LUCHETTI RESIDENCE

213 ROSEWELL AVE., LONG BEACH, CA. 90803 RESIDENTIAL ADDITION AND REMODEL DEAN ABI

AMCOR

SYMBOL LEGEND	CODE ANALYSIS	PROJECT DIRECTORY	SHEET INDEX	NOTES: MECHANICA
SECTION SECTION SECTION DENTIFICATION SHEET NUMBER EXTERIOR ELEVATION ELEVATION DENTIFICATION SHEET NUMBER INTERIOR ELEVATION ELEVATION DENTIFICATION SHEET NUMBER DETAIL OUT OFFICIAL DESTRICT ON SHEET NUMBER FLOOR REPERENCE ROOM RUMBER FLOOR REPERENCE ROOM REPERENCE ROOM REPERENCE DATUM POINT DOOR WALL AAA FINISH D REVISION BULLETIN	NOTE: ALL NEW CONSTRUCTION SHALL COMPLY W/THE FOLLOWING CODES: 2010 CALIFORNIA BUILDING CODE 2010 CALIFORNIA MECHANICAL CODE 2010 CALIFORNIA MECHANICAL CODE 2010 CALIFORNIA PLUMBING CODE 2010 CALIFORNIA PUMBING CODE 2008 CALIFORNIA ACCESS COMPLIANCE REFERENCE MANUAL TITLE 18 LONG BEACH MUNICIPAL CODE BUILDING CONSTRUCTION & CLASSIFICATION: OCCUPANCY: R3 CONSTRUCTION TYPE: V-B NO. OF STORIES: 1 LOT SIZE: 5,842 SF RESIDENCE (B) N/A: NO WORK: 1,300 SF RESIDENCE (A) SIZE: 1,355 SF TOTAL FOR BOTH: 2,655 SF = .045% OF LOT COVERAGE LEGAL DESCRIPTION: N TRACT LOT 8 BLK B ASSESSOR'S 4: 7256-012-024	OWNER MARIANO LUCHETTI 4130 SHAW ST. LONG BEACH, CA. 90803 CONTACT: (714) 476–4795 STRUCTURAL ENGINEER ENGIN	GENERAL G-01 TITLE SHEET G-02 GENERAL NOTES G-03 DISABLED ACCESS NOTES G-04 TITLE 24 ENERGY CALCULATIONS ARCHITECTURAL A-1 SITE PLAN A-2 DEMOLITION PLAN A-3 FLOOR PLAN A-4 ELECTRICAL PLAN A-5 ROOF PLAN A-6 ELEVATIONS & SECTIONS STRUCTURAL S-1 NOTES S-2 ROOF FRAMING PLAN S-3 FOUNDATION PLAN	SUBMITTAL PLAN / E
ABREVIATIONS	WALL TYPES	SCOPE OF WORK	VICINITY MAP	
ALT ALTERNATE INSL. INSLATION DISP DEPENSION PTN PANTED QUANTITY AP ACCESS PANEL INT INTERIOR DISPOSED OF THE PANTED OF THE PANT	NEW WALLS EXISTING WALLS TO REMAIN	1. REBUILD HOME PER EXISTING APPROVED PLANS *AS THE ARCHITECT / ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMP'S TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUATLITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMP'S MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMP'S NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES."	SHAW AVE. 2ND ST. SITE 4003 SLAUSON AVE., MAYWOOD, CA. 90210	Sheet Title

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ZYAWSIATE

). Stairway shall have handrails on each side, and every stairway required being more than 28" in width shall be provided with not less than one intermediate handrail for each 88" of required width, intermediate handralls shall be spaced approximately equally across the entire width of the stairway. See 1006.9.1[3306(1.1)1] Handrails shall be 34" to 38" above the nosing of the treads.

See 1006.9.2.1[3306(1.1)2A] Flg 11B-35 3. Handralls shall extend a minimum of 12" beyond the top nosing and 12" plus the

tread width beyond the bottom nosing. See 1006.9.2.2[3306(1.1)2B Fig. 11B-35 & 37 4. Where the extension of the handrall 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, well, post, where the stairs are continuous from landing to landing, the inner rail shall be continuous and need not extend out into the landing.

See 1006.9.2.4[3306(1.1)2D] Fig 11B-37 5. Ends shall be returned or terminate in news posts or safety terminals

See 1006.9.2.3[3306(1.1)2C] Fig. 11B-35 & 37 6. The hand grip portion of handrails shall be not less that 1-1/4" nor more than 1-1/2" in cross sectional dimension or the shape shall provide an equivalent gripping surfaces. The hand grip position of handralis shall have a smooth surface with no sharp corners. Any wall or other surface adjacent to the handrail shall be free of sharp or obrasive elements. Edges shall have a minimum radius of 1/8".

See 1006.9.2.6[3306(1.1)2F Fig 11B=36 . 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 of the recess is maximum of 3" drop and extends at least 18" above the top of the rai.

See 1006.9.2.5[3306(1.1)2E] Fig. 11B-36 8. The upper approach and the lower tread of each stair shall be marked by strip of clearly contrasting clear at least 2" and no more than 4" wide placed parallel to and not more than 1" from the nose of the step or landing to alert to the visually impaired. The strip shall be of material that is at least as slip-resistant as the other treads of the stair.

eds of the stair. See 1006.16.1[3306(a)] Fig. 118-35 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" and no more than 4" wide and 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 material that is at least as slip-resistant as the other treads of the stoir. A painted strip shall be acceptable

Tread shall be slip-resistant.

See 1006.16.1[3306(q)] Fig. 118-35

Treads shall have smooth, rounded, or chamfered exposed edge, and no obrupt edges at the nosing (lower front edge).

See 1006.16.2.1 & 1006.16.2.1.1[3306(r)1] Fig 11B-35

11. The nosing shall not project more than $1-1/2^{\circ}$ past the face of the riser below See 1006.16.2.2[3306(r)2] Flo. 11B-35

12. Open risers are not permitted. See 1006.18.3[3306(r)3] Fig. 118-35 13. Approved stairway identification signs shall be located at each floor level in all enclosed stairways in buildings four or more stories in height, two or more stories in height, two or more stories in height for DSA/AC requirements. The sign shall identify the stairway indicate whether there is race 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 position which readily visible when the door is in a open or closed position. As required by DSA/AC the sign shall be located approximately 5" above the floor landing immediately with the requirements adjacent to the door on the strike side. Signs shall comply with the requirements of UBC Std. No. 10-2. See 1006.16[3306(p)]

SPECIAL ACCESS (WHEELCHAIR) LIFTS

Note: Special Access (Wheelchair) Lifts may be provided between levels, in Ileu of passenger elevators, when the vertical distance between landings, structural design, and safeguards are as allowed by the State of California, Division of the State Architect, Access Compliance Section, the Department of Industrial Relations. Division of Occupational Safety and Health, and any applicable safety regulations of either administrative authorities having jurisdiction.

1. Lifts may be utilized as part of an accessible route only for the following conditions See 3008.1[5107(o)]

a. To provide on accessible raule is a performing area in an assembly occupancy b. To comply with the wheelchair viewing position, line-of-sight and disper

requirements of Chapter 11B. See 3008.1.2[5107(a)2)]
c. To provide access to incidental ocupiable spaces and rooms which are not the general public and which hause no more than 5 persons, including but not limited to equipment control rooms and projection booths. See 3008.1.3[5107(a)3)]
d. To provide access where existing site constraints or other constraints make use of ramp or an elevator infeasible.

Note: Section 3008.1. Exception 3 does not limit the use of a Special Access (Wheelchair) Lifts to the four conditions listed above when the lift id being installed as part of an accessible route for additions or alternations.

. Lifts shall have a rise of not more that 5". See 3008.1[5107(q)]o 5. Cits since now a rise of not more that 5. See 3008.1(5107(a)) of 4. The lift platform or support shall be of sufficient size to accommodate large motorized wheelchair per Chapter 118 and shall have a related capacity of not less the as required by ASME A17.1 Section XX, 1990.

See 3008.1.5107(a)19

Note: Level and clear floor areas or landings as specified in this section shall be part

of "Path of Travel" requirements, if "Path of Travel" requirements.

See 3008.1.4.10.2[5107(a)10B]
There shall be a level and clear floor area or landing at each floor or level served. special access lifts to allow sage access to and exiting from the lift platform. See 3008.1.4.10[5107(a)10]

6. In new construction, the minimum size of landings shall be 60" by 60". Other dimensions may be substituted where it can be documented that a person using a wheelchair measuring 30" by 48" can enter and operate the lift safely. See 3008.1.4.10.1[5107(a)10A]

7. The top landing shall be equipped with a device, door, or gate 42" in helght. Each door or gate shall be equipped with both mechanical and electrical controls which prevent operation of the platform unless they are properly closed. See 3008.1.4.5[5107(a)5]

"Call—Send" controls shall be provide at each landing in compliance with Chapter 11B. Where plotform lifts are used to provide barrier-free poth of travel requirements, they shall facilitate unassisted entry, operation, and exit from the lift.

Shall facilitate unassisted entry, operation, and each more than 558 3008.1.4.6[5107(a)6]

9. Solid smooth enclosures provide as per ASME 17.1 shall be provided for the platform 9. Solid smooth encrosures provide as per MOME 17.1 Strail of provided in the potion. illit, which provides a reasonable degree of safety for persons with disabilities using the lift, and others exposed to the lift, except as provided in Section 3008.1.4.7. Provide iff and others exposed to the lift, except as provided in Section 3008.1.4.7 Provide nstallation with safety devices that may be required per Sections 3008.1.4.5 through 08.1.4.7. See 3008.1.4.4[5107(μ)4] When the enclosure required in Section 3008.1.4 is not provided because the

10. When the encrosure required in Section 2006,14 is not provided because the interest only two landings, the underside of the lifting platform shall be equipped with safety pan cover which will automatically shut off the lifting device should any obstruction under the platform interfere with its downward travel. The platform shall provide with 42" high solid gate at the bottom landing entrance. A smooth vertical wall

11. A pit may be provided top permit the platform to stop linish with the bottom anding level (which shall be protected by a runaway enclosure that extends a minimu of 42° above the top landing level). In lieu of a pit, a romp shall be provided which does not exceed 1 unit vertical in 12 units horizontal run. The surface of the comp shall have a non-skid surface.

12. The lift assembly shall be securely supported to maintain the platform in a level position and to prevent the loasing or displacement of any partian of the unit. All portions of the lift machinery shall be protected from intrusion of water.

See 3008.1.4.3[5107(n)3] 13. The rated speed of the platform shall not exceed 20 feet per minute and the 13. The rated speed of the practions show not exceed 20 feet per immute and the operating control shall be the constant pressure type designed so that it can be assity operated by a person with a disability. A push-bar control designed for use by persons with disabilities or a control that provide equal usability shall be provided.

See 3008.1.4.2[5107/a]27 14. When the lift is hydraulically operated or is of the electric—hydraulic type, releveling switches shall be provided to keep the platform level with the landing at which it has See 3008.1.4.9[5107(a)9]

COPRIDORS AND AISLES

Note: For the purpose of Title 24, the term <u>Corridor</u> shall include exterior exit bolconies and any covered or enclosed exit passenger way, including wolkways, tunnels, and malls. Partitions, rolls, counters, and other similar space dividers not over 5^n-9^n in height above the floor shall not be constructed to form corridors. See 1005.1[3305(a)] Every corridor serving an occupant load of 10 or more shall not be less than 44"in

See 1005.2.1[3305(b)1,1] 2. Corridors serving an occupant load of less than 10 shall not be less than 36' width See 1005.2.1.1[3305(b)1.1] 3. Corridors which are located on an accessible route and exceed 200° in length shall

have a minimum clear width of 60". At a central location, a 60" by 60" minimum wheelchair turning space or passing alcove; at a central location, an intervening cross a tee corridor, a minimum of 48" in width: or have, at central location an operable door. See 1005.2.2[3305(b)2] Fig 11B-34. Circulation aisle and pedestrian ways shall be sized according to functional

requirements and in no case shall be less than 35" in clear width.

See 11058.3.6.1 & 11108.2.1[3103A(c)20(I)]

FLODES AND LEVELS

Note: <u>Level Area</u> is defined as " a specified surface that does not have a slope in any direction exceeding 1/4 inch in one foot from the horizontal (2.08396 gradient)

. In building and facilities, floor of a given story shall be a common level throughout r shall be connected by pedestrian ramps, passenger elevators, or special access lifts

2. Ground and floor surfaces along accessible routes and in accessible rooms and spaces, including floors, walls, ramps, walks, stairs, and curb ramps, shall be stable, firm and slip-resistant

. Changes in level up to 1/4" may be vertical and without edge treatment. See 1124B.2[3105A(a)2] Fig. 11B-5E(c) . Changes in level between 1/4" and 1/2" shall be accomplished by means of a ramp

no steeper than 1 vertical to 2 horizontal. See 11248.2[3105A(n)2 Fig 118-58(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 loop, textured loop, level out pile, or pile texture. Exposed edges of corpet shall be fastened to the floor surfaces and have trim he entire length of the exposed edge. Corpet edge trim shall comply with Section

SANITARY FACILITIES (GENERAL)

Note: Fully dimension all sanitary taclities and fixtures. Including floor dimensions and

. Sanitary facilities that serve buildings, facilities or portions of buildings or facilities that are required to be accessible to persons with disabilities are required to be 2. Where separate facilities are provided for non-disabled persons of each sex, separate

facilities shall be provided for persons with disabilities of each sex also. Where unisex facilities are provided for non-handicapped/non-disabled persons such unisex facilities can be provided for persons with disabilities See 11159.2[3105A(b)1A] 3. Where facilities are to be used solely by small children, the specific heights may be

idjusted to meet their accessibility needs. adjusted to meet their accessibility needs. See 1115B.3[3105A(b)18 4. Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle 1/4" (hick with edges 12" long and vertex pointing upward. Women's sonitary facilities shall be identified by a circle 1/4" (hick and 12" in diameter.

