STAFF REPORT TO THE ZONING ADMINISTRATOR
FOR CONSIDERATION AT THE MEETING OF MAY 22, 2025

Prepared by: Monet Boyd, Assistant Planner

Approved by: Zoe Merideth, Planning Manager

Date: May 22, 2025

Subject: **Mini Bay Tots Preschool (UP2025-0003)**

RECOMMENDATION

It is recommended that the Zoning Administrator approve a Use Permit for the operation of a new day care center with an indoor play area at 2651 Somersville Rd, which is an existing unit at Somersville Plaza (APN 076-432-025), subject to the conditions of approval contained in the attached resolution.

REQUEST

The applicant, Ruth Watkins, requests approval to operate a 3,567 square foot new day care center with an indoor play area within an existing unit at Somersville Plaza. The day care center will serve 75 children. The daycare center would operate Monday to Friday from 6:30 AM to 8:00 PM. The applicant plans to provide breakfast, lunch, and snacks, though no warm meals will be provided. The subject property is located at 2651 Somersville Road (APN 076-432-025).

ENVIRONMENTAL

The project is Categorically Exempt under California Environmental Quality Act Guidelines under Article 19 Section 15301, Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use.

- The proposed use will be occupying an existing tenant space with negligible expansion of use.
- The subject site is a 3,567 square foot unit in an existing, fully developed commercial center. It is served by existing utilities, public services and surrounded by urban uses. The applicant is not proposing any exterior changes to the existing unit or surrounding site.

ANALYSIS

Issue #1: Project Overview

The applicant is proposing to operate a day care center for up to 75 children in an existing 3,567 square foot tenant space at Somersville Plaza, an existing shopping center. The subject property is within the General Plan designation Western Antioch Commercial Focus Area, Regional Commercial, and the site is zoned Regional Commercial (C-3). Day care centers are permitted in the C-3 district with approval of a use permit. The proposed day care center will serve children in the age range of 6 months to 13 years old. The center will be open Monday to Friday from 6:30 AM to 8:00 PM. The applicant proposes tenant improvements within the existing space, incorporating five classrooms, two staff office spaces, one indoor play area, and three restrooms.

The applicant's project description is provided as Attachment B.

Issue #2: Parking and Circulation

Antioch Municipal Code § 9-5.1703.1 requires day cares to provide one space per employee on the largest shift plus one space per eight children. The applicant will have seven staff members on the largest shift. To meet the parking requirement for daycares the applicate must provide one additional parking space per eight children, an additional 9 spaces are needed for the day care use. In total, 16 parking spaces are required for the use. The parking standard for a commercial shopping center is five spaces per 1,000 square foot of gross floor area and there is sufficient parking at the site to support the proposed use.

ATTACHMENTS

A. Resolution
Exhibit A - Conditions of Approval
B. Applicant's Project Description
C. Applicant's Project Plans

ATTACHMENT "A"

CITY OF ANTIOCH ZONING ADMINISTRATOR
RESOLUTION NO. 2025-XX

RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR APPROVING A USE PERMIT (UP2025-0003) FOR A NEW DAY CARE CENTER LOCATED AT 2651 SOMERSVILLE ROAD

WHEREAS, Ruth Watkins requests approval of a Use Permit to operate a new day care center with an indoor play area at 2651 Somersville Road which is an existing unit at Somersville Plaza (APN 076-432-025);

WHEREAS, this project is Categorically Exempt from the provisions of CEQA, pursuant to section 15301; and

WHEREAS, the Zoning Administrator duly gave notice of a public hearing as required by law; and

WHEREAS, the Zoning Administrator on May 22, 2025, duly held a public hearing and received and considered evidence, both oral and documentary; and

WHEREAS, the Zoning Administrator does determine:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

   The proposed day care center will not be detrimental to the surrounding property or improvements. Based upon the conditions imposed, the proposed use will not create adverse impacts to the surrounding businesses and residents.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

   The site is zoned Regional Commercial (C-3). The City of Antioch Municipal Code (AMC) permits day care centers with the approval of a use permit in the Regional Commercial District.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

   The proposed day care center will take place in an existing commercial building and will not require any alterations to the site. Based on the conditions imposed, the project site provides sufficient off-street parking.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

   The project site is currently developed and is located on Somersville Road and Buchanan Road, which are adequate in width and pavement type to carry the traffic generated by the proposed use.

5. The granting of such a Use Permit will not adversely affect the comprehensive General Plan.

   The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Regional Commercial and is in an existing retail center.

NOW THEREFORE BE IT RESOLVED, the Zoning Administrator of the City of Antioch does hereby **APPROVE**, UP2025-0003, for a day care center located at 2651 Somersville Road (APN 076-432-025), subject to the following conditions.

* * * * * * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Zoning Administrator of the City of Antioch at a regular meeting thereof held on the 22nd day of May 2025.

_____

DAVID A. STORER, AICP
ZONING ADMINISTRATOR

EXHIBIT A
CONDITIONS OF APPROVAL
(SEPARATE PAGE)

EXHIBIT A: CONDITIONS OF APPROVAL
MINI BAY TOTS PRESCHOOL | UP2025-0003

A. GENERAL CONDITIONS

1. The project shall comply with the Antioch Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.

2. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.

3. The project shall be implemented as indicated on the application form and accompanying materials provided to the City of Antioch and in compliance with the Antioch Municipal Code, or as amended by the Zoning Administrator.

4. No building permit will be issued unless the plan conforms to the project description and materials as approved by the Zoning Administrator and the standards of the City.

5. This approval expires two years from the date of approval (expires May 22, 2027), unless operations have commenced, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.

6. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.

7. This approval supersedes previous approvals that have been granted for this site.

B. AGENCY REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District shall be met.

2. All requirements of the Contra Costa Environmental Health Division (CCEHD) shall be met.

C. FEES

1. The applicant shall pay all fees as required by the City Council.

2. The applicant shall pay all required fees at the time of building permit issuance.

D. PROPERTY MAINTENANCE

1. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.

2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

3. No signs shall be installed on this site without prior City approval.

E. PROJECTS SPECIFIC REQUIREMENTS

1. This Use Permit allows for a day care center with a maximum 75 students occupying 3,567 square feet at 2651 Somersville Road. Approval of a supplemental use permit shall be required to serve more than 75 students.
2. Any food prepared, cooked, packaged, or served shall meet all the requirements of Contra Costa County Environmental Health.
3. The designated play area shall be located entirely within the interior of the unit at 2651 Somersville Road. An outdoor play area is not permitted.

ATTACHMENT "B"

The proposed child care center aims to provide a safe, nurturing, and educational environment for children aged 6 months to 5 years. The center will operate from 6:30 AM to 8:00 PM, accommodating working parents and guardians. Monday to Friday: 6:30 AM - 8:00 PM Saturday and Sunday: Closed (optional weekend care could be considered based on demand) Business Model Full-time child care services Age Groups Served: (12 months - 1 year), Toddlers (1 - 3 years), Preschool (3 - 5 years) school age (6-13) Curriculum: Developmentally appropriate activities focusing on social, emotional, cognitive, and physical development.

Staffing: Total Employees is 14, Teachers number is 8 (2 teachers for every 4-15 children, depending on age group) Administrative Staff, 6 (including a center director, assistant director, and support staff.

Parking Requirements: Total Parking Spaces: 12. Adequate parking for staff and parents dropping off and picking up children, ensuring safety and convenience.

Indoor Play Area: The indoor play area will be a central feature of the child care center, designed to promote active play, exploration, and learning. Key characteristics include:

Size: Approximately 200 square feet, allowing ample space for various activities. Safety Features: Soft flooring (e.g., foam tiles or carpet) to minimize injury risk, rounded corners on play structures, and non-toxic materials. Play Zones: Active Play Zone: Equipped with play structures, balls, and balance beams to encourage physical activity and gross motor skills. Creative Play Zone: Designated area with arts and crafts supplies, dress-up costumes, and imaginative play props (e.g., kitchen sets, tool benches).

Quiet Zone: A cozy corner with books, soft seating, and calming activities for children who need a break from active play.; Learning Stations: Interactive learning stations with age-appropriate educational toys, puzzles, and sensory activities to stimulate cognitive development. Visibility and Supervision: Open design allowing teachers to easily supervise all areas of the play space, ensuring child safety. Accessibility: The play area will be designed to accommodate children with diverse needs, including accessible play equipment and sensory-friendly spaces.

Breakfast, Lunch, Snacks, will be provided. (No warm meals provided)
This proposal outlines the key characteristics of the child care center, emphasizing a commitment to providing high-quality care and education. The operational hours, staffing, parking, and indoor play area are designed to meet the needs of families while ensuring a safe and engaging environment for children. This information will be essential for project approval with community care licensing and the City of Antioch will guide the development of the center to serve the community effectively and help develop a bright future for the families we serve.

TOTS CHILDCARE TENANT IMPROVEMENT
2651 Somersville Rd, Antioch, CA 94509 APN
076-432-025

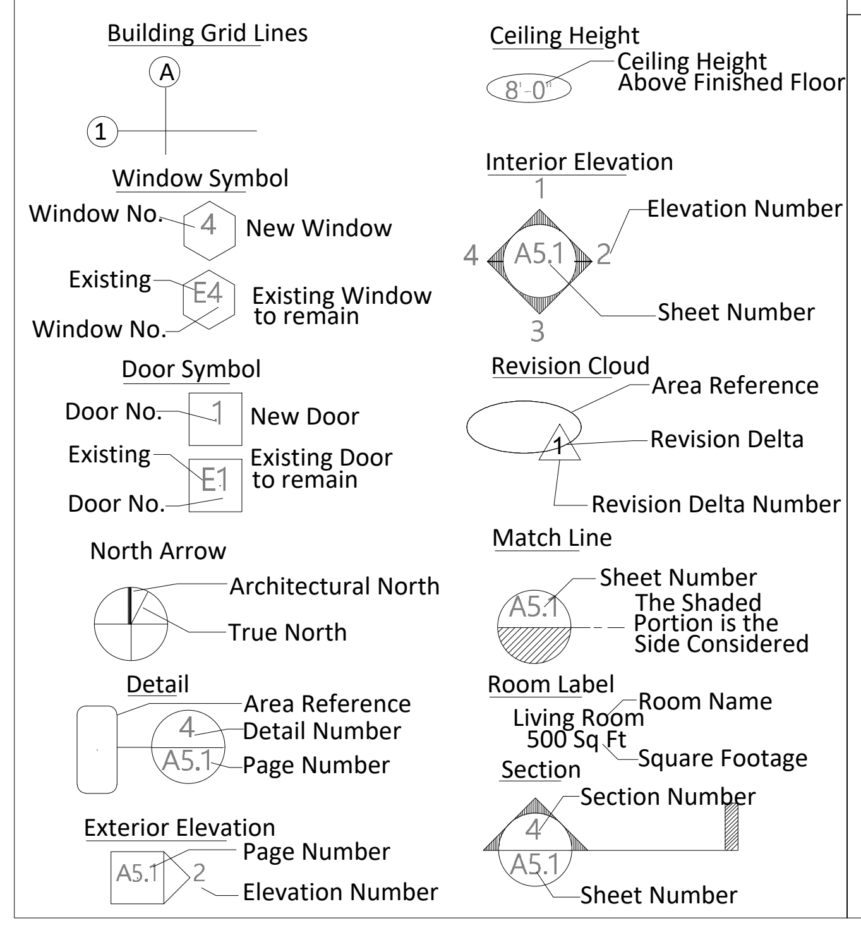
ABBREVIATIONS - LEGEND SYMBOLS

A	
A/C	Air Conditioning
ADU	Accessory Dwelling Unit
A.F.F.	Aboce Floor Finish
ALT.	Albernate
AMT.	Amount
APPROX.	Approximate
AVG.	Average
B	
BD.	Board
BTWN.	Between
BLDG.	Building
BLW/BLKG	Block/Blocking
C	
C.F.M.	Cubic Feet Per Minute
CHG.	Change
C.I.	Cast Iron
CLR.	Clear/Clearance
CLG.	Ceiling
	Centerline
C.M.U.	Concrete Masonry Unit
COL.	Column
CONC.	Concrete
CONSTR	Construction
C.O.T.G.	Clean Out to Grade
CTR.	Center
CU. FT.	Cubic Foot
CU. IN.	Cubit Inch
CU. YD	Cubic Yard
D	
DBL	Double
DEG.	Degree
DEPT.	Department
DIAG.	Diagonal
DIA	Diameter
DIM.	Dimension
DIV.	Division
D.S.	Downspout
D.W.	Dumbwaiter/Downspout
E	
(E)	Existing
EA.	Each
ELEC.	Electric
ELEV.	Elevation/Elevator
ENCL.	Enclouse
EQ.	Equial
EQUIP.	Equipment
EXIST.	Existing
EXT.	Exterior
F	
F.D.	Floor Drain
F.G.	Finish Grade
F.H.	Fire Hydrant
FIN.	Finish
FLR.	Floor
FLUOR.	Fluorescence
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.M.	Face of Masonry
F.O.S.	Face of Stud
F.O.S.	Finish Surface
FS	Finish Surface
FT.	Foot
FTG.	Footing
F.F.L.	Finish Floor Level
G	
GA.	Gauge
GAL.	Gallon
GALV.	Galvanized
GYP.	Gypsum
H	
H.B.	Hose Bibb
HDR.	Header
HDRW.	Hardware
HORIZ.	Horizontal
HP.	Horsepower
HT.	Height
I	
I.D.	Inside Diameter
IN.	Inch
INFO.	Information
INSUL.	Insulation
INT.	Interior
J	
JAN.	Janitor
JCT.	Junction
JT.	Joint
K	
KIT.	Kitchen
L	
LAV.	Lavatory
LB.	Pound
LF.	Lineal Foot
LIN.	Linear
LT.	Light
LT.WT.	Light Weight
M	
MAX.	Maximun
M.B.	Machine Bolt
M.C.	Medicine Cabinet
MECH.	Mechanical
MED.	Medium
MEZZ.	Mezzanine
MFR./MFGR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
MTL	Metal
N	
(N)	New
N.G.	Natural Grade
N.I.C.	Not In Contact
NTS	Not to Scale

