'OR EQUAL' BUT REQUIRE APPROVAL BY OWNER AND ARCHITECT. GC TO CONFIRM ALL FINISHES FOR ALL REDUCER/TRANSITION STRIPS WITH OWNER AND ARCHITECT.



5 TILE BASE @ CONCRETE FLOOR 3" = 1'-0"

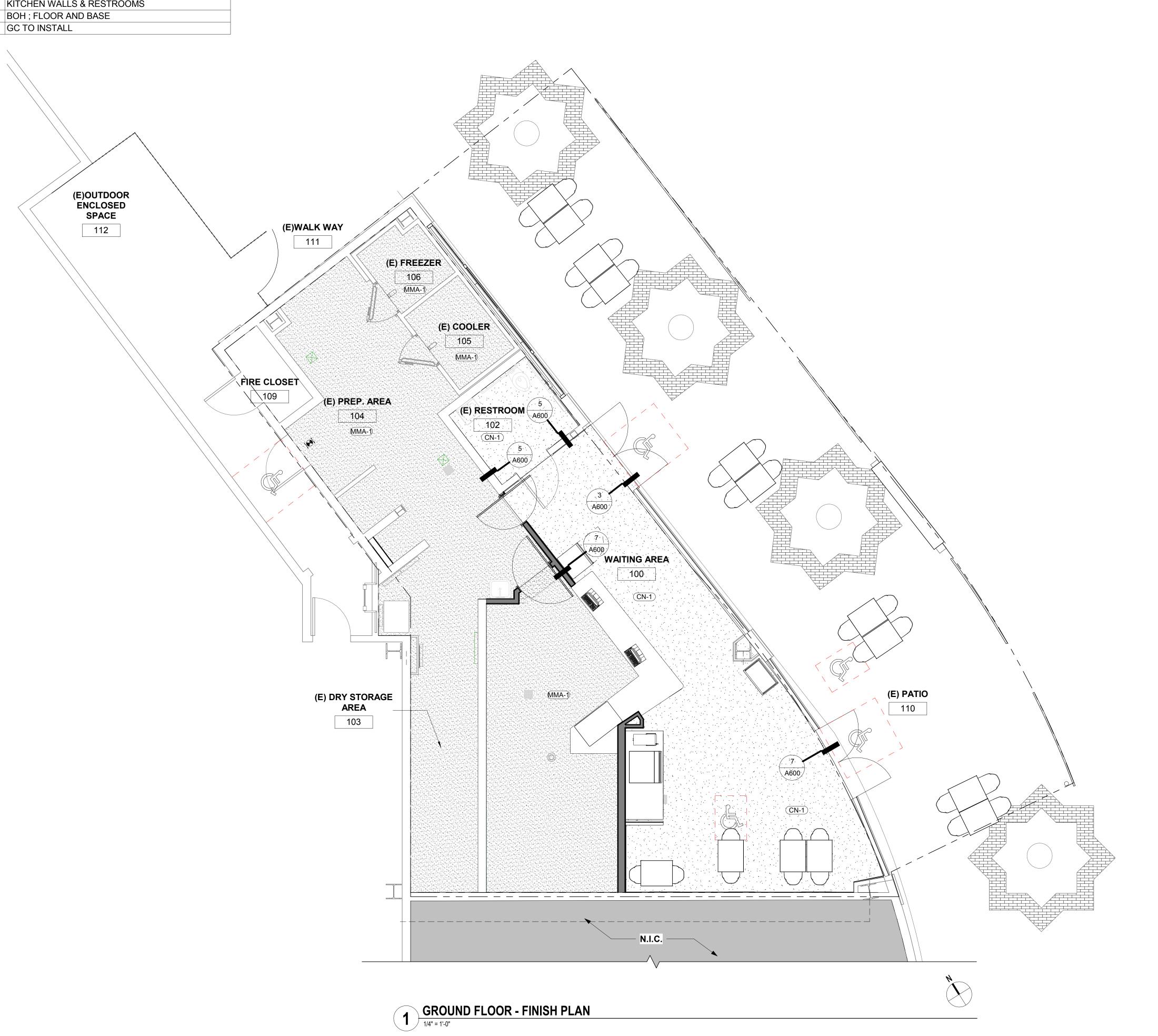


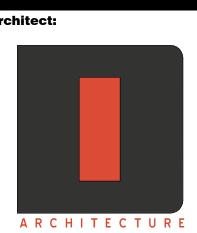
7 MILLSTEEL BASE @ CONCRETE FLOOR 3" = 1'-0"





3 INTERIOR CONCRETE TO EXTERIOR CONCRETE
3" = 1'-0"





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PERMIT SET 2/4/2019

REASON

PRINCIPAL IN CHARGE:

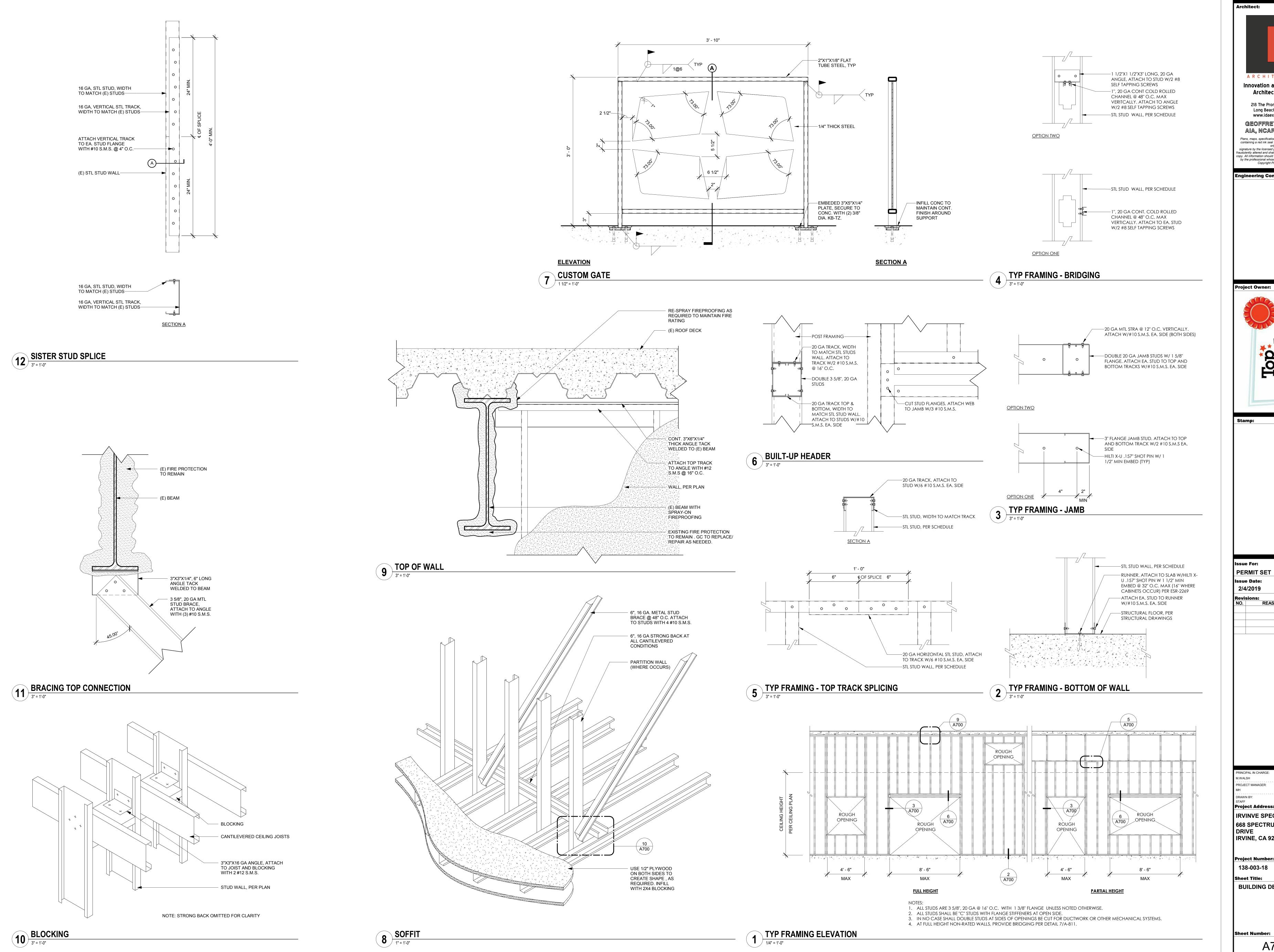
M.WALSH PROJECT MANAGER:

IRVINVE SPECTRUM 668 SPECTRUM CENTRE DRIVE

IRVINE, CA 92618

138-003-18

Sheet Title: FINISH FLOOR PLAN , FINISH SCHEDULE & DETAILS





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REASON

IRVINE, CA 92618

138-003-18 Sheet Title:

BUILDING DETAILS

Sheet Number:



COMMUNITY DEVELOPMENT

STANDARD NOTES NON-RESIDENTIAL CONSTRUCTION 2016 CALIFORNIA GREEN BUILDING STANDARDS (2.0)

Applies to Newly Constructed Non-residential Buildings and associated site development, <u>initial</u> tenant improvements regardless of valuation, and any subsequent addition of 1,000 square feet or more, or tenant improvement having a valuation of \$200,000 and associated site development for which permit application is made on or after January 1, 2017. The following standard notes shall be completed and incorporated into the approved plans and all effected design features and specifications shall be made to conform.

INSTRUCTIONS: Designer to place an "X" preceding each applicable section and complete the notes or indicate "N/A" if not applicable. Building plan check shall be responsible for verification except for those items preceded by a [P] which will be verified by Planning. All provisions generally apply to new construction and additions of 1,000 square feet or more or tenant improvements having a valuation of \$200,000. An [N], however, indicates a provision applies only to new construction, an [E] indicates a provision that applies to new construction and provides additional qualifiers for when the provision applies to an addition or tenant improvement.

STANDARDS						
PARKING AND CHANGING ROOMS CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC) Section 5.106.4						
[E] Short term bicycle parking applies to existing facilities if the project is expected to generate visitor traffic and adds 10 or more vehicular parking spaces.						
Check the appropriate box and provide complete input for each selection as applicable:						
[P] Short-term bicycle parking (bicycle racks) are provided to accommodate anticipated visitor traffic. The total number provided is: These racks are located within 200 feet of the visitor's entrance as depicted on plan sheet:						
[E] Long term bicycle parking applies to existing facilities if the project adds 10 or more vehicular parking spaces.						
This project will accommodate over 10 tenant-occupants, therefore <u>long term bicycle parking</u> is provided. The total number (minimum one) provided equal to 5% of the required parking is: The method(s) selected to satisfy this requirement is (are):						
Covered, lockable enclosures with permanently anchored racks for bicycles, the total number provided is:, see plan sheet:						
Lockable bicycle rooms with permanently anchored racks, the total number provided is:, see plan sheet:						
Lockable, permanently anchored bicycle lockers, the total number provided is:, see plan sheet:						
DESIGNATED PARKING FOR "CLEAN AIR VEHICLES" (CGBSC Sections 5.106.5.2, 5.710.6.3)						
[E] Applicable for existing facilities if the project is expected to generate visitor traffic and adds 10 or more vehicular parking spaces.						