See 11158.5[3105A(b)1D

5. Unisex senitory facilities shall be identified by a circle 1/4" thick, 12" in diameter, with a 1/2" thick triangle superimposed on the circle and within the 12" diameter.

See 1115B.5[31054(b)10] 6. Geometric (circle & triangle) symbols on sonitary facility doors shall be centered a the door at a height of 50" and their color and contrast shall be distinctly from the color and contrast of the door. See 1115B.5[3105A(b)1D]

Note: See also Section 11178.5.9 for additional signage requirements applicable t

SINGLE ACCOMMODATION AND SANITARY FACE ITIES

Note: Single Accommodations Sanitary Facility is defined as "a room that has not more that one of each type or sailary fixture. Intended for use by only one person at a time, has no partition around the toilet, and has a door that can be locked on the iside by the room occupant."

There shall be sufficient space in the toilet room for a wheelchair measuring 30" by 48° long to enter the room and permit the door to close. See 1115B.7.2[3105A(b)3B] . There shall be in the room a clear floor space of at least 50" in diameter, or a -shaped space complying with Figures 11B-12(a)or(b). No door shall encroach into See 1115B.7.2[[3105A(b)3B] Fig 11B-1A this space.

3. The water closet shall be located on a space which provides a minimum 28" wide clear space from a fixture or a minimum 32" wide clear space from a wall at one side. The other side shall provide 18" from the centerline of the water closet to the wall. A minimum 48" clear space shall be provided on front of the water closes.

See 1115B.7.2[3105A(b)3B] Fig 11B-1A 4. All doors, fixtures and controls shall be on an accessible route with a minimum clear width of 36" except at doors. If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as shown in Figure 5ee 1115B.7.2[3105A(B)3B]

MULTIPLE ACCOMMODATION AND SANITARY FACILITIES.

Note: <u>Multiply Accommodations Sanitary Facility</u> is defined as "a room that has not more that one of each type or sanitary fixture. Intended for use by only one persor a time, and which usually is provided with privacy compartments or screens shielding. some fixtures from view" See 214.13[414(I)] A clear space measured from the floor to a height of 27" above the floor, with: sanitary facility room, of sufficient size to inscribe a circle with a diameter not less than 50°, or clear space 56° by 63° in size, shall provided for wheelchair manuscript

See1115B.8.3.1[3105A(b)3C(iii)e]

See 1115B.8.2[3105A(b)3C(ii)] Fig. 11B-1C

See 1115B.B.1[3105A(b)3C(I) Fig. 11B-1A, B. &

See 1115B.8.1[3105A(b)3C(I)] Fig. 11B-1A

See 1115B.8.3[3105A(b)3C(iii)]

2. A water closet fixture located in a comportment shall provide minimum 28" wide

centerline of the water closet to the wall. Grab bors shall not project more than 3" into the clear spaces.

See 1115B.7.1.2[31205A(b)3A(ii)] Fig 11B-18

into the clear spaces. See 1115B.7.1.2[31205A(b)3A(ii)] Fig 118-18 3. A minimum 48" long clear space shall be provided in front of the water closet i

has a door located at the side. Grab bars shall not project more than 3" into these

automatic-closing devices, and shall have a clear, unobstructed opening width of 32"

when located at the end and 34" when located at the side with the door positioned

5. When standard compartment doors are used, with a minimum 9" clearance for footrest underneath and self-closing device, clearance at the strike edge as specified in Section 1004.9.2.2 is not required.

See 1115B.7.1.3[3103A(p)3A(iii)]

in Section 1004.9.2.2 is not required. See HIDD./HIDJ.OUV.NUJUN, WIJ 6. The inside and outside of the compartment door shall be equipped with the loop U-shaped immediately below the latch. The latch shall be flip-over style, sliding, or

See 11158.7.1.3[3105A(b)3A(iii)]
7. Except for door opening widths and door swings, a clear, unabstructed access not

less than 44" shall be provided to water closet comportments. Designed for use by persons with disabilities and the space immediately in front of a water closet

ompartment shall be not less than 48" as measured at a right angle compartment

oor in its closed position See 11158.7.1.3[3105A(b)3A(lii)] Fig 118—18
Where six or more stalls are provided within a multiple accommodation tailet roo

shall be provided with a width of 36" with an outward swinging self-closing door and parallel grab bars complying with Sections 11158.8.2 through 11158.8.4.

. The height of accessible water closets shall be minimum of 17" and a maximum

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 lavatory to allow a forward approach. Such clear floor space shall adjoin or overlap an accessible route

3. Lavatories adjacent to a wall shall be mounted with a minimum distance of 18"

the centerline of the fixture.

See 1004.((1004(0) rig. 116-14
4. Lavatories shall be mounted with the rim or counter surface no higher than 34"

above the finished floor. With a clearance of at least 29° from the floor to the bottom of the apron with knee clearance under the front lip extending a minimum.

30" in width and 8" minimum depth at the top. Toe clearance shall be the same width and shall be minimum of 9" high from the floor and a minimum of 17" deep

Where uringly are provided, at least one shall have a clear floor space 30" by 48"

n front of the urinal to allow forward approach. See 11158.9.4(3105A)
7. Where one or more urinols are provided, at least ane with a rim projecting o

minimum of 14" from the wall and at a maximum of 17" above the floor shall be

areas.

See 1304[1304]

9. Water closet and urinal flush valve controls, and faucet and opening mechanism

10. The force required to activate water closet and urinal flush valve controls and

faucet and opening mechanism controls, shall be no greater than 5lbf.
See 1502, 1053.2 & 1504.3[1502, 1503(b) & 1504(c)]

See 1115B.9.1.2[3105A(b)4A(ii)]

13. Where towel, sanitory napkins, waste receptacles, and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all

14. Toilet tissue dispensers shall be located on the wall within 12" of the front edge

of the toilet seat and no lower than 19" from the floor. A dispenser that controls

11. Self-closing faucet control volve are allowed if the faucet remains open for at

twisting of the wrist, and shall be mounted no more than 44" above the fi

12. Mirror shall be mounted with the bottom edge no higher than 40"

operable parts, including coin state within 40" from the finished floor.

delivery or that does not permit continuous paper flow shall not be used.

See 1115B.9.3[3105A(b)4C Fig. 11B-1A

See וווספונארטארטארט דיק. וואר האר ביות ארטארט אריסודו. Toilet room floora shall have a smooth, hard, non-absorbent surface such

Portland cement, concrete, ceramic tile or other approved, material which extends

upward onto walls at least 5". Walls within water closel compartments and walls wit

24" of the front and sides of urings shall be similarly finished to a height of 48". For structural elements, the moterial used in such walls shall be a type, which is no

GPAB BARS

2. Grabs bors at the side shall be at least 42" long with the front end positioned 24

in front if the water closet stool and with the back end positioned no more than 12°

3. Grab bars shall be securely attached 33" above and parallel to the floor, except

The diameter or width of the gripping surfaces of a grob bar shall be $1-1/4^{\circ}$

 $1-1/2^{\circ}$ or the shape shall provide an equivalent gripping surface. If grab bors are mounted adjacent to a wall, the space between the wall and the grab bors shall be

o. Bending stress in a grab bar or seat induced by the maximum bending moment

from the application of a 250 pound point load shall be less than the allowable stress for the material of the grab bar or seat.

5. The structural strength of grab bars, tub and shower seats, lasteners, and

that where a lonk-type tollet is used which obstructs placement at 33", the grab bars

from the rear wall. Grab bars at the back shall not be less than 35" long.

l. Grab bars shall be located on each side, or on one side and the back of the

8. Controls for water closet flush valves shall be mounted on the wide side of tallet

controls, shall be operable with one hand, shall not require tight grasping, pinching, o

from the front of the lavatory. See 1504.1[1504(a) 5. Hot water and drainpipes accessible under lavatories shall be insulated

covered. There shall be no sharp or abrasive surfaces under lavatories

and shall extend into knee and toe space underneath the lavotory

19" measured to the top of a maximum 2" high toilet seat, except that 3" seats

SANITARY FACTLITY

FIXTURE AND ACCESSORIES

addition to the standard accessible stall required above. At least one addition stall

dear spaces.

4. Water closet compartments shall be equipped with the door that has an

at an angle of 90" degrees from its closed position.

U-shaped immediately below the latch. The latch shall other hardware not required the user to grosp or twist.

door in its closed position

the centerline of the fixture.

adversely affected by maisture.

may be as high as 36".

accessible toilet stall or compartment.

See 1115B.B.1[3104A(b)3C(I) Fig. 11B-1A, B, & C

nounting devices shall meet the following specifications

See 11158.7.1.2[3105A(b)3A(ii)] Fig. 11B-1A & B

See 1115B.7.1.3[3105A(b)3A(iii)] Fig. 11B-1A & B

See 11158.7.1.4[3105A(b)3A(iv)]

See 1502[1502]

See 11158.9.1.1[3105A(b)4A(1) Fig. 118-18

See 1504.1[1504(a)]

See 1054.2[1504/b]]

See 11158.9.4[3105A(b)4D]

See 1503.1[1503(o)]

See 1504.3[1504(c)]

See 11158.9.2[31054/h]/48]

from the floor

See 1502[1502]

See 1502, 1053.2 & 1504.3[1502, 1503(b) & 1504(c)]

See 1504.1[1504(a) Fig. 11B-1A

clear space from a fixture or minimum 32" wide clear space from the wall at one

b. Shear stress induced in a grob bar or seat by the application of a 250 pound point load shall be less than the allowable shear stress for the material of the grab bar or seat. 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. side of the water closes. The other side of the water closes shall provide 18" from the See 1115B.8.3.2[3105A(b)3C(III)E

c. Shear force induced in fastener or mounting devices from the application of a 250 nt load shall be less than the allowable lateral load of either the fastener mounting device or the supporting structure, whichever has the smaller allowable load

the comportment has an end-opening door (lacing the water closet). A minimum 60° long clear space shall be provided on front of the water closet if the compartment See 1115B.8.3.3[3105A(b)30(BI)a d. Tensile force induced in a fastener by a direct tension force of a 250 pound point load, plus the maximum moment from the application of 250 pound point load, shall be less than the allowable withdrawal load between the fastener and supporting

structure. See 1115B.8.3.4[3105A(b)3C(iii)d . Grab bars shall not rotate within their fining. See 111588.3.5(3105A(b)3C(iii)a A grob bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements. Edges shall have a minimum radius of 1/8".

See 1115B.B.4[3105A(b)3C(iv)]

BATHING FACILITIES AND LOCKERS

 Where facilities for bothing are provided for the public, clients, or employees, including showers, bothtubs or lockers, at least one such facility, and not less than 12 acilitles shall be made accessible. See 11158.6[3105A(b)2] Tall localities shall be made accessible.

See ITTO DISTRIBUTION OF adjacent to athtub.

See ITTO DISTRIBUTION OF Adjacent to set ITTO DISTRIBUTION OF A DIS

See 1115B.6.1.3[3105A(b)2A(iii)] Fig. 11b-8 & 98 11158.8.4. See 11158.6.1.3(3105A(b)2A(iii)) Fig. 110-0 a 300 4. Bothtubs shall be provided with a shower spray unit having a hose at least 60° long that can be used as a fixed shower head or as a hond held shower. See 11158.6.1.5 & 1506[3105A(b)2A(v) & 1506] Fig. 118-9B 5. Provide an in-tub seat or a seat at the head end of bathtubs which is mounted 11158.8.4.

5. Played on in-tub sect of a sect of the nead end of outhbody which is hourned securely, does not align during use, and is designed, including attachments, to meet the requirements of Section 11158.8.3. See 11158.6.1.2[3105A(b)2A(ii)] Fig. 118-8 & 98 frequire there is a section 1198.6.5. See 1198.6.1.4231034(0)24(1)) Fig. 118-0 & 91 (6. Faucets and other controls for bathtubs shall be located between top of tub and grab bar, shall be operable with one hand, and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds. See 11158.6.1.4[3105A(b)2A(iv)] Fig. 118-9B
7. If provided, enclosure for bathtubs shall not obstruct control or transfer from

wheelchair onto bathtub seats or into tubs. Enclosures on bathtubs shall not have tracks mounted on their rims.

See 1115B.6.1.6 & 1506[3105A(b)2A(vi) & 1506] tracks mounted on their rims. See 11158.6.1.6 & 1506[3105A(b)2A(vi) & 1506[3105A(b)2A(vi)] & 1506[3105A(b)2A(vi)] & in width between wall surfaces and 48° in dept with an entrance opening width of 36" minimum.