O	
O/	Board
O.C.	On Center
O.D.	Outside Diameter
OPNG.	Opening
ORIG.	Original
OZ	Ounce
P	
PERP.	Perpendicular
PL.	PLate
P.LAM.	Plastic Laminata
PLY. WD.	Plywood
PR.	Pair
PROJ.	Project
P.S.F.	Pounds Per Square Foot
P.S.I.	Pounds Per Square Inch
PVMT.	Pavement
P.T.D.F.	Pressure Treated Dog Flr
Q	
QT.	Quart
QTY.	Quantity
R	
R.	Riser
RAD.	Radius
RD.	Road
REF.	Refrigerator
REINF.	Reinforcement
REQ.	Required
RM.	Room
R.O.	Rough Opening
R.T.S.	Refer to Structural
S	
RCHED.	Schedule
S.C.	Solid Core
SECT.	Section
SHWR.	Shower
SHT.	Sheet
SIM.	Similar
SPEC(S)	Specification(s)
SQ.FT.	Square Feet
SQ.	Square
S.S.	Stainless Steel
ST.	Street
STD.	Standard
STL.	Steel
STOR.	Storage
STRUCT.	Structure
SYM.	Symbol
T	
T.	Tread
T.O.C.	Top of Concrete/Curb
TO.C.B.	Top of Catch Basin
TEL.	Telephone
TEMO.	Temperature
T&G	Tongue and Groove
THK.	Thick
TOIL.	Toilet
T.O.P.	Top of Pavement
T.O.S.	Top of Slab
T.O.W.	Top of Wall
TV	Television
TYP.	Typical
U	
UNFIN.	Unfinished
U.N.O.	Unless Noted Otherwise
UR.	Urinal
V	
V.	Vent
V.C.T.	Vinyl Composition Tile
VENT.	Ventilate, Ventilating
VERT.	Vertical
V.T.R.	Vent Thru Roof
W	
W.C.	Water Closet
WD	Wood
W.H.	Water Heater
W.I.	Wrought Iron
W.R.B.	Weather Resistant Barrier
WOM.	Women
W.P.	Waterproofing
WSCT.	Wainscot
W/	With
W/O	Without

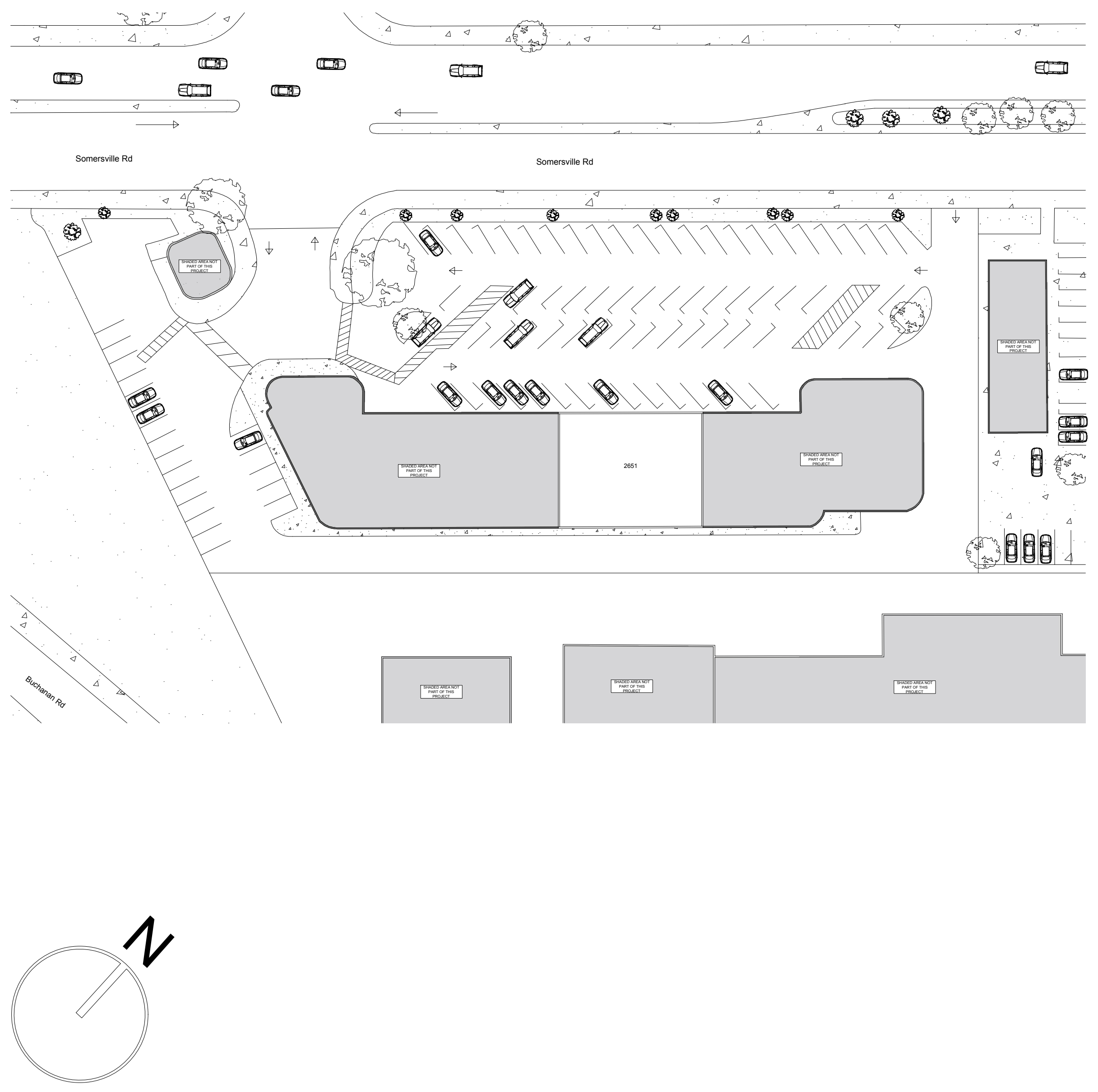
ACRONYMS

A.N.S.I.	American National Standars Institute
A.S.T.M.	American Society for Testing And Materials
C.B.U.	California Building Code
I.C.B.O.	International Conference of Building Officials
N.F.P.A.	National Fire Protection Association
O.S.H.P.D.	Occupational Safety and Health Act
U.F.C.	Uniform Fire Code
W.I.C.	Woodwork Institute Of California



GENERAL NOTES

1. EXAMINATION OF SITE: The contractor shall thoroughly examine the site and satisfy him/herself as to the conditions under which the work is to be performed. The contractor shall verify at the site all the measurements affecting the work and shall be responsible for the correctness of the same. No extra expense shall be allowed to the Contractor for expenses due to his neglect to examine, or failure to discover, conditions which affect the work.
2. GENERAL OPERATION: the Contractor shall, after consulting with the Owner, Schedule the work so as not to interfere unduly with the neighbors, etc. Contractor shall allay dust by approved means and minimize noise as much as practical. In no case shall the work interfere with existing streets, drives, walks, passageways, neighbors's property, improvements and the like. Protect all in-place construction in connection with the work. Particular attention is directed to but not limited to, such items as street improvements, curbs and gutters, rough grading lines, etc.
3. CONTRACTOR USE OF THE PREMISES:
   · Confine operations at the site to areas permitted by law, ordinances, permits, and these Contract Documents. Do not unreasonably encumber premises with materials or equipment.
   · Assume all responsibility for protection and safekeeping of all products stored on the premises. Move any stored products which interfere with the operations of the City or other contractor. Obtain and pay for use of additional storage or work area required for operations.
4. LIMITS OF WORK: Work zone limits are established on the drawings. All Contractors, Subcontractors, and Tradesman shall coordinate their work with one another within the established limits.
5. SEQUENCE OF WORK: in the event any special sequencing of the work is required by the Owner, the Contractor shall arrange a conference before any such work is begun. Contractor shall be responsible and liable for deviations from schedule unless delays are the result of failure of the Owner to abide by the Contractor by acts of nature or God.
6. ORDERS: Place orders for material and equipment immediately on receipt of contract and follow up vigorously to insure adequate and timely supply of work. Perform all tracing and expediting actions and arrange to get workers and subcontractors on job at proper time and avoid delays.
7. MEASUREMENTS: Contractor shall verify all dimensions shown on drawings by taking field measurements; proper fit, and attachment of all parts is required. Before commencing work, check all lines and levels indicated and such other work as has been properly completed. Should there be any discrepancies, immediately report in writing to the Architect for correction or adjustment prior to the commencement of any related work. In the event of the Contractor's failure to do so, the Contractor should be fully and solely responsible for the correction or adjustment of any such related work or errors. All dimensions take precedence over scale All dimensions are to face of step, unless otherwise noted, THE CONTRACTOR SHALL NOT SCALE DRAWINGS.
8. RULES AND REGULATIONS: All work and materials shall be in accordance with the latest rules and regulations of the National Board of Underwriters, the latest editions of the National Electrical Code, the National Plumbing Code, latest adopted edition of the California Building Code, all State Title 24 AB. 163 energy Regulations, and all applicable Local and State Laws and Ordinances. Nothing on the drawings shall be constructed to permit work not conforming to these codes.
9. The Contractor shall coordinate with the Building Department for all Building department required inspections.
10. The Contractor shall give all notices and/or comply with all codes, laws, ordinances, rules regulations, and orders of any pertinent public authority bearing on the performance of work and shall notify the Architect if the drawings and specifications are at variance therewith.
11. Solely as a convenience to the Owner and Contractor, the Architect may include documents prepared by certain consultants and/or vendors (or incorporate the recommendations of said consultants and/or vendors into documents prepared by the Architect) within the set documents issued by the architect. It is expressly understood that by such issuance, the Architect assumes no liability for the services of said consultants and/or vendors.
12. CONSTRUCTION QUALITY: the Contractor shall complete all work to a degree of skill, efficiency and knowledge which is possessed by those of ordinary skill, competency and standing in the particular trade or business for which the Contractor employed in the community. The Construction documents are provided to illustrate the design and general type of construction, material and work commensurate with this type of project throughout.
13. COMPLETE PROJECT: The Contract Documents, including working drawings, specifications and schedules, represent the finished structure. Unless otherwise noted, they do not indicate method of construction. Contractor shall supervise and direct work and shall be solely responsible for all construction means, methods, techniques, sequences, and procedures. Observation visits by the Architect shall not include inspections of protective measure or the construction procedures required for same, which are not specifically detailed on drawings shall be similar to those shown, or those detail existing in the field as they occur. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED TO PROVIDE A COMPLETE OPERABLE INSTALLATION WITHIN THE SCOPE OF WORK, BUT IS NOT SPECIFICALLY INCLUDED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR AT NO EXTRA CHARGE.
14. COORDINATION: The General Contractor and each Subcontractor shall be responsible for verification of all field conditions and dimensions PRIOR to commencement of any work. Contractor shall bring any discrepancies to the Architect's and Owner's attention PRIOR to commencing any work. In the event that work commenced with a failure to notify both the Architect and Owner, the Subcontractor is solely responsible for any and all corrective measures or errors.
15. NOTES: All plans imply the words " the Contractor shall" or "the Contractor shall install".
16. COOPERATION:
   · Contractor and Subcontractors shall coordinate their work with adjacent work and cooperate with other trades so as to facilitate general progress of the work. Each trade shall afford the other trades every reasonable opportunity for installation of their work and storage of their materials.
   · In as much as building completion within the time limit is dependent upon cooperation of those engaged there in. It is required that each contractor lay out / install his work in a time and manner not to delay or interfere with carrying forward other contractor's work.
17. CHANGES: Any proposed changes in the construction should be made to the Architect IN WRITING OR IN DRAWINGS. All changes should be reviewed by the Architect, approved by the Owner, Contractor, Architect and by the Building Official as required.
18. Any revision or additional work required by field conditions or local governing authorities shall be brought to the attention of the Architect before proceeding.
19. This set of Plans is to be on the Job Site at all times during construction. All work shall be in accordance with the approved plans. NO changes or revisions to the approved plans or specifications shall be permitted unless submitted to and approved by the Building Department. The issuance of a permit shall nor prevent the Building Department from requiring the correction of Errors or Omissions from the approved plans and specifications.
20. the issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for or an approval of, any violations of any of the codes or of any other ordinance of this jurisdiction. Permits presuming to give permission to violate or cancel the provisions of this code, or other ordinances of the jurisdiction, shall nor be valid.
21. These notes apply to all drawings unless otherwise noted or shown. Features of construction shown are typical and shall apply generally throughout similar conditions. Unless otherwise noted, all closets, recesses, columns, projections or other adjacent areas or work within the scheduled areas shall have finishes as scheduled for the respective spaces in which they occur. All omissions or conflicts between the various elements of the working drawings and/or notes shall be brought to the attention of the Architect prior to proceeding with the work involved.
22. OWNERSHIP AND USE OF DOCUMENTS: All drawings, specifications, and their content, and copies, there of furnished by The Compcodes Inc and shall remain the property of The Compcodes Inc.
23. Anyone supplying labor and/or materials to the project shall carefully examine all subsurfaces to receive work. Any conditions detrimental to the work shall be reported in writing to the Contractor prior to beginning work. Commencement of work should imply acceptance of all sub-surfaces.
24. The contractor shall be responsible for obtaining and paying for all special permits and licenses indicated on the plans and/or by specifications or required by the soils report and/or required by any government agency. The Contractor may need to obtain permits that may include but are not limited to, penetration fire stop systems, fire-resistant joint systems, automatic sprinkler systems, standpipe systems, manual fire alarm systems, emergency and stand by power systems, and door hardware schedules.
25. Site address is to be clearly marked in field in such a position as to b plainly visible and legible from the street or road fronting the property.
26. Work in public right-of-way requires an "Encroachment Permit" from the Public Works Department.
27. All Contractors and Subcontractors must have on file with the Building Department, a list of all such Contractors and Subcontractors with the appropriate current City Business License Numbers.
28. The permits shall expire by limitation if work authorized under permit is not commenced within 180 days of the issuance or if the work is suspended for a period exceeding 180 days after the work has commenced.
29. Upon completion of the project, new spaces shall be cleaned and put in working order prior to occupancy.