DRM 66-113D REV 04/17 PAGE 1 of 6

FORM 66-113D REV 04/17

PAGE 4 of 6

Clean Air Vehicle parking spaces are provided. Spaces shall be Per CGBSC Table 5.106.5.2, a total of This project consists of a single tenant building with a dedicated meter. permanently identified in 12 inch high lettering that says "CLEAN AIR/VAN POOL/EV". Such lettering shall align with the end of the stall striping so as to be visible when a vehicle is parked in the stall. See plan A separate meter or metering device is provided for the following spaces: _____ _ . See plan sheet:__ sheet: defining designated stalls and lettering details. for details and specifications defining metering design. **ELECTRIC VEHICLE (EV) CHARGING** (CGBSC 5.106.5.3) Separate meters or metering devices are not required as the new building or addition is less than 50,000 square feet, and no tenant usage is projected to exceed 1,000 gallons/day. [N] The following applies to new construction only where the total number of parking spaces is 51 or more. Check appropriate box and provide complete input for each selection as applicable: Separate meters or metering devices are not required as no tenant usage is projected to consume more than **EV Charging Space Calculation** (CGBSC 5.106.5.3.3) **NOTES:** (1) Tenants of new multi-tenant buildings or additions exceeding 50,000 square feet and that are not provided Total parking for the project is ______, therefore Pursuant to Table 5.106 a total of ______EV Charging Space(s) are provided. See plan sheet:_____ with a separate metering device must be shown to use less than 100 gallons/day via worksheet WS-1 found in chapter 8 of the CGBSC and any necessary addendum worksheet to reflect process water or other uses not represented on the **NOTE:** Consult with plan check for stall dimensions and layout where the number of EV Charging Spaces worksheet. (2) For new buildings or additions having a total floor area less than 50,000 square feet, all its spaces not having a separate metering device must be shown to have a projected consumption of less than 1,000 gallons/day via worksheet WS-1 found in chapter 8 of the CGBSC and any necessary addendum worksheet to reflect process water or A single charging space is required which shall be located on an accessible route and provided with the other uses not represented on the worksheet. INDOOR WATER USE (CGBSC 5.303.2) • A parking stall width of 108 inches and a length as required by the City of Irvine Zoning Code. • A 60 inch access aisle located to the right of the parking stall, diagonally striped and marked "No Parking". [E] Applicable to any newly installed plumbing fixture within new construction, the area of remodel or addition. • Nominal 1-inch diameter conduit to accommodate a future dedicated 208/240-volt branch circuit All new plumbing fixtures meet the requirements of CGBSC Table 5.303.2.3 and Section 5.303.3, see modified originating at the main service or subpanel, and terminating in a listed cabinet, box or other enclosure in table below for flow rates. close proximity to the proposed EV charging station. • Service panel or subpanel sized to accommodate original design load plus an added dedicated 40 amp 20% reduction in baseline water use is demonstrated, see attached work sheets, WS-1, WS-2..., pursuant to the branch circuit for the future charging station as well as sufficient space to add the additional 40 amp exception to CGBSC section 5.303.2. For alternate fixture table, see plan sheet: breaker. Reserved space in the panel or subpanel shall be labeled: "EV CAPABLE". TABLE 5.303.2.3 (MODIFIED) FIXTURE FLOW RATES Multiple charging spaces are required meeting the following requirements: **MAXIMUM FLOW RATE FIXTURE TYPES** • One charging space shall be on an accessible route and meet the sizing and access aisle requirements for a SHOWERHEADS 2 gpm @ 80 psi single space as indicated above. LAVATORY FAUCETS · Raceway(s) capable of accommodating dedicated 40 amp branch circuits for each charging space, 0.5 gpm @ 60 psi originating at the main service or subpanel, and terminating in a listed cabinet, box or other enclosure in KITCHEN FAUCETS 1.8 gpm @ 60 psi* close proximity to the proposed EV charger. WASH FOUNTAIN 1.8[rim space (in.)/20 gpm @ 60 psi] • The electrical system, including any on-site distribution transformer(s) of sufficient capacity to accommodate simultaneous charging at all charging spaces. METERING FAUCET 0.2 gallons/cycle • Service panel(s) or subpanel(s) sized to accommodate original design load plus each dedicated 40 amp METERING FAUCET FOR WASH FOUNTAINS 0.2[rim space (in.)/20 gpm @ 60 psi] branch circuit for potential future charging stations as well as sufficient space to add an additional breaker WATER CLOSETS 1.28 gallons/flush* for each charging station. FLOOR-MOUNTED URINAL 0.5 gallons/flush **LIGHT POLLUTION REDUCTION** [N](CGBSC Section 5.106.8) WALL-MOUNTED URINAL 0.125 gallons/flush [P] Outdoor lighting designed to comply with the City of Irvine Security Code, Section 3-16-1 of the City of Irvine Zoning Code, which requires all direct rays to be confined to the site and that adjacent properties are *Includes single and dual flush water closets with an effective flush rate of 1.28 gallons or less: protected from glare, and allowable BUG rating limitations of CGBSC Table 5.106.8 are depicted on plan sheet: Dual flush toilets—The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is _____along with photometrics. defined as the composite, average flush volume of two reduced flushes and one full flush. **NOTE:** The combined flow of multiple showerheads serving a single shower shall not exceed maximum allowable flow WATER EFFICIENCY AND CONSERVATION (CGBSC Section 5.303) rate for a single fixture shower or the control valves shall be arranged to only allow one shower head to operate at a time. **Separate Submeters or metering devices**

> FORM 66-113D REV 04/17 PAGE 2 of 6

FORM 66-113D REV 04/17

PAGE 5 of 6

This project is exempt because no landscaping is included or because the aggregated landscaped areas within the project boundaries does not exceed 500 square feet. [Note where the project consists of multiple individual properties, each property shall be considered separately when determining "aggregated landscape area."]
VATER RESISTANCE AND MOISTURE MANAGEMENT (CGBSC Section 5.407)
[E] Applicable to any new entry or opening which is part of an addition of 1,000 or more square feet or any tenant improvement having a valuation of \$200,000 or more.
ENTRIES
To prevent water intrusion into exterior entries and/or openings subject to foot traffic or wind-driven rain, the following features have been incorporated into the design for primary exterior entries:
Door is protected by an awning or roof overhang 4 feet or more in depth, or is recessed 4 feet or more, see plan sheet:
Flashings integrated with a drainage plane, see plan sheet:
Non-absorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings, see plan sheet:
RECYCLING (CGBSC Section 5.408) Recycling of materials for new construction, additions and remodels shall conform to the Construction and Demolition Materials Recycling Requirements of the City of Irvine Municipal Code, Sections 6-7-901 through 6-7-912. BUILDING MAINTENANCE AND OPERATION (CGBSC Section 5.410) RECYCLING BY OCCUPANTS
[E] Applicable to an addition that adds 1,000 square feet or more or has a valuation of \$200,000, that also increases total floor area by at least 30% of existing floor area.
[P] Designated recycling areas shall be provided as required by City of Irvine Zoning Ordinance (ZO) Sections 3-23-1 through 3-23-4 of the . See plan sheet:
[N] COMMISSIONING Building Commissioning is only required for new buildings or initial tenant improvements greater than 10,000 square feet. (Exceptions: Unconditioned warehouses of any size, conditioned areas less than 10,000 square feet and accessory to unconditioned warehouses, open parking garages, open parking garage areas associated with a larger structure.)
<u>DESIGN</u>
 Completed and signed Owner's Project Requirements (OPR) including all items as specified in CGBSC section 5.410.2.1, see sheet:
 Completed and signed Basis of Design (BOD) including all items as specified in CGBSC section 5.410.2.2, see sheet:
 Completed and signed Commissioning Plan, as specified in CGBSC section 5.410.2.3, see sheet:
CONSTRUCTION - PRIOR TO FINAL INSPECTION APPROVAL
 A completed <u>Commissioning Report</u> shall be provided to the City Inspector prior to final inspection

approval. Contents, pursuant to CGBSC Section 5.410.2.6, shall include a description of the commissioning process activities undertaken through the design, construction and reporting

recommendations for post construction phases. In addition all required functional performance

testing reports shall be included.

	 A completed <u>Systems Manual</u> shall be made available for review by the City Inspector prior to final inspection approval. Contents shall include a completed and signed "Systems Manual" as specified in CGBSC section 5.410.2.5.1. 	t
_	TESTING AND ADJUSTING For buildings not exceeding 10,000 square feet, [E] and any new system serving an addition of 1,000 or more square feet or a tenant improvement having a valuation of \$200,000, testing and adjusting are required.	<u></u>
	<u>DESIGN</u>	f
	See sheet for <u>procedures for testing and adjusting systems</u> , which includes:	ENVIRONMI
	HVAC systems and controls	Exterior N
	 HVAC balancing per the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; or Associated Air Balance Council National Standards or approved equal. 	shall meet meet an ST
	Indoor and outdoor lighting and controls	Prescriptiv
	Water heating systems	
	Renewable energy systems	r
	Landscape irrigation systems	
	Water reuse systems	
	CONSTRUCTION - PRIOR TO FINAL INSPECTION APPROVAL	
	Completed testing, adjusting, and balancing reports shall be provided to the City Inspector prior to final inspection approval. Contents shall match those specified in the procedures section above and be signed by the responsible parties.	3
EN	VIRONMENTAL QUALITY	S
	FIREPLACES Wood burning devices including fireplaces are not permitted under SCAQMD Rule 445. Any installed gas fireplace shall be a direct-vent sealed-combustion type. (CGBSC Section 5.503)	
ME	CHANICAL EQUIPMENT AND DUCT PROTECTION	PERFORMA
T	To reduce the amount of dust, water, and debris collected in mechanical equipment and ducts, all duct openings and other related air distribution equipment component openings shall be covered from the time of delivery at the jobsite hrough the construction until final start up. (CGBSC Section 5.504.3)	FERFORMAI F
FIN	NISH MATERIAL POLLUTANT CONTROL	F
	 Adhesives, sealants and caulks shall meet the applicable standards of CGBSC Section 5.504.4.1 and Tables 5.504.4.1 and 5.504.4.2 for VOC limits and content prohibitions. Paints and coatings shall meet the applicable standards of CGBSC Section 504.4.3 and Table 5.504.4.3 for VOC limits. 	INTERIOR SO
	 Aerosol paints and coatings shall meet the applicable standards of CGBSC Section 5.504.4.3.1. Carpet systems shall meet the applicable standards of CGBSC Section 5.504.4.4 including CGBSC Section 5.504.4.4.1 for carpet cushions and CGBSC Section 5.504.4.4.2 for carpet adhesives. Resilient flooring shall meet the applicable standards of CGBSC Section 5.504.4.6. Composite wood products shall meet the applicable standards of CGBSC Section 5.504.4.5 and Table 5.504.4.5. 	
		'

See plan sheet for designated outdoor smoking area which shows a minimum of 25 feet from

Applicable to new buildings exceeding 50,000 square feet and [E] additions of 50,000 square feet or more made to

existing buildings, and to any tenant of a new building or addition, regardless of size, which is projected to consume

more than 1,000 gallons/day CGBSC Sections 5.303.1.1 and 5.303.1.2.

ENVIRONMENTAL TOBACCO SMOKE CONTROL (CGBSC Section 5.504.7)

building entries, outdoor ventilation intakes and operable windows.

Ventilation filtration (CGBSC Section 5.504.5.3) - For new HVAC systems outside and return air shall pass through filtration media having a rating of : MERV 8 or better, see plan sheet for specifications. An ASHRAE 10% to 15% efficiency filter (only allowed for an HVAC unit meeting the 2013 California Energy Code of 60,000 btu/h or less and an energy usage of 0.4 W/cfm or less at design air flow), see plan sheet for specifications. **ENTAL COMFORT** (CGBSC Section 5.507) **Noise** Wall and roof assemblies making up the building envelope and exposed to the noise source as follows t a composite STC rating of 50 or a composite OITC rating of 40, and exterior windows within said walls shall TC of 40 or an OITC of 30. ve Method (Using <u>Sound Transmission Class (STC) Map - 2012</u> from the City's online form directory.) 1. A portion or the entire building is within the 65 CNEL contour for a freeway or expressway therefore exterior wall assemblies and roof or roof-ceiling assemblies shall meet the specified exterior wall assemblies and roof or roof-ceiling assemblies requirements stated above. For details and specifications see plan sheets 2. A portion or the entire building is within the 65 CNEL contour for John Wayne Airport therefore exterior wall assemblies and roof or roof-ceiling assemblies shall meet the specified exterior wall assemblies and roof or roofceiling assemblies requirements stated above. For details and specifications see plan sheets 3. The project site fronts a street identified as producing 65 CNEL contours extending beyond the right of way therefore that portion of the building that is the contour shall meet the specified exterior wall assemblies and roof or roof-ceiling assemblies requirements stated above. For details and specifications see plan This building is a factory, storage facility, utility building, enclosed parking structure or stadium therefore no STC assemblies are required. ANCE METHOD Pursuant to CGBSC Section 5.507.4.2, site and building mitigations have been defined based on a noise study prepared by an acoustical engineer. For a summary of features see plan sheets _____. For construction details see sheets_____ Prior to final inspection an acoustical report shall be provided to the City Inspector which demonstrates complying interior noise sound levels. Said report shall be signed and stamped by an acoustical engineer. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40. Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control at http://www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf. For details and specifications see plan sheets ______. No interior walls separate tenant spaces or occupant spaces and public areas.

This project is subject MWELO requirements. See plan sheet: for completed City of Irvine Model

OUTDOOR WATER USE- MWELO (CGBSC Section 5.304)

Water Efficiency Landscape Ordinance work sheet, Form 40-81.

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FORM 66-113D REV 04/17

PAGE 3 of 6

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To To Tamp:

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Issue For:
PERMIT SET
Issue Date:
2/4/2019

REASON

PRINCIPAL IN CHARGE: M.WALSH

PROJECT MANAGER:

DRAWN BY:
STAFF
Project Address:
IRVINVE SPECTRUM

668 SPECTRUM CENTRE DRIVE IRVINE, CA 92618

Project Number: 138-003-18 Sheet Title:

CA GREEN BUILIDNG FORMS & NOTES

eet Number:

FIRE DEPARTMENT NOTES

- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR. NOT USED
- PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
- EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT, SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.
- PROVIDE EXIT SIGNS AS REQUIRED PER FIRE DEPT. AT ALL EXITS AND AS SHOWN ON DRAWINGS. EXIT SIGNS SHALL HAVE 6" LEITERS POSTED OVER THE REQUIRED EXITS, AND SHALL COMPLY WITH SECTION 1003.2.8 CBC 2016. EXIT SIGNS SHALL BE ON A BATTERY BACK-UP TYPE.
- EMERGENCY LIGHTING SHALL BE PROVIDED GIVING A VALUE OF ONE FOOTCANDLE AT FLOOR LEVEL.
- 7. MAINTAIN ALL AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.
- DOORS OPENING INTO REQUIRED 1-HOUR, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OF DRAFT STOP ASSEMBLY HAVING A 3/4 HOUR RATING AND SHALL BE SELF-CLOSING.
- NOT USED.
- INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDOR SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING OF 200.
- SPRINKLER SYSTEM SUPERVISION ALARMS, SEC. 10.307. AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL PROPRIETARY OR REMOTE STATION SERVICEOR A LOCAL AIARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION WHEN THE NUMBER OFSPRINKLERS IS
- 20 OR MORE IN GROUP I, DIVISION I OCCUPANCIES. B. 100 OR MORE IN OTHER OCCUPANCIES.
- FIRE/SMOKE DAMPERS OR DOORS SHALL BE PROVIDED WHEREAIR DUCTS PENETRATE FIRE-RATED WALLS OR
- THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE GROUND SURFACE OR SIDEWALK.
- IF EMERGENCY WARNING SYSTEMS ARE REQUIRED, THEY SHALLACTIVE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN60 FLASHES PER MINUTE.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE ORCOMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS CHEMICALS SHALL COMPLY WITH UNIFORM FIRE CODEREGULATIONS.
- 16. ALL WOOD BLOCKING, WHERE APPLICABLE, TO BE FIRE TREATEDTO CONFORM WITH ALL APPLICABLE CODE REQUIREMENTS.
- PROVIDE AN APPROVED FIRE LIFE SAFETY SYSTEM WITH COMPLETEDESCRIPTION OF SEQUENCE OF OPERATION. SUBMIT PLANS TO FIRE DEPARTMENT.
- EXTEND OR MODIFY FIRE/LIFE SAFEIY SYSTEM AS
- EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHENSERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.
- MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM ASNEEDED TO BE APPROVED BY FIRE DEPARTMENT.
- SUBMIT AUTOMATIC SPRINKLER SYSTEM SHOP DRAWINGS FOR REVIEW AND APPROVAL. ALL AREAS
- FOR ASSISTANCE WITH FIRE REIATED ISSUES OR TECHNICAL QUESTIONS, PLEASE CALL.
- LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR.