See 11158.6.2.1[3105A(b)28(I)] Fig. 118-2A 9. Provide grab bars for compartment showers, which comply with Section 1115B.8.

See 1115B.6.2.4.2(3105A(b)2B(l)) Fig. 11B-2A

10. Threshold or recessed drops at compartments showers shall be a maximum of

1/2" in height and shall be beveled or sloped at an angle not exceeding 45 degrees from the horizontal.

See 1115B.5.2.2(3105A(b)2B(ii)] Fig. 11B-2A 11. Compartment shower floors shall stope toward the rear to a drain located within 6 of the rear wall, with a maximum floor slope of ½" per foot in any direction. The floor surfaces shall be of Corborundum or grip-faced tile or of material providing equivolent slip-resistant. See 11158.6.2.3[3105A(b)2B(iii)] Fig. 118-2A 12. The following compartment shower accessories shall be provided:

See 1115B.6.2.4[3105A(b)2B(iv)] Fig. 11B-2A a. A folding seat 18" in width and minimum of 36" in length located on the wall opposite controls and mounted 18" Above the bathroom floor.

See 1115B.6.2.4.1[3105A(b)2B(iv)a] Fig. 11B-2A b. L-shaped grab burs located on walls adjacent to and apposite the seat. Grab to shall comply with diameter, loading, and projection requirements of Section 11158.8. Grab bors shall be not less than 24" by 36" in length, with the 36" side on the w in length, with the 36" side on the wall having the shower head and controls. See 1115B.6.2.4.2[3105A(b)2B(iv)b] c. Grab bars mounted 33" to 36" above the shower floor.

See 1115B.6.2.4.2[3105A(b)2B(iv)b] d. Scop dish located on the control wall at a minimum height of 40° above the floor See 1115B.6.2.4.3(3105A(b)2B(iv)c)

13. Showers shall be finished with a smooth, hard, non-obsorbent surface such as

Portland cement, concrete, ceramic tile or other approved material to a height of not less than 70" obove the drain inlet. Moterial other than structural elements used in such walls shall be of a type which is not adversely affected by moisture. See 1115B.9.6[3105A(b)6]

14. A flexible hand-held shower unit with a hose at least 60" long shall be provided with a head mounting of $48'' \pm 1''$ maximum above the shower floor.

See 1505.2[1505(b)] Fig. 11B-2A 15. Water controls for showers of a single lever design shall be located on the side wall apposite the seat, $40^{\circ}\pm1^{\circ}$ above the shower floor, and shall be aperable with a wall apposite the Seat, 40 \pm 1 above the shower moor, and shall be operable with a minimum force of 5 plf.

16. Where, within the same functional area, two or more showers are provided for the physically handicapped, there shall be at least one shower constructed apposite hand from the other or others (i.e one left control or right hand controls).

See 1505.4[1505(d)] 17. Where handlcopped shower facilities are provided in areas subject to excessive vandalism, in lieu of providing the fixed flexible hose and hand-held shower hear, tw. wall-mounted shower heads shall be installed. Each showered shall be controlled so that it can be operated independently of the other and shall have swivel angle odjustments, both vertically and horizontally. One shower head shall be located at a height of 40" ± 1" obove the floor.

18. Enclosures, when provided for shower stalls, shall not abstruct transfer from See 11158.6.2.5[3105A(b)28(v)]

19. Where open showers are provided the shower for persons with disabilities shall be 19. mere open showers are provided the shored for extending along two adjacent walls or with two grab bars. A minimum of 24" in length and a minimum of 35" in length, with the 36" grob bar located on the wall having the shower head and controls, and with a folding seat 16" \pm 1" in width, 36" \pm 1" in length, and 18" high, adjacent to the shower controls. See 1115B.6.3[3105A(b)2C] Fig. 11B-2B the snawer controls.

20. Doors and panels of shower and bothtub enclosures shall be substantially constructed from approved, shatter-resistant materials. Hinged shower doors shall open outword. See 1115B.9.7[31D5A(b)7]

21. Glazing used doors and panels of shower and bathtub enclosures shall be fully tempered, laminated sofety glass, or approved plastic. When glass is used, it shall have minimum thickness of not less than $1/8^\circ$ when fully tempered, or $\frac{1}{8}^\circ$ when laminated, and shall pass the test requirements of UBC Standard No. 54-2. See 11158.9.8[3105A(b)8]

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6600 VALLEY **BUENA PARK** THE DRAWING IS AN INSTRUME THE DESCRIET AND MAY NOT I DESCRIETS PERMISSION AND U-THE DESCRIETS NAME. ALL DE ON THE DRAWINGS ARE FOR U-AND SHALL NOT BE USED OTH FROM THE DESCRIET

NOTES:

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KEY PLAN

SUBMITTAL PLAN / RLDG

NO. REVISION

Sheet Title

Access

Title 24 — Disobled Access Commercial Plan Requirements (Effective 1-96 Rev 11-96)

NOTE: Applicable Title 24 Section Figure and Table numbers are indicated at the end of each correction. Code sections referenced within brackets [] are 1994 Code sections.

SITE DEVELOPEMENT AND ACCESSIBLE ROUTE OF TRAVEL

Note: Accessible Route of Travel is defined as "a continuous unobstructed path connecting all accessible elements and spaces in accessible building or facility that can be negotiated by a person with a severe disobility using a wheelchar and that is also safe for and usable by person with other disabilities. See 1102B[3102A]

- . Site development and grading shell be designed to provide access to all entrances and exterior ground floor exits, and access paths of travel, and where necessary to provide access, shall incorporate pedestrian ramps, curb ramps, etc.
- When more than one building or facility is located on a site, accessible routes of travel shall provide between buildings and accessible site facilities. See 112788.1[3106A(a)]
- 3. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities. and the accessible entrance to the site. See 112788.1[3106A(o)]
- 4. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible posting and accessible possenger loading zones, and public streets and sidewalks, to the accessible entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route of the general public
- 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 entrance, and between the building and the public way. See 1114B1.2[3103A(1)2]
- At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements that are on the same site and with all accessible dwelling units within all building or
- 7. An accessible route shall connect at least one accessible entrance of each accessible dwelling unit with those exteriors and interior spaces and facilities that serve the accessible dwelling unit. See11148.1.2[3183A(1)2]
- 8. Except within an individual dwelling, an accessible route of travel shall not pass through kitchens, storage rooms, restrooms, closets, or other spaces use for similar purposes. See 1114B.1.2[3103A(1)2]
- 9. When more than one route of travel is provided, all routes shall be accessible

WALKS AND SIDEWALKS

- Walks and sidewalks shall have a continuous common surface, not nterrupted by steps or by abrupt changes in level exceeding % , and shall
- 2. When abrupt changes in level not exceeding 1/2" occur, they shall be beveled with a slope no greater than 1:2, except that level changes not exceeding $\frac{1}{4}$ may be vertical. See 1023.4[3324(d) Fig. 11B-5E(c) & (d)
- Abrupt changes in level plang any accessible raute exceeding ½" shall comply with the requirements for the curb. See 23.4[3324(d)]
- 4. When the slope in the direction of travel of any walk exceeds 1 vertical to 20 horizontal it shall comply with the provisions of Section 1007 as a See 1023.3[3324(c)
- Walk and sidewalk surface cross slopes shall not exceed ¼" per foo 5. Whit and supervise surroge cross stopes stront not exceed a per took except when the enforcing agency finds that due to look conditions it creates an unreasonable hardship, the cross slope can be increased to o maximum of 1/3" per foot for distances not to exceed 20" See 1023.1.3[3324(n)3]
- 5. Walks shall be provided with the 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. See 1023.5[3324(e)]
- '. Walks shall extend a minimum of 24" to the side of the strike edge of a door or gate that swings toward the walk.
- 8. All walks with continuous gradients shall have level areas at least 5' ength at intervals of at least every 400'. See 1023.6[3324(I)]
- 9. Walk and sidewalk surfaces shall be slip-resistant as follows: See 1023.1[3324(a)]
- a. Surfaces with a slope of less than 6% gradient shall be at least, as slip—resistant as that described as a medium solled finish.
- b. Surface with a slope of 6% gradient shall be slip-resistant,
- 10. Walks, sidewalk, and pedestrian ways shall be free of gratings 10. MOINS, SIGEWOIK, and pedestrian ways should here or grainings whenever possible. For gratings located in the surface of any of these areas, grid openings in gratings shall be no greater than ½" wide in one direction. If gratings have elongated openings, they shall be placed so that the long dimension is perpendicular to the dominant direction of travel. See 11248.4 & 1023.2[3105A(n)4 & 3324(b)] Fig. 118-78(o)
- Note: Any path of travel shall be considered a Ramp if its slope it's greater th rise in 20" of horizontal run. rise in 20" of horizontal run. See 1007.1a[3307(a.1)]
 The maximum slope of a ramp that serves any exitway, provides access for persons with disabilities, or is in the path of travel shall be 1" rise in 12" of See 1007.3[3307(c,1)1] The cross slope of ramp surfaces shall be no greater than 1:50.
- 3. The width of ramps shall be as required for stairway and exits.
- See 1007.20[3307(b.1)1] Fig. 11B-38 & 39
 4. Pedestrion ramps serving primary entrances to building having an occupant ood of 300 or more shall have a minimum clear width of 60" See 1007.2.2[3307(b.1)2]

- . All other pedestrian ramps serving primary entrances shall have a minimum width See 1007.2.2[3307(b.1)2]
- 7. Landings shall be provided at that top and bottom of each ramp See 1007.4.1o[3307(d.1)1) Fig. 11B-38 & 39
- 8. Intermediate landings shall be provided by intervals not exceeding 30° of vertical rise and at each change of direction. See 1007.4.10(3307(d.1)2) Fig. 11B-38 & 39 9. Top landings shall be not less than 60" wide and shall have a length of not less than
- See 1007.4.2[3307(d.1)3] Flg. 118-38 & 39 10. Doors in any position shall not reduce the minimum dimension of the ramp landing to less than 42" and shall not reduce the required width by more than 3" when fully open. See 1007.4.3[3307(d.1)3] Fig. 11B-38 & 39
- 11. The width of the landing shall extend 24" past the strike edge of any door or gate for exterior ramps and 18° post strike edge for interior ramps.

 See1007.4.4[3307(d.1) Fig. 118-38 & 39
- 12. At bottom and intermediate landings, the width shall be at least the same as required for the romos.

n the direction of ramp run.

- 13. Intermediate landing at a change of direction in express of 30 degrees and bottoms tanding shall have a dimension in the direction of ramp run of not less than 72" to accommodate the handrail extension. See 1007.4.6[3307(d.1)6] Fig. 11838&39
- 4. Other intermediate landing shall have a dimension in the direction of ramp run of not less than 60". See 1007.4.7[3307(d.1)7] Fig. 11B-38
- 15. Ramp landings are not considered in demanding the maximum harizontal distance See 1007.4.1a[3307(d.1)1]
- 16. Handrails are required on ramps that provide access if the ramp slope exceeds 1" rise in 20" of horizontal run. See 1007.5o[3307(e.1)] 17. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the romp, shall be 34" to 38" above the ramp surface, shall extend a minimum of 1" beyond the top and bottom of the ramp, and the ends shall be returned
- See 1007.5o[3307(e.1)] Fig. 118-27(b) & (c) 18. The grip portion of handroils shall be less than 1-1/4" nor more than 1-1/2", or the shape shall provide the equivalent gripping surface, and all surface shall be smooth with no sharp carners. Handroils shall not rotate within their fittings. See 1007.5a[3307(e.1) Fig 118-36
- 19. Handralls projecting from a wall shall have a space of 1-1/2 between the wall and See 1007.5a[3307(e.1) Fig 11B-36
- 20. Handrais may be located in the recess if the recess is a maximum of 3" deep and extends at least 18"above the top of the rail. See1007.5a[3307(e.1) Fig. 118-36
- elements. Edges shall have a minimum of radius a 1/8". See 007.5a(3307(e.1)) Fig 11B-36
- exceeds 10" in length, the ramp shall comply with one of the following requirements: See 1007.10[3307(h.1) Fig. 11B-27(b) & (c)
- A. A guide curb a minimum of 2^n in height shall be provided at each side of the ramp: 3. A wheel guide rail shall be provided, centered 3" \pm 1" above the surface of the ramp.
- 23. Outdoor and their approaches shall be designed and constructed so that water will not occumulate on walking surfaces. See 1007.3.2

- Note: <u>Curb Ramps</u> shall be constructed at each corner of street intersections and where a pedestrian way crosses a curb. The preferred and recommended location for curb ramps is in the center of the crosswalk of each street corner. Where it is necessary to locate a curb in the center of the curb return and the street surfaces are marked to identify pedestrian crosswalks, the lower end of the curb ramp shall terminate within suc crosswalk areas. See 1127B.5.1[3106A(e)] Fig. 11B-19 through 11B-23
- Provide a curb ramp at front of building as shown on plans. See 11278.5.1[3106A(e)1] 2. Curb ramps shall be a minimum of 4" in width and shall lie, generally, in a single sloped plane, with a minimum of surface warping and cross slope.See11278.5.2[3106A(e)2]
 3. The slope of curb ramps shall not exceed 1 vertical and 12 horizontal.
- See 1127B.5.3[3106A(e)3] Maximum of adjoining gutters, read surfaces immediately adjacent to the curb ramp, or occessible route, shall not exceed 1:20 within 4° of the top and bottom of the curb ramp. The slope of the framed or flored sides of curb ramps shall not exceed 1 vertical
- See 1127B.5.3[3108A(e)3] 5. A level landing 4" deep shall be provided at the upper end of each curb ramp over its full width to permit safe egress from the ramp surface, or the slope of the famed or liared sides of the curb ramp.