Project Data

Project Description:	Tots Preschool Tenant Improvement	Roof Type:	Non Attic	Lot Size, Gross:	2.02 Acre
		Roof Slope:	Flat		
Scope of Work:	Alteration Tots Preschool	Exterior Wall Siding Material:	Glass & Stucco	Construction Type:	III-B
		Roofing Material:	Concrete	Project Building Height:	
		Ceiling Height:		Stories:	1
Occupancy:		Status HVAC System:	Existing		
Project Address:	2651 Somersville Rd, Antioch, CA 94509	HVAC Cooling and Heating:	Yes	Total Floor Area SF:	3657
		HVAC Ducted or Ductless:	Ductless	Total Area Footprint SF:	3657
Project Type:	Commercial	Location of Ducts:	N/A		
		Replacing the (E) duct work:	N/A		
New Construction or Addition/ Alteration:	Alteration	Water Heater Status:	N/A		
Natural Gas:	N/A	Type of the Water Heater:	N/A		
Appliances gas o electric:	N/A	Assessor's Parcel Number:	076-432-025		
Exterior Wall Framing Type:	CMU	Lot:			
Windows and Doors Type:	Existing				
Floor Type:	Slab on grade	Zone:	C-3		

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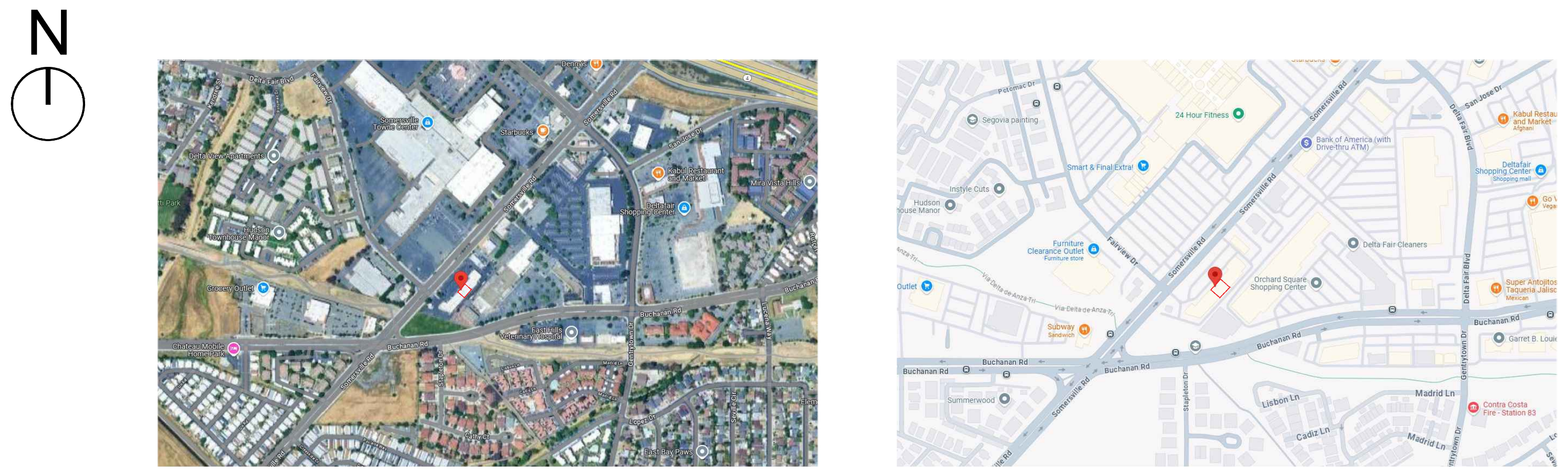
Aerial View

Vicinity Map



Deferred Submittals:

Regulating Codes

2022 California Building Code Volumes 1 & 2
2022 California Mechanical Code
2022 California Plumbing Code
2022 California electrical Code
2022 California Fire Code
2022 California energy Code
2022 California Green Building Standards Code

THE COMPCODES

REGISTERED PROFESSIONAL ENGINEER
JAMES J. DAY
No. C-29099
CIVIL
STATE OF CALIFORNIA
James J. Day

Stamps

The CompCodes Inc
Drafting
3463 State St Suite 386
Santa Barbara, CA 93105
Cellphone: (805) 4522772

Owner:

TOTS CHILDCARE TENANT IMPROVEMENT
2651 Somersville Rd, Antioch, CA. 94509 APN
076-432-025

No.	Description	Date
	Progress Set	*11.15.2024*
△		

Cover Sheet

G1-0
Scale: As Noted
Sheet size: Arch D

GENERAL NOTES

1. New construction shall not restrict a live-fool dear and unobstructed access to any water & power distribution facilities (power poles,Pull-boxes, transformers, vaults, pumps, meter s, appurtenances, etc) or know the location of the hook-up. The construction shall not be within ten feet of any powerlines whether or not the lines are located on the property. Failure to comply may cause delay, and/or additional expenses.
2. An approved Seismic Gas Shutoff Valve be installed on the fuel gas line on the down-stream side of the utility meter and benignly connected to the exterior or the building structure containing the fuel grasping. (Per ordinance 170.158((It includes Commercial additions TI work over $10,000.) Separate plumbing permit is required.
3. Provide ultra-low Flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
4. Provide 70" high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure (1115 B 2406.3(5).
5. Water heater must be strapped to wall (sec. 507.3, UPC).
6. If applicable, Ducts in a private garage and ducts penetrating the walls and ceiling separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48MM) sheet steel and shall have no openings into the garage.
7. If applicable, A copy of the jurisdictional research report and/or conditions of other listings shall be made available at the job site.
8. In the event the Owner, the Owner's contractors or subcontractors, or anyone for whom the owner is legally liable and allows commencement of construction prior to obtaining a PERMIT from the jurisdiction, Owner shall assume full responsibility for the results of such construction. Therefore, the Owner agrees to waive any claim against the Architect and to release Karen Wilkins from any liability directly or indirectly from such construction. In addition, the Owner agrees, to the highest extent permitted by law to hold harmless the Architect from any damages, liabilities or costs, including reasonable attorneys fees and cost of defense arising from such damages.
9. In addition, the Owner agrees, in any contracts or construction, appropriate language that prohibits the contractor or any subcontractors of any tier, from making copies of the Architect's construction documents without the prior written approval of Karen Wilkins and that further requires the Contractor to indemnify both Architect and the Owner from any liability or cost arising from such changes made without such proper authorization.
10. If the project is not built per Architect's plans and specifications in any means, the Owner agrees to waive any claims against the Architect and to release the Architect from any liability for the referenced plans.
11. It is understood that the Architect will NOT provide design and construction services related to safety measures of any contractor or subcontractor on the project. Further, it is understood that Architect will NOT provide any supervisory services relating to the construction for the project. Any opinions solicited from Architect relating to any such review or supervisory services shall be considered only as general information and shall not be the basis for any claim against Architect.
12. The Owner shall contract an independent inspection and testing agency to review the materials, methods, and means of construction in relation to waterproofing and sound compliance. Architect will provide input into the selection of these consultants, but they will be retained by and report to the Owner.
13. The Owner shall use its best efforts to properly construct project in full compliance with the plans and specifications prepared by Architect and must repair any substandard faulty or failing work.
14. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).
15. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs, and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).
16. Bathtub and shower floors, walls above bathtubs with a shower head and shower compartments shall be finished with a non-absorbent surface, Such wall surfaces shall extend to a height of not less than 6 feet above the door. (R307.2).
17. Automatic garage Door openers, if provided, shall be listed in accordance with UL325.
18. Smoke detectors shall be provided for all dwelling units intended for human occupancy where a permit is required for alterations, repair, or additions. (R314.2).
19. Where a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling, unit, or sleeping unit for which the permit was obtained. (RJ15.2).
20. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of a room at a height of 30 inches above the floor level. (R303.1)
21. Buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (R319).
22. Unit skylights shall be labeled by jurisdictional Approved labeling Agency. Such labels shall state the approved labeling agency name, product designation and performance grade rating. (Research report not required) (R308.69).
23. If Applicable, Provide anti-graffiti finish within the first 9 feet, measured from grade, at street exposed walls.
24. Protection of wood and wood-based products from decay shall be provided in the locations specified per Section R317.1, by the use of naturally durable wood or wood that is preservative-treated, in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.
25. Provide ultra-low flush water closets for all new construction.