ARE TO BE PROTECTED BY THE SPRINKLER SYSTEM

- BUILDING(S) NOT APPROVED FOR HIGH PILED STORAGE (MATERIALS IN CLOSELY PACKED PILES OR ON PALLETS, OR IN RACKS WHERE THE TOP OF STORAGE EXCEEDS 12 FEET IN HEIGHT, AND 6 FEET FOR GROUP A PLASTICS AND CERTAIN OTHER HIGH HAZARD COMMODITIES). HIGH PILED STORAGE BE APPROVED BY THE 15 OCFA PRIOR TO MATERIALS BEING STORED ON SITE INACCORDANCE WITH THE UNIFORM FIRE CODE, ARTICLE 81.
- PLANS OF NEW OR MODIFICATIONS TO EXISTING FIRE PROTECTION, DETECTION, ALARM OR MONITORING SYSTEM9S) SHALL BEAPPROVED BY THE OCFA PRIOR TO INSTALLATION. A SEPARATE PLAN SUBMITTAL AND APPROVAL BY THE OCFA IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE FIRE INSPECTOR MAY REQUIRE A LETTER OF INTENDED USE FOR THE STRUCTURE(S).
- PRIOR TO THE APPROVAL OF ARCHITECTURAL PLANS. PROJECTSWITH NEW CONSTRUCTION OR ADDITIONS TO EXISTING STRUCTURES. PLANS AND DOCUMENTATION FOR FIRE DEPARTMENT ACCESS, HYDRANT LOCATIONS, WATER AVAILABILITY AND FIRE LANE MARKINGS SHALL BE SUBMITTED TO AND APPROVED BY THE OCFA. AN OCFA APPROVED SITE PLAN SHALL BE SUBMITTED WITH THE ARCHITECTURAL PLANS.
- 28. IN STRUCTURES OF UNDETERMINED USE, THE MINIMUM FIRE SPRINKLER DESIGN DENSITY REQUIRED SHALL BE ORDINARY HAZARD (GROUP 2) WITH A DESIGN AREA OF 3,000 SQ. FEET.
- AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED TOPROTECT COMMERCIAL-TYPE FOOD HEAT PROCESSING EQUIPMENT THAT PRODUCES GREASE-LADEN VAPORS. A SEPARATE PLANSUBMITTAL IS REQUIRED FOR THE INSTALLATION OF THE SYSTEM AND SHALL BE IN ACCORDANCE WITH UFC ARTICLE 10, NEPA 17A AND 96.

GENERAL NOTES

- THE CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED AS A CONDITION OF THE CONTRACT, TO ACQUAINT HIMSELF WITH THE ARTICLES CONTAINED IN THE GENERAL NOTES; AND TO NOTIFY AND APPRISE ALL SUBCONTRACTORS AND ALL OTHER PARTIES OF THE CONTRACT OF, AND BIND 'THEM TO ITS CONDITIONS
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION NAN BY ARCHITECT SUPERCEDES OTHER PIANS.
- THE CONTRACTOR SHALL REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS. ANY CONFLICTS/OMISSIONS OR DISCREPANCIES SHALL BE REPORTED IN WRITING THREE (3) BUSINESS DAYS BEFORE RETURN OF BID. THE GENERAL CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT WORK IS BUILDABLE AS SHOWN.
- DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BU1LT DRAWINGS AND ON LIMITED FIELD OBSERVATION BY THE ARCHITECT.
- ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN. THE CONTRACTOR SHALL FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT AND ALL OTHER AGENCY APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO THE PROGRAM MANAGER AND BUILDING MANAGEMENT PRIOR TO
- COMMENCING WORK. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS NECESSARY TO OBTAIN CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE LENGTH OF HIS CONTRACT, EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS AND LANDLORD REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND / OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
- WORK AND / OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE
- **BUILDING** THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND / OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND / OR EQUIPMENT.
- THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OUTSIDE VENDORS INCLUDING BUT NOT LIMITED TO, TELEPHONE, DATA, "OWNERS FORCES" ITEMS. CONTRACTOR SHALL COORDINATE EXACTLOCATIONS AND SHALL DO THE CUTTING, FITTING AND PATCHING REQUIRED TO RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.
- 13. ALL COMBUSTIBLE MATERIALS SHALL MEET APPLICABLE CODES. WOOD SHALL BE FIRE RETARDANT TREATED REQUIRED BY LOCAL BUILDING CODES.
- THE CONTRACTOR SHALL PROVIDE BACKFLOW DEVICES AS REQUIRED BY LOCAL, STATE 8c FEDERAL CODES.
- WORK NOT PARTICULARLY DETAILED, NOTED OR SPECIFIED. SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, NOTED OR SPECIFIED.
- IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT **SHALL NOT BE** RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.
- THE GENERAL CHARACTER OF DETAIL WORK IS SHOWN ON THE CONTRACT DOCUMENTS. SUBSEQUENT CLARIFICATIONS MAY BE MADE BY ADDITIONAL LAYOUTS OR LARGE SCALE OR FULL SIZE DETAILS.
- DRAWINGS AND DIAGRAMS FOR MECHANICAL AND ELECTRICAL WORK SHALL BE CONSIDERED AS DIAGRAMMATIC ONLY, NOT TO BE USED FOR ANY STRUCTURAL GUIDANCE OR PHYSICAL LAYOUT. IN CASE OF CONFLICT, UNLESS OTHERWISE NOTED, THE ARCHITECT'S DRAWINGS SHOWING LOCATIONS FOR MECHANICAL AND ELECTRICAL ITEMS ANDAPPURTENANCES SHALL TAKE

- UNLESS OTHERWISE NOTED, IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS FOR ALL WORK, EQUIPMENT. CASEWORK, MECHANICAL, ELECTRICAL AND SIMILAR DEVICES OF WHATEVER NATURE, BE COMPLETELY INSTALLED, HOOKED-UP, MADE OPERATIONAL AND FUNCTIONAL FOR THE PURPOSE INTENDED, AND THAT ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTOR'S PROPOSAL
- **OWNER FURNISHED PRODUCT**S PRODUCTS TO BE FURNISHED AND PAID FOR BY THE OWNER AND INSTALLED BY THE CONTRACTOR ARE
- OWNER'S RESPONSIBILITIES FOR OWNER FURNISHED SUPPLY CONTRACTOR WITH PRODUCT LITERATURE, OWNER
 - PRODUCT DATA AND SAMPLES.

INDICATED AS.

- PAY FOR PRODUCT DELIVERY TO SITE. REVIEW DAMAGED PRODUCTS WITH CONTRACTOR PROMPTLY.
- SUBMIT CLAIMS FOR TRANSPORTATIONS DAMAGE. REPLACE DAMAGED, DEFECTIVE OR DEFICIENT ITEMS. ARRANGE FOR MANUFACTURER'S WARRANTIES, INSPECTIONS AND SERVICE.
- CONTRACTOR'S RESPONSIBILITIES FOR OWNER **FURNISHED PRODUCTS:** REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLE TO ADEQUATELY ACQUAINT HIMSELF WITH THE SCOPE OF WORK REVIEW THE ORDER, SCHEDULE DELIVERY, RECEIVE, UNLOAD AND STORE PRODUCTS AT SITE: INSPECT FOR COMPLETENESS OR DAMAGE. IF ITEMS ARE DAMAGED,
- PROGRAM MANAGER AND OWNER.

CONTRACTOR USE OF PREMESIS

WITH LANDLORD.

GENERAL CONTRACTOR TO NOTIFY

- INSTALL AND FINISH PRODUCTS. REPLACE ANY ITEMS DAMAGED AFTER RECEIPT.
- CONSTRUCTION OPERATIONS: LIMITED TO AREAS NOTED ON
- TIME RESTRICTIONS FOR PERFORMING WORK: VERIFY
- CONSTRUCTION WORK MAY BE SCHEDULED TO BE PERFORMED DURING NORMAL BUSINESS HOURS ONLY (UPON APPROVAL OF THE LANDLORD)
- UTILITY OUTAGES AND SHUTDOWN SHALL BE COORDINATED WITH LANDLORD.
- AT ALL TIMES CONDUCT OPERATIONS TO INSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY.
- ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS STORED ON THE SITE UNDER THIS CONTRACT.
- 29. PERFORM DEMOLITION WORK AND SUCH SPRINKLER WORK, CONCRETE SAW currING, PAINTING AND SIMILAR WORK CAUSING EXCESSIVE NOISE, DUST OR ODORS DISTURBING BUILDING OCCUPANTS. OR ANY WORK DISRUPTING TENANTS OR PUBLIC TRAFFIC WITHIN THE BUILDING, AFTER HOURS OR AT TIMES AND IN SUCH A MANNER AS OTHERWISE APPROVED BY LANDLORD.
- 30. COORDINATE USE OF PREMISES FOR WORK WITH THE LANDLORD.
- LIMIT USE OF SITE FOR WORK AND STORAGE TO AREAS DESIGNATED UNLESS SPECIFIC ADDITIONAL AREAS ARE ALLOWED IN WRITING BY THE LANDLORD.

STANDARDS AND CODES

- GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, PROMPTLY NOTIFY THE PROGRAM MANAGER AND ARCHITECT NECESSARY CHANGES SHALL BE MADE IN ACCORDANCE WITH THE GENERAL CONDITIONS.
- IF THE CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, HE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH AND BEAR ALL COSTS ARISING THEREFROM.
- CONFLICTS: IN CASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.

WHERE CODES OR REGULATIONS. OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS. IT SHALL BE UNDERSTOOD THAT THEY APPLY TO THIS WORK AS FULLY AS IF CITED HEREIN.

REPAIR AND PATCH ALL PENETRATIONS THROUGH RATED

REQUIREMENT'S FROM LANDLORD

ASSEMBLIES.

- G.C. TO VERIFY ALL THE REQUIREMENTS WITHIN LEASE DOCUMENTS NOT DESCRIBED IN THIS CONSTRUCTION
- 38. ALL BACKFLOW PREVENTERS ARE BY TENANT.
- NO ROOF CUTS MAY BE MADE WITHOUT LANDLORD'S WRITTEN APPROVAL, AND IF APPROVED, SUCH CUTS MUST BE MADE BY IANDLORD'S ROOFING CONTRACTOR AT TENANT'S COST.G.C. TO INCLUDE THIS SCOPE OF WORK WITHIN THE CONTRACT
- TENANT CONTRACTOR IS LIABLE FOR COMPLIANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF LANDLORD'S FIRE PROTECTION ENGINEER'S DURING CONSTRUCTION AND
- SUBSEQUENT REQUIREMENTS AND RECOMMENDATIONS. 40. TENANT CONTRACTOR TO SUBMIT TO LANDLORD FOUR SETS OF SPRINKLER SHOP DRAWINGS AND HYDRAULIC
- CALCULATIONS FOR LANDLORD'S FIRE PROTECTION ENGINEER'S REVIEW. TENANT CONTRACTOR IS TO PROVIDE FIRE EXTINGUISHERS
- AS REQUIRED BY CODE DURING THE CONSTRUCTION. TENANT CONTRACTOR IS TO PROVIDE FIRE ALARM SYSTEM DESIGN, PERMITTING AND INSTALLATION AND CONNECT TO

LANDLORD'S CENTRAL FIRE ALARM SYSTEM

- 43. TENANT CONTRACTOR IS TO RUN SMOKE DETECTOR'S CONDUIT AND WIRE FROM ITS SMOKE DETECTION DEVICE TO LANDLORD'S JUNCTION BOX LOCATED IN TENANT'S SPACE.
- 44. LANDLORD'S FIRE ALARM CONTRACTOR SHALL MAKE THE FINAL CONNECTIONS AT TENANT CONTRACTOR'S COST. 45. C.C. TO DEPOSIT CONSTRUCTION DEPOSIT WITH LANDLORD WITHOUT LIABILITY FOR INTEREST.
- 46. G.C. TO PROVIDE FLUSH MOUNTED ACCESS PANELS WHERE REQUIERD BY LANDLORD.
- 47. C.C. TO PROVIDE AN AS-BU1LT DRAWINGS 8c SPECIFICATIONS PRIOR TO FINAL INSPECTION.