 See 11278.5.4(3105A(e)
 6. Transitions from ramps to wolks, gutters or streets shall be fresh and free af abrupt See 1127B.5.4[3106A(e)4
- changes, except that the lower end of each curb ramp shall have a 3," lip beveled at 45 degrees. See 11278.5.3 & 11278.5.5(3105A(e)3 & 5] 45 degrees. Set 112/18.3.3 ๕ 112/18.3 ๕ 112/
- crossings, the 48" clear space shall be within the markings. If diagonal curbs have flored sides, they shall also have at least a 24" long segment of straight curb located on each side of the curb ramp and within the marked crossing. See 1278.5.10[3106A(e)10]

 8. The surface of each curb ramp and its flared sides shall be stable, firm, and slip—resistant and shall be of contracting finish from that of the adjacent sidewalk
- See 1127B.5.6[3106A(e)6] I. All curb ramps shall have a grooved border 12" wide at the level surface of the sidewalk along the top of each side approximately % on center. All curb ramps constructed between the face of the curb and the street shall have a grooved border at See 1127B.5.7[3106A(e)7]
- 10. A curb ramp shall have a decimal warning that extends the full width and depth of the curb ramp inside the grooved barder when the ramp slope is less than 1 vertical and 15 horizontal. Detectable warning shall consist of raised truncated domes with a diameter of naminal 0.9" at the base tapering to 0.45" at the top, a height of naminal 0.2", and of nominal U.9 at the base tapering to U.92 at the top, a neight or nominal U.2. and a center-lo-center spacing of nominal 2.35", in compliance with figure \$18-23. "Naminal as used here, shall be in accordance with section \$12-31-102. State Referenced Standards Code. The detectable warning shall contrast visually with the adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface. The dames may be constructed in a variety of methods, including cast-in-place or stamped, or may be part of a preforicated surface. See 11278.5.8[3106A(e)8]
- 11. Curb ramps shall be located or protected to prevent their obstruction by parked cars. See 1127B.5.9[3106A(e)B]

Total # of parking Total # of disabled parking spaces required 51 - 7576-100 101-150 151-200 201-300 301-400 501-600 2% of total 20 + 1 for each 1001 & over 100 or frac, thereof over 1001 disabled parking spaces as required

by Toble 11B-7.

. At lacilities providing medical care and other services for purpose with mobility npairments,parking spaces complying with the section 11298 shall be provided in coordance with able 11B-7 except as follows:

See 1118A.1[3107A(a)3]

Outpatient units and facilities: 10% of the total number of parking spaces serving each such outpatient unit or facility. See 11298.3.1[3107A(a)3A] b. Units and facilities that specialize in treatment or services for persons with mobility impairments: 20% of the total number of parking spaces provided serving each

See 11298.3.2[3107A(a)]

See 11298.3.2[3107A(a)3B]

See 11298.3.2[3107A(a)3B]

See 11298.3.2[3107A(a)3B]

See 11298.3.2[3107A(a)]

- Accessible parking spaced serving a particular building shall be as near as practical to a primary entrance and on the shortest accessible route of travel from adjacent See 1129B.1 & 1129B.4[3107A(a) & (b)] arking to an accessible entrance.
- i. In porking facilities that do not serve a particular building, accessible shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. See 1129B.1[3107A(a)]

In building with multiple accessible entrances with adjacent parking accessible porking spaces shall be dispersed and located closest to the accessible entrances. See 1129B.1[3107A(a)]

 Where single accessible parking spaces are provided, they shall be 14' wide and outlined to provide a 9' parking area and a 5' loading and unloading access aisle on the passenger side of the vehicle. See 1129B.4.1[3107A(b)1] Fig. 11B-18B the passenger side of the vehicle. See 11298.4.1(3107A(b)1) Fig. 11B—18B 8. When more than one accessible parking spaces is provided, In lieu of providing a 14' wide space for each parking space, two spaces can be provided. Within 23' wide area lined to pravide a 9' parking area on each side of a 5' loading and unloading access gisle in the center. See 11298.4.1[3107A(b)1] Fig. 118-18A & C

The minimum length of on occessible parking space shall be 18'. See 11298.4.1[3107A(b)1] Fig. 11B-18A, B & C
10. 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 a5' loading and unloading area. However, there is no requirement that the space be reserved exclusively or identified for use by persons with disabilities only. See 1129B.2[3107A(b)2]

- 11. One in every accessible parking spaces, but not less than one, shall be served by an access aisle 96" wide minimum and shall be designated van accessible. All such spaces may be grouped on one level of a parking level. See 1129B.4.2[3107A(b)2]
- 12. Surface slopes of accessible parking spaces shall be the minimum possible and shall not exceed "" per foot in any direction.
- 13. All entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of 8"-2" where required for accessibility to accessible See 1130B[3107A(d)]
- 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. See 1129B.A.3[3107A(b)3] Fig 11B-18A,B,C
- 15. Pedestrian ways which are accessible to people with disabilities shall be provided from each such parking space to related facilities, including curb cuts and ramps See 1129B.A.3[3107A(b)3] Fig. 11B-18A,B,C
- 16. Ramps shall not encroach into ony parking space, with the exception of a transition ramp from a loading/unloading area to an adjacent sidewalk. The transition ramp shall be minimum of 48" in width, a maximum 0f 60" in length, with a maximum slope of See 1129B.A.3[3107A(b)3] Fig. 11B-18A,B,C
- 17. Accessible parking spaces shall be located so that persons with disabilities are not ompelled to wheel or walk behind parked cars other than their own See 1129B.4.3[3107A(b)3]
- 18. 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 at a profile view of a wheelchair with occupant on white and dark ue background. The sign shall not be smaller than 70 square inches in area, and when in a path of travel, shall be posted as minimum height of 80° from the bottom of the sign to the parking space (inished grade. See 11298.5(3107A(e) Fig. 118-18A.B.C
- 19. Signs to identify accessible parking spaces may be centered on the wall at the interior end of the parking space at minimum height of 36" from the parking space linished grade, ground or sidewalk See 11298.5[3107A(c)]
- Van accessible spaces shall have an additional sign starting "Van—Accessible mounted below the symbol of accessibility. See 11298.5[3107A(c)]
- 21. An additional sign shall also be posted in a conspicuous place, at each entrance to off street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall not be less than 17" by 22" in size with lettering not less than in height, which clearly and conspicuously states the following: See 1129B.5[3107A(c)]

Unauthorized vehicles parked in designated accessible spaces not displaying distinguishin placards or license places issued for persons with disabilities may towed away at owner's

Or by telephoning <u>late. Blank spaces are to be filled in with appropriate information as permanent part of</u>

the signs.

22. The surface of each occessible parking space or stall shall have a surface of the following enhances: dentification duplicating either of the following schemes: See 1129B[3107(c) Fig. 11B-18A.B.C

A. By outlining or pointing the stall or space in blue and autlining the ground in the stall in the stall by space in white and or suitable contrasting color a prafile view depleting a wheelchair with occupant or.

8. By outlining a profile view of a wheelchair with accumant in white on blue

22. The surface of each accessible parking space or stall shall have a surface on duplicating either of the following schemes: See 11298[3107(c) Fig. 11B-18A,B,C

). By outlining or painting the stall or space in blue and outlining the ground in the A. By outlining or painting the stall or space in blue and outlining the ground in the stall or space in white and or suitable contrasting color a profile view depleting 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 it is visible to traffic enforcement when a vehicle is properly parked in the space and shall be 36" high by 36" wide.

PASSENGER DROP-OFF AND LOADING ZONES

When provided possenger drop-off and loading zones shall be located on an accessible route of travel, See 11318.1[3108A(o)]

2. Where provided, one passenger drop—off and loading zone shall provide an access aisle at least 60" wide and 20" long adjacent and parallel to the vehicle pull—up space. Such zones shall be located on a surface with a slope not exceeding 1 vertical and 50 horizontal. If there are curbs between the occess aisle and the vertical pull—up space hen curb ramp shall be provided

i. Provide minimum vertical clearance of 9"—6" at accessible passenger tooding zones und along at least one vehicle access route to such areas from site entrances and exite

See 18.2.2[3108A(b)2]
4. Valet parking facilities shall provide a passenger—loading zone and shall be located all accessible route to the entrance of the facility. The parking space requirements of ection 1129B apply to facilities with valet parking. See 11318.3[3108A(c)]

PEDESTRIAN GRADE SEPARATIONS

Pedestrian ramps grade separation shall comply with the requirements of section 1007 r ramps.

Transport rounds of the reflection grade separations cross streets or other vehicular traffic ways, and where pedestrian grade separations cross streets or other vehicular traffic ways, and safety he used by persons with

where a street level crossing can reasonably and safety be used by persons with disabilities, there shall be provided conforming curb ramps and a useable pathway.

Cross slopes of walking surfaces shall be the minimum possible and shall not exceed per foot. The slope of any appreciably warped walking surface shall not exceed 1 vertical 12 horizontal in any direction. See 1128B[3106A(I)]

ENTPANCES AND EXITS

Exits in excess of those required by section 11148.2.1 and which are more than 24" above grade are not required to be accessible. Such doors shall have signs worning that they are not accessible. Warning signs shall comply with section 11178.5.

2. For the purpose of $\,$ Title 24, the use of the term $\,\underline{\text{Exit}\,\,\text{Door}}\,$ applies to all doors at provide access, that is, entrances passage doors, etc

All entrances and all exterior ground floor exit doors to buildings and facilities shall be made accessible to persons with disabilities. See 1114B.1.3 7 1001.9.1[3301(H)1]

2. Revolving doors shall not be used to as a required entrance for persons with See 1004.6.4[3304(f)5]

During periods of portial or restricted use of a building or facility, the entrance used for primary access shall be accessible to and usable by persons with disabilit

Exit doors shall be operable from the inside without the use of a key or any special knowledge or effect. See 1004.3[3304(c)]
5. Manually operated edge or surface-mounted flush bolts and surface bolts are prohibited. When exit doors are used in pairs and approved automatic flush balts are used, the doors leaf having the automatic flush balts are used, the door leaf having automatic flush balts shall have no doorknob or surface—mounted hardware. This unloading of any leaf shall not require more than one operation. See 1004.3[3304(c)] 6. Latching and locking doors that are hand activated and which are in an poth of travel shall be operable with a single effect by lower type hardware, panic bars, push—pull activating bars, or other hardware designed to provide passage without requiring the obility to grasp the opening hardware. Locked exit doors shall operate as

above is egress direction.

See 1004.3.1[3304(c.10)]

7. Doors to individual hotel or motel shall operate similar to above, except that when To bows to intolvation noted or motel shall operate similar to above, except that when bolt and unlotching 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 the lieu of lever type hardware on the corridor side. Separate deadlock activation on room side or corridor sides in hatels or motels shall have lever handle or large thumb turn in an assity See 1004.3.1[3304(c.1)] reached location.

Hand-activated door opening hardware shall be centered between 30" and 44" above the floor.

See 1004.3.1[3304(c.1)]

9. Every doorway which is located in a accessible path of travel shall be of a size as to

permit the installation of a door not less than 3" in width and not less than 6"-8" in height. When installed, exit doors shall; be capable opening so that the clear width of the exit is not less than 32", measured between the face of the door and the apposite See 11158B.4.1, 1004.6 & 1004.6.5[3304(o)1 & (i)1] Fig11B-5B & 11B-33 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 See 1004.6.2[3304/f\3] m its crossed position.

When an automatic door operated is utilized to operate a pair of doors, at least one

of the doors shall provide a clear, unobstructed opening width of 32" with the door osttloned at an angle of 90 degrees from its closed position. See 1004.6.3[3304(f)2] Fig. 118-33(g) 12. For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position. See 1004.6.[3304(1)] Fig. 118-33(a) 13. Minimum moneuvering clearances at doors shall be as shown in Figure 118-26. The

floor or ground area within the required clearances shall be level and clear.

4. There shall be 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. See 111588.4.2 & 1004.9.2.2[3304(1.1)28] Fig. 118-26. The width of the travel area on the side to which the door swings shall extend a inimum of 24" post the strike edge of the door for exterior doors and minimum of past the strike edge for interior doors. See 1115B.4.2 & 1004.9.2.3

post the strike edge for interior doors.

See 11158.4.2 & 1004.9.2.3

16. The floor or landing shall not be more than 1/2 lower than the threshold of the doorway.

See 1004.9.1c[3304.(1.1)] Fig. 118-32

17. The space between two consecutive door openings in a vestibule, serving other than a required exit stairway, shall provide a minimum of 48" 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 between the doors. See figure 118-30 & 31 for design alternatives.

See 004.9.2.4[3304(1.1)2D]

its closed position. Doors in a series between the cools.