GENERAL CONSTRUCTION NOTES

1. The general contractor shall furnish all labor materials, equipment and other items necessary for the completion of all work shown, called for, or reasonably implied by the contract documents except where specifically noted otherwise where work or equipment is indicated "NIC", such work or equipment shall be provided by others, the general contractor shall coordinate and cooperate to effect such installation.
2. the general contractor shall carefully examine the site to satisfy himself as to existing conditions, prior to submitting his bid. No claim will be allowed on the bases if his lack of knowledge of existing conditions and of problems arising there from. The general contractor shall review all drawings and specifications to obtain first-hand knowledge of all conditions prior to signing the contract. If found necessary, the general contractors shall requires additional information, clarification, and details to fully understand the project and scope of work.
3. The general contractor shall verify all dimensions and conditions of the project prior to commencing work and shall report any discrepancies, inconsistencies, errors and/or omissions to the Architect and the Owner. All requests for clarifications of these drawings shall be directed to the Architect in writing. Site plan dimensions and bearings are to aid in locating the proposed development in reference to the property lines and to any adjacent street. While this site plan is believed to be correct, the Architect assumes no liability for any discrepancy occurring on the drawings by reasons of reliance on the owner's or engineer's documents. All dimensions locating the buildings within the property lines must be verified with civil engineer or surveyor prior to construction. Dimensions, grades, and details shall be verified prior to commencement of construction. Typical details shall apply where specific details (or sections) are not given.
4. Do not scale the drawings. All dimensions specified govern dimensions are nominal and are to the face of objects unless specifically noted otherwise.
5. The contract drawings and specifications represent the finished project. They do not indicate the method of construction. The contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, sequences and procedures. The contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but are not limited to, bracing, shoring, shoring for loads due to construction equipment etc. Observation visits to the site by the Architect does not include observation of the above items.
6. The Architect is not responsible for the performance of the general contractor or subcontractors, their errors or omissions nor the safety at the job site. Any non-conforming items found or noted shall be brought to the attention of the Architect and Owner immediately.
7. All work shall be done in accordance with the highest quality of industry standards and the standards referenced herein. All prefabricated items shall be delivered to the job site complete and ready to install. Assemblies shall be erected rigidly, secured, plumbed, level and aligned true.
8. Reference to any detail or drawing is for convenience only and does not limit the application of such drawing or detail. If certain information is noted only on the plans or only on the specifications or only in a detail, then that information shall be valid as if noted on all above mentioned locations.
9. All work shall conform to the minimum standards of the current edition of CBC and or CRC. All other regulating codes and agencies having jurisdiction over the work shall be complied with.
10. The Architect shall be immediately notified of any discrepancies between these documents and any applicable codes by the agent involved with the governing agency having jurisdiction. the field inspector for such agency has final authority to approve/disapprove project construction and correctness of all code related items.
11. Each sub-contractor is considered a specialist in his respective field/trade and shall (prior to submission of bid or performance of work) notify the general contractor or the owner of any work called out in the drawings or specifications which cannot be fully guaranteed or constructed as designed or detailed.
12. Where construction details are not shown or noted for any part of the work. Details shall be the same as for other similar first-class work for the trade involved. The owner and Architect shall be immediately notified of any alternate non-standard or untested method(s) proposed.
13. The general contractor is responsible for appropriate hook-up of all utilities required to support the work, including temporary and final.
14. The general contractor shall determine locations of utility services in the area, prior to any excavation for work. The general contractor shall also verify any and all utility locations specified or otherwise noted on the drawings. The general contractor is responsible for the protection of an existing underground and overhead utilities.Contractors must call 811 for existing utility locations.
15. All delivered and in-place materials remain the responsibility of the contractor for the entire course of construction. Damages or stolen materials shall be replaced by the general contractor at no cost to the owner. All materials shall be securely stored and kept dry before installation.
16. Lead time for materials and equipment is the responsibility of the general contractor and all subcontractors to order materials, equipment, etc. sufficiently in advance to assure timely construction and/or installation.
17. Miscellaneous items of work and materials necessary to complete the project, whether or not mentioned or described in these specifications and allied documents, shall be provided.
18. Trade names and manufacturers referred to are primarily to establish quality standards and character of materials. Substitutions/ alternatives may be permitted when approved by the Architect and Owner.
19. When the work "provided" is used, it shall mean that such item or service referred to shall be furnished and installed or that the owner shall be furnished an alternative for their approval prior to purchase, fabrication, or construction.
20. The general contractor and applicable subcontractors are responsible for and will replace, any damaged or defective equipment or work before final acceptance by the owner.
21. Project plan check fee and initial permit fee is the responsibility of the owner. Subsequent permits, tests, and inspections are the responsibility of the general contractor.
22. The general contractor is responsible for site and structure clean-up. The general contractor assumes sole and complete responsibility for the job site conditions (should there be no general contractor for the project the owner assumes this responsibility) during the course of construction of the project including safety for all persons and property and that this requirement shall apply for and not be limited to normal working hours. The contractor shall defend, indemnify and hold the owner, building tenant and the Architect harmless from any and all liabilities real or alleged in connection with the performance of the work on the project during course of construction and after completion.
23. All contractors and sub-contractors shall perform all work on this project in compliance with the occupational safety and health regulations of the U.S. department of Labor and the state of California.
24. Where shop drawings are requested, there shall be submitted to the Architect 3 copies for her record and the owner's record. By approving and submitting shop drawings and samples, the general contractor thereby represents that he has determined and verified all field measurements, field construction criteria, materials, catalog numbers and similar data, and that he has checked and coordinated each shop drawing and sample with the requirements of the work and of the contract documents.
25. Changes to contract documents: alterations or deviations to the project construction documents shall NOT be made without the written approval of the owner and the Architect.
26. Contractors and sub-contractors shall verify with owner any modifications or additions to the following minimum insurance requirements:
    - The liability insurance required for all contractors and subcontractors shall be written, and whatever is required by law, and shall include contractual liability insurances.
    - Work shall not commence under this contract until insurances have been obtained and such insurance has been approved by the owner.
    - If contractor/subcontractor, fail to furnish such required insurance, the owner may secure insurance and retain and deduct the amount of premiums for such insurance from any amounts due under the contract.
    - The owner will maintain his own liability insurance. The owner will also maintain property insurance to the full insurable value thereof. However, there shall be no duty on the part of the owner to procure such insurance until five days after receipt or written notice by the contractor to the owner of the amount of insurance required. The policy shall cover all work incorporated in the building, and all materials for incorporation into the building which may be in or about the premises, and shall be made payable to the parties as their respective interest may appear. Fire insurance for the protection of the contractor's buildings, materials nor otherwise covered by insurance of the owner, tools and equipment of the contractor and all similar items not otherwise covered shall be the responsibility of the contractor.
27. When applicable contractor shall furnish and maintain protection, fencing and all other required barricades, guardrails, warning signs, steps, lights and all other forms of protection for life, and property as may be necessary and as required by local ordinances and agencies.
28. Contractor shall provide dust control throughout entire construction period consisting of intermittent watering and sprinkling as necessary lay dust during construction.
29. These drawings and copies thereof are legal instruments of service for the use of the owner and authorized agents, on the designated property only.
30. Each trade shall be responsible for knowledge of relative information contained in these documents and the conditions under which each trade will be expected to perform.
31. Deviations from these documents necessitated by field conditions shall be brought to the attention of the owner and the Architect immediately.
32. The structural, mechanical, plumbing, and electrical drawings are supplementary to the various drawings. Should there be any discrepancy between the various drawing, it shall be brought to the attention of the owner and Architect for clarification.
33. The contractor shall coordinate with the owners representative for installation of special manufacturing equipment not shown in these drawings. The contractor shall verify equipment locations with the owner's representative and/or equipment prior to forming the slab, for proper size and location of foundation depressions, drains and wraps.
34. The contractor shall consult the electrical, mechanical, and plumbing drawings and all other drawings for the location of all sleeves needed through wall and floor slabs. Consult with the Architect should any sleeves not noted on the plans be required.
35. Miscellaneous signage shall be under a separate contract, unless otherwise noted.
36. Unless otherwise noted, stated manufacturer's items are to be "or equal". Contractor shall verify substitutions with the owner prior to bid and/or installation.
37. All equipment and material which is in operating condition when removed, shall be maintained as such and retuned as per owner's instructions.
38. It shall be the sole duty and responsibility of the contractor to determine means and methods of construction and fabricate and install the work with accepted good practice and procedures and to let the Architect know at the time of bidding if the drawings and details are not practical or structurally sound in their intent and purpose.
39. Contractor shall be responsible for installation of all equipment including water heater and all mounting, seismic bracing, and support of such equipment.
40. All materials provided shall conform to all applicable local, city, state, federal and/or county codes, ordinances and fire regulations. Certificates, and approved fire - retardant flame spread ratings, etc. be obtained and included in the general contractor's submittals.
41. Electrical service, wiring, etc. shall comply with applicable electric codes.
42. Plumbing shall comply with applicable plumbing codes.
43. Provide ventilation according to applicable mechanical code. Complete air change every fifteen minutes, or as specified by the mechanical engineer.
44. The contractor shall keep the premises free from the daily accumulation of waste materials or rubbish caused by their operations. At the completion of the work, he shall clean all glass, walls, and door surfaces, and vacuum all floor surfaces.
45. Contractor shall provide trash dumpster as required for all participating trades to use, in cluding those trades with a direct contract with the owner.
46. the contractor shall be responsible for providing temporary utilities (power, lighting, water and restroom facilities) to the job site for use by all construction trades.
47. The contractor shall note that there shall be no substitutions for any material where specific manufacturers are specified. Where approved equal or equivalent is used, it shall be understood that the substitute shall be by the judgement and approval of the Architect and the owner, and all request shall be made prior to installation. Contractor shall submit 3 sets of manufacturer's cut sheets or samples and/or (1) reproducible original of drawings for all requested substitution of materials, hardware, millwork, glass partitions, ceiling systems, plumbing fixtures, etc., to the Architect for approval.
48. General contractor or his subcontractors shall be responsible for verification and approvals of substitute materials as requested by governing agencies.
49. brochures of all equipment and furnishings as well as all finish material samples as required, shall be submitted to the Architect without specific request prior to purchase and installation.
50. Contractor to provide schedule for performance and date of completion of all work.
51. If the contractor claims that instructions from the architect and/or owner involve extra cost under this contract, he shall five written notice there of within 5 days after the receipt of such instructions, and in any event before proceeding to execute the work. No such claim shall be valid unless so made.
52. Owner reserves the right to provide and install furnishing, fixtures and equipment which shall require coordination by the contractor for support items such as mechanical and electrical provisions for owner's equipment. Contractor shall coordinate the following, but not limited to:
    a. Coordinate schedule and work of the various equipment to assure efficient and orderly sequence of installation of interdependent construction elements.
    b. Verify the utility requirements and characteristics of equipment are compatible with building utilities. Coordinate work of the various equipment for installing, connection to and placing in service such equipment.
53. Contractor is responsible for review of shop drawings, product data, and samples prior to submission, and determination and verification of accuracy of:
    a. Field measurements
    b. Field construction criteria
    c. Catalog number and similar data
    conformance with specifications and local authorities having jurisdiction over this project.
54. Notify the Architect in writing, at time of submission, of any deviation from specification's requirements, and identify such deviation clearly on the submittal.
55. Begin no fabrication or work which requires submittals until return of submittal with Architect's approval. If submittal is not approved by the Architect, make all corrections and changes and resubmit all drawings and samples until drawings and materials are approved by the architect.
56. Except when specifically indicated or specified, materials and equipment removed from existing structure shall nor be used in the contract work.
57. for materials and equipment specifically indicated to be reused in the work:
    a. Use special care in removal, handing, storage, and reinstallation, to assure proper function in the complete work.
    b. Arrange for transportation and handling of materials and equipment which require off-site restoration or renovation. Pay all cost for such work or give an allowance for providing such work.
    c. contractor to collect, store, protect, clean and reinstall all finished materials existing on the job site and designated for reuse including but not limited to existing light fixtures.
58. When the specification requires that installation of work shall comply with manufacturer's printed instruction, obtain copies of such instructions from the manufacturer of the product. Maintain one complete set of contract documents at the hob site during installation and until completion and acceptance.
59. Handle, install, connect, clean, condition and adjust products in strict accordance with such instructions and in conformity with specified requirements.
60. Should project conditions or specified requirements conflict with manufacturer's instructions consult with Architect for further instruction. Do not proceed with work without such consultation leading to an agreed upon course of action.
61. Do not omit any preparatory step or installation procedure, unless specifically modified or exempted by contract documents.
62. Arrange delivery of products in accordance with construction schedule: coordinate delivery time to avoid conflict with other works and conditions at job site. Deliver products in manufacturer's original sealed containers or packaging, with identifying labels intact and legible. Provide necessary protection and handling methods to prevent soiling and damage to materials or products during transportation. Inspect shipment upon delivery to assure compliance with requirements of contract documents and accepted submittals.
63. Mechanical and electrical equipment, which requires servicing during long term storage shall have complete manufacturer's instructions, accompanying each item with notice of enclosed instructions shown on exterior of package.
64. Provide protection of installed products to prevent damage from subsequent operations:
    a. Provide coverings to protect finished surfaces from damage. Cover projections, wall corners, jambs, sill and soft hits of openings. In area used for traffic and for passage of products in such work.
    b. Contract traffic to prevent damage to equipment.
65. Substitute products shall not be ordered or installed without written acceptance of the Architect.
66. Use only cleaning materials recommend by the manufacturer of the product to be cleaned. Use clearing materials only on surfaces recommended by cleaning materials manufacturer.
67. Instructions of owner's personnel:
    1. Prior to final inspection for acceptance, fully instruct owner's designated personnel on operation. adjustment and maintenance of equipment and systems.
    c. Operation and maintenance manual shall constitute the basis of instruction. Review contents of manual with personnel in full detail and explain all aspects of operation and maintenance.
68. Furnish to owner a written guarantee against all defects in material and workmanship for one year from the date of acceptance or as specified otherwise by the owner.
69. At completion, adjust all accessories for smooth operation, and clean and polish all surfaces.
70. RE Any changes requested during the course of the project, GC to promptly provide a breakdown of all previously specified work in that area, including the previous subcontractors respective costs, and the GC costs, overhead, and profit, as well as a similar breakdown of the proposed for, all submitted for the architect's and Owner's review.
71. Contractor shall obtain all permits necessary to perform full scope of work. Obtain all necessary inspections and certificate of occupancy.
72. contractor to obtain a permit from the state division of industrial safety for trenches or excavations 5'-0" or deeper.
73. Building occupant to secure permits required by the Fire Department from the Fire Prevention Bureau prior to occupying this building.
74. Building address numbers shall be easily seen from the street.
75. The general contractor fully understands the scope of work and acknowledges that the construction documents include all necessary drawings, schedules and specifications to perform the work.
76. Should the owner decide to build their project without a general contractor the Architect will not be held responsible for any portion of the project.
77. In the event the Owner, the Owner's contractors or subcontractors, or anyone for whom the owner is legallyliable permits commencement of construction prior to obtaining a PERMIT from the respectful city. the owner shall assume full responsibility for the results of such construction. Therefore, the Owner agrees to waive any claim against the Architect and to release Karen Wilkins, from any liability arising directly or indirectly from such construction. In addition, the Owner agrees, to the highest extent permitted by law, to indemnify and hold harmless Architect from any damages, liabilities or costs, including reasonable attorneys' fees and cost of defense, arising from such changes.
78. In addition, the Owner agrees to include in any contracts for construction appropriate language that prohibits the Contractor or any subcontractors of any tier from making any changes or modifications to the Architect's construction documents without the prior written approval of Karen Wilkins and that further equires the contractor to indemnify both Architect and le Owner from any liability or cost arising from such changes made without sucn proper authorization.
79. If the project is not built per Architect's plans and specifications in any means, the Owner agrees to waive any claim against the Architect and to release the Architect from any liability for the reference project.
80. It is understood that Architect will not provide design and construction services related to safely measures of any contractor or subcontractor on the project Further, it is understood that Architect will not provide any supervisory services relating to the construction for the project. Any opinions from Architect relating to any such review or supervisory services shall be considered only as general information and shall not be the basis of any claim against Architect.
81. The Owner shall contract an independent inspection and testing agency to review the materials, methods, and means of construction in relation to waterproofing and sound compliance. Architect will provide input into the selection of these consultants but they will be retained by and report to the Owner.
82. the Owner shall use its best efforts to properly construct project in full compliance with the plans and specifications prepared by Architect and must repair any substandard, faulty or failing work.
83. Always use resilient channels for ceiling between floors and all interior walls.
84. For Condominium Projects:
    a. The Owner shall include provisions in the purchase agreement with all buyers of any condominium unit and in the CCR's that Owner shall have the right to effectuate reasonable repairs upon receiving notice of a complaint from any homeowner prior to the filling of any action against anyone involved in the construction. Futher proprietary individual of the Homeowner's Association (HOA) filing any action against the owner, any party involved with the construction, the CC & R's will mandate that the Owner shall have the right, in its sole discretion, to either repair the alleged problem or by the unit(s) back at the reasonable market rate for those units at the time the complaint is made.
    b. Prior to the issuance of the permit by the building department for the project the Owner shall establish an escrow account in the amount of $50,000 to be used solely by Architect to offset the expense in defending any lawsuit that any homeowner or Home Owner's Association might file surrounding and actual or alleged construction defect. In the event any construction defect action is filed, Architect shall have full use of the funds in the escrow to draw upon as Architect sees fit to assist in Architect's defense. In the event no construction defect litigation is filed, then the money will revert to the Owner at the expiration of twelve (12) years from substantial completion of the project.
85. The contractor shall review the drawings specifications, and site and verify all the dimensions and site conditions prior to beginning the work. The contractor shall report any inconsistencies to the Architect immediately for resolution before beginning construction or fabrication or ordering any materials.
86. The contractor shall report any discrepancies between drawings and site conditions to the architect before proceeding the work. The contractor shall verify and coordinate all foundation plan dimension and floor plans and shall be responsible for proper execution of all work.
87. The structural, mechanical, electrical, plumbing, and any and all other drawings are supplementary to the architectural drawings. It shall be the responsibility of the contractor to check with the architectural drawings before installation of structural, mechanical, electrical, plumbing, and any and all other work. Any discrepancies between the architect's and the consulting engineer's or designer's drawings and specifications shall be brought to the architect's attention for clarification prior to installation of said work and prior to finalizing the bid for construction.
88. Provide galvanic separation between all dissimilar metals. Along with the Agreement between the Owner and Architect, THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT OF CONSTRUCTION" SHALL GOVERN THE WORK IN THIS CONTRACT AS IF WHOLLY INCLUDED IN THESE GENERAL NOTES.

NOTES:
THE PROVIDED SET OF ARCHITECTURAL DRAWINGS ISA BUILDER'S SET.
FOR THE PURPOSE OF THESE DOCUMENTS AND ALL OTHER DOCUMENTS FURNISHED BY THE ARCHITECTS INC. THE TERM "BUILDER'S SET" SHALL BE DEFINED AS THE FOLLOW ING:

A SET OF ARCHITECTURAL DRAWINGS CONSISTING OF THE MINIMUM NECESSARY PLANS, SECTIONS, ELEVATIONS, DIMENSIONS, SPECIFICATIONS, DETAILS, CALCULATIONS AND NOTES TO ACQUIRE A BUILDING PERMIT.

SPECIFICATIONS

Site work

1. Demolition, where indicated on the drawings shall be performed in accordance with requirements shown there on.
2. Remove all organic matter and delete rious materials from the site. Burning is strictly prohibited.
3. Unless shown or specified grater, all finished grades should provide a minimum slope of 2% slope away from all structural footings a minimum of five (5) feet.
4. In the event of any loose fill, expansive soil, ground water or other dangerous conditions are encountered during excavations, all foundation work shall cease, and the owner shall be notified for supplemental permit.
5. Fences over five (5) feet in height and retaining walls over four (4) feet in height measured from the bottom of the footing shall require separate permit.
6. Asphaltic Concrete Paving (AC Paving):
1. Unless otherwise specified in the soil's inspection report scarify and recompact the upper six inches of sub-soil a minimum of 90% density prior to placing the base.
   d. Sterilize the soil with aborate chloride compound for weed
   c. Place 6 inches class ii aggregate base 4 inches thick after compaction having not less than 90%
   d. Asphalt concrete type a is to be placed not less than 2 inches thick after compaction in accordance with all provisions od the "standard specifications" from the State of California, Department of Public Works, Division or highways latest revision.
2. Portland Cement Concrete Paving
   a. Provide materials for curbs, gutters, and sidewalks in accordance with the requirements for class a concrete (Section 8 & 32) of the county of LA Standard and Specifications.
   b. Provide Portland cement concrete paving where shown on drawings, as specified herein, as needed for a complete and proper installation.
   c. Form:
      c1. Provide wood and metal form work profiled to suit conditions including adequate bracing to the lines and grades found on the drawing.
      c2. Earth forms will not be permitted for paving
   d. Subbase aggregate: Maximum Size 1/4" Compacted to 90% control.
   e. Provide reinforcement which complies with the following as minimum:
      e1. Reinforcing bars: u.o.n on the drawings, use deformed bars for number 3 and larger
      e2. Welded wire fabric: No 16 welded wire mesh, plain type in coiled rolls, unfinished
   f. For concrete see structural notes
   g. Finishing, texture finish
      g1. float to produce a surface level to within 1/4" inch in 2 feet
      g2. With bristle broom procedure a textured finish, light, medium or coarse as directed by the owner.
   h.Beginning immediately after placement, protect concrete from premature drying, excessively hot or cool temperatures and mechanical injury. Surfaces to have waterproofing shall have pits, holes, and cracks filled solid and shall be dry and smooth for application.
   i. Cobblestone Stamped Pattern
      i1. To receive a stamped pattern, concrete should receive a small size aggregate such as a pea gravel, $\frac{3}{8}$ inch top size finishing. Follow the normal procedures, however, do not trowel the surface more than once. After the surface is trawled, or floated to the design texture, platform stamping platforms are used. One pad is placed next to the other so that the pattern is accurately aligned, at least two pads are required. the finisher simply steps from one pad to the next stamping the design to a depth of about one inch.