C.C. TO COORDINATE WITH LANDLORD ON EXIST. AMOUN

FIRE AUTHORITY NOTES

ACCESSIBILITY NOTES

NOTE: FOLLOWING ARE TITLE 24 GUIDELINES AND FOR

GENERAL CONTRACTOR INFORMATION ONLY. LISTED

CODES. IN CASE OF CONFLICT IN THE

SIDE/STRIKE OF ALL DOORS.

REQUIREMENTS OF AUTHORITIES HAVING

ALL EXTERIOR DOORS SHALL HAVE A 24" CLEAR

HORIZONTAL OPEN SURFACE/AREA AT THE STRIKE

ALL EMERGENCY EXISTING ALARM AND SIGNAGE TO

PER DRAWINGS AND/OR ADA GUIDLINES.

LISTED VOLTAGE RANGE OF THE

APPLIANCE.

12" CLEAR HORIZONTAL CLEAR SURFACE ON THE PUSH

ITEMS DO NOT REPLACE OR AMEND FEDERAL, STATE OR LOCAL

JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL

SIDE/PULLSIDE OF DOORS. ALL INTERIOR DOORS SHALL HAVE

18" CLEAR AT THE STRIKE SIDE/PULLSIDE OF DOORS. PROVIDE

COMPLY WITH FEDERAL, STATE AND MUNICIPAL CODES FOR

GENERAL CONTRACTOR SHALL ALLOW FOR APPLIED FINISH

DIMENSIONS IN ADDITION TO STANDARD CONSTRUCTION

REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS.

TOLERANCES IN ACHIEVING ALL ACCESSIBILITY CLEARANCES

EMERGENCY WARNING SYSTEMS SHALL COMPLY WITH TITLE 24

STROBE LIGHTS TO BE DESIGNED TO HAVE A FREQUENCY.

THE FLASH RATE SHALL NOT EXCEED 2 FLASHES PER SECOND

NOR BE LESS THAN 1 FLASH EVERY SECOND THROUGHOUT THE

REQUIREMENTS FOR THE HEARING IMPAIRED. VISUAL WARNING

- PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC.
- DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8 " ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. DIMENSIONS ARE AS FOLLOWS, UNLESS NOTED
- OTHERWISE - TO FINISHED FACE OF GYPSUM BOARD - TO MDE FACE OF JAIAB AT DOORS AND OTHER
- TO TOP OF FINISHED FLOORS - TO BOTTOM OF FINISHED CEILINGS - TO INSIDE FACE OF FINISHth MILLWORK
- DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD BY LAYING OUT THE PARTITIONS. CONTRACTOR SHALL NOTIFY PROGRAM MANAGER AND ARCHITECT OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
- NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINTS, UNLESS OTHERWISE NOTED.
- FOR BUILT-IN WORK SURROUNDED BY PARTITION, INCLUDING BUT NOT LIMITED TO APPLIANCES AND FILES. CONTRACTOR SHALL CONFIRM THAT FLOOR SLAB DOES NOT VARY BY MORE THAN 1/4 IN 20' -0" NON-CUMULATIVE. NOTIFY ARCHITECT IF THIS TOLERANCE IS

FINISH NOTES

FXCFFDFD.

PARTITION NOTES

- ENSURE THAT SURFACE TO RECEIVE FINISHES ARE CLEAN. TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
- REPAIR AND PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW
- CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.
- ALL CODE-REQUIRED LABELS SUCH AS "an, FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED. 5. THE CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- COORDINATE WITH OWNER'S DESIGNATED REPRESENTATIVE FOR DEUVERY AND PLACEMENT OF ALL FURNITURE AND WALL-HUNG EQUIPMENT.
- SPECIFIED FINISHES. REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT

REQUIREMENTS.

REFER TO FINISH SCHEDULE ON SHEET A6 FOR

- OCFA FINAL INSPECTION REQUIRED. PLEASE SCHEDULE ALL FIELD48 HOURS IN ADVANCE. INSPECTIONS INSPECTIONS AT LEASTCANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A REINSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT 714-573-6150.
 - ALL-WEATHER ACCESS ROADS AND HYDRANT LOCATIONS SHALL BE APPROVED BY THE OCFA AND SHALL BE IN PLACE AND OPERATIONAL BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON SITE. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL
- ADDRESS NUMBERS SHALL BE A MINIMUM SIX INCHES HIGH AND PLAINLY VISIBLE FROM THE ROADWAY BUILDING IS ADDRESSED ON. 4. KNOX BOX ACCESS SHALL BE PROVIDED FOR ALL
- ACCESS GATES SHALL BE APPROVED BY PRIOR TOINSTALLATION 902 OF THE 2016 CFC AND SHALL BE IN COMPLIANCE WITH SECTION AND OCFA GUIDELINES. ACCCESS GATE(S) SHALL OPENABLE WITH AN OCFA KNOX KEY AND COMPLY WITH THE OFCA GUIDELINES FOR GATES.
- PRIVATE FIRE HYDRANTS, SPRINKLER CONTROL AND POST INDICATOR VALVES, RISERS AND FIRE DEPARTMENT CONNECTIONS SHALL BE PAINTED OSHA SAFETY RED PFR LOCAL AMMENDMENT. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THE LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH A MINIMUM OF ONE 2A:108C EXTINGUISHER SHALL BE PROVIDED AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR.
- STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS. FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UFC REGULATIONS. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE OCFA PRIOR TO BEING STORED OR USED ON
- **DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC** YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINESUNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.

SITE. A SEPERATE PLAN SUBMITTAL IS REQUIRED.

- INTERIOR FINISH SHALL CONFORM TO CHAPTER 8 OF THE 2016 CBC. DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT SIGNS, FIRE ALRAM PANELS, HOSE CABINETS AND FIRE EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY **DECORATIVE MATERIAL**
- 11. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AS REQUIRED BY SECTION 1003.3.1.8 OF THE 2016 CBC.
- EXIT DOORS SHALL BE CLEARLY IDENTIFIED WITH EXIT SIGNS.

SUCH SIGNS MUST HAVE EMERGENCY POWER BACK-UP.

- THE EXIT PATH FROM OCCUPIED SPACES SHALL BE ILLUMINATED CBC 2016.
- 14. TACTILE EXIT SIGNS SHALL BE PROVIDED ALONG THE EXIT PATH AS REQUIRED BY 2016 CBC.

FLAME SPREAD

- WALLCOVERI NG MARLITE WALL PANELS
- FIRE RATING TEST RESULTS (ASTM E-84)

CLASS 111/C:

FLAME < 200 SMOKE < 450 FIBERGLASS REINFORCED POLYESTER PANELS

FLAME SPREAD: 150 SMOKE: 245

PLASTIC LAMINATE

FLAMESPREAD: SMOKE: 245

CEILING MARLITE WALL PANELS: FIRE RATING TEST RESULTS

(ASTM F-84) CLASS III/C:

FLAME < 200 SMOKE < 450 VINYLFACED. FIRE RESISTANT GYPSUM LAY-IN PANELS: ASTM E-84 ULG259 1.5 HR. 2'X4'

REFLECTED CEILING PLAN NOTES

- REFER TO MECHANICAL, ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR DESIGN OF THESE SYSTEMS (DUCT SIZES. CIRCUITING, ETC.) LOCATIONS OF FIXTURES, REGISTERS, SWITCHES, ETC. SHALL BE AS SHOWN ON THE ARCHITECTURAL PLANS AND DETAILS. NOTIFY PROGRAM MANAGER OF ANY CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.
- VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, STRUCTURAL ELEMENTS AND OTHER APPLICABLE ITEMS. NOTIFY PROGRAM MANAGER OF INADEQUATE **CLEARANCES FOR CEILING LAYOUT.**
- ALL REGISTER AND LIGHTING FIXTURES SHALL OCCUR WITHIN GRID LINES. SPRINKLER HEADS, INCANDESCENT FIXTURES OR OTHER CEILING ELEMENTS SHALL BE LOCATED AT THE CENTER OF ACOUSTICAL TILES, U.O.N.
- NECESSARY TO COMPLY WITH NEPA 13 REQUIREMENTS. SPRINKLERS HEADS SHALL BE INSTALLED BY A LICENSED AUTOMATIC FIRE SPRINKLER CONTRACTOR. ALL LIGHTS MUST BE SUSPENDED INDEPENDENT OF

RELOCATED EXISTING SPRINKLER HEADS TO REMAIN AS

CEILING GRID SYSTEM. 6. REFER TO A2.2 FOR CEILING LAYOUT.

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GEOFFREY B. LIM



Issue For: PERMIT SET

Issue Date:

2/4/2019

DATE REASON

PRINCIPAL IN CHARGE:

M WALSH

PROJECT MANAGER: Project Address: IRVINVE SPECTRUM

IRVINE, CA 92618

668 SPECTRUM CENTRE

138-003-18

GENERAL NOTES

<u>DINING. BANQUET. & BAR FACILITES</u>

NOTE: IN EXISTING DINING, BANQUET AND BAR FACILITIES, WHEN THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THIS WOULD CREATE AN UNREASONABLE HARDSHIP, AN EXCEPTION VAIL BE GRANTED PROVIDED THAT A MINIMUM OF 75 PERCENT OF THE DINING, BANQUET AND BAR AREA SHALL BE A COMMON LEVEL THROUGHOUT OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS OR SPECIAL UFTS. (11048.5) 1. WHEELCHAIR ACCESS SHALL BE PROVIDED TO ALL AREAS WHERE A DIFFERENT TYPE OF FUNCTIONAL ACRIVITY OCCURS. PROVIDE WHEELCHAIR ACCESS TO (11048.5.4) 2. PROVIDE SHOWN ON PLAN SEATS/SPACES FOR PEOPLE USING WHEELCHAIRS (AT LEAST ONE SPACE FOR PER 20 SEATS, WITH AT LEAST ONE SPACE PER FUNCTIONAL AREA) INTEGRATED WITH GENERAL SEATING TO AVOID HAVING ONE AREA SPECIFICALLY HIGHUGHTED AS THE AREA FOR PERSON WITH DISABILMES. (11048.5.4) 3. ACCESS TO DISABLED SEATING SHALL BE PROVIDED WITH MAIN AISLES NOT LESS THAN 36" IN CLEAR WIDTH. (11049.5.4) 4. FOOD SERVICE AISLES SHALL BE A MINIMUM OF 36* IN CLEAR WIDTH WITH A CLEAR PREFERRED WIDTH OF 42* WHERE PASSAGE IF STOPPED WHEELCHAIRS BY PEDESTRIANS IS DESIRED. TRAY StJDES MOUNTED NO HIGHER THAN 34" ABOVE THE FLOOR. IF SELF SERVICE SHELVES ARE PROVIDED, A REASONABLE PORTION MUST BE WID4IN THE RANGES SHOWN IN FIG. 11B-16. (11048.5.5) 5. TABLEWARE, D1SHWARE, CONDIMENTS, FOOD AND BEVERAGE DISPLAY SHELVES AND DISPENSING DEVICES, WHEN LOCATED ON TABLES OR COUNTER TOPS. SHALL BE PIACED 28" TO 34" ABOVE THE ADJACENT FLOOR WHEN REQUIRED TO REACH OVER AN OBSTRUCTION. AN OBSTRUCTION WHICH A DISABLED PERSON IS REQUIRED TO REACH OVER SHALL BE NO HIGHER THAN 34" ABOVE THE ADJACENT FLOOR WITH A HORIZONTAL REACH OVER THE OBSTRUCTION OF NO MORE THAN 24". (11048.5.6 FLG 118-17) 6. ACCESS TO FOOD PREPARATION AREAS SHALL COMPLY WITH THE PROVISIONS FOR ENTRANCE DOORS AND DOORWAYS IN SECTION 1004, AND AISLES IN SECTION 1004.3.2 AND 1004.3.2.2. (11048.5.8)

SANITARY FACILITIES (GENERAL)

1. SANITARY FACILITIES THAT SERVE BUILDINGS, FACILITIES OR PORTIONS OF BUILDINGS OF FACILITIES THAT ARE REQUIRED TO BE THESE STANDARDS SHALL CONFORM TO THE REQUIREMENTS OF SECTION (11158.1) WHERE SEPARATE FACILMES ARE PROVIDED FOR NON-DISABLED PERSONS OF EACH SEX, SEPARATE FACIUTIES SHALL BE PERSONS WITH DISABILMES OF EACH SEX ALSO. WHERE UNISEX FACILITIES ARE PROVIDED FOR PERSONS WITHOUT DISABILITIES, AT LEAST ONE UNISEX FACILITY SHALL BE PROVIDED FOR PERSONS WITH DISABILITIES WITHIN CLOSE PROXIMTIY OF THE NON-ACCESSIBLE FACILITY. (1115E1.2, FIG 11B-1A) SEE DIAGRAM A= ADULT DIMENSIONS (AGE12 AND OVER) E= ELEMENTARY DIMENSIONS K= KINDERGARTEN AND PRE-SCHOOL DIMENSIONS (T1115B-1) 3. WHERE FACILITIES ARE TO BE USED SOLELY BY SMALL CHILDREN, THE SPECIFIC HEIGHTS MAY BE ADJUSTED TO MEET THEIR ACCESSIBILITY NEEDS. SEE TABLE ABOVE FOR SUGGESTED MOUNTING HEIGHTS. (1115B.3) 4. DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIRED BY EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD. WOMEN SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE W THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12* DIAMETER. (1115E1.5) 5. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE ;V THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER..(111513.5) 6. GEOMETRIC (CIRCLE 8c TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. (1115E1.5) NOTE: SEE ALSO SECTION 1117B.5.7 FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES NOTE: SINGLE ACCOMMODATION SANITARY FACIUTY IS DEFINED AS "A ROOM THAT HAS NOT MORE THAN ONE OF EACH ra5E OF SANITARY FIXTURE, IS INTENDED FOR USE BY ONLY ONE PERSON AT A TIME, HAS NO PARTITION AROUND TOILET, AND HAS A DOOR THAT CAN BE LOCKED ON THE INSIDE BY THE ROOM OCCUPANT." (220)