See 004.9.2.4(3304(1.1)2D)

18. The bottom 10° of all doors except outomatic 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 wheelchair footrest without creating a trap or hazardous condition.

19. Recessed doormats shall be adequately anchored to prevent interference with

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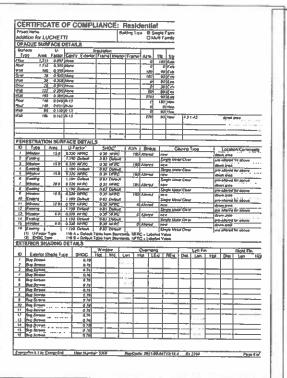
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SUBMITTAL PLAN / BLDG NO. REVISION

TITLE ENERGY

Job No.

Sheet Title

LEGEND ARCHITE AREA OF REBUILD HOME NOTES: SHAW AVE. (E) LANDSCAPING (E) LANDSCAPING (E) SIDEWALK PROPERTY LINE: 127'-0" (E) LANDSCAPING (E) PORCH KEY PLAN (E) SIDEWALK AVE. (E) PLANTER "A" (ii) **EXISTING RESIDENCE** (E) CARPORT ROSEWELL N.I.C. (E) LANDSCAPING MARIANO'S SUBMITTAL RESIDENCE PLAN / BLDG PROPOSED PRØJECT RESIDENCE NO. REVISION AREA WORK PROPERTY LINE: 127'-0" Sheet Title Ġ Job No.

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AND SHALL NOT BE USED OTHE
FROM THE DESIGNER

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SITE

DEMOLITION: TO BE REMOVED
EXISTING WALLS

LEGEND

1. BY CAREFUL STUDY OF THE CONTRACT DOCUMENTS, DETERMINE THE LOCATION OF EXTENT OF SELECTIVE DEMOLITION TO BE PERFORMED. IN COMPANY W/ THE OWNER, VISIT THE SITE & VERIFY THE EXTENT & LOCATIONS OF SELECTIVE DEMOLITION REQUIRED.

- CAREFULLY IDENTIFY LIMITS OF SELECTIVE DEMOLITION.
- MARK INTERFACE SURFACE AS REQUIRED TO ENABLE WORKMAN ALSO TO IDENTIFY ITEMS TO BE REMOVED & ITEMS TO BE LEFT IN PLACE INTACT.
- 2. GENERAL WORK SHALL NOT PROCEED UNTIL ALL PROTECTIVE WORK IS PLACED AS REQUIRED TO PROTECT THE BUILDINGS ACTIVITIES, PROPERTIES & PERSONNEL FROM THE HAZARDS OF THE WORK, NOISE DUST, ETC. SHALL BE KEPT TO A MINIMUM, BE CAREFUL HANDLING, DAMPENING, ETC, AS REQUIRED,
- 3. EXISTING WORK DAMAGED IN THE PROSECUTION OF THE WORK SHALL BE REPAIRED OR RESTORED TO IT'S ORIGINAL CONDITION AT THE CONTRACTOR'S
- 4. DEMOLITION SHALL BE DONE ONLY BY EXPERIENCED WORKERS USING APPROPRIATE TOOLS & EQUIPMENT, & PROVIDED W/ ALL NECESSARY SAFEGAURDS,
- 5. WHEREVER THE REMOVAL OF ANY FINISHED SURFACE IS REQUIRED BY THE DRAWING AND JOR SPECIFICATIONS, THE CONTRACTOR SHALL MAKE DUE ALLOWANCE FOR FINISHING ALL UNFINISHED SURFACES EXPOSED AS A RESULT OF SUCH WORK.
- 6. ALL MATERIALS REMOVED UNDER THIS CONTRACT WHICH ARE NOT TO BE SALVAGED OR CONTRACT WHICH ARE NOT TO BE SALVAGED UK
 REUSED SHALL BECOME THE PROPERTY OF THE
 CONTRACTOR & BE PROMPTLY REMOVED FROM THE
 SITE. AT ALL TIMES USE MOVABLE DEBRIS BOXES,
 COVERED, TO CONVEY PERMIT DEBRIS TO ACCUMILATE
 ON THE SITE.
 7. EXTREME CARE SHALL BE EXERCISED TO
 PREVENT, CHIPPING, BREAKAGE, BENDING, &
 MICHARD UNG OF ALL MATERIALS
- MISHANDLING OF ALL MATERIALS.
- 8. UPON COMPLETION OF DEMOLITION WORK. LEAVE THE PROPERTY & ADJACENT AREAS CLEAN & SATISFACTORY TO THE DESIGNER OR THE OWNER.

B. MECHANICAL & ELECTRICAL

- 1. CAREFULLY REVIEW DRAWINGS & DETERMINE LINE TO BE REMOVED & THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN. PROVIDE FOR MINIMUM SERVICE INTERUPTION OF LINES TO REMAIN,
- 2. REMOVE LINES COMPLETELY WHEREVER POSSIBLE. CUT & CAP OR PLUG IN A POSITIVE MANNER BEHIND THE TERMINATION MUST BE ACCESSIBLE.
- 3. CONTRACTOR SHALL MAINTAIN &/OR RECONNECT CONNECTIVITY FOR ALL HVAC, PLUMBING, ELECTRICAL & GAS UTILITY SERVICES THAT SERVE OTHER ROOMS OR AREAS.
- 4. PATCH & REPAIR ALL FLOOR PENETRATIONS FROM EXISTING PLUMBING, ELECTRICAL & MECHANICAL UTILITIES.

DEAN AB ARCHITE

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6600 VALLEY \ **BUENA PARK,** THE DRAWING IS AN INSTRUMENT OF THE DESIGNER AND MAY NOT BE DESIGNER'S HAME. ALL DES ON THE DRAWINGS ARE FOR US AND SHALL NOT BE USED OTHE FROM THE DESIGNER.

NOTES:

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KEY PLAN

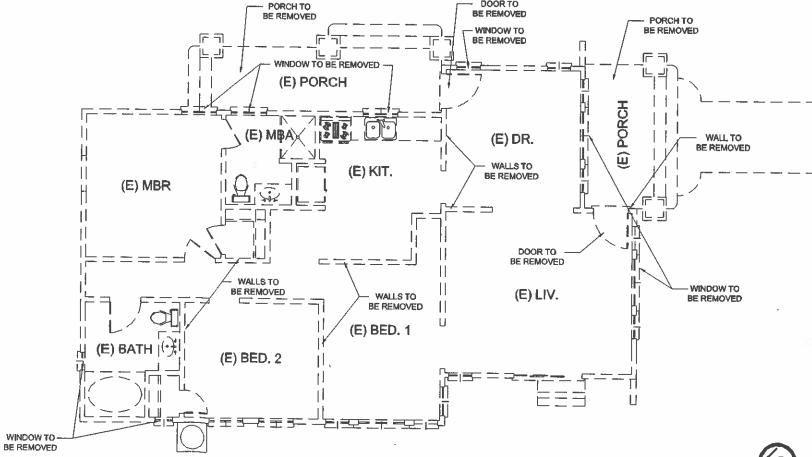
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Sheet Title

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Job No.



WINDOW TO

DOOR TO

FLOOR NOTES:

- ALL GLAZING HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING [2408] (GLAZING IN BATH & SHOWER ENCLOSURE ONLY)
- 2. DETECTORS SHALL SOUND & ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT, WHICH THEY SERVE.
- 3. PROVIDE 1 MAIN SWITCHED FLOURESCENT LIGHT IN EACH BATHROOM & KITCHEN PER STATE ENERGY
- 4. SAFETY GLASS (TEMP) ENCLOSURE W/ METAL
- 5. PROVIDE EXTERIOR STUCCO LATH NAILING W/ @11 93. 1 ½" LONG, 1/4" HEAD, 1/4" THICK FUR NAILS. TWO
 (2) LAYERS OF GRADE 'D' PAPER REQ'D FOR THE STUCCO WORK
- PROVIDE RADIANT BARRIER ON ATTIC SIDE OF ROOF SHEATHING MATERIAL PER STATE ENERGY CODE.
- WALL COVERING SHALL BE TILE OR EQUALLY APPROVED MATERIAL 70" ABOVE DRAIN INLET (BATHROOM ONLY)
- ALL NEW WINDOWS MUST MATCH EXISTING WINDOWS IN STYLE, TYP, TREATMENT & TRIM, ALL WINDOWS AS RECESSED W/ MOUNTINGS &
- 9. ALL DUAL GLAZED OF THE PROPOSED DWELLING ARE TO BE NON-METAL FRAME & LOW-3 TYPE GLAZING SHGC = 4.0 MAX \$ U - VALUE = 0,35 MAX.
- 10. A 12" MIN. ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS W/O SLIP JOINTS [PC 405.2]
- 11. ALL PLUMBING WALLS TO BE 2" X 6".
- 12. IN SHOWERS & TUBS/SHOWER COMINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (UPC SEC.
- 13. OPENINGS INTO ATTICS, FLOORS OR OTHER ENCLOSED AREAS SHALL BE COVERED W/ CORROSION - RESISTANT WIRE MESH NOT GREATER THAN 1/4" IN ANY DIMENSION UNLESS OPENINGS ARE EQUIPPED W/ SASH OR DOORS.
- 14. DUCT TAPE AS A MIN, MEETING THE REQUIREMENTS OF UL181, 181A OR 181B, SHALL BE REQUIRED FOR INSTALLING MECHANICAL DUCTING.
- 15. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE "NATIONAL FENESTRATION RATING COUNCIL® (NFRC) & SHOWING COMPLIANCE W/ THE ENERGY CALCULATIONS
- 16. EXTERIOR LATH SHALL BE INSTALLED AS REQUIRED IN SECTION 1402.1 OF THE LA. COM. BUILDING CODE, 2002 EDITION, & WHEN APPLIED OVER WOOD BASE SHEATHING SHALL INCLUDE 2 LAYERS OF GRADE "D"
- 17. FIXTURES HAVING CONCEALED SLIP JOINTS CONNECTIONS SHAL LIBE PROVIDED W/ AN ACCESS PANEL OR UTILITY SPACE @ LEAST 12" (305 MM) IN ITS LEAST DIMENSION & SO ARRANGED W/O **OBSTRUCTIONS AS TO MAKE SUCH CONNECTIONS** READILY ACCESSIBLE FOR INSPECTION & REPAIR. L.A. CO. BC. SECTION 405.2
- 18. SMOKE DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.
- 19. SMOKE DETECTORS SHALL HAVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING W/ BATTERY BACK-UP.
- 20. LIGHTING IN BATHROOMS, ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
- 21. OTHER ROOMS, ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER, CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT FROM THIS
- 22. OUTDOOR LIGHTING, ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTOCONTROL / MOTION SENSOR COMBINATION.

DETAIL TVD

WINDOW SCHEDULE

SYM.	QTY.	WIDTH	HEIGHT	REMARKS
1	2	6'-0"	6'-0"	FIXED - CASEMENT
2	6	2'-0"	3'-0"	CASEMENT - OPERABLE
3	3	3'-0"	4'-0"	CASEMENT - OPERABLE - TEMPERED
4	2	2'-0"	3'-0"	CASEMENT - SLIDING - TEMPERED
(5)	1	3'-0"	6'-8"	CASEMENT - OPERABLE
6	2	3'-0"	5'-0"	CASEMENT - OPERABLE
7	-	_		
8	1	4'-0*	5'-0"	FIXED - CASEMENT
	- 1			

NOTE:

1. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS & MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED. 2. WINDOWS ARE DUAL GLAZED AND LABELED

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. CLEAR OPENING OF 5.7 S.F. W/ A MIN. NET CLEAR OPENING HEIGHT FLOOR VENT CALCULATION OF 24° & WIDTH 20° (R31.1.1, R310.1.2 & R310.1.3)

FLOOR VENT CALCULATION:

LxWxH= $33 \times 44 \times 2 = 2,904 \text{ SF}$ 2,904 SF / 15 = 193,6

VENT: 9" x 19" = 171 SF

VENTS PROVIDED: 7

DOOR SCHEDULE

SYM,	QTY.	WIDTH	HEIGHT	TYPE	REMARKS
1	2	3'-0°	6'-8"	SOLID CORE / GLASS	ENTRY - LOCK
2	1	6'-0"	6'-8"	SOLID CORE / GLASS	FRENCH GLAS
3	5	2'-8"	6'-8"	HOLLOW CORE	No.
•	2	2'-6"	6'-8"	HOLLOW CORE	
(5)	1	3'-0"	6'-8"	POCKET DOOR	
6	2	2'-0"	6'-8"	CLOSET DOOR / SUIDER	
7	1	3'-6"	69.	SOLID CORE / GLASS	ENTRY-LOCK

- 1. DOOR MAY OPEN ON THE TOP STEP OF A FLIGHT OF STAIRS OR AN EXTERIOR LANDING, PROVIDED THE DOOR DOES NOT OVER THE TOP STEP OR EXTERIOR LANDING AND THE LANDING IS NOT MORE THAN 7.75-IN BELOW THE THRESHOLD.
- 2. OWNER TO SPECIFY DOOR STYLE
- NEW WINDOWS, DOORS & TRIMS TO MATCH EXISTING U.N.O. PROVIDE HEATING TO PRODUCE THE REQUIRED MIN. ROOM TEMP, OF 70° F 3' ABOVE LEVEL, UNDERCUT BEDROOM DOORS FOR WARM AIR CIRCULATION.