THERMAL AND MOISTURE PROTECTION

1. waterproofing per IBC 230 4.11.5:
   a. Waterproofing at foundation, retaining, walls, decks, under floor slabs and shall conform with the minimum requirements unless otherwise noted or unless dire condition deem it necessary for a heavier waterproofing application. Notify owner if later occurs.
   b. Surface to receive waterproofing shall receive pits, holes, and cracks filled solid and shall be dry and smooth for application.
   c. Manufacturer; use "pacific polymer" for install. See manufacturer's recommendations.
2. Insulation
   a. Sound and thermal insulation shall be installed as indicated on the drawings as follows:
      1. Sound insulation: u.s.g. sound attenuation blankets (or equal) shall be provided around bathrooms, bedrooms, and kitchen, as shown on the drawings.
      2. Provide minimum 1/4" inch thick resilient material to insulate all plumbing from structure
      3. Provide resilient channels on ceilings between the first and second floor
   b. thermal Insulation
      1. Install all exterior walls and roof thermal insulations should be installed as shown on drawings (r-19 and R-30)
      2. In addition to the R-30 insulation in the roof, provide rigid insulation, as shown on drawings.
   c. Installation of Insulation
      1. Exercise extreme care with integral vapor barrier to maintain it continuously.
      2. Dully insulate all small areas in between close spaces framing members.
      3. Perform all end matching neatly with all ends fulling snugly or overlapped.
      4. Cut and finish insulation around pipes, conduits, and outlet boxed as necessary to maintain the integrity of the insulation.
      5. Where pipes are located in stud spaces to receive insulation, place insulation between exterior wall and the pipe, com pressing insulation be if necessary.
      6. Securely fasten langes of insulation to sides of stud and joists with insulation fitting snuggly and tightly against the framing members, using staples or nails.
3. Sealants:
   a. Vulkem polyurethane sealants by mameco International, shall be installed by manufacturer's instructions as follows:
      1. Vulkem #45 for horizontal joints in concrete slabs and walks
      2. Vulkem #116 in vertical joints at doors/windows/jams/frames etc for general purposes
      3. Joint filler and backing of closed sell neoprene or compressible pre-molded polyethylene foam, strips or rope, shall be installed as required.
   b. Caulking (mastic) equal to tonsealwr and co shall be installed pre manufacturer's instructions under exterior metal thresholds, window seals, and jams.
   c. All sealants need to be installed between materials

ROOF

1. Roofing
   a. Roof slope to be 1" per foot minimum IBC 1502
   b. All roofing materials class "A", "B" or "C" shall be shown on the drawings, applied in strict conformance with IBC 1505 and manufacturer's recommendations and in accordance with the following minimum requirements(see NRCA manual)
   c. Application shall confirm to IBC 1507
   d. Roof and valley lashing and juncture of roof and vertical surface, flashing , and counter flashing shall be installed per IBC 150 3.2, 1507.3.9, 1507.5.6.
2. Flashing and Sheetmetal
   a. Fabricate and install flashing and sheet metal in accordance with latest SMACNA standards where applicable
   b. Pitch pockers, counterflashing, cap and coping flashing, splash pans, gravel stops, facialashing, etc. minimum: 2-galon galvanized steel or as noted on the drawings.
   c. Drip flashing: Use 22-gallon galvanized steel or as noted on the drawings.
   d. Butyl Sealer: Where it is impractical to use a solder at joints corners, etc. seal with "tape butyl gutter and tap sealer", "cushion -lock d-50-butyl sealer", "haco600" or approved equal in accordance with manufacturer's instructions.
   e. Galvanized sheet metal: gallon iron or steel sheet, conforming to ASTM A525-67 or A446-67, as required with minimum zinc coating of 1.25 oz/sq. ft. and 0.2% copper bearing
   f. Dissimilar Metals: where dissimilar metals come in contact, paint the connection with an approved protective coating.
   g. Flash and counter -flash all roof to wall conditions and around all vents and chimney protections through roof
   h. Insulate all metal flashing with wood with #15 felt
   i. All exposed flashing and metal to be painted color per owner
3. Roof Accessories
   a. Skylights. Glass or plastic skylights to comply with IBC 2415/2610
      1. Sizes and shapes indicated on the drawings
      2. 1/4" nominal thickness acrylic clear tinted
      3. Skylights shall be mounted on built -in curb 8minimum 4" where slope is less than 3:1) as detailed and is anodized aluminum frame in color to match the window frames.
      4. All skylights must have an ICC approval and copy of the same must be on the job site for building inspector approval.
   b. Roof Windows:
      1. Size and shapes per drawings
      2. Aluminum dad fixed window per "Velux" ner 216 (or equal), with dual glazing and roller shades sun screening
   c. Anchor roof accessories securely in place as indicated and in accordance with manufacturer's recommendations in a manner which will permit roofing and flashing work to achieve a water tight and weather proof installation.
4. Roof Drains

Size the roof drains and overflow per chapter 11 of LAPC 1503.4 Overflow scuppers to be designed per Table 11 - 1 of LAP C.

DOORS AND WINDOWS

1. Provide doors in place complete with finish hardware installed the types, designs, and dimensions shown on the door schedule, as shown on the drawings, and specified herein as needed for a complete and proper installation.
2. Submit shop drawings for approval of all raised panel doors.
3. Hardware
   h. Submit hardware schedule to owner to review
   i. Finishes shall be selected by owner during submittal process, for pricing purpose use "Baldwin".
   j. A master keyed system to be specified on submittal review.
4. Window Pricing
   a. "Fleetwood" for aluminum windows, equal or better
   b. "Marvin Integrity" series for clad windows, equal or better
   c. "Certain teed" for vinyl windows, equal or better
5. For pricing Purposes see Spec Book
   "Timely" = for frames or use equal or better
   "Ramco" = for hinges or use equal or better
   "Schlage" = for levers or use equal or better
   "Norton" = for closers or use equal or better
   "Pemko" = for thresholds or use equal or better
   "Cal Royal" = for doorstops or use equal or better
   "Von Duprin"= for exit device or use equal or better

FINISHES

Lath and Plaster

1. confirm to latest addition of IBC 718, 2512, Table 2507.2, Table 2511.1.1 and "California Lathing and Plastering Association Reference Specifications"
2. exterior cement plaster (stucco)
   a. Portland cement plaster, mixed in proportion per references, for machine application with integrally colored stucco finish as selected by owner.
   b. Vertical surfaces self-tuning galvanized metal lath laminated back draft diamond mesh "B (U.S.G. or equal)
   c. Horizontal surfaced paper backed 3/8" furred galvanized metal rib lath
   d. Masonry or concrete surfaces shall be cleaned with 10% muriatic acid to water solution, rinsed with Clearwater, and receive plaster bonding agent equal to "weld-crete". Apply base code of plaster oven bonding agent, to machine applied codes with finished stucco code as selected by owner.
   e. Bullnose: Weld-wire reinforcement with $\frac{3}{8}$ rad. "nose" and 2-1/2" byk wik wound or equal. Install with nails, wire, or wire ties to the outside of the lath sufficiently to maintain plumb.(fed spec qq-w-461h)
3. Accessories
   a. Casing beads equal to milcor or U.S.G. No 66 to be installed at all locations where plaster stops against masonry, concrete, wood, or metal surfaces and as otherwise shown or drawings.
   b. Expansion joints equal to milcor U.S.G. No 40 or "fryreglet" as indicated.
   c. Removal grounds or screeds as required to maintain exact plaster thickness and place surfaces
3. Finishing: Provide smooth steel trowel (knock-down) finish after the approved owner sample

Precast Concrete

1. Provide p.c.c. moldings, copings, sill, columns, etc, as shown on drawings. products manufactured by C.D.I. or equal. For installation use manufacturer's specifications or minimum 20 gallon brick ties.
2. Field cutting (rising diamond blades) may required to fit.

Gypsum Wallboard

1. Conform to latest edition of IBC 2508. 2508.1 and "American Standard Specifications for the Application and Finishing of Gypsum Wallboard"
2. regular 1/2" to 5/8" thick equal to U.S.G. tapered edge sheet rock where type "X" or w/o wallboard is not required.
3. Panels where Type "X" is required

a. Regular and Type "X" single layer wallboard shall be installed horizontally staggering end joints. Nail with 5d cooler nails (1/2" wallboard), 6d cooler nails (5/8" wallboard), at 6" o.c. for ceiling and 7" o.c. for walls.

4. Water-resistant (w/r) 1/2" or 5/8" thick equal to U.S.G. tapereded gesheetrock (regular panels) or fore code "C" (type "X" panels) as required.
5. Accessories:
   a. metal trim equal to U.S.G. No 402 where wallboard abuts with other material or terminates
   b. Corner beads equal to "pla-cor" traditional bullnose No 85 standard No 108 5 arch. at all external corners (or equal). Installation use manufacture specifications.
   c. Joint tape, bedding, finishing cement, adhesives and laminating compound to be as recommended by sheetrock manufacture and in compliance with UL inc. for fire-resistive rating.
   d. Access panel were indicated or required to be equal to milcor "style dw". 22"X30" u.o.n.
      h.a. Use resilient channels for ceiling between floors and all interior walls.
6. Gyplap sheathing shall be equal to 1/2" thick U.S.G. gypsum sheathing (trademark gyplap) encased with water-repellant paper on both faces and long sides.
7. Finish coat: apply smooth finish coat capable of producing a fine finish as approved from samples furnished to the owner.

CERAMIC AND STONE TILES

1. All ceramic and stone tiles shall be 1/4" to 1/2" thick selected by the owner. Installation shall conform to the latest edition of the "handbook for Ceramic Tile Installation " by the tile Council of America for the following conditions.
2. Exterior wall stone tile veneer (maximum 1/2" thick) shall be installed in accordance with W243 over a wood stud wall.
3. Exterior deck stiles and stone shall be installed over plywood subfloor group I. ext. grade C.C. type or better conforming to A.P.A. classification and US Product Standard 1-83. over waterproofing with cement mortar in accordance with method F103.
4. Bathtub wall tile shall be installed over an approved "water-resistant" gypsum wall board with organic adhesives in accordance with method B 413-87 or on cement motor in accordance with method B 411.87.
5. Shower receptors/walls shall be installed with organic adhesives over w/rgyp. Board in accordance with method B 416 or in cement mortar in accordance with method B 414.
6. Tile tub shall be installed in accordance with method B 417
7. The countertops shall be installed in accordance with method C 611.
8. Interior tile floors shall be installed per method F141.

PAINTING

1. All surfaces to be clean, smooth and dry as required my manufacture instructions for finish being applied.
2. Back paint all exterior and interior finish lumber and millwork, including door and window frames, trim, cabinet work, etc. on all surfaces to be concealed after installation.
3. Prime of stain and seal all exterior and interior wood scheduled for opaque finish. Apply to all edges, ends, face underside and backside of items to be exposed.
4. Surfaces of miscellaneous iron and steel not embedded in concrete and all surfaces of unprimed plain sheet metal work (not galvanized) shall be primed with zinc chocolate primer.
5. Galvanized (zinc) metalwork shall be primed with zinc dust, zinc oxide primer.
6. Aluminum and aluminum ally surfaces shall be primed with zinc chromate primer.

PLYWOOD

1. the building shall be entirely wrapped in plywood.
2. the Plywood should align with exterior face of shear walls.

Senate Bill 407 (2009) / California Civil Code Sections 1101.1 through 1101.8
2013 California Green Building Standards Code (CALGreen) Section 301
When Work Triggers SB 407
When the work will trigger plumbing fixture upgrades, the following clarification and interpretation is made for each
type of building:
Single-family resid

GENERAL NOTES CONTINUED

GENERAL

1. PROVIDE EACH BEDROOM, BASEMENT, AND HABITABLE ATTICS WITH A MINIMUM OF ONE EXTERIOR WINDOW WITH A 44" MAXIMUM CLEAR OPENING HEIGHT, 5.7 SQ. FT. MINIMUM CLEAR OPENABLE AREA (MINIMUM 5.0 SQ. FT. AT GRADE FLOOR OPENINGS), 24" MINIMUM CLEAR OPENABLE HEIGHT AND 20" MINIMUM CLEAR WIDTH, OR AN OPENABLE EXTERIOR EXIT DOOR. (CRC R310.2.1 AND CRC R310.2.2). WINDOW WELLS, LADDERS, AND STEPS SHALL COMPLY WITH CRC R310.2.3. BARS, GRILLES, COVERS, ANDS SCREENS SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN 15LBS TO OPERATE THE EMERGENCY ESCAPE AND RESCUE OPENINGS. (CRC R310.4)
2. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED WITH ENERGY STAR APPROVED EQUIPMENT (MINIMUM 50CFM) WITH AN INTEGRAL HUMIDISTAT INSTALLED. (CRC R303.3.1)
3. PROVIDE ATTIC CROSS VENTILATION: 1/150 OF ATTIC AREA OR 1/300 WITH AT LEAST 40% BUT MORE THAN 50% OF VENTS ARE 3 FT. ABOVE EAVE AND BALANCE IS AT EAVE. AS AN ALTERNATIVE IN CLIMATE ZONE 16 (TRUCKEE REGION), THE NET AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. BAFFLES ARE REQUIRED AT VENTS FOR INSULATION. PROVIDE MINIMUM OF 1" INCH OF AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING. (CRC R806)
4. ENCLOSED RAFTER SPACES SHALL HAVE 1 INCH CLEAR CROSS VENTILATION. (PROPERLY SIZED RAFTERS FOR INSULATION) (CRC R806.3)
5. UNDER FLOOR CROSS VENTILATION: MINIMUM 1.0 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR WHEN A CLASS 1 VAPOR RETARDER IS INSTALLED ON THE GROUND SURFACE THE MINIMUM AREA OF VENTILATION MAY BE LIMITED TO 1SQ.FT FOR EACH 1,500 SQUARE FEET OF UNDER-FLOOR ONE VENTILATION OPENING SHALL BE WITHIN THREE (3) FEET OF EACH CORNER OF THE BUILDING (CRC R408.1). UNVENTED CRAWL SPACES SHALL COMPLY WITH CRC R408.3.
6. THE FOLLOWING AREAS SHALL HAVE SAFETY GLAZING: (CRC R308.4)
   - SLIDING/SWINGING GLASS DOORS
   - GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)
   - GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. GLAZING INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR ONLY REQUIRES SAFETY GLAZING IF IT IS ON THE HINGE SIDE OF AN SWINGING DOOR. (CRC R308.4.2).
   - GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE
   - WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
   - GLAZING IN GUARDS AND RAILINGS
   - GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE
   - PROVIDE LANDINGS AND A PORCH LIGHT AT ALL EXTERIOR DOORS. LANDINGS ARE TO BE MINIMUM 3 FT DEEP X WIDTH OF DOOR. LANDINGS AT REQUIRED EGRESS DOORS MAY STEP DOWN A MAXIMUM OF 7.75 INCHES WHEN THE DOOR DOES NOT SWING OVER THE LANDING AND 1.5 INCHES WHEN DOOR SWINGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF 7.75 INCHES MAXIMUM; A LANDING IS NOT REQUIRED IF A STAIR WITH TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE AND THE DOOR DOES NOT SWING OVER THE STAIRWAY. (CRC R311.3-R311.3.2)

FOUNDATIONS & CONCRETE SLABS

CONCRETE STRENGTH(S):

REBAR GRADES:

1. SLOPE DRAINAGE 6" WITHIN THE FIRST 10FT. FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10FT DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR 10FT AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (CRC R401.3)
2. FOOTINGS SHALL EXTEND AT LEAST 12 INCHES INTO THE UNDISTURBED GROUND SURFACE. (CRC R403.1.4) UNLESS ERECTED ON SOLID ROCK, TO PROTECT AGAINST FROST AND FREEZING, THE MINIMUM FOUNDATION DEPTH IS 18 INCHES BELOW GRADE IF BETWEEN 4,000-7,000 FOOT ELEVATION AND 24 INCHES BELOW GRADE FOR 7,000 FOOT ELEVATION AND ABOVE. EXCEPTION: INTERIOR FOOTINGS SHALL BE A MINIMUM OF 12 INCHES BELOW GRADE. (L-V 3.14)
3. STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 1 IN 10 (V. H).
4. CONCRETE SLABS: 3 ½" MINIMUM (CRC R506.1). SLABS UNDER LIVING AREAS AND GARAGES SHALL BE REINFORCED WITH WIRE 6" X 6", 10 GAUGE X 10 GAUGE WELDED MESH OR EQUIVALENT STEEL REINFORCEMENT AND 4" THICKNESS OF 3/8 MINIMUM GRAVEL UNDER THE CONCRETE SLAB. SEPARATE FROM SOIL WITH A 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES IN LIVING AREAS. A CAPILLARY BREAK SHALL BE INSTALLED WHEN A VAPOR BARRIER IS REQUIRED.
5. PROVIDE 18" X 24" FOUNDATION ACCESS THROUGH THE FLOOR OR 16"X24" ACCESS THROUGH A PERIMETER WALL. (CRC R408.4)
6. MINIMUM SILL BOLTING: ½" ANCHOR BOLTS OR APPROVED ANCHORS AT 6 FT. O.C. MAXIMUM FOR ONE-STORY (CRC R403.1.6). USE ANCHOR BOLTS AT 4 FT. O.C. MAXIMUM FOR THREE STORY CONSTRUCTION. EMBED BOLTS 7" MINIMUM. THE ANCHOR BOLTS SHALL BE PLACED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. LOCATE END BOLTS NOT LESS THAN 7 BOLT DIAMETERS, NOR MORE THAN 12" FROM ENDS OF SILL MEMBERS. IN SDC D0 AND ABOVE: PROVIDE 3"X3"X0.229 PLATE WASHERS ON EACH BOLT AT BRACED OR SHEAR WALL LOCATIONS, STANDARD CUT WASHERS SHALL BE PERMITTED FOR ANCHOR BOLTS NOT LOCATED IN BRACED/SHEAR WALL LINES.