SINGLE ACCOMODATION SANITARY FACILITES

1. THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30" WIDE BY 48* LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE. (1115.8.7.2) 2. THERE SHALL BE IN THE ROOM, A CLEAR FLOOR SPACE OF AT LEAST 60" IN DIAMETER, OR A T-SHAPED SPACE COMPLYING WITH 11B-12(A) AND (B), NO DOOR SHALL ENCROACH INTO THIS SPACE FOR MORE THAN 12" EXCEPT FOR THE PANEL DOOR TO ANY WATER CLOSET COMPARTMENT IF THERE IS ONE. (1115.8.7.2, FIG 118-1A) 3. THE WATER CLOSET SHALL BE LOCATED IN A SPACE WHICH PROVIDED A MINIMUM 28" WIDE CLEAR SPACE FROM WHICH PROVIDES A MINIMUM 32" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE. THE OTHER SIDE SHALL PROVIDE 18" FROM THE CENTERUNE OF THE WATER CLOSET TO THE WALL, A MINIMUM 48" CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. . (1115.B.7.2, FIG 11B-1A)

ENTRANCES & EXITS NOTE; EXIT AS DEFINED IS "A CONTINUOUS AND UNOBSTRUCTED MEANS OF EGRESS TO A PUBLIC WAY AND SHALL INCLUDE INTERVENING AISLES, DOORS, DOORWAYS, GATES, CORRIDORS, EXTERIOR EXIT BALCONIES, RAMPS, STAIRWAYS, SMOKEPROOF ENCLOSURES, HORIZONTAL EXITS, DLIT PASSAGEWAYS, EXIT COURTS, AND YARDS". NOTE: PUBLIC WAY AS DEFINED IS "ANY STREET, ALLEY OR SIMILAR PARCEL OF LAND ESSENTIALLY UNOBSTRUCTED FROM THE GROUND TO THE SKY WHICH IS DEEDED, DEDICATED, OR OTHERWISE PERMANENTLY APPROPRIATED TO THE PUBLIC FOR PUBLIC USE AND HAVING A CLEAR WIDTH OF NOT LESS THAN 10 I-LLE (1002) NOTE: FOR THE PURPOSES OF TITLE 24, THE USE OF THE TERM EXIT DOOR IN SECTION 1003.3.1 APPLIES TO ALL DOORS THAT PROVIDE ACCESS, THAT IS, ENTRANCES, PASSAGE DOORS, ETC. 1. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACIUT1ES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. (1133111.1.1) 2. ELEVATORS OR ESCALATORS SHALL NOT BE USED AS A REQUIRED EXIT. (1003.2) 3. REVOLVING DOORS SHALL NOT BE USED AS A REQUIRED ENTRANCE FOR PERSONS WITH DISABILMES. (1003.3.1.2) 4. DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES. (5. RECESSED DOORMATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC. (11338.1.1.1.3, 6. ALI. GATES, INCLUDING TICKET GATES, SHALL MEET ALL APPLICABLE ACCESSIBILITY SPECIFICATIONS OF DOORS. (1133B.1.1.1.4) 7. EVERY REQUIRED EXIT DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES. SHALL HAVE A MINIMUM CLEAR OPENING OF 32". AND SHALL BE OF A SIZE AS TO PERMIT THE INSTAUATION OF A DOOR NOT LESS THAN 3' IN WIDTH AND NOT LESS THEN 6'-8" IN HEIGHT. (11339.1.1.1.1, 1133B2.2) 8. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MINIMUM OF 48" oF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSMONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSMON. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS. SEE FIGURES 118-30 & 31 FOR STRIKE EDGE CLEARANCE. (11338.2.4.4) 9. IN EXISTING STAIRWAYS WHERE THERE IS NO LANDING, DOORS SHALL BE CONSPICUOUSLY MARKED WITH A SIGN STATING "DANGER! STAIRWAY- -NO LANDING" OR EQUIVALENT WORDING AND THERE SHALL BE ADEQUATE

1 004.9.2.1.A(5))

ILLUMINATION. (

MULTIPLE ACCOMMODATION SANITARY FACILITY

SHIELDING SOME FIXTURES FROM VIEW." (214) A CLEAR SPACE MEASURED FROM THE FLOOR TO A HEIGHT OF 27" ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60", OR A CLEAR SPACE 56" BY 63" IN SIZE, SHALL BE PROVIDED FOR WHEELCHAIR MANEUVERING. DOORS SHALL NOT SWING INTO THE FLOOR SPACE REQUIRED FOR ANY FIXTURE. OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, IN ANY POSMON MAY ENCROACH INTO THIS SPACE BY NOT MORE THAN 12". (11156.7.1.1 84 111587.1.2, FIG 1113-1B) 2. A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE A MINIMUM 28" WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE OF THE WATER CLOSET. THE OTHER SIDE OF THE WATER CLOSET SHALL PROVIDE 18" CENTERLINE OF THE WATER CLOSET TO THE WALL GRAB BARS SHALL SHALL BE MINIMUM OF 60" WIDE. (1115B.7.1.3, FIG 118-1B) THE WATER CLOSET IF THE COMPARTMENT HAS AN END OPENING

NOTE: MULTIPLE ACCOMMODATION SANITARY FACILITY IS DEFINED AS

"A ROOM THAT HAS MORE THAN ONE SANITARY FIXTURE, IS INTENDED

USUALLY IS PROVIDED WITH PRIVACY COMPARTMENTS OR SCREENS

FOR THE USE OF MORE THAN ONE PERSON AT A TIME, AND WHICH

NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES. THE STALL 3. A MINIMUM 48" LONG CLEAR SPACE SHALL BE PROVIDED IN FONT OF DOOR (FACING THE WATER CLOSET) AND A MINIMUM 60" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS A DOOR LOCATED AT THE SIDE, GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES. (11156.7.1.3, FIG 4. WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A

UNOBSTRUCTED OPENING WIDTH OF 32. WHEN LOCATED AT THE END AND 34" WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (11158.7.1.4, FIG 118-1A & 8) 5. WHEN STANDARD COMPARTMENT DOORS ARE USED, WITH A MINIMUM 9" CLEARANCE FOR FOOTRESTS UNDERNEATH AND A SELF-CLOSING DEVICE, CLEARANCE AT THE STRIKE EDGE, AS SPECIFIED IN SECTION 11338.2.4.3, IS NOT REQUIRED. (1115E0.1.4) 6. THE INSIDE MD OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST. 7. EXCEPT FOR DOOR OPENING WIDTHS AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44" SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS DISABIUTIES AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 4r AS MEASURED AT RIGHT ANGLES TO COMPARTMENT DOOR IN ITS CLOSED POSITION. (11156.7.1.4, FIG 11B-18)

8. WHERE SIX OR MORE STALLS ARE PROVIDED WITHIN A MULTIPLE ACCOMMODATION TOILET ROOM, IN ADDITION TO THE STANDARD ACCESSIBLE STALL REQUIRED ABOVE, AT LEAST ONE ADDMONAL STALL SHALL BE 36" WIDE WITH AN OUTWARD SWINGING SELF-CLOSING DOOR AND PARALLEL GRAB BARS COMPLYING WITH SECTIONS 11158.8.2 THROUGH 11158.8.4. (11158.7.1.5)

SANITARY FACILITY FIXTURES & ACCESSORIES

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND A MAXIMUM OF 19" MEASURED TO THE TOP OF A MAXIMUM 2" HIGH TOILET SEAT, EXCEPT PAT 3" SEATS SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15" HIGH

2. A CLEAR FLOOR SPACE 30" BY 48" SHALL BE PROVIDED IN FRONT OF A IAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. A DOOR SWING SHALL NOT ENCROACH INTO THIS CLEAR SPACE. (11158.9.1.1 11156.7.1.2, FIG 118-1B) 3. LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION SHALL. BE A MINIMUM DISTANCE OF 18" TO THE CENTER LINE OF THE FIXTURE. (111582.1.2.1, FIG 118-1A) 4. LAVATORIES MAT ARE DESIGNATED TO BE ACCESSIBLE SHALL BE MOUNTED WITH THE RIM OR COUNTER EDGE NO HIGHER THAN 34" ABOVE THE FINISHED FLOOR AND WITH A VERTICAL CLEARANCE MEASURED FROM THE BOTTOM OF THE APRON OR OUTSIDE BOTTOM EDGE OF THE LAVATORY OF 29". REDUCING TO 27" AT A POINT LOCATED 8" BACK FROM THE FRONT EDGE. KNEE CLEARANCE BELOW THE LAVATORY SHALL EXTEND A MINIMUM OF 30" IN WIDTH BY 17" IN DEPTH. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR AND A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY. (11158.2.1.2.1, FIG.118-ID) 5. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE TAVATORIES. SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. (11158.2.1.2.2) WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30" BY 48" IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH. (11158.9.4) URINALS SHALL BE FLOOR MOUNTED OR WALL HUNG. WHERE ONE OR MORE WALL HUNG URINALS ARE PROVIDED, AT LEAST ONE wirh A RIM PROJECTING A MINIMUM OF 14" FROM THE WALL AND AT A MAXIMUM OF 17" ABOVE THE FLOOR SHALL BE PROVIDED. (11158.2.1.1.1) CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WDE SIDE OF TOILET AREAS (111582.1) WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING

WALK & SIDEWALKS

11158.2.1.2.1)

1. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 11338 7 1)

PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO

MORE THAN 44" ABOVE THE FLOOR. (111582.1 #2, 11158.2.1.1.2,

2. WALKS AND SIDEWALKS SHALL BE 48" MINIMUM IN WIDTH. (1133B.7.1, FIG 118-27(A)) 3. WHEN CHANGES IN LEVEL NOT EXCEEDING 1/2" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT THAT CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL (11336.7.4, FIG

4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE EXCEEDING 1/2" SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS. (

11338.7.4) 5. WALK AND SIDEWALK SURFACES SHALL BE SUP-RESISTANT AS FOLLOWS: (11338.7.1) A. SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST A SUP -RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. (11338.7.1.1) B. SURFACES

WITH A SLOPE OF 6% OR GREATER GRADIENT SHALL BE SUP-RESISTANT. (11338.7.1.2) 6. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS VERTICAL TO 20 HORIZONTAL IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 11338.5 AS A PEDESTRIAN RAMP. (11338.5) 7. WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT. (11338.7.1.3) 8. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5' IN LENGTH AT INTERVALS OF AT LEAST EVERY 400'. (11338.7.6) 9. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60" BY 60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK. AND NOT LESS THAN 48" WIDE BY 44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. (113387.5., FIG 11B-26) PAGE PC/DAD/CORRIST.07 (REV. 6/1/2005) GE 6 OF 12 VAIVALADE3S.ORG 10. LEVEL AREA OF WALK SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK. (1133B.7.5) 11. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL 8£ LIMITED TO w. IN THE DIRECTION OF TRAFFIC FLOW. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL (1133B7.2, FIG 118 713 (A))

SITE DEVELOPMENT & ACCESSME ROUTE OF TRAVEL

NOTE: ACCESSIBLE ROUTE OF TRAVEL IS DEFINED AS "A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES IN AN ACCESSIBLE BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A SEVERE DISABIUTY USING A WHEELCHAIR AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS wirh Other disabilities". (1102B) 1. SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC. (11278.1) 2. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS, TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC. (11148.1.2) 3. THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE BETWEEN ACCESSIBLE BUILDING ENTRANCE% ACCESSIBLE SITE FACILITIES, AND THE ACCESSIBLE ENTRANCE TO THE SITE. (11278.1) 4. WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE, ACCESSIBLE ROUTES OF TRAVEL SHALL BE PROVIDED BETWEEN BUILDINGS AND ACCESSIBLE SITE FACILITIES. (11278.1) 5. WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE. AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES, AND BETWEEN THE BUILDING AND THE PUBUC WAY. (

11148.1.2) 6. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT THE FOLLOWING: (111413.1.2) A. ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE. B. ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS AND WITH ALL ACCESSIBLE DWEWNG UNITS WITHIN THE BUILDING OR 7. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE. (11148.1.2)