LEGEND

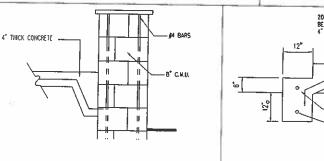
NEW WALLS - 2 x 4 WALL STUDS @ 16" O.C. W/ GYPS. BOARD @ INTERIOR WALLS. EXTERIOR WALL - 1/8" LATH & PLASTER TO MATCH EXISTING **EXISTING WALLS**

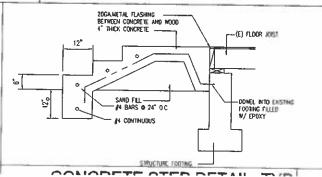
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SMOKE DETECTORS: SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY

CARBON MONOXIDE DETECTOR

EXISTING





DECK 5 A-6 z-0 (1) 4'-3" 3'-7" 3'-6" (2) (5 A-6 MBA DIN. **MBR** VAULTED 3∕3 KIT. CLNG. VAULTED CLNG 4 A-6 CLO. 3'-10" ACCES ESR-2542 FACTORY BUILT (3)3 DOOR FIREPLACE , 2'-8° LIV. (E) 24"X18" FLOOR VAULTED AGCESS CLNG. BED, 2 BED. 1 BATH rage 2 47-8 (E) 24"X18" FLOOR **ACCESS** 3 A-6

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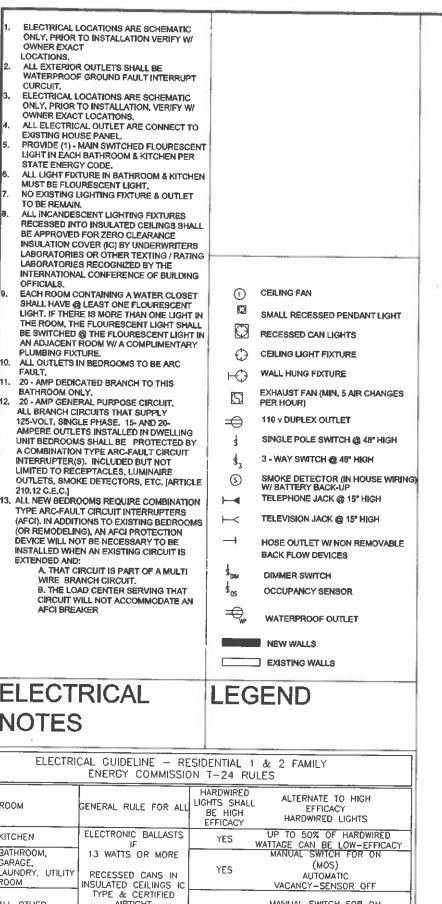
KEY PLAN

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Sheet Title

FLOOR



WIRE BR. B. THE LO CIRCUIT V AFCI BRE.		WATERPROOF OUTLET NEW WALLS EXISTING WALLS
ELECT	RICAL	LEGEND
NOTES	S	
ELECTRI	CAL GUIDELINE — RE ENERGY COMMISSIO	SIDENTIAL 1 & 2 FAMILY ON T-24 RULES
ROOM	GENERAL RULE FOR ALL	HARDWIRED LIGHT'S SHALL BE HIGH EFFICACY HARDWIRED LIGHTS
KITCHEN	ELECTRONIC BALLASTS	YES UP TO 50% OF HARDWIRED WATTAGE CAN BE LOW-EFFICACY
BATHROOM, GARAGE, LAUNDRY, UTILITY ROOM	13 WATTS OR MORE RECESSED CANS IN INSULATED CEILINGS IC	MANUAL SWITCH FOR ON (MOS) YES AUTOMATIC VACANCY-SENSOR OFF
ALL OTHER ROOMS (HALL, DINING, BEDROOM, ETC)	TYPE & CERTIFIED AIRTIGHT SWITCH ALL HIGH-EFFICACY LIGHTS	MANUAL SWITCH FOR DN YES AUTOMATIC VACANCY-SENSOR OFF OR FLECTRONIC DRIVER SWITCHES
OUTDOOR LIGHTS ON BUILDINGS	SEPERATELY FROM LOW-EFFICACY LIGHTS.	YES PHOTO CONTROLLED SENSOR OFF
INITIAL L	AMP LUMENS DIVIDE	D BY WATTS = EFFICACY
UP TO 15 WATTS FROM 15 TO 40		D LUMENS PER WATT TO BE HIGH-EFFICACY D LUMENS PER WATT TO BE HIGH-EFFICACY

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KEY PLAN

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DIN.

VAULTEÓ

CLNG.

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KITO, O' TO

VAULTED CLNG

BED. 1

5 A-6

4 A-6

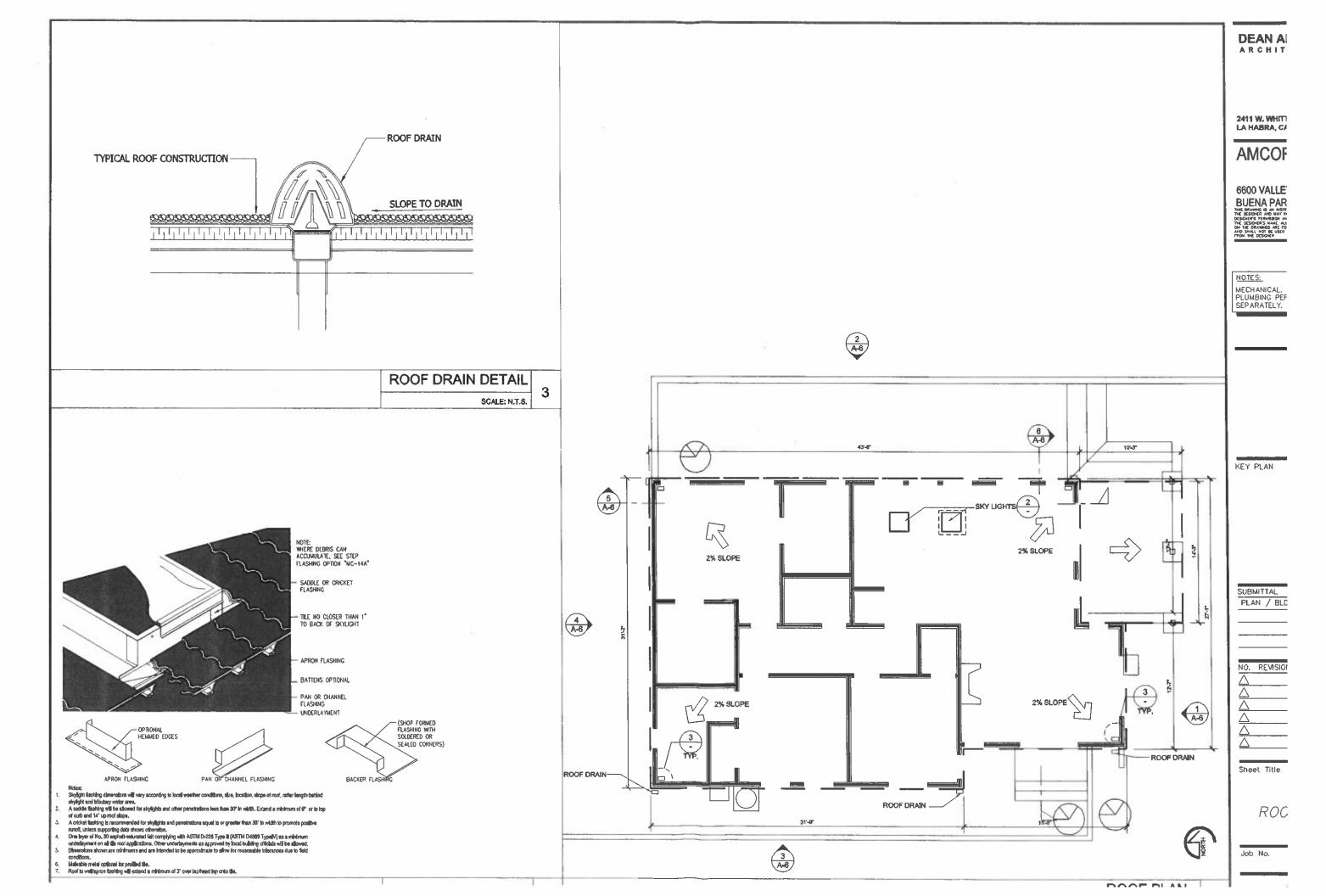
(E) 200 AMP PANEL

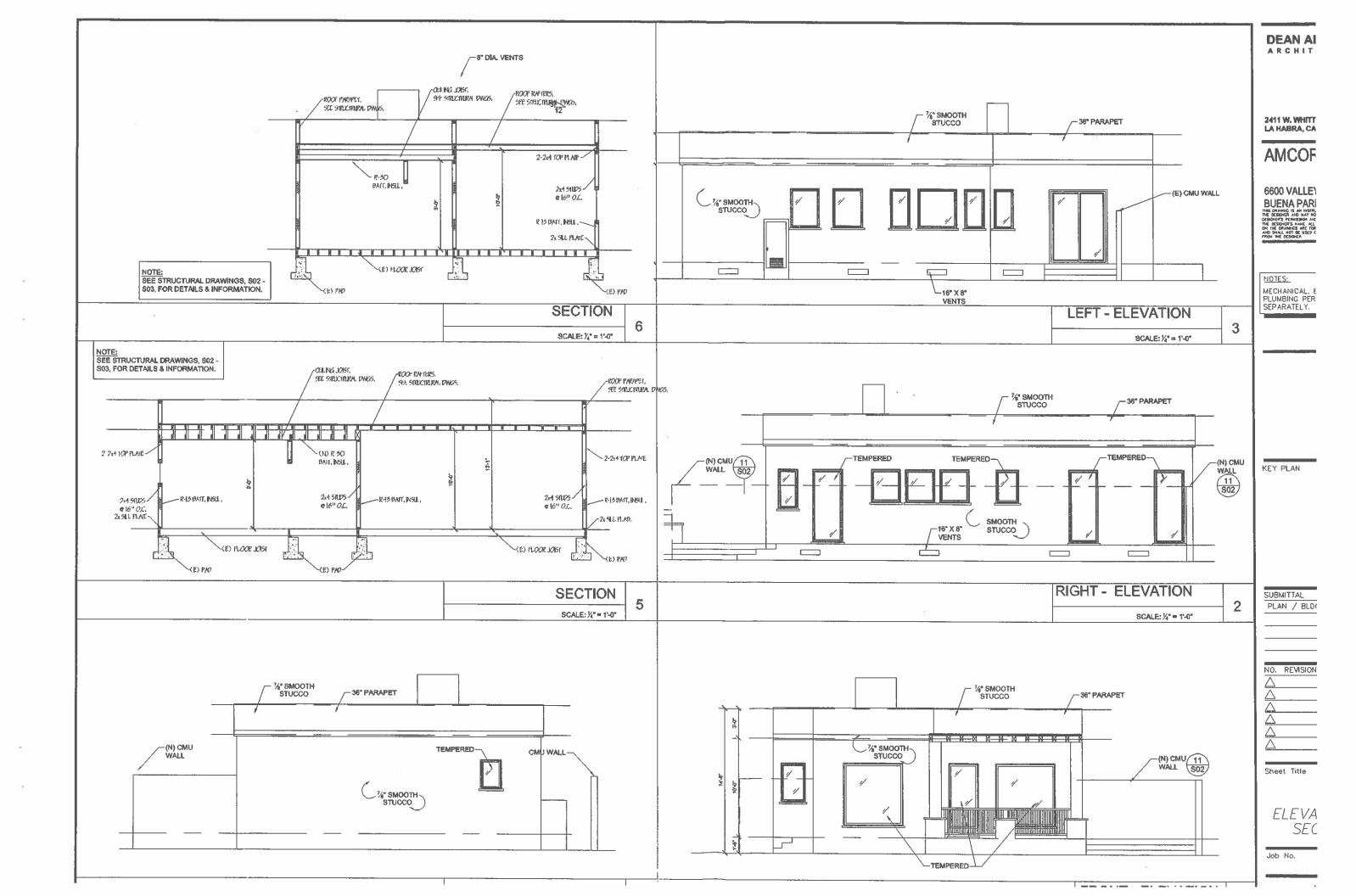
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CONSTRUCTION NOTES:

GENERAL:

- All work performed shall be in accordance with the 2010 edition of the California Building Code.
- Where no specific detail, section or indication is given, typical or approved standard practice details are to be used.
- The contractor shall verify all dimensions shown on plans and existing field conditions. In case of nay discrepancies, the engineer shall be contacted before proceeding with the work.
- 4. The contractor shall coordinate all structural work with the architectural, mechanical, plumbing, and any other related drawings and notifies the engineer of any discrepancies.
- Contractor shall verify location and size of floor, roof and wall openings with other drawings. Openings not shown on structural drawings are not permitted.