CLEARANCES AND TREATMENT FOR WOOD FRAMING

1. WATER EXPOSED GLU-LAM, BEAMS AND POSTS SHALL BE PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY (CRC R317.1.3 & 5)
2. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHEN SUPPORTED ON CONCRETE PIER OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE PIER/PEDESTALS PROJECT 1" ABOVE CONCRETE OR 6" ABOVE EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 1)
3. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8" OR MORE AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 2)
4. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1" ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH. (CRC R317.1.4 EXC. 3)

WALLS

1. POSITIVE POST TO BEAM CONNECTION SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT. (CRC R502.9 & CBC 2304.9.7)
2. ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO PRESSURE TREATED LUMBER SHALL BE OF A CORROSION RESISTANT TYPE (CRC R317.3).
3. FIRE-BLOCK IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, VERTICALLY AT CEILING/FLOOR LEVELS, HORIZONTALLY AT 10FT. INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILINGS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS. (CRC R302.11)
4. PROVIDE APPROVED BUILDING PAPER UNDER THE BUILDING SIDING AND APPROVED FLASHING AT EXTERIOR OPENINGS (CRC R703.2). SPECIFY A MINIMUM OF 2 LAYERS OF GRADE D PAPER UNDER STUCCO AND 2 LAYERS OF 15LB FELT (OR EQUIVALENT) UNDER STONE VENEER.
5. STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4 INCHES AND 2 INCHES TO PAVED SURFACES WITH AN APPROVED WEEP SCREED. (CRC R703.7.2.1) MASONRY STONE VENEER SHALL BE FLASHED BENEATH THE FIRST COURSE OF MASONRY AND PROVIDED WITH WEEP HOLES IMMEDIATELY ABOVE THE FLASHING. (CRC R703.8.5 AND R703.8.6)

ROOF

1. PROVIDE A MINIMUM 22" X 30" ACCESS OPENING TO ATTIC (CRC R807); MAY BE REQUIRED TO BE 30"X30" TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE CALIFORNIA MECHANICAL CODE.
2. ROOF DRAINS/GUTTERS REQUIRED TO BE INSTALLED PER THE CALIFORNIA PLUMBING CODE WITH LEAF/ DEBRIS PROTECTION ALSO INSTALLED.
3. ALL ROOFING SHALL BE TESTED/LISTED CLASS A MINIMUM.
4. ASPHALT SHINGLES WITH SLOPED ROOFS 2/12 TO 4/12 SHALL HAVE TWO LAYERS OF UNDERLAYMENT APPLIED PER CRC R905.2.2.

GARAGE AND CARPORT

1. GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT & ATTIC AREA BY ½ INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD. STRUCTURE SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR REQUIRED SEPARATIONS SHALL HAVE ½" GYPSUM BOARD INSTALLED MINIMUM. DOOR OPENINGS FROM THE GARAGE TO THE DWELLING SHALL BE SOLID WOOD/STEEL DOORS OR HONEYCOMB STEEL DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MINUTE RATED FIRE DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING. NO OPENINGS DIRECTLY INTO A SLEEPING ROOM FROM THE GARAGE. WHEN THE DWELLING AND GARAGE HAS FIRE SPRINKLERS INSTALLED PER R309.6 AND R313, DOORS INTO THE DWELLING UNIT FROM THE GARAGE ONLY NEED TO BE SELF-CLOSING AND SELF-LATCHING. (CRC R302.5.1 & T-R302.6) (CARPORTS OPEN ON TWO OR MORE SIDES AND NO ENCLOSED AREAS ABOVE DO NOT REQUIRE A SEPARATION)
2. DUCTS PENETRATING THE GARAGE TO DWELLING SEPARATION SHALL BE A MINIMUM OF 26 GAUGE WITH NO OPENINGS INTO THE GARAGE. (CRC R302.5.2)
3. PENETRATIONS THROUGH THE GARAGE TO DWELLING SEPARATION WALL (OTHER THAN DUCTS AS LISTED ABOVE) SHALL BE FIRE-BLOCKED PER CRC SECTION R302.11, ITEM #4.
4. GARAGE AND CARPORT FLOOR SURFACES SHALL BE NON-COMBUSTIBLE MATERIAL AND SLOPE TO DRAIN TOWARDS THE GARAGE DOOR OPENING. (CRC R309.1)
5. APPLIANCES AND RECEPTACLES INSTALLED IN GARAGE GENERATING A GLOW, SPARK OR FLAME SHALL BE LOCATED 18" ABOVE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. PROVIDE PROTECTIVE POST OR OTHER IMPACT BARRIER FROM VEHICLES (CMC 308.0).

STAIRWAYS & RAMPS

1. EXTERIOR STAIR STRINGERS MUST BE NATURALLY RESISTANT TO DECAY OR PRESSURE TREATED. (CRC R317.1)
2. RISE SHALL BE MAXIMUM 7.75", RUN SHALL BE 10" MINIMUM; HEADROOM 6'-8" MINIMUM; WIDTH 36" MINIMUM, 31.5" BETWEEN A HANDRAIL ON ONE SIDE AND 27" WITH HANDRAILS ON TWO SIDES. VARIATION BETWEEN RISER HEIGHTS 3/8" MAXIMUM. A NOSING NOT LESS THAN .75 INCHES BUT NOT MORE THAN 1.25 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. THE LEADING EDGE OF TREADS SHALL PROJECT NOT MORE THAN 1.25 INCHES BEYOND THE TREAD BELOW. OPEN RISERS ARE PERMITTED, PROVIDED THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE. (OPENINGS ARE NOT LIMITED WHEN THE STAIR HAS A RISE OF 30" OR LESS). (CRC R311.7.4)
3. STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE A HANDRAIL ON ONE SIDE 34" TO 38" ABOVE THE TREAD NOSING. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF 1.25"-2". IF NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF 4"-6.25" WITH A MAXIMUM CROSS SECTIONAL DIMENSION OF 2.25". SEE R311.7.8.3 ITEM# 2 FOR TYPE I HANDRAILS WITH A PARAMETER OVER 6.25". A MINIMUM CLEARANCE OF 1.5" SHALL BE MAINTAINED FROM THE WALL OR OTHER SURFACE. HANDRAILS SHALL BE RETURNED, TERMINATE IN NEWEL POSTS, OR SAFETY TERMINALS. (CRC R311.7.8.2)
4. GUARDS SHALL BE 42" MINIMUM HEIGHT (UNLESS ACTING AS A HANDRAIL/GUARD FOR A STAIRWAY, THE GUARD HEIGHT MAY BE 34"-38" IN HEIGHT), WITH OPENINGS LESS THAN 4" INCHES CLEAR (GUARDS ON THE OPEN SIDES OF STAIRS MAY HAVE A 3/8" OPENINGS). (CRC R312)
5. PROVIDE LANDINGS AT THE TOP/BOTTOM OF THE STAIRWAY THE WIDTH OF THE STAIRWAY. THE DEPTH OF THE LANDING SHALL BE 36" MINIMUM. (SEE CBC 1011.7.6 FOR EXCEPTIONS).
6. USABLE SPACES UNDERNEATH ENCLOSED/UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY A MINIMUM OF ½" GYPSUM BOARD. (CRC R302.7)
7. RAMPS SERVING THE EGRESS DOOR SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3-PERCENT SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5-PERCENT SLOPE). EXCEPTION: WHERE IT IS TECHNICALLY INFEASIBLE TO COMPLY BECAUSE OF SITE CONSTRAINTS, RAMPS SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5-PERCENT SLOPE) (CRC R311.8.1). PROVIDE 3'X3' LANDINGS AT THE TOP AND BOTTOM OF RAMPS, WHERE DOORS OPEN ONTO RAMPS, AND WHERE RAMPS CHANGE DIRECTIONS. (CRC R311.8)

DECKS

1. GUARDS ARE REQUIRED IF DECK OR FLOOR IS OVER 30" ABOVE GRADE, MINIMUM 42" HIGH, WITH OPENINGS LESS THAN 4" (CRC R312). GUARDRAILS SHALL BE DESIGNED AND DETAILED FOR LATERAL FORCES ACCORDING TO CRC TABLE 301.5.
2. PROVIDE DECK LATERAL LOAD CONNECTIONS AT EACH END OF THE DECK AND AT DECK INTERSECTIONS PER CRC R507.2.4. CONNECTORS SHALL HAVE A MINIMUM ALLOWABLE STRESS DESIGN CAPACITY OF 1,500LBS AND INSTALL WITH 24" OF THE END OF THE DECK. 750LB RATED DEVICES ARE ALLOWED (DTT1Z AS EXAMPLE) IF LOCATED EVENLY AT 4 POINTS ALONG THE DECK.
3. POSTS/COLUMNS SHALL BE RETRAINED AT THE BOTTOM END TO PREVENT LATERAL DISPLACEMENT; CLEARLY SHOW APPROVED POST BASES, STRAPS, ETC TO ACHIEVE THIS PER CRC R407.3
4. HARDWARE AND FASTENERS TO BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZED OR COPPER. (CRC R317.3)

ELECTRICAL

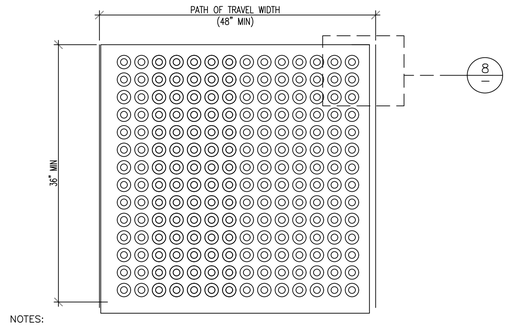
1. NO ELECTRICAL PANELS SHALL BE IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" INCHES IN FRONT OF PANELS, 30" WIDE OR WIDTH OF EQUIPMENT AND 6'-6" HIGH FOR HEADROOM (CEC 110.26).
2. A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20' OF REBAR OR #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (CEC 250.52(A) BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC 250.104)
3. ALL 15/20 AMPERE RECEPTACLES INSTALLED PER CEC 210.52 SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC-406.12)
4. ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER. (CEC 210.12)
5. PROVIDE A MINIMUM OF ONE 20A CIRCUIT TO BE USED FOR THE LAUNDRY RECEPTACLE. (CEC 210.11(C)(2)) PROVIDE A MINIMUM OF ONE 20A CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS. (CEC 210.11(C)(3)
6. PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES AND WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN. (CEC 210.52 (D), (F) & (G))
7. FURNACES INSTALLED IN ATTICS AND CRAWL SPACES SHALL HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS LIGHT SWITCH AND RECEPTACLE IN THE SPACE. PROVIDE A SERVICE RECEPTACLE FOR THE FURNACE. (CEC 210.63)
8. ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (CEC 210.52(E))
9. GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE THE GARAGE. A MINIMUM OF 1 RECEPTACLE SHALL BE PROVIDED FOR EACH CAR SPACE. (210.52(G)(1))
10. A 15/20 AMP RECEPTACLE SHALL BE INSTALLED WITHIN 50FT OF ELECTRICAL SERVICE EQUIPMENT. (CEC 210.64)
11. KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, AND SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" INCHES OR WIDER, NOT GREATER THAN 4' O.C., WITHIN 24" INCHES OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52 (C)) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THAN 2 RECEPTACLES MAY BE REQUIRED. 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COUNTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER INSTALLATIONS. (CEC FIGURE 210.52(C)(1))
12. RECEPTACLES SHALL BE INSTALLED AT 12' O.C. MAXIMUM IN WALLS STARTING AT 6' MAXIMUM FROM THE END. WALLS LONGER THAN TWO FEET SHALL HAVE A RECEPTACLE. HALLWAY WALLS LONGER THAN 10 FT SHALL HAVE A RECEPTACLE IN HALLWAYS. (CEC 210.52(A))
13. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (CEC 406.9(C) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN 3FT HORIZONTALLY AND 8FT VERTICALLY ABOVE A SHOWER AND/OR BATHTUB THRESHOLD. (CEC 410.10(D))
14. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE RATED FOR THE APPLICATION. (CEC 410.10)
15. GFCI OUTLETS ARE REQUIRED FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR INKS, LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER (CEC 210.8).
16. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR WITH ATTACHED GARAGES (CRC R315):
   - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
   - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
   - ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS (MAY BE BATTERY OPERATED)
17. SMOKE ALARMS SHALL BE INSTALLED (CRC (R314):
   - IN EACH ROOM USED FOR SLEEPING PURPOSES.
   - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
   - IN EACH STORY, INCLUDING BASEMENTS.
18. SHALL NOT BE INSTALLED WITHIN 20FT IN HORIZONTALLY OF COOKING APPLIANCES AND NO CLOSER THAN 3FT TO MECHANICAL REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR (314.3(4)).
   - ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS. (MAY BE BATTERY OPERATED)
18. ALL SMOKE AND CARBON-MONOXIDE ALARMS SHALL BE HARDWIRED WITH A BATTERY BACKUP (SMOKE ALARMS SHALL HAVE A 10-YEAR SEALED BATTERY). (CRC R314.4 & R315.1.2)
19. ALL 15/20 AMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE IN-USE (BUBBLE) COVERS INSTALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED WEATHER-RESISTANT TYPE. (CEC 406.9(B)(1)