NOTE: EACH LOT OR PARKING STRUCTURE WHERE PARKING IS PROVIDED FOR THE PUBLIC AS CLIENTS, GUESTS OR EMPLOYEES, SHALL PROVIDE ACCESSIBLE PARKING AS REQUIRED BY SECTION 11298. (11298.1) 1. PROVIDE DISABLED PARKING SPACES AS REQUIRED BY TABLE 11B-7 (SEE NEXT COLUMN) FOR PARKING LOT/STRUCTURE, (11298.1) 2. AT FACIUTIES PROVIDING MEDICAL CARE AND OTHER SERVICES FOR PERSONS WITH MOBILITY IMPAIRMENTS, PARKING SPACES COMPLYING WITH SECTION 112913 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 11B-7 EXCEPT AS FOLLOWS: (1129E3.3) A. OUTPATIENT UNITS AND FACILITIES: 10% OF THE TOTAL NUMBER OF PARKING SPACES PROADED SEMANG EACH SUCH OUTPATIENT UNM OR FACILTIY. (11298.3.1) B. UNITS AND FACILITIES THAT SPECIALIZE IN TREATMENT OR SERVICES FOR PERSONS WITH MOBILITY IMPAIRMENTS: 20% OF THE TOTAL NUMBER OF PARKING SPACES PROMDED SEMANG EACH SUCH UNIT OR FACILITY. (3. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE (AS NEAR AS PRACTICAL TO AN ACCESSIBLE ENTRANCE), (1129B.1) 4. IN PARKING FACILITIES THAT DO NOT SERVE A PART1CUIAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE

TABLE 118-7 76-100 101-150 151-200 201-300 301-400

PARKING FACIU'TY. (11298.1)

401-5009 501-10002% OF TOTAL 5. IN BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES. (1129B.1) 6. WHERE SINGLE ACCESSIBLE PARKING SPACES ARE PROVIDED. THEY SHALL BE 14' WIDE AND OUTLINED TO PROVIDE A 9' PARKING ARFA AND A 5' LOADING AND UNLOADING ACCESS AISLE ON THE PASSENGER SIDE OF THE VEHICLE. THE WORD "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH FIVE- FOOT LOADING AND UNLOADING ACCESS AISLES. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NOT LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. (11298.4.1, FIG 118-18B) 7. WHEN MORE THAN ONE ACCESSIBLE PARKING SPACE IS PROVIDED, IN LIEU OF PROVIDING A 14' WIDE SPACE FOR EACH PARKING SPACE, SPACES CAN BE PROVIDED WITHIN A 23' WIDE AREA LINED TO PROVIDE A 9' PARKING AREA ON EACH SIDE OF A 5' LOADING AND UNLOADING ACCESS AISLE IN THE CENTER. THE WORD "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH FIVE- FOOT LOADING AND UNLOADING ACCESS AISLES. THIS NOTICE SHALL BE PAINTED IN wHrrE LETTERS NOT LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. (11298.4.1, FIG 118-18A & C) 8. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96" WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED 'VAN ACCESSIBLE*. ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE. (FIG. 11B-18B, 1129B.4.2) 9. WHEN LESS THAN 5 PARKING SPACES ARE PROVIDED AT BUILDINGS AND FACILITIES SUBJECT TO THESE REGULATIONS, ONE SHALL BE 14' WIDE AND LINED TO PROVIDE A 9' PARKING AREA AND A 5' LOADING AND UNLOADING AREA. HOWEVER, THERE IS NO REQUIREMENT THAT

THE SPACE BE RESERVED EXCLUSIVELY OR IDENTIFIED FOR USE BY PERSONS WITH DISABILITIES ONLY. (11298.2) 10. THE MINIMUM LENGTH OF AN ACCESSIBLE PARKING SPACE SHALL BE 18'. (11298.4.1, FIG 11B-18A, B & 11. ACCESSIBLE PARKING SPACES SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN. RAMP SHALL NOT ENCROACH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESS AISLE. THE MAXIMUM CROSS SLOPE IN ANY DIRECTION FOR BOTH PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 2 % SLOPE. (11298.4.3)

12. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1 UNIT VERTICAL TO HORIZONTAL. (11298.4.4) PAGE PC/DAD/CORRIST.07 (REV. 6/1/2005) GE 5 OF' 12 HYPERLINK "http://www.ladbs.org/" WWW.LADBS.ORG 13. ALL ENTRANCES TO AND EXITS FROM A BUILDING AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" TO ANY BEAM, CEILING, PIPE ETC... WHERE REQUIRED FOR ACCESSIBILITY TO ACCESSIBLE PARKING SPACES. (11308) 14. IN EACH PARKING AREA, A BUMPER OR CURB SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF CARS OVER THE REQUIRED WIDTH OF WALKWAYS. (1129B.4.3., FIG 118-18A, B & 15. PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO PEOPLE WITH DISABILITIES SHALL BE PROVIDED FROM EACH ACCESSIBLE PARKING SPACE TO RELATED FACILITIES, INCLUDING CURB CUTS OR RAMPS AS NEEDED. (1129B.4.3, FIG 11B-18A, B & C) 16. CURB RAMPS SHALL NOT ENCROACH INTO ANY PARKING SPACE, WITH THE EXCEPTION OF A TRANSITION RAMP FROM A LOADING/UNLOADING AREA TO AN ADJACENT WALK/SIDEWALK THE IRANSMON RAMP SHALL BE A MINIMUM OF 48" IN WIDTH, A MAXIMUM OF 60" IN LENGTH, WITH A MAXIMUM SLOPE OF 1:12 AND WITH FLARED SIDE SLOPES OF 1 VERTICAL TO 10 HORIZONTAL MAXIMUM. (11298.4.3, FIG 118-18A, Et & C)

17. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN A PAM OF TRAVEL, SHALL BE POSTED MINIMUM HEIGHT OF 80" FROM THE BOTTOM OF THE SIGN TO THE

PARKING SPACE FINISHED GRADE. (1129E4.5, nG 118-18A, B & C)

18. SIGNS TO IDENTIFY ACCESSIBLE PARKING SPACES MAY ALSO BE CENTERED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36" FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK. (11298.5) 19. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDMONAL SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. (1129E3.5) 20. AN ADDMONAL SIGN SHALL ALSO BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17" BY 22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOW(I1N1G2: 9 . 5) 'UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT OR BY NOTE: BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN. 21. THE SURFACE OF EACH ACCESSIBLE PARKING SPACE OR STALL SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES: (1129115, FIG 118-18A, & C) A. BY OUTLINING OR PAINTING THE STALL OR SPACE IN BLUE AND OUTLINING ON THE GROUND IN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR A PROFILE VIEW DEPICTING A WHEELCHAIR WITH OCCUPANT; OR B. BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT rr IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 36" HIGH BY 36"

1. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE, AND EVERY STAIRWAY REQUIRED TO BE MORE THAN 88" IN WIDTH SHALL BE PROVIDED WITH NOT LESS THAN ONE INTERMEDIATE HANDRAIL FOR EACH 88" OF REQUIRED WIDTH. INTERMEDIATE HANDRAILS SHALL BE SPACED APPROXIMATELY EQUALLY ACROSS THE ENTIRE WIDTH OF THE STAIRWAY. (1003.3.3.6) 2. EACH STAIRWAY ADJACENT TO AN AREA FOR EVACUATION ASSISTANCE SHALL HAVE A MINIMUM CLEAR WIDTH OF 48" BETWEEN HANDRAILS. (11148.2.2.3) 3. HANDRAILS SHALL BE 34" TO 38" ABOVE THE NOSING OF THE TREADS. (11338.4.2.1, FIG 118-35) 4. HANDRAILS SHALL EXTEND A MINIMUM OF 12" BEYOND THE TOP NOSING AND 12" PLUS THE 'TREAD WIDTH BEYOND THE BOTTOM NOSING AND ENDS SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS OR SAFETY

TERMINALS. (11338.4.2, FIG 11B-35 & 37) 5. WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE STAIR RUN WOULD CREATE A HAZARD, THE TERMINATION OF THE EXTENSION SHALL BE MADE EITHER ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR, WALL, OR POST. WHERE THE STAIRS ARE CONTINUOUS FROM LANDING TO LANDING, THE INNER RAIL SHALL BE CONTINUOUS AND NEED NOT EXTEND OUT INTO THE LANDING. (6. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 1-1/2" IN CROSS-SECTIONAL NOMINAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE, THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. GRIPPING SURFACES (TOP AND SIDES) SHALL BE UNINTERRUPTED BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR AB (1133B.4.2.6.1, FIG 118-36) 7. THE ORIENTATION OF AT LEAST ONE HANDRAIL SHALL BE IN THE

DIRECTION OF THE RUN OF THE STAIR NOSING AND, AND SHAUL NOT REDUCE THE MINIMUM REQUIRED WIDTH OF STAIRS. 8. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3" DEEP AND EXTENDS AT LEAST 18" ABOVE THE TOP OF THE RAIL HANDRAILS

SHALL NOT ROTATE WITHIN THEIR FITTING. (11338.4.2.5, FIG 11B-36) 9. 'THE UPPER APPROACH AND THE LOWER TREAD OF EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT AND NOT MORE THAN 4" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR IANDING TO ALERT THE IMPAIRED. THE STRIP SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. (1133B.4.4,

1113-35) 10. WHERE STAIRWAYS OCCUR OUTSIDE A BUILDING, THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE AND NOT MORE THAN 4" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SUP-RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIP SHALL BE ACCEPTABLE. (11338.4.4, FIG

11. ALL TREAD SURFACES SHALL BE SUP-RESISTANT, WEATHER EXPOSED STAIRS AND THEIR APPROACHES SHALL DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. TREADS SHALL HAVE SMOOTH, ROUNDED, OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE). (1133B.4.5.1, FIG 18-35) 12. THE NOSING SHALL NOT PROJECT MORE THAN 1-1/2" PAST THE FACE OF THE RISER BELOW. (11336.4.5.2, FIG 118-35) 13. OPEN RISERS ARE NOT PERMITTED. ON ANY GIVEN FLIGHT OF' STAIRS, ALL STEPS SHALL HAVE UNIFORM RISER HEIGHT AND UNIFORM TREAD WIDTHS CONSISTENT WITH 1006.3. STAIR TREADS SHALL BE NO LESS THAN 11" DEEP, MEASURED FROM RISER TO RISER. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT LESS 'THAN 60 DEGREES FROM THE HORIZONTAL. (11338.4.5.3, FIG 11B-35) 14. APPROVED TACTILE STAIRWAY IDENTIFICATION SIGNS THAT COMPLY WITH SECTION 11178.5.1 SHALL BE LOCATED AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT. THE SIGN SHALL IDENTIFY THE STAIRWAY, INDICATE WHETHER THERE IS ROOF ACCESS, THE FLOOR LEVEL, AND THE UPPER AND LOWER TERMINUS OF THE STAIRWAY. THE SIGN SHALL BE LOCATED APPROXIMATELY 5' ABOVE THE FLOOR LANDING IN A POSMON WHICH IS READILY VISIBLE WHEN THE DOOR IS IN THE OPEN OR CLOSED POSMON OR, THE SIGN SHALL BE LOCATED APPROXIMATELY 5' ABOVE THE FLOOR IANDING IMMEDIATELY ADJACENT TO THE DOOR ON THE STRIKE SIDE. SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF UBC STD. NO. 10-2.(1133B.4.3)

1. MANUALLY OPERATED EDGE- OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN IDOT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR SURFACEMOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (1003.3.1.7) 2. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE. BY PANIC BARS. PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. (1133E3.2.5.1) 3. DOORS TO INDMDUAL HOTEL OR MOTEL UNITS SHALL OPERATE SIMILARLY, TO ABOVE, EXCEPT THAT WHEN BOLT AND UNLATCHING OPERATION IS KEY OPERATED FROM CORRIDOR OR EXTERIOR SIDE OF UNIT DOOR, LARGE BOW KEYS 2" (FULL BOW) OR 1-1/4" (HALF BOW) SHALL BE PROVIDED IN LIEU OF LEVER TYPE HARDWARE ON THE CORRIDOR SIDE. SEPARATE DEADLOCK ACTIVATION ON ROOM SIDE OF CORRIDOR DOORS IN HOTELS OR MOTELS SHALL HAVE LEVER HANDLE OR LARGE THUMB TURN IN AN EASILY REACHED LOCA(TI OIN1.338.2.5.1) 4. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. (11338.2.5.1)

5. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32". (11338.1.1.1.1. FIG 118 -58 & 118-33) 6. FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSMONED AT AN ANGLE OF 90 DEGREES FROM ITS POSMON. (11338.2.3, FIG 11B-33(A))

7. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSMON. (11338.2.3.1) 8. WHEN AN AUTOMATIC DOOR OPERATOR IS I.MUZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A UNOBSTRUCTED OPENING WIDTH OF 32" WITH 'THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSMON. (1133E1.2.3.2) PAGE PC/DAD/CORR.LST.07 (REV. 6/1/2005) GE 8 OF 12 VA'AV.LADBS.ORG 9. MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE AS SHOWN IN FIGURE 11B-26. THE FLOOR OR GROUND AREA WITHIN THE CLEARANCES SHALL BE LEVEL AND CLEAR. (1133E12.4.2) 10. THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION. WHERE THE PLANE OF THE DOORWAY IS OFFSET OR LOCATED IN AN ALCOVE A DISTANCE MORE THAN 8 INCHES MEASURED FROM THE PLANE OF THE DOORWAY TO THE FACE OF THE WALL, THE DOOR SHALL BE PROVIDED WITH 60" MANEUVERING CLEARANCE FOR FRONT APPROACH. (11338.2.4.2, 11338.2.5.3, FIG 11B-26. nG 11B-33) 11. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST TTIE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS. WHERE THE DOOR IS RECESSED OR LOCATED IN AN ALCOVE, PROJECTION DISTANCE ALLOWED TO PROJECT INTO THE REQUIRED DOOR STRIKE CLEARANCE MEASURED FROM THE FACE OF THE WALL TO THE FACE OF THE DOOR IS LIMITED TO 8". (11338.2.4.3, 1133B.2.4.5, FIG 118-33(A)) 12. PROVIDE CLEAR SPACE OF 12" PAST STRIKE EDGE OF THE DOOR ON THE OPPOSITE SIDE TO WHICH THE DOOR SWINGS IF THE DOOR IS