FOUNDATION:

- Design soil bearing pressure is limited to 1000 psf. All site recommendations related to grading and foundations systems shall be based on the sails report; code minimums were assumed due to none soils report was provided.
- All exterior footings shall extend into firm natural soil or approved compacted fill a minimum of 24".
- All interior footings shall extend into firm natural soil or approved compacted fill a minimum of 18".
- Garage slab should be poured separately from the residence footings.
 A positive separation should be maintained with expansion joint materials to permit relative movement (WHERE APPLIES).
- All trench excavations should conform to CAL-OSHA and local safety codes. All utilities trench backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of 90 percent of ASTM D-1557-91.
- Excavations adjacent to existing buildings or walls shall not extend below an angle of 45 degrees from the bottom of the footings of these adjacent structures, or the contractor shall provide adequate sharing for the excavations.
- 7. Where existing footings, concrete slabs, pipes, utilities or other buried items are removed, the disturbed (loose) soil shall be removed and recompacted to a minimum of 90% of maximum density.
- 8. All fills shall be compacted to a minimum of 90% of maximum density in accordance with ASTM D-1557-91. Fill shall be placed under the supervision of, tested and certified by, an approved soils engineer.
- The soil engineer shall inspect all excavations, removal of surficial and unsuitable soils, and utility trench backfill.
- 10. All residential foundation shall be setback from the descending slope surface a minimum horizontal distance of H/3 but need not exceed 40 feet

CONCRETE:

- All concrete shall be made with stone aggregate and shall attain a minimum compressive strength at 28 days of 2500 psi. The maximum concrete slump shall be 3" - 4".
- Special inspection by a certified inspector shall be provided for structural concrete when the structural design is based on f'c in excess of 2500 psi or where a special hazard exists per County Ord. No. 3953, Sec. 7-1-22.
- Cement for concrete. Mortar, and grout shall be Type V conforming to ASTM C-150. Aggregates shall conform to ASTM C-33 and shall not exceed 1" in size.
- 4. The engineer shall approve location of all construction joints.
- No pipes or ducts, other than conduits, shall be placed in structural concrete unless specifically shown on plans. Aluminum conduit shall noy be used.
- 6. Drypack shall be 1:3 cement sand mix.
- All anchor bolts, dowels and other inserts shall be placed before paring concrete

REINFORCING STEEL:

- All detailing, erection, and fabrication of reinforcing and accessories shall conform to the Manual of Standard Practice of the Concrete Reinforcing Steel Institute.
- 2. Reinforcing steel shall conform to ASTM A-615, Grade 60.
- 3. Reinforcing shown continuous shall be lapped 40 bar diameters (24" minimum) in concrete, unless noted otherwise.
- 4. Reinforcing shall have the following minimum cover:
- Concrete poured against earth 3—inch Formed concrete—exterior face 2—inch
- Welded wire mesh shall conform to ASTM A-185. Lap one full mesh plus 2" at splice.

STRUCTURAL AND MISCELLANEOUS STEEL:

- All detailing, erection, and fabrication shall conform to the latest edition of AISC specifications.
- Welding electrode shall be AWS E70XX or equal. Welding to be designed for half stresses. Non-continuous inspection by a Deputy Inspector is required.
- 3. All welding processes and inspection procedures shall conform to the American Welding Society Specification D1.0 latest edition. Welding shall be performed by City of Los Angeles certified welders in a shop of an approved fabricatar. All field welding shall be performed under continuos inspection or a Special Deputy Inspector approved by local building Department.
- 4. Steel fabricator shall submit shop drawings to the engineer for review prior to fabrication.
- A certificate of fabrication from the fabricating shop or a report from the special inspector must be runnished to the local Building Department prior to framing approval.

WOOD FRAMING:

- Framing lumber shall be Douglas Fir—Larch, grade marked by W.W.P.A. or W.C.L.I.B. as follows, unless noted on plans: Vertical Framing
- 2" x 4" Standard Grade or Better
- 2" x 6" and Lorger No. 2 Grade or Better 4" x 4" and Lorger No. 1 Grade or Better

HORIZONTAL FRAMING:

- 1. 2" x & 4" x No. 2 Grade or Better, 6" x and Larger No. 1 Grade or Better
- Plywood roof and floor sheathing shall be as noted an plans.
 Plywood for shear walls shall be a minimum Structural II. All sheets shall conform to PS-1-83 and shall be bonded with exterior glue.
- 3. Each plywood sheet shall have a minimum area of 8 square feet and a minimum dimension of 2 feet in any direction. Plywood shall be installed with joints staggered in adjacent sheets, with each sheet continuous over 2 or more supports and the face grain perpendicular to supports for floor and root sheathing, and parallel to supports for wall sheathing.
- 4. All nails shall be common wire nails with minimum nailing per Table 25-P of the Uniform Building Code, unless shown attentive.
- All framing hardware shown are strong—Tie Connectors as manufactured by the Simpson Company, unless noted otherwise. All hardware to be installed per manufacturer's recommendations.
- Bolts shall conform to ASTM A=307. Provide washers under all bolts, nuts, and screw heads.
- Provide double joists under all parallel walls and solid blocking under walls perpendicular to floor joists.
- 8. Anchor bolts shall be 5/8" in diameter by 10"long with 3"x3"x1/4" MIN, washers embedded 7" minimum into concrete or masonry, unless noted otherwise on plans. See shear wall schedule and plans for spacing. Install a minimum of 2 bolts in each piece of pressure treated sill plate, with the first bolt within 12" of the end of the plate.
- Joists or rafters framing from opposite sides of beams or walls shall be lapped a minimum of 4" and spliced with 4—16d nails, unless noted atherwise on plans.
- 10. Beams built—up with more than 2-2% members shall have all pieces full length and shall have 1/2% bolts at 18% 0.C. staggered top and bottom 3% from the edges, with the first bolt 3-1/2% from the end
- 11. All flush framed 2"x connections shall be made with Simpson "LUP" series hangers, unless noted otherwise on the plans.
- 12. All flush framed 2"x and larger connections shall be made with Simpson "B" series hangers, unless noted otherwise on the plans.
- 13. Lop all 2x top plates a minimum of 4'-0" at splices and nail with 10-16d on each side of each splice, unless noted atherwise on the plans. Where top or sill plates are cut, use a 1/8" x 1-1/2" metal strap with 10-16d on each side of cut.
- 14. Studs may be cut or notched to a maximum depth of 25% of the width. Bored holes shall not be nearer than 5/8" to the edge of a stud and shall not exceed 40% of stud width.
- 15. Joists or rafters may be notched at top or bottom a maximum of one—sixth of depth, but not within middle third of span. Holes bored in joists or rafters shall not be nearer than 2" to the edge and shall not exceed one—third of the joist or rafter depth.
- Notching of exterior and bearing/nonbearing walls shall not exceed 25%/40% respectively. Bored hales in bearing/nonbearing walls shall not exceed 40%/60% respectively.
- Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports.
- Floors shall have tangue and groove or blocked panel edges. Plywood spans shall conform.

CONNECTION I. JOIST TO SILL OR GIRDER, TOP NAIL	NAILING
 JOIST TO SILL OR GIRDER, TOE NAIL Joist or Rotler to sides of stude 8—inch joist or less. 	3-8: 3-16:
For each additional 4 inches in death at inject or result	1-16
For each additional 4 inches in depth of joist. 2 BRIDGING TO JOIST, TORNAIL EACH END	h-0
Official between joint or rafters to joist or rafters—Toenails coc Blocking between studs, each and. Tike (198m x 152 mm) SUBTLOOR OR LESS TO EACH JOIST, FAC. WORR THAN 1 17 6 (25 mm x 152 mm) SUBTLOOR TO TO EACH JOINT.	h side, each end. 2-10d ¹
b. Blocking between studs, each end.	2-10d toenois or 2-16d
1 1"X6" (25mm x 152 mm) SUBFLOOR OR LESS TO EACH JOIST, FACILITY WIDER THAN 1" AT 755 mm 2 155 mm 2 155 mm 2 155 mm	E NAIL 2-B
5 2" (51 mm) SUBFLOOR TO JOST OR GIRDER, BLING & FACE HAIL	2=16
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16dB16" (406 mm) A c
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PARELS.	3-16dper16" (406 mm
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE MAIL. SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANIELS. 7. TOP PLATE TO STUD, END TANIE. 8. STLOT OT SOLE PLATE 4-6d; 9. BOWSET STUDS, FACE HAIL. 4-6d;	2-16
B. STUD TO SOLE PLATE 4-8d.	toe null or 2-16d, end no
9. DOUBLE STUDS, FACE NAIL	16d@24" (610 mm) o d
TO DOUBLE TOP PLATE, TIPICAL FACE MAIL	16d@16" (406 mm) o.4
DOUBLE TOP PLATES, LAP SPLICE	8-16 3-8
11. BLOCKING BETWEEN JUISTS ON HAFTERS TO TUP PLATES, THE MAIL	3-8
11. BLOCKING BETWEEN JOISTS OF RATIERS TO TOP PLATES, TOE NAIL 12. RNA JOIST TO TOP PLATE, TOCKINAL 13. TOP JOIST TO TOP PLATE, TOCKINAL 13. TOP PLATES, LAPS AND INTERSECTIONS, FACE IMAL 14. CONTINUOUS HEAGER, TWO PIECES 1406.15 CEUINO JOIST TO PLATE, TOE IMAL	3096 (132 mm) 0.0
14. CONTINUOUS HEADER, TWO PIECES (AGE 16" (406	mm) or along each edge
15. CEILING JOIST TO PLATE, TOE HAIL	3-8
16. CONTINUOUS HEARDER TO STUD, TOE NAIL	4-8
17. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	4-8 3-16
15. CÉUING JOIST TO PLATE, TÓÉ NAIL 16. CONTINUOUS HÉARDER TO STUD, TOE NAIL 17. CEUING JOISTS, LAP OVER PARTITIONS, FACE NAIL 18. CEUING JOISTS TO PARALLEL RAFTERS, FACE NAIL 19. JUIST OR RAFTERS AT ALL BEARTHGS TOENAUS, EACH 30E 20. 1 BRACE TO EACH STUD AND PLATE, FACE NAIL	3-16
19 JUIST OR RAFTERS AT ALL BEARTHGS-TOCHAILS, EACH SIDE	2-10
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL 21. 1"X8" SHEATHING OR LESS 10 EACH BEARING, FACE NAIL	2-8
21. I AG SHEATHING ON LESS TO EACH DEANING, FALE MALL	2-8
22. WIDER THAN 1"X8" (25 mm x 203 mm) SHEATHING TO EACH BEAR 23. BUILT-UP CORNER STUDS 24. BUILT-UP GROER AND BEANS 2008:12" (813 m	NE, FACE NAIL. 3-8
24 BINIT-UP CIPDER AND REALS 204814" (913 m	m) as at least batter
staggered ?-2d	al ends and at each splice
25. 2" PLANKS staggered '2-2d	2-Ind at each bearing
26 WOOD STRUCTURE PANELS AND PARTICLEBOARD:2	
SURFLOOR AND WALL SHEATHING (TO FRAMING)	
SUBFLOOR AND WALL SHEATHING (TO FRAMING) 1/2" (12.7 mm) and less	, ůc
19/32" - 3/4" (15 mm - 19 mm) 7/8" - 1" (22 mm - 25 mm)	8d ⁴ or 6d
7/8" - 1" (22 mm - 25 mm)	, 3~θα
1 1/8" - 1½" (29 mm - 32 mm)	10d or 8d
27. PANEL SIDING (TO FRAMING)	
1/2" (12.7 mm) and less	
1/2 (12.7 mm) and less	
5/8" (16 mm)	6d ⁶
5/8' (16 mm)	64 ⁶ 8d ⁶
5/8 (16 mm)	80
5/8' (16 mm)	Ho. 11 oc
5/6_(16 mm)	Ho. 11 gc
5/8 (16 mm)	Ho. 11 90 60 No. 16go Ho. 11 go
5/6	Ho. 11 gr No. 15g Ho. 11 gr
5/6_{16_mm}	Ho. 11 gr No. 15g Ho. 11 gr
5/6_(16, mm)	8d** Ho. 11 gi 60 No. 16g Ho. 11 gi 80 No. 16g
28. FIBERBOARD SHEATHING: 1/2" (12.7 mm)	8d Ho. 11 gr Ho. 16g Ho. 11 gr Ho. 16g
5/6 116 mm)	8d Ho. 11 g No. 15g Ho. 11 g No. 16g
5/6_(16, mm)	10. 11 gr 60 10. 11 gr 60 10. 11 gr 10. 11 gr 10. 11 gr 10. 10
5/6_(16, mm)	10, 11 g
5/6_(16, mm)	10, 11 g
5/6_(16, mm)	10. 11 9
5/6_(16. mm)	10. 11 9
5/6 _ [16. mm]	10. 11 9
5/6 16 mm)	10. 11 9
5/6_(16, mm)	10, 11 9 10, 11 9
5/6 116 mm)	10, 11 9
5/6_16_mm]	IIO. 11 9 No. 169 N
576_SEBOARD SHEATHING. 25/32" (20 mm)	10, 11 gr 10, 10 gr 10,
576_SEBOARD SHEATHING. 25/32" (20 mm)	10, 11 gr 10, 10 gr 10,
576_SEBOARD SHEATHING. 25/32" (20 mm)	10, 11 gr 10, 10 gr 10,
576, 116, mm)	### 150
57.6. [16. mm]	10, 11 9 10, 11 9
576, 116, mm)	10, 11 9 10, 11 9
5/6. 116. mm)	10. 11 9 No. 169 No. 1
576, 116, mm)	10. 11 9 No. 169 No. 1
5/6. 116. mm)	10. 11 9 No. 169 No. 1
5/6. 116. mm)	10. 11 9 No. 169 No. 1
57.6. [16. mm]	10. 11 9 No. 169 No. 1

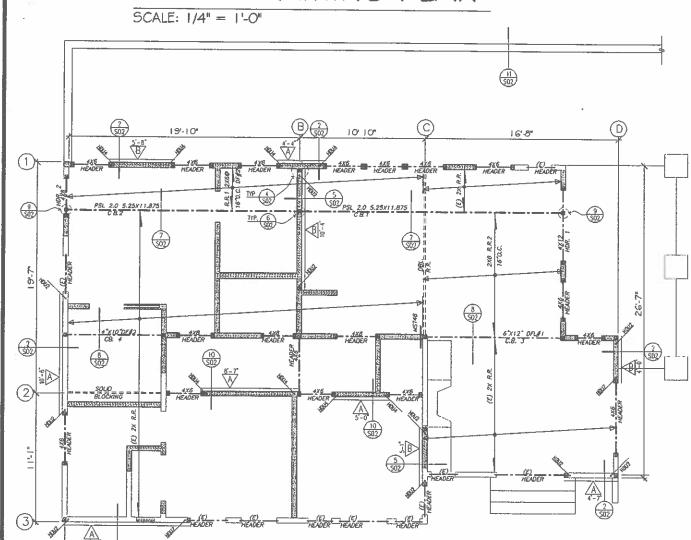
DIAPHRAGM

ROOF SHEATHING: 1/2" CDX PLYWOOD UNBLOCKED W/8L NAILS@6", 6",12"c.c.