PLUMBING

1. UNDERFLOOR CLEANOUTS SHALL NOT BE MORE THAN 5 FEET FROM AN UNDERFLOOR ACCESS, ACCESS DOOR OR TRAP DOOR. (CPC 707.9)
2. ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. (CPC 312.13)
3. PVC PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT, .04" THICK WRAP OR OTHERWISE PROTECTED FROM UV DEGRADATION. (CPC 312.14)
4. THE ADJACENT SPACE NEXT TO SHOWERS WITHOUT THRESHOLDS SHALL BE CONSIDERED A "WET LOCATION" WHEN USING THE CRC, CBC, AND THE CEC. (CPC 408.5)
5. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES (32" BY 32") AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70" ABOVE THE SHOWER DRAIN OUTLET. (CPC 408.6) PROVIDE CURTAIN ROD OR DOOR A MINIMUM OF 22" IN WIDTH (CPC 408.5). SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (CRC R307.2)
6. WATER HEATERS: PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CEC 504.6) PROVIDE SEISMIC STRAPPING IN THE UPPER & LOWER THIRD OF THE WATER HEATER A MINIMUM OF 4" ABOVE CONTROLS. (CPC 507.2) THE WATER HEATER SHALL BE OF AN INSTANTANEOUS TYPE OR THE FOLLOWING SHALL BE PROVIDED (NEW CONSTRUCTION ONLY) (CEC 150(N)):
   - A 120V RECEPTACLES PROVIDED WITHIN 3FT
   - A CATEGORY III OR IV VENT, OR A STRAIGHT (WITHOUT BENDS) TYPE B VENT
   - CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE WATER HEATER
   - GAS SUPPLY LINE WITH A MINIMUM 200,000 BTU/HR DEDICATED CAPACITY FOR THE WATER HEATER
   - DOMESTIC HOT WATER LINES SHALL BE INSULATED. INSULATION SHALL BE THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE AND MINIMUM 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER. (CPC 609.11)
   - A 3-INCH GRAVITY DRAIN SHALL BE PROVIDED AT THE LOW POINT OF UNDERFLOOR SPACES, INSTALLED SO AS TO PROVIDE 1/4-INCH PER FOOT GRADE AND TERMINATE AT AN EXTERIOR POINT OF THE BUILDING PROTECTED FROM BLOCKAGE. THE OPENING SHALL BE SCREENED WITH A CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4-INCH IN DIMENSION. LENGTHS OF THE GRAVITY DRAINS OVER 10 FEET IN LENGTH SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL. (L-V 8.9)
   - WATER HEATERS LOCATED IN ATTICS, CEILING ASSEMBLIES AND RAISED FLOOR ASSEMBLIES SHALL SHOW A WATER-TIGHT CORROSION RESISTANT MINIMUM 1 ½" DRAIN PAN UNDER THE WATER HEATER WITH A MINIMUM ¾ INCH DRAIN TO THE EXTERIOR OF THE BUILDING. (CPC 507.5)
   - WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH (15" ON EACH SIDE) AND 24" MINIMUM CLEARANCE IN FRONT. (CPC 402.5)
11. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATHTUB FILLER SHALL NOT EXCEED 120 DEGREES F. (CPC 418)
12. PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (CPC 603.5.7)
13. FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (CPC 1007)
14. MAXIMUM WATER FLOW RATES. (CGBSC 4.303.1):
   - WATER CLOSETS: 1.28GPF
   - URINALS: 125GPF
   - KITCHEN FAUCETS: 1.8GPM @ 60PSI
   - LAVATORY FAUCETS: 1.2PGM @ 60PSI
   - SHOWERHEADS: 2GPM

MECHANICAL

1. WOOD BURNING APPLIANCES SHALL BE ONE OF THE FOLLOWING:
   - A PELLET-FUELED WOOD BURNING HEATER.
   - A U.S. EPA PHASE II CERTIFIED WOOD BURNING HEATER.
   - AN APPLIANCE OR FIREPLACE DETERMINED TO MEET THE U.S. EPA PARTICULATE MATTER EMISSION STANDARD OF LESS THAN 7.5 GRAMS PER HOUR FOR A NON-CATALYTIC WOOD FIRED APPLIANCE OR A 1.1 GRAMS PER HOUR FOR A CATALYTIC WOOD FIRED APPLIANCE AND IS APPROVED IN WRITING BY THE APCO.
2. ALL NEWLY INSTALLED GAS FIREPLACES SHALL BE DIRECT VENT AND SEALED COMBUSTION TYPE. (CMC 912.2)
2. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL HAVE A PERMANENT NSPS LABEL CERTIFYING EMISSION LIMITS.
3. TOP CHIMNEY MUST EXTEND A MINIMUM OF 2 FT. ABOVE ANY PART OF THE BUILDING WITHIN 10 FT. (CMC 802.5.4)
4. FIREPLACES SHALL HAVE CLOSABLE METAL OR GLASS DOORS, HAVE COMBUSTION AIR INTAKE DRAWN FROM THE OUTSIDE AND HAVE A READILY ACCESSIBLE FLUE DAMPENER CONTROL. CONTINUOUS BURNING PILOT LIGHTS ARE PROHIBITED. (CEC 150.0(E))
5. PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER CMC CHAPTER 7.
6. GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL INSULATION SHIELD A MINIMUM 2" ABOVE INSULATION. (509.6.2.7)
7. GAS WATER HEATER AND FURNACE ARE NOT ALLOWED IN AREAS OPENING INTO BATHROOMS, CLOSETS OR BEDROOMS UNLESS INSTALLED IN A CLOSET EQUIPPED WITH A LISTED GASKETED DOOR ASSEMBLY AND A LISTED SELF-CLOSING DEVICE WITH ALL COMBUSTION AIR OBTAINED FROM THE OUTDOORS. (CPC 504)
8. ROOF TOP EQUIPMENT ON ROOFS WITH OVER 4/12 SLOPE SHALL HAVE A LEVEL 30"X30" WORKING PLATFORM. (CMC (sic) 304)
9. EXHAUST OPENINGS TERMINATING TO THE OUTDOORS SHALL BE COVERED WITH A CORROSION RESISTANT SCREEN ¼"- 1/2" IN OPENING SIZE (NOT REQUIRED FOR CLOTHES DRYERS). (CMC 502.1)
10. VENT DRYER TO OUTSIDE OF BUILDING (NOT TO UNDER-FLOOR AREA). VENT LENGTH SHALL BE 14 MAXIMUM. SHALL TERMINATE A MINIMUM OF 3' FROM THE PROPERTY LINE AND ANY OPENING INTO THE BUILDING. (CMC 504.4.2)
11. ENVIRONMENTAL AIR DUCTS SHALL NOT TERMINATE LESS THAN 3' TO A PROPERTY LINE, 10' TO A FORCED AIR INLET, 3' TO OPEN

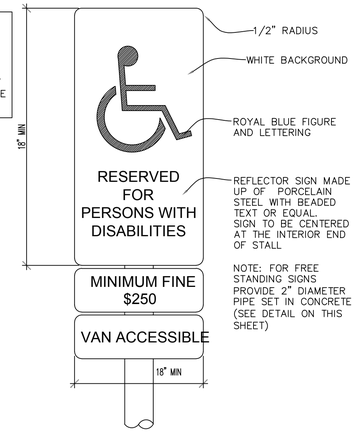


NOTES:

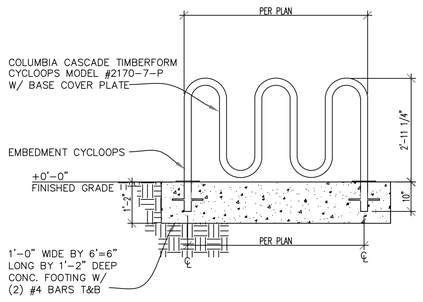
1. TACTILE DOME HEIGHT TO BE .2"
2. TAPER EDGES WHEN EXPOSED.
3. TRUNCATED DOMES TO EXTEND FULL WIDTH OF RAMP RUN.

7 TRUNCATED DOME
SCALE:NONE

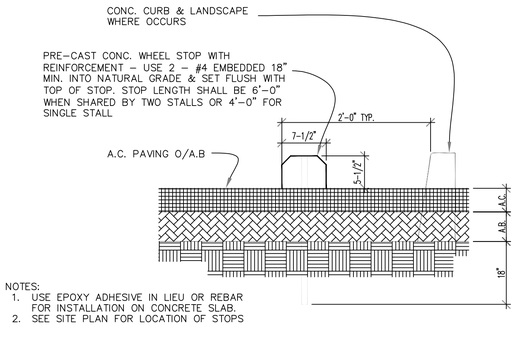
NOTE:
6" x 1'-0" x .080 ALUMINUM STANDARD "VAN-ACCESSIBLE" + "MINIMUM FINE $250" SIGNS MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. LETTERS TO BE 1" HIGH AND FASTENED TO STEEL PIPE SIMILAR TO SIGN SHOWN.



3 ACCESSIBILITY SIGNAGE
SCALE:NONE

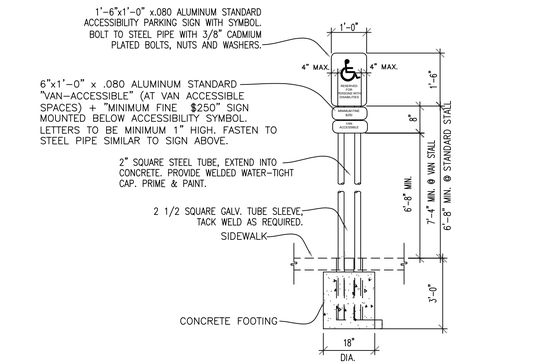


9 BICYCLE RACK
SCALE:NONE



NOTES:
1. USE EPOXY ADHESIVE IN LIEU OR REBAR FOR INSTALLATION ON CONCRETE SLAB.
2. SEE SITE PLAN FOR LOCATION OF STOPS

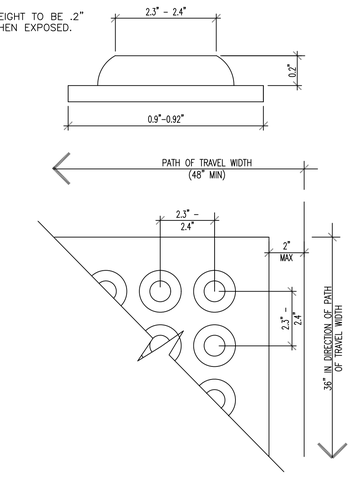
6 WHEEL STOP
SCALE:NONE



2 ACCESSIBILITY PARKING SIGN
SCALE:NONE

NOTES:

1. TACTILE DOME HEIGHT TO BE .2"
2. TAPER EDGES WHEN EXPOSED.

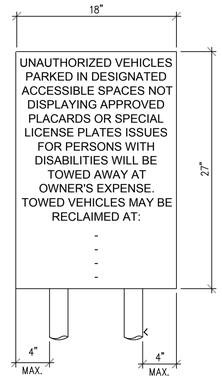


8 ENLARGED TRUNCATED DOME
SCALE:NONE

NOTES:
1. SIGN TO CONFORM TO LOCAL STATE, LOCAL, AND ADA CODES.

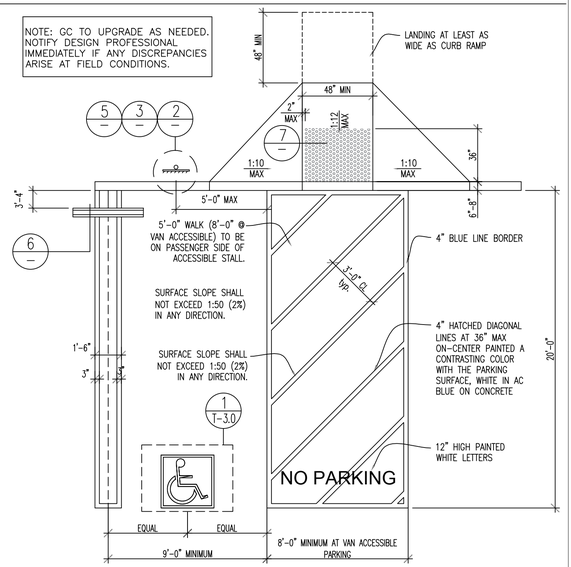
2. LETTERING SHALL BE MINIMUM 1" IN HEIGHT.

3. SIGN TO BE FABRICATED ON STEEL WITH A REFLECTOR BEADED TEXTURE. BOTTOM OF SIGN TO BE +80" A.F.F U.N.O.



5 TOWING SIGNAGE
SCALE:NONE

NOTE: GC TO UPGRADE AS NEEDED. NOTIFY DESIGN PROFESSIONAL IMMEDIATELY IF ANY DISCREPANCIES ARISE AT FIELD CONDITIONS.



1 DISABLED PARKING STALL - VAN
SCALE:NONE

THE COMPCODES

JAMES J. DAY
No. C-28099
CIVIL
STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER

Stamps

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076-432-025

No.	Description	Date
	Progress Set	11.15.2024

SITE ACCESSIBILITY DETAILS

G3-0

Scale: As Noted
Sheet size: Arch D

SIGNS RELATED TO TOILETS AND BATHING FACILITIES

20. ENTRANCES LEADING TO TOILET ROOMS AND BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH 11B-703.7.2.6 TOILET AND BATHING ROOM GEOMETRIC SYMBOLS. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-6-3 TOILET AND BATHING ROOMS, DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST COMPLIANT TOILET ROOM OR BATHING ROOM WITHIN THE FACILITY SHALL BE PROVIDED. SIGNS SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS AND SHALL INCLUDED THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11BN-703.7.2.1 ISA. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-603 TOILET AND BATHING ROOMS, THE TOILET ROOMS OR BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA. WHERE CLUSTERED SINGLE USER TOILET ROOMS OR BATHING FACILITIES ARE PERMITTED TO USE EXCEPTIONS TO 11B-213.2 TOILET AND BATHING ROOMS, TOILET ROOMS OR BATHING FACILITIES COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1. UNLESS ALL TOILET ROOMS AND BATHING FACILITIES COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS. EXISTING BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC TOILET ROOMS OR BATHING ROOMS FOR PUBLIC USE THAT COMPLY WITH THESE BUILDING STANDARDS SHALL HAVE THE LOCATION OF AND THE DIRECTIONS TO THESE ROOMS POSTED IN OR NEAR THE BUILDING LOBBY OR ENTRANCE ON A SIGN COMPLYING WITH 11B-703.5 VISUAL CHARACTERS, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1. ISA.