EQUIPPED WITH BOTH A LATCH AND A CLOSER. (nG 118-260)) 13. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2' LOWER THAN THE THRESHOLD OF THE DOORWAY. (11338.2.4.1) 14. WHERE THE DOOR OPENS INTO A STAIR OF A SMOKE PROOF ENCLOSURE, THE IANDING NEED NOT HAVE A LENGTH OF 60". (1004.9.2.3A) 15. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. (11338.2.6, FIG 118-29) 16. MAXIMUM EFFORT TO OPERATE EXTERIOR AND INTERIOR DOORS SHALL NOT EXCEED 5 POUNDS, WITH SUCH PULL OR PUSH EFFORT AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PIANE OF SUDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED. THE MAXIMUM EFFORT TO OPERATE TEIE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORTIY, NOT TO EXCEED 15 POUNDS. (1133B.2.5) 17. WHEN THE DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A

POINT 3" FROM THE LATCH, MEASURED TO THE LANDING EDGE OF 18. WHERE TURNSTILES AND CROWD CONTROL BARRIERS ARE UTILIZED IN A FACILITY FOR THE PURPOSE OF PROVIDING FULLY CONTROLLED ACCESS. SUCH AS WHERE AN ADMISSION PRICE IS CHARGED, A DOOR OR GATE THAT IS ACCESSIBLE TO PERSONS WITH DISABILITIES SHALL BE ADJACENT TO OR WITHIN A DISTANCE NOT TO EXCEED 30' FROM EACH TURNSTILE EXIT OR ENTRANCE. THIS ALTERNATE PASSAGEWAY MAINTAINED IN AN UNLOCKED CONDMON DURING BUSINESS HOURS AND THE DOOR OR GATE SHALL NOT ACTIVATE A PUBLICLY AUDIBLE ALARM SYSTEM. IS POSTED STATING THE DOOR OR GATE MAY BE LATCHED WHERE ALL GATES ARE RESTRICTED AND CONTROLLED BY AN ATTENDANT AND A SIGN"AII GATES ARE RESTRICTED AND CONTROLLED BY AN ATTENDANT." THE ACCESSIBLE DOOR OR GATE SHALL PROVIDE THE SAME USE PATTERN, WHERE POSTS, RAILS, OR OTHER PEDESIRIAN CONTROLS ARE UTILIZED TO CREATE CROWD CONTROL AISLES OR LANES, A MINIMUM AISLE WIDTH NOT LESS THAN

(11338. **SPACES ALLOWANCE & REACH RANGES** 1. THE MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT IS 30" BY 48". THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE A PART OF

INDICATED IN FIGURE 11B-5E (A) AND (B) WITH 32' OF CLEAR OPENING.

THE KNEE SPACE REQUIRED UNDER SOME OBJECTS. 11188.4.1, FIG 11-2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER WHEELCHAIR CLEAR FLOOR SPACE. IF A CLEAR RDOR OR GROUND SPACE IS LOCATED IN AN ALCOVE OR CONFINED ON ALL OR PART OF THREE SIDES, ADDMONAL MANEUVERING CLEARANCES SHALL BE PROVIDED. (11178.2.4 & 1118E3.4.2, FIG 11-8-5A) 3. THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE A 180 DEGREE TURN IS A CLEAR SPACE OF 60" DIAMETER OR A T-SHAPED SPACE. (

4. THE MINIMUM CLEAR WIDTH REQUIRED FOR A WHEELCHAIR TO TURN AROUND AN OBSTRUCTION SHALL BE 36" WHERE THE OBSTRUCTION IS 48" OR MORE IN LENGTH AND 42" AND 48" WHERE THE OBSTRUCTION IS LESS THAN 48" IN LENGTH. (FIG 11B-5E) 5. THE MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR PASSAGE SHALL BE 32" AT A POINT (24" MAXIMUM LENGTH) AND 36" CONTINUOUSLY. (

11188.1, FIG 11E3-10) 6. THE MINIMUM WIDTH FOR TWO WHEELCHAIRS TO PASS IS 60". (1118E3.2. FIG 11B-11) 7. IF THE CLEAR FLOOR SPACE ONLY ALLOWS FORWARD APPROACH TO AN OBJECT, THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 48". SEE FIGURE 11B-C(A). THE MINIMUM LOW FORWARD REACH IS FORWARD REACH IS OVER AN OBSTRUCTION, REACH AND CLEARANCES SHALL BE AS SHOWN IN FIGURE 11B-5C(B). (1118B.5) 8. IF THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM HIGH SIDE REACH ALLOWED SHALL BE 54" AND THE LOW SIDE REACH SHALL BE NO LESS. THAN 9" ABOVE THE FLOOR AS SHOWN IN FIGURES I 1 B-5E:KA) & (8). IF THE SIDE REACH IS OVER AND OBSTRUCTION, THE REACH AND CLEARANCES SHALL BE AS SHOWN IN FIGURE 1113-5D(C).

EMPLOYEE WORK AREAS & WORK STATIONS

NOTE: GENERAL EMPLOYEE AREAS ARE "THOSE AREAS COMMONLY USED BY MULTIPLE EMPLOYEES, SUCH AS RESTROOMS, BREAK ROOMS, CONFERENCE AND MEETING SPACE, ETC." EVEN WHEN THESE AREAS ARE RESTRICTED FOR EMPLOYEE USE ONLY, THEY MUST COMPLY WITH TITLE 24 ACCESSIBILITY REQUIREMENTS. NOTE: SPECIFIC WORK STATIONS IS INTENDED TO MEAN "PLACES WHERE INDMDUALS DO THEIR WORK, SUCH AS A CHEF'S CHOPPING BI OCK IN A COMMERCIAL RESTAURANT OR A COMPUTER TERMINAL IN AN OFFICE." THESE WORK STATIONS ARE NOT REQUIRED TO BE ACCESSIBLE THEMSELVES, EXCEPT THAT AISLE AND FLOOR AND LEVEL REQUIREMENTS MUST BE MET AND Et4TRYWAYS MUST BE AT LEAST 32" IN CLEAR WIDTH. 1. EMPLOYEE AREAS SHALL CONFORM TO ALL REQUIREMENTS OF THE OFFICE OF THE STATE ARCHITECT/ACCESS COMPLIANCE SECTION IN THE CALIFORNIA BUILDING CODE, PLUMBING CODE, AND ELECTRICAL CODE. (1123E3.1)

2. SPECIFIC WORK STATIONS, WITH THE EXCEPTION OF WORK WIDTH AND FLOORS AND LEVELS, AND ENTRYWAYS SHALL BE 32" IN CLEAR WIDTH. (3. EMPLOYEE WORK AREAS SHALL BE ACCESSIBLE BY MEANS OF 36"

FIXED OR BUILT- IN SWING. TABLES & COURIERS

1. WHERE FIXED OR BUILT-IN SEATING, TABLES, OR COUNTERS ARE PROVIDED FOR THE PUBLIC, AND IN GENERAL EMPLOYEE AREAS, 5% BUT NEVER LESS THAN 1 MUST BE ACCESSIBLE, AS REQUIRED IN SECTION 1122B. (11228.1) 2. IF SEATING SPACES FOR PEOPLE IN WHEELCHAIR ARE PROVIDED AT FIXED TABLES OR COUNTERS, CLEAR FLOOR SPACE COMPLYING WITH 11188.4 SHALL BE PROVIDED. SUCH CLEAR FLOOR SPACE SHALL NOT OVERLAP KNEE SPACE BY MORE THAN 19". (1122B.2, FIG 118-13) 3. IF SEATING FOR PEOPLE IN WHEELCHAIRS IS PROVIDED AT FIXED TABLES OR COUNTERS, KNEE SPACES AT LEAST 27" HIGH, 30" WIDE, AND 19" DEEP SHALL BE PROVIDED. (1122E3.3, FIG 11B-13) 4. THE TOPS OF TABLES AND COUNTERS SHALL BE 28" TO 34" FORM TIE FLOOR OR GROUND. (1122E3.4) 5. WHERE A SINGLE COUNTER CONTAINS MORE THAN ONE TRANSACTION STATION, SUCH AS A BANK COUNTER WITH MULTIPLE TELLER WINDOWS OR A RETAIL SALES COUNTER WITH MULTIPLE CASH REGISTER STATIONS, AT LEAST 5%, BUT NEVER LESS THAN 1, OF EACH TYPE OF STATION SHALL BE LOCATED AT A SECTION OF COUNTER THAT IS AT LEAST 36" LONG AND NO MORE THAN 28" TO 34" HIGH. (1122E3.4)

NOTE: CALIFORNIA'S STANDARDS FOR SIGNAGE ARE MORE

STRINGENT AND ARE SIGNIFICANTLY LARGER AND WIDER THAN

SIGNS & IDENTIFICATION

FEDERAL LAW, AMERICANS WITH DISABILMES ACT (ADA) SECTION 4.30. NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACIUTIES THAT ARE ACCESSIBLE TO USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24 AND AS SPECIFICALLY REQUIRED IN THIS SECTION. (11178.5.8.1, 1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B. (2. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBIUTY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. (1117B.5.8.1.2. & 1127E1.3) 3. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES OF A BUILDING OR SITE, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 11178.5.2 THROUGH 1117115.7. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY PAGE PC/DAD/CORR.LST.07 (REV. 6/1/2005) GE 11 OF 12 HYPERLINK "http://www.ladbs.org/" WWW.LADBS.ORG APPROACH WITHIN 3" OF S1GNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. (11178.5.1.1. 1117E3.5.7) 4. WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACE OF A BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 1117B.5.2. 1117B.5.3. 1117B.5.5. 1117B.5.6. 1117B.5.7 MEANS OF EGRESS SIGNS AND IDENTIFICATION FOR VISUAL EXIT SIGNS, GRAPHICS, ILLUMINATION, POWER SOURCE, TACTILE EXIT SIGNAGE, TACTILE STAIR LEVEL IDENTIFICATION AND SPECIAL EGRESS CONTROL DEVICES SHALL COMPLY WITH SECTIONS 1003.2.8.1, 1003.2.8.5, 1003.2.9, 1003.2.10 AND 1003.3.1.10. (1117B.5.1.3) 5. WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING: (1117B.5.5) A. LE ILRS AND NUMBERS ON SIGNS SHALL BE RAISED OR RECESSED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. (11178.5.5.1) B. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH (MAXIMUM OF 2"). (111713.5.5.2) C. PICTORIAL.

NON-GLARE FINISH, CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER UGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. (8. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE

7. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A

SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE

BEIVEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO

X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS

SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN

OF 6" IN HEIGHT. (11178.5.5.3)

BETWEEN 1:5 AND 1:10. (11178.5.3)

VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.

THE OUTSIDE DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM

6. CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF

COMPLIANCE WM4 SECTION 11218, THE MINIMUM CHARACTER HEIGHT SHALL BE 3". (11178.5.4) 9. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHAII BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND. (1117B.5.6) 10. POLE SUPPORTED PEDESTRIAN TRAFFIC CONTROL BUTTONS SHALL BE IDENTIFIED WITH COLOR CODING CONSISTING OF A TEXTURED HORIZONTAL YELLOW BAND 2" IN WIDTH ENCIRCLING THE POLE, AND A 1" WIDE DARK ABOVE AND BELOW THIS YELLOW BAND. BORDER BAND COLOR CODING SHOULD BE PLACED IMMEDIATELY ABOVE THE CONTROL BUTTON. CONTROL BUTTONS SHALL BE LOCATED NO HIGHER THAN 48" ABOVE THE SURFACE ADJACENT TO THE POLE. (1117E3.5.9)

FLOORS AND LEVELS

NOTE: LEVEL AREA IS DEFINED AS "A SPECIFIED SURFACE THAT DOES NOT HAVE A SLOPE IN MY DIRECTION EXCEEDING 1/4 INCH IN ONE FOOT FROM THE HORIZONTAL (2.083% GRADIENT)." (11028) 1. IN BUILDINGS AND FACILMES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS. (11208.1) 2. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, AND SUP-RESISTANT. (11208.2 & 11248.1) 3. CHANGES IN LEVEL UP TO 34 INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. (11248.2, FIG 118-5E(C)) 4. CHANGES IN LEVEL BETWEEN INCH AND INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL. (11248.2, FIG 1113-5E(D)) 5. IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE, IT SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD; AND HAVE A LEVEL LOOP. TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. THE MAXIMUM PILE HEIGHT SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF

THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH

SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. IF

6. IF GRATINGS ARE LOCATED ON FLOORS, THEN THEY SHALL HAVE

ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG

DIMENSION IS PERPENDICUIAR TO THE DOMINANT DIRECTION OF

SECTION 1124B.2. (11248.3, FIG 118-78)

TRAVEL (11248.4, FIG 11B-713)