BOUNDARY, EDGE & FIELD, PANEL SPAN RATING 24/0.

Earth	nguake	design data	
Seismic importance factor, and accupancy category	J-1	Story Shear Vx	6.442(K
Mapped spectral response occelerations S.s.	1.73g	Total weight of building	36.31(K)
Mapped spectral response accelerations 5.1.	0.661g	Seismic response coefficient(s). Cs(max)	0.7139
Site Class	B	Response modification factor(s). R	6.5
Spectral response coefficites SDS.	1.2g	Redundancy Factor Used	1.3
Spectral response coefficities SD1.	0.4419		

ROOF FRAMING PLAN

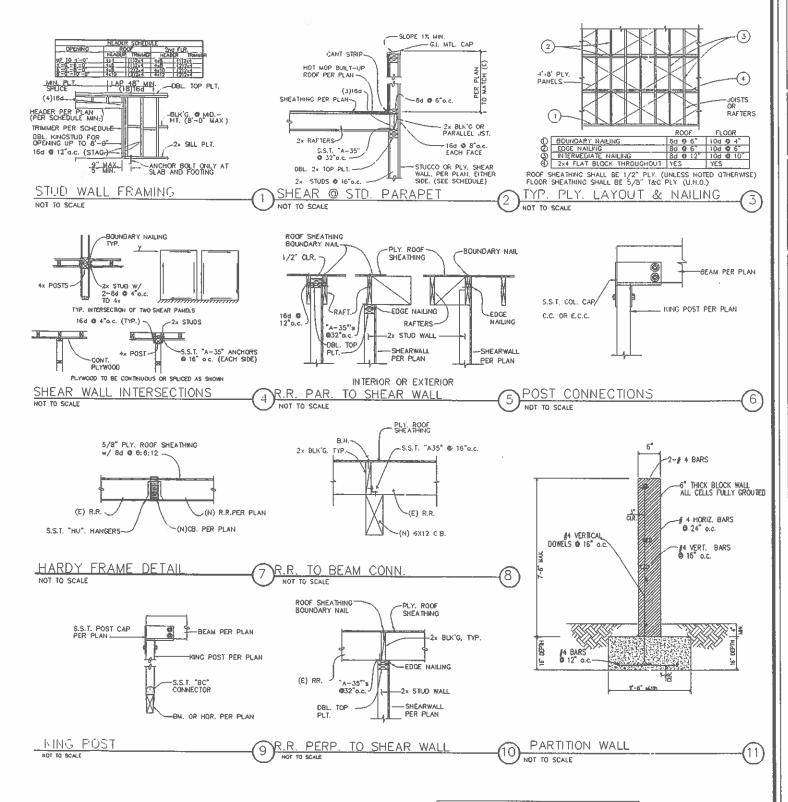


		SHEA	R WALE	SCHEDULE			
MARK	MATERIAL	PANEL PERIM.	MAIUNG	PLATE CONN.	SHEAR CAPAC.	PLATE THK.	A. BOLTS
\triangle	1/2" STRUC-I PLY	8d 9 4"o.c.	8d © 12"o.c.	S.S.T. "A35" 0 16"o.c.	300 #/FT.	2x	5/8" 9 32"o.c.
B.	1/2" STRUC→ PLY	8d @ 2"o.c.	8d G 12°0.c.	S.S.T. "A35" 9 16"o.c.	550 #/FT.	З×	5/8° 0 16°o.c.

- 1. THIS NAILING SCHEDULE IS IN ADDITION TO MIN. NAILING REQUIRED BY UBC. USE COMMON NAILS ONLY *2. FRAMING AT BOUNDARY AND PANEL EDGES SHALL BE 3" NONINAL OR MOER AND NAILS SHALL
- BE STAGGERED FOR ALL PLYWOOD. SHEAR WALLS WITH SHEAR VALUES EXCEEDING 300%/FT. NAILING EDGE DISTANCE FOR 3x BOUNDARY AND PANEL EDGE MEMBERS SHALL BE 1/2" MIN.

 3. ANCHOR BOLTS SHALL HAVE MINIMUM EMBEDMENT OF 8" AND BEARING PLATE 0.229"x3.0"x3.0".
- ALL INTERIOR WALLS SHALL HAVE HILTI DN WITH MINIMUM PENETRATION OF 1 1/8" INTO CONCRETE SLAB @ 32" OC UNO, 1080 #2388.
- 5. THE MAX. ALLOWABLE SHEAR FOR 3-PLY PLYWOOD, LESS THAN 5/8" THICKNESS SHALL NOT
- 6. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" HOMINAL OR WIDER AND HAILS SHALL BE STAGGERED WHERE I'D NAILS HAVING PENETRATION INTO FRAMING OF MORE THAN 1-5/8" ARE SPACED 3" OR LESS ON CENTER.
- 7. PLYWOOD SHALL HAVE FRAMING OR BLOCKING AT ALL EDGES OF ALL SHEETS IN SHEARWALLS.
- 8. ALL DIAPHRAGM AND SHEARWALL NAILING SHALL UTILIZE COMMON OR GALVANIZED BOX NAILS. 9. USE 3/16"x5" LAG SCREW @ 6" o./c. ON THE SOLE PLATE ON THE SHEARWALL LINES.
- 10. SHEARWALLS SHALL RUN CONTINUOSLY FROM FOUNDATION TO ROOF/FLOOR FRAMING.

SOME ASSUMPTIONS WERE MADE ABOUT MACCESSIBLE PORTIONS OF THE EXISTING FRAMING BASED ON COMMON BUILDING PRACTICES TODAY. THE CONTRACTOR SHOULD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING ANY WORK AND BRING WAY DESCREPANCIES TO THE ATTENTION OF THIS OFFICE.



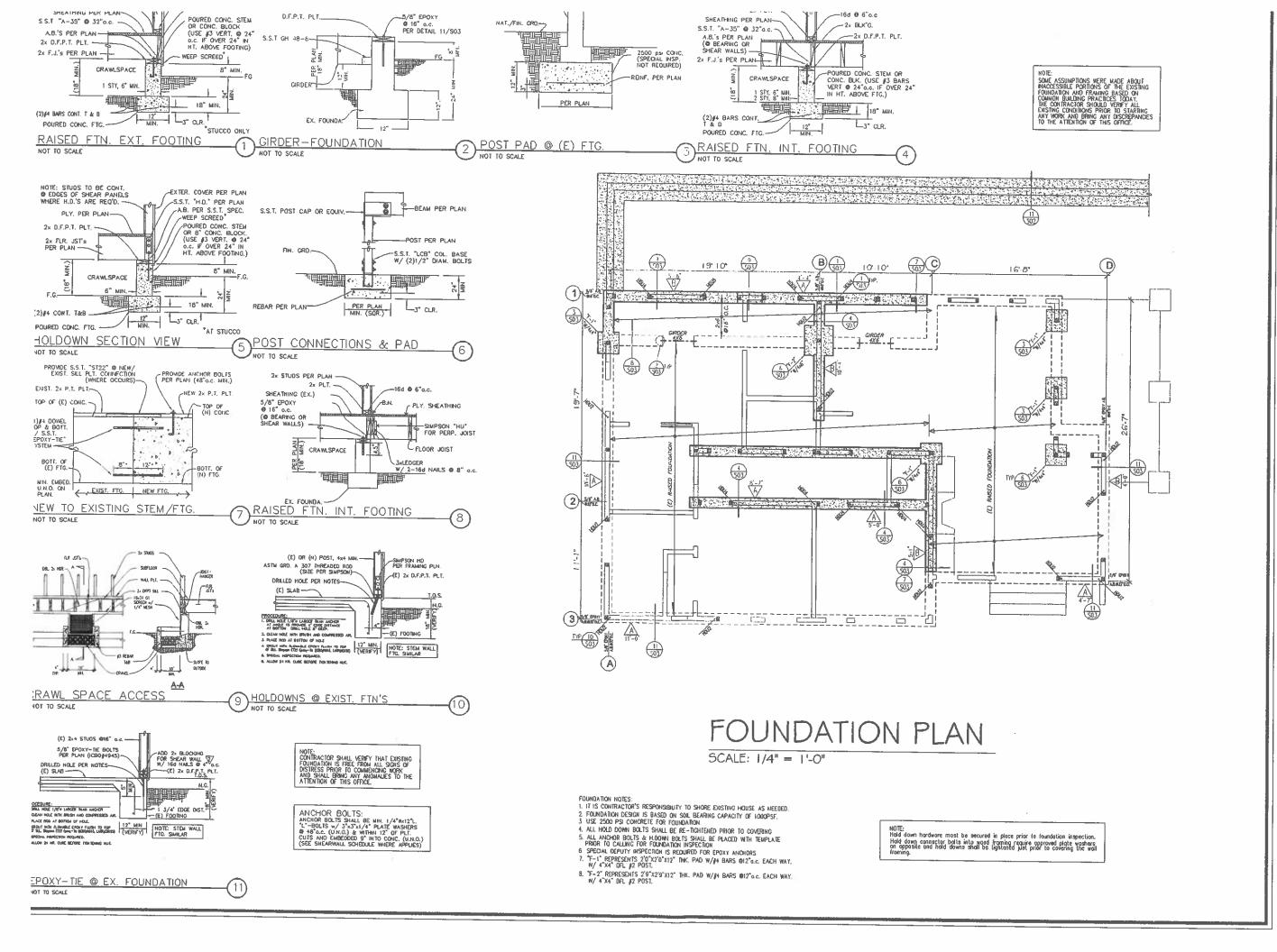
GENERAL FRAMING NOTES:

- 1. IT IS CONTRACTOR'S RESPONSIBILITY TO SHORE EXISTING STRUCTURE AS NEEDED.
- 2. ALL SHEAR WALLS SHALL BE EXTENDED TO ROOF SHEATHING AND BOUNDARY NAILING SHALL BE PROVIDED.
- 3. ALL FRAMING MEMBERS SHALL BE DF#2 U.N.O. EXCEPT 6x MEMBERS SHALL BE DF#1.
 4.
 REPRESENTS DOUBLE STUDS UNO PER DETAIL 1 SHEET SO2.

ROOF SHEATHING SHALL BE 1/2" CDX (32/16) PLY'MD, STAGGERED AND NAILED W/ 8d COMMON 6:6:12, PER DET. HEREON. (STAGGER EDGES OVER NEW/OLD JUNCTURE WHERE APPLIES)

ROOF D.L. ROOF L.L. 20 psf

CUTTING OR NOTCHING OF WOOD STUDS OR PLATES SHALL NOT EXCEED 25% OF THE STUD/PLATE WIDTH IN EXTERIOR AND BEARING WALLS AND NOT TO EXCEED 40% OF THE STUD/PLATE WIDTH IN NONBEARING PARTITIONS. BORED HOLES DIAMETER IS LIMITED TO 40% OF THE STUD/PLATE WIDTH IN ANY STUD MAY BE 60% IN NONBEARING PARTITIONS OR WHEN THE BORED STUDS IS



ENGINIAR
Design & Development

1082 Avgrue C. Rodondo Beach, CA. 90277 Tek-Fax: 310-651-8004 Cett: 310-770-5538 E-Molle: enginloring mail com

FOUNDATION PLAN

OWNER:
Mr. Mariano Luchetti

PHONE;

ADDRESS: 213 Rosewell Ave.

Long Beach Ca 90803

SCALE: 1/4"≃1'-0" DESIGN BY: F. B.

DRAWN BY:

F. B.

06-24-11 JOB No.:

04-LB-11 SHEET:

S03