GRATINGS HAVE

STATIONS IN SALES FACILITIES, CHECK STANDS, TICKET BOOTHS, AND STATIONS WITH SPECIFIC REQUIREMENTS CONTAINED IN OTHER PORTIONS OF THE REGULATIONS, NEED ONLY CMPLY WITH AISLE MINIMUM AISLE AND 32" MINIMUM CLEAR OPENING DOOR WIDTH. (11058.3.2.3, 11058.3.3.2, 84 11088.5)

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Engineering Consultant:



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PRINCIPAL IN CHARGE:

M.WALSH PROJECT MANAGER:

DRAWN BY: Project Address: IRVINVE SPECTRUM **668 SPECTRUM CENTRE**

IRVINE, CA 92618

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GENERAL NOTES

Sheet Number:

GRAB BARS

1, GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ON ONE SIDE AND THE BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT. (11158.8.1, FIG 118-1A,B &C)

2. GRAB BARS AT THE SIDE SHALL BE AT LEAST 4r LONG WITH THE FRONT END POSMONED 24" IN FRONT OF THE WATER CLOSET STOOL AND WITH THE BACK END POSMONED NO MORE THAN 12" FROM THE REAR WALL GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36" LONG. (11158.8.1, FIG 1113-1A,B, &C)

3. GRAB BARS SHALL BE SECURELY ATTACHED 3r ABOVE AND PARALLEL TO THE FLOOR, EXCEPT THAT WHERE A TANK-TYF'E TOILET IS USED WHICH

OBSTRUCTS PLACEMENT AT 33", THE GRAB BAR MAY BE AS HIGH AS 36". (11158.8.1,FIG 1113-1A)

4. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 134" TO 131- NOMINAL OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED

5. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS: (11158.8.3)

ADJACENT TO A WALL, THE SPACE BETWEEN NE WALL AND THE GRAB

BARS SHALL BE 1W. (11158.8.2, FIG 118-1C)

A. BINDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPUCATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. (11158.8.3.1) B. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPUCATION OF A 250-U3 POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. (11158.8.3.2) C. SHEAR FORCE INDUCED IN FASTENER OR MOUNTING DEVICES FROM THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF ETTHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER HAS THE SMALLER ALLOWABLE LOAD. (11158.8.3.3) D. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250-LB POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPUCATION OF A 250-U3 POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE. (11158.8.3.4) E. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. (11159.8.3.5)

6. THE GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT

SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL

BATHING FACILITIES & LOCKERS

HAVE A MINIMUM RADIUS OF 1/8". (111513.8.4)

1. WHERE FACILITIES FOR BATHING ARE PROVIDED FOR THE PUBUC, CUENTS, OR EMPLOYEES, INCLUDING SHOWERS, BATHTUBS, OR LOCKERS, AT LEAST ONE SUCH Homy, AND NOT LESS THAN 1% OF ALL FACILITIES SHALL BE MADE ACCESSIBLE. (11158.6) 2. PROVIDE A CLEAR FLOOR SPACE WITH MINIMUM DIMENSIONS OF ADJACENT TO BATHTUB. (1 1 1513.6.1., FIG 1113-8) 3. PROVIDE GRAB BARS FOR BATHTUBS WHICH COMPLY virm SECTION 11158.8.2, 11158.8.3, 11158.8.4. (11150.6.1.3,1G 11B-9A, En I 1 D-98) 4. BATHTUBS SHALL BE PROVIDED WITH A SHOWER SPRAY UNIT HAVING AHOSE AT LEAST 60" LONG THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HANDHEU) SHOWER. (11158.6.1.5, FIG 118-98) 5. PROVIDE AN IN-TUB SEAT OR A SEAT AT THE HEAD END OF BATHTUBS WHICH IS MOUNTED SECURELY. DOES NOT SUP DURING USE. AND IS DESIGNED, INCLUDING ATTACHMENT, TO MEET THE REQUIREMENTS OF SECTION 1115B.8.3. (11158.6.1.2, FIG 11B-8, 3e 98) 6. FAUCETS AND OTHER CONTROLS FOR BATHTUBS SHALL BE LOCATED BETWEEN TOP OF TUB AND GRAB BAR, SHAU. BE OPERABLE WITH PC/DAD/CORRIST.1 (REV. 6/1//2005) PAGE 4 OF 8 HYPERLINK "http://www.iadbs.org/" WWW.IADBS.ORG ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR wasnNG OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER 'THAN 5 POUNDS. (11158.6.1.4, FIG 118-913) 7. IF PROVIDED, ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEELCHAIR ONTO BATHTUB SEATS OR INTO TUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS MOUNTED ON THEIR RIMS. (11158.6.1.6, 1506) 8. SHOWERS SHALL BE EITHER 60' MINIMUM IN WIDTH BETHEEN WALL SURFACES AND 30" MINIMUM IN DEPTH WITH A FULL OPENING WIDTH ON THE LONG SIDE. OR 42" IN WIDTH BETWEEN WALL SURFACES 'AND 48" MINIMUM IN DEPTH WITH AN ENTRANCE OPENING OF 42". AS AN ALTERNATIVE, SHOWERS 60° MINIMUM IN WIDTH MAY BE 36" MINIMUM IN DEPTH AS LONG AS THE ENTRANCE OPENING WIDTH IS A MINIMUM 36". (11158.6.2.1, FIG 1113-2A, 28 & 2D) 9. PROVIDE GRAB BARS FOR COMPARTMENT SHOWERS WHICH COMPLY WITH SECTION 111513.8. (FIG 11B-2A) 10. WHEN A THRESHOLD OR RECESSED DROP IS PERMITTED AT COMPARTMENT SHOWERS. IT SHALL BE A MAXIMUM OF IN HEIGHT AND SHALL BE BEVELE:D OR SLOPED AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE HORIZONTAL (11158.6.2.2, FIG 1113-2A & 213) 11. THE MAXIMUM SLOPE OF THE FLOOR SHALL BE 2% IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED. GRATE OPENINGS SHALL BE A MAXIMUM OF 1/4" AND LOCATED FLUSH WITH THE FLOOR SURFACE. (1115B.6.2.4.4) 12. THE FOLLOWING COMPARNENT SHOWER ACCESSORIES SHALL BE PROVIDED: (11158.6.2.4.5) A. A FOLDING SEAT. MOUNTED 18" ABOVE THE FLOOR, AND WITH A MINIMUM SPACE OF Is AND A MAXIMUM SPACE OF 1-1/2" ALLOWED BETWEEN THE EDGE OF THE SEAT AND ANY WALL WHEN FOLDED, THE SEAT SHALL NOT EXTENT MORE THAN r FROM THE MOUNTING WALL SEE

FIGURES 11B-2A, 28, & 2D FOR SEAT SIZE AND CONFIGURATION.

THE SEAT. (11158.6.2.4.5.2. AG 11B-2A, 28, & 2D)

B. AN L-SHAPED GRAB BAR MOUNTED BETWEEN A MINIMUM OF 3r AND A

MAXIMUM OF 36" ABOVE THE SHOWER FLOOR AND MOUNTED ON WALLS OPPOSITE AND ADJACENT TO THE FRONT EDGE OF THE SEAT. BUT NOT

EXTENDED TO INCLUDE THAT PORTION OF WALL OVER THE LONG SIDE OF

(11158.6.2.4.5.1. FIG

C. GRAB BARS COMPLYING WITH THE DIAMETER, LOADING, AND PROJECTION REQUIREMENTS OF SECTIONS 11158.8.2 THROUGH 11158.8.4. (1115B.6.2.4.5.2) D. WATER CONTROLS OF A SINGLE LEVER DESIGN LOCATED ON THE SIDE WALL OF THE SHOWER ADJACENT TO THE SEAT AND MOUNTED AT 40* + 1" ABOVE THE SHOWER FLOOR AND WITH THE CENTERUNE OF THE CONTROLS WITHIN A REACH RANGE OF NO LESS THAN FROM THE REAR EDGE OF THE SEAT. THE CONTROLS SHALL BE OPERABLE WITH A MAXIMUM FORCE OF 5PLF. (11158.6.2.4.1, FIG 1113-2A, 2B, & 2D) E. A SOAP DISH, WHEN PROVIDED, LOCATED ON THE CONTROL WALL AT A MAXIMUM HEIGHT OF 40" ABOVE THE SHOWER FLOOR AND WITHIN REACH UMITS FROM THE SEAT. (111513.6.2.4.6) F. A FLEXIBLE HAND-HEID SHOWER SPRAY UNIT WITH A HOSE AT LEAST 60" LONG PROVIDED WITHIN REACH RANGE OF THE SEAT AT A DISTANCE NOT TO EXCEED 27" HORIZONTALLY MEASURED FROM THE REAR SEAT EDGE TO THE CENTERUNE OF -.HE MOUNTING BRACKET. THIS UNIT SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 48" + 1" ABOVE THE SHOWER

(11158.6.2.4.2 , FIG 119-2C)

14. SHOWERS SHALL BE RNISHED WITH A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS USED IN SUCH WALLS SHALL BE IF A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. (11158.9.6) PC/DAD/CORR.LST.1 (REV. 6/1//2005) PAGE 5 OF 8 HYPERLINK "http://www.iadi3s.org/" WWW.IADI3S.ORG 15. WHERE, WITHIN THE SAME FUNCTIONAL AREA, TWO OR MORE ACCESSIBLE SHOWERS ARE PROVIDED, THERE SHALL BE AT LEAST ONE SHOWER CONSTRUCTED OPPOSITE HAND FROM THE OTHER OR OTHERS (I.E., ONE LEFT HAND CONTROL VS. RIGHT HAND CONTROL). (11158.6.2.3, 16. EXCEPT WITHIN GUEST ROOMS AND SUITES IN HOTELS, MOTELS, AND SIMILAR TRANSIENT LODGING ESTABLISHMENTS, WHERE ACCESSIBLE SHOWER FACILMES ARE PROVIDED IN AREAS SUBJECT TO EXCESSIVE VANDALISM, IN LIEU OF PROVIDING THE AXED FLEXIBLE HOSE, TWO WALL MOUNTED SHOWER HEADS SHALL BE INSTALLED. EACH SHOWER HEAD SHALL BE INSTALLED SO THAT IT CAN BE OPERATED INDEPENDENTLY OF THE OTHER AND SHALL HAVE SWIVEL ANGLE ADJUSTMENTS, BOTH VERTICALLY AND HORIZONTALLY. ONE SHOWER HEAD SHALL BE LOCATED AT A HEIGHT OF 413" (PLUS OR MINUS 1") ABOVE THE FLOOR. (11158.6.2.4.3, 1505.3) 17. ENCLOSURES, WHEN PROVIDED FOR SHOWER STALLS, SHALL NOT OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS. (1115B.6.2.5) 18. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED, SHAITERRESISTANT

MATERIALS. HINGED SHOWER DOORS SHALL OPEN OUTWARD. (11158.9.7)

19. GLAZING USED IN DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFEIY GLASS, OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE A MINIMUM

THICKNESS OF NOT LESS THAN 1/8" WHEN FULLY TEMPERED, OR 1/4" WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF UBC

20. PLASTIC USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB

ENCLOSURES SHALL BE OF SHATTER-RESISTANT TYPE. (11158.9.9)

21. AT LEAST ONE AND NOT LESS THAN 1% OF ALL LOCKERS SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES, INCLUDING CLEAR SPACE, REACH RANGE REQUIREMENTS, MD A PATH OF TRAVEL NOT LESS THAN 36" IN CLEAR WIDTH SHALL BE PROVIDED TO THESE LOCKERS. (1115B.6.4)

STANDARD NO. 24-2. (1115B.9.8)

CORRIDOR & ANSLES

1. EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44" IN WIDTH. (11338.3.1) 2. CORRIDORS SERVING AN OCCUPANT LOAD OF I En THAN 10 SHALL NOT BE LESS THAN 36" IN WIDTH. (11338.3.1) 3. CORRIDORS WHICH ARE LOCATED ON ACCESSIBLE ROUTE AND EXCEED 200' IN LENGTH SHALL (11338.3.2, FIG 11B-34) A. HAVE A MINIMUM CLEAR WIDTH OF 60*: OR 8. HAVE, AT REASONABLE INTERVALS, A 60" BY 60 MINIMUM WHEELCHAIR TURNING SPACE OR PASSING ALCOVE; NOT TO EXCEED 200' OR C. HAVE, AT A CENTRAL LOCATION, AN INTERVENING CROSSING OR TEE CORRIDOR, A MINIMUM OF 44" IN WIDTH 4. CIRCULATION AISLES AND PEDESTRIAN WAYS SHALL BE SIZED ACCORDING TO FUNCTIONAL REQUIREMENTS AND IN NO CASE SHALL. BE LESS THAN 36" IN CLEAR WIDTH. (11058.3.6.1) 5. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT, OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXff. (11338.6.1) 6. EVERY AISLE SHALL BE NOT LESS THAN 3' WIDE IF SERVING ONLY ONE SIDE. AND NOT LESS THAN S-8" WIDE IF SERVING BOTH SIDES. (1338.6.2)

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Revisions:

NO. REASON

PRINCIPAL IN CHARGE:

M.WALSH
PROJECT MANAGER:
MH
DRAWN BY:
STAFF

IRVINVE SPECTRUM
668 SPECTRUM CENTRE
DRIVE
IRVINE, CA 92618

Project Number: 138-003-18

GENERAL NOTES

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