21. PICTOGRAMS SHALL COMPLY WITH THE FOLLOWING:
- a. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. CHARACTERS AND BRAILLE SHALL NO BE LOCATED IN THE PICTOGRAM FIELD.
- b. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.
- c. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH 11B-703.2 RAISED CHARACTERS, 11B-703.3 BRAILLE AND 11B-703.4 INSTALLATION HEIGHT AND LOCATION.
- d. THE INSTALLATION HEIGHT AND LOCATION OF PICTOGRAM SIGN SHALL BE PER 11B-703.4.1

22. SYMBOLS SHALL COMPLY WITH THE FOLLOWING:
- a. DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH 11B-703.7.2.6 TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS. THE SYMBOL SHALL BE MOUNTED AT 58 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE CENTERLINE OF THE SYMBOL, WHERE A DOOR IS PROVIDED, THE SYMBOL SHALL BE MOUNTED 1 INCH OF THE VERTICAL CENTERLINE OF THE DOOR.
- b. A TRIANGLE SYMBOL SHALL BE LOCATED AT ENTRANCES TO MEN'S TOILET AND BATHING FACILITIES AND IT SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE, 1 INCHES THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON ALIGHT BACKGROUND.
- c. A CIRCLE SYMBOL SHALL BE LOCATED AT ENTRANCES TO WOMEN'S TOILET AND BATHING FACILITIES AND IT SHALL BE IDENTIFIED BY A CIRCLE, 1 INCH AND 12 INCHES IN DIAMETER. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
- d. A COMBINED CIRCLE AND TRIANGLE SYMBOL SHALL BE LOCATED AT ENTRANCES TO UNISEX TOILET AND BATHING FACILITIES AND SHALL BE SHALL BE IDENTIFIED BY A CIRCLE, 1 INCH THICK AND 12 INCHES IN DIAMETER WITH A INCH THICK TRIANGLE WITH A VERTEX POINTING UPWARD SUPERIMPOSED ON THE CIRCLE AND WITH THE 1/2-INCH DIAMETER, THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

WASHING MACHINE AND CLOTHES DRYERS

23. WASHING MACHINES AND CLOTHES DRYER'S OPERABLE PARTS MUST COMPLY WITH SECTION 11B-309 OPERABLE PARTS.

24. TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES MINIM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

F. COMMUNICATION ELEMENTS AND FEATURES

FIRE ALARM SYSTEM

1. WHERE FIRE ALARM SYSTEMS AND CARBON MONOXIDE ALARM SYSTEM PROVIDE AUDIBLE ALARM COVERAGE, ALARMS SHALL COMPLY WITH 11B-215 FIRE ALARM SYSTEMS.

2. ALARMS IN PUBLIC USE AREAS AND COMMON USE AREAS SHALL COMPLY WITH 702 CHAPTER 9, SECTION 907.5.2.3.1.

3. WHERE EMPLOYEE WORK AREAS HAVE AUDIBLE ALARM COVERAGE, THE WIRING SYSTEM SHALL BE DESIGNED SO THAT VISIBLE ALARMS COMPLYING WITH 702 CHAPTER 9, SECTION 907.5.2.3.1.

4. FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 (1999 OR 2002 EDITION) (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1), EXCEPT THAT THE MAXIMUM ALLOWABLE SOUND LEVEL OF AUDIBLE NOTIFICATION APPLIANCE. IN ADDITION, ALARMS IN GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH SECTIONS 4-3 AND 4-4 OF NFPA 72 (1999 EDITION), AND CHAPTER 9, SECTIONS 907.5.2.1 AND 907.5.2.3.

ASSISTIVE LISTENING SYSTEMS

5. ASSISTIVE LISTENING SYSTEMS SHALL BE PROVIDED IN ASSEMBLY AREAS, INCLUDING CONFERENCE AND MEETING ROOMS,USED FOR THE PURPOSE OF ENTERTAINMENT, EDUCATIONAL OR CIVIC GATHERINGS, OR SIMILAR PURPOSES.

NOTE: ASSEMBLY AREAS INCLUDE, BUT ARE NOT LIMITED TO, CLASSROOMS, LECTURE HALLS, COURTROOMS, PUBLIC MEETING ROOMS, PUBLIC HEARING ROOMS, LEGISLATIVE CHAMBERS, MOTION PICTURE HOUSES, AUDITORIA, THEATERS, PLAYHOUSES, DINNER THEATERS, CONCERT HALLS, CENTERS FOR THE PERFORMING ARTS, AMPHITHEATERS, ARENAS, STADIUMS, GRANDSTANDS, OR CONVENTION CENTERS.

6. ASSISTIVE LISTENING SYSTEM SHALL PROVIDE AN AMPLIFICATION SYSTEM UTILIZING TRANSMITTERS, RECEIVERS, AND COUPLING DEVICES TO BYPASS THE ACOUSTICAL SPACE BETWEENA SOUND SOURCE AND A LISTENER BY MEANS OF INDUCTION LOOP, RADIO FREQUENCY, INFRARED, OR DIRECT-WIRED EQUIPMENT.

7. WHERE A BUILDING CONTAINERS MORE THAN ONE ASSEMBLY AREA UNDER MANAGEMENT, THE TOTAL NUMBER OF REQUIRED RECEIVERS MAY BE CALCULATED USING THE TOTAL NUMBER OF SEATS IN THE ASSEMBLY AREAS PROVIDED THAT ALL RECEIVERS ARE USABLE WITH ALL SYSTEMS.

8. TWENTY-FIVE PERCENT MINIMUM OF RECEIVERS PROVIDED FOR ASSISTIVE LISTENING SYSTEMS, BUT NO FEWER THAN TWO, SHALL BE HEARING-AID COMPATIBLE EXCEPT WHEN ALL SEATS IN AN ASSEMBLY AREA ARE SERVED BY MEANS OF AN INDUCTION LOOP.

9. WHEN ASSITIVE-LISTENING SYSTEMS ARE LIMITED TO SPECIFIC AREAS OR SEATS, SUCH AREAS OR SEATS SHALL BE WITHIN A 50-FOOT VIEWING DISTANCE OF THE STAGE OR PLAYING AREA AND SHALL HAVE A COMPLETE VIEW OF THE STAGE OR PLAYING ARE.

10. PERMANENTLY INSTALLED ASSISTIVE-LISTENING SYSTEMS ARE REQUIRED IN AREAS (1) THEY HAVE FIXED SEATING AND (2A) THEY ACCOMMODATE AT LEAST 50 PERSONS OR (2B) THEY HAVE AUDIO-AMPLIFICATION SYSTEMS, EXCEPT THOSE USED EXCLUSIVELY FOR PAGING AND/OR BACKGROUND MUSIC.

11. PORTABLE ASSISTIVE-LISTENING SYSTEMS MAY SERVE MORE THAN ONE CONFERENCE OR MEETING ROOMS IF AN ADEQUATE NUMBER OF ELECTRICAL OUTLETS OR OTHER SUPPLEMENTARY WIRING IS PROVIDED AND PERMANENTLY INSTALLED SYSTEMS ARE NOT REQUIRED.

12. RECEIVERS REQUIRED FOR USE WITH AND ASSISTIVE LISTENING SYSTEM SHALL INCLUDE A1/8 INCH STANDARD MONO JACK.

13. RECEIVERS REQUIRED TO BE HEARING AID COMPATIBLE SHALL INTERFACE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECK LOOPS.

14. ASSISTIVE LISTENING SYSTEMS SHALL BE CAPABLE OF PROVIDING A SOUND PRESSURE LEVEL FROM 110-118 DB WITH A DYNAMIC RANGE ON THE VOLUME CONTROL OF 50 DB.

15. SIGNAL-TO-NOISE RATIO FOR INTERNALLY GENERATED NOISE IN ASSISTIVE LISTENING SYSTEM SHALL BE 18 DB MINIMUM.

16. PEAK CLIPPING SHALL NOT EXCEED 18 DB OF CLIPPING RELATIVE TO THE PEAKS OF SPEECH.

17. TWO-WAY COMMUNICATION SYSTEMS THAT ARE PROVIDED TO GAIN ADMITTANCE TO A BUILDING OR FACILITY OR TO RESTRICTED AREAS WITHIN A BUILDING OR FACILITY SHALL PROVIDE BOTH AUDIBLE AND VISUAL SIGNALS. HANDSET CORDS, IF PROVIDED. SHALL BE 29 INCHES LONG MINIMUM.

18. COMMON USE OR PUBLIC USE SYSTEM INTERFACE OF COMMUNICATIONS SYSTEMS BETWEEN A RESIDENTIAL DWELLING UNIT AND A SITE, BUILDING, OR FLOOR ENTRANCE SHALL INCLUDE THE CAPABILITY OF SUPPORTING VOICE AND TTY COMMUNICATION WITH THE RESIDENTIAL DWELLING UNIT INTERFACE.

19. RESIDENTIAL DWELLING UNIT SYSTEM INTERFACE OF COMMUNICATIONS SYSTEM BETWEEN A RESIDENTIAL DWELLING UNIT AND A SITE, BUILDING, OR FLOOR ENTRANCE SHALL INCLUDE A TELEPHONE JACK CAPABLE OF SUPPORTING VOICE AND TTY COMMUNICATION WITH THE COMMON USE OR PUBLIC USE SYSTEM INTERFACE.

CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

49. PERPENDICULAR RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%).

50. FOR PERPENDICULAR RAMPS, WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10.

51. THE RUNNING SLOPE OF THE CURB RAMP SEGMENTS SHALL BE IN-LINE WITH THE DIRECTION OF SIDEWALK TRAVEL. RAMP RUNS HALL HAVE A RUNNING SLOPE NOT STEEPER THAN. 1:12 (8.33%).

52. A TURNING SPACE 48 INCHES MINIMUM BY 48 INCHES SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM (2.083%).

53. BLENDED TRANSITION RAMPS HALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%).

54. CURB RAMPS AND THE FLARED SIDES OD CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKET CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

55. THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 48 INCHES MINIMUM.

56. LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS (PARALLEL CURB RAMPS SHALL NOT BE REQUIRED TO COMPLY), THE LANDING CLEAR LENGTH SHALL BE 48 INCHES MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES, OR THE BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 (2.083%).

57. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

58. THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 (2.083%) MAXIMUM.

59. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5%). THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.

60. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY, DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSING SHALL PROVIDE THE 48 INCHES MINIMUM CLEAR SPACE WITHIN THE MARKING.

61. CURB RAMPS AND BLENDED TRANSITIONS SHALL HAVE DETECTABLE WARNING COMPLYING WITH 11B-705 DETECTABLE WARNINGS.

62. RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES. THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE AT ISLANDS SHALL BE 60 INCHES MINIMUM WHERE CURB RAMPS ARE PROVIDED, THEY SHALL COMPLY WITH 11B-406 CURB RAMPS. BLENDED TRANSITIONS AND ISLANDS. LANDINGS COMPLYING WITH 11B-406.5.3 LANDINGS AND THE ACCESSIBLE ROUTE SHALL BE PERMITTED TO OVERLAP. ISLANDS SHALL HAVE DETECTABLE WARNING COMPLYING WITH 11B-705 DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE.

D. GENERAL SITE AND BUILDING ELEMENTS

1. WHERE PARKING SPACES ARE PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN NUMBERS AND KIND REQUIRED PER SECTION 11B-208 PARKING SPACES.

2. WHERE PASSENGER LOADING ZONES, DROP-OFF ZONES, AND/OR BUS STOPS ARE PROVIDED ACCESSIBLE PASSENGER LOADING ZONES, DROP-OFF ZONES, AND/OR BUS STOPS ARE REQUIRED.

3. WHERE ELECTRIC VEHICLE CHARGING STATIONS (EVCS) ARE PROVIDED, THEY SHALL COMPLY WITH SECTION 11B-812 AS REQUIRED BY SECTION.

4. EVCS COMPLYING WITH SECTION 11B-812 THAT SERVE A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON AN ACCESSIBLE ROUTE TO AN ENTRANCE COMPLYING WITH SECTION 11B-206.4. WHERE EVCS DO NOT SERVE A PARTICULAR BUILDING OR FACILITY, EVCS COMPLYING WITH SECTION 11B-812 SHALL BE LOCATED ON AN ACCESSIBLE ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE EV CHARGING FACILITY.

E. PLUMBING FIXTURE AND FACILITIES

DRINKING FOUNTAINS

1. DRINKING FOUNTAINS SHALL COMPLY WITH SECTIONS 11B-307 PROTRUDING OBJECTS AND 11B-602 GENERAL REQUIREMENTS.

2. UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SPACE POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED.

3. SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

4. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.

5. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STEAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STEAM SHALL BE 15 DEGREES MAXIMUM.

6. SPOUT OUTLET OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

7. WALL AND POST-MOUNTED CANTILEVERED DRINKING FOUNTAIN SHALL BE 18 INCHES MINIMUM AND 19 INCHES MAXIMUM IN DEPTH.

8. ALL DRINKING FOUNTAIN SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED POSITIONED SO AS NOT TO PROJECT INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN SUCH A DRINKING FOUNTAIN IN LOCATED SHALL BE 32 INCHES WIDE AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7 MANEUVERING CLEARANCE. WHEN USED, WING WALLS BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE.

TOILET AND BATHING ROOM CLEARANCES

9. DOOR TO UNISEX TOILET ROOMS AND UNISEX BATHING ROOMS SHALL HAVE PRIVACY LATCHES.

10. MORROWS LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITHIN THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE MAXIMUM THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

11. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308. SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR. MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

12. WHERE TOWEL OR SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES, OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ON OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS, SHALL BE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR. BABY CHANGING STATION ARE NOT REQUIRED TO COMPLY WITH SECTION 11B-603.5 (SEE EXCEPTION).

WATER CLOSETS AND TOILET COMPARTMENTS

13. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309.4 OPERATION EXCEPT THEY SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS.

14.TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 OPERATION AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF THE TYPE THAT CONTROL DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

15. SANITARY NAPKIN DISPOSAL UNITS, IF PROVIDED, SHALL COMPLY WITH SECTION 11B-309.4 SHALL BE WALL MOUNTED AND LOCATED ON THE SIDEWALL BETWEEN THE REAR WALL OF THE TOILET AND THE TOILET PAPER DISPENSER, ADJACENT TO THE TOILET PAPER DISPENSER. THE DISPOSAL UNIT SHALL BE LOCATED BELOW THE GRAB BAR WITH THE OPENING OF THE DISPOSAL UNIT 19 INCHES MINIMUM (483 MM)ABOVE THE FINISH FLOOR.

16. URINAL SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 12 INCHES DEEP MINIMUM MEASURED FROM THE FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURES.

17. FLUSH CONTROLS SHALL BE OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 OPERABLE PARTS EXCEPT THAT FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR.

18. FOR LAVATORIES AND SINKS, A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SURFACE POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED.

19.LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

7. DOORWAYS LESS THAN 36 INCHES WIDE WITHOUT DOORS OR GATES, SLIDING DOORS, OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.2.

9. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE AN INTERIOR DOORWAY, OR WITHIN 24 INCHES OF THE LATCH SIDE OF AN EXTERIOR DOORWAY. PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE.

9. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAY SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES AND 11B-303 CHANGES IN LEVEL.

10. HANDLES, PULL, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 11B-309.4 OPERATION. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

11. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOOR SHALL BE AS FOLLOWS:
- A. INTERIOR HINGED DOORS: 5 POUNDS MAXIMUM.
- B. SLIDING OR FOLDING DOORS: 5 POUND MAXIMUM.
- C. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
- D. EXTERIOR HINGED DOORS: 5 POUNDS MAXIMUM .

12. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

RAMPS

13. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%)

14. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48 (2.083%)

15. FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL COMPLY WITH 11B-302 FLOOR OF GROUND SURFACES. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.

16. THE CLEAR WIDTH OF RAMP RUN SHALL BE 48 INCHES MINIMUM.

17. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM.

18. RAMPS SHALL HAVE LANDING AT THE TOP AND THE BOTTOM OF EACH RAMP RUN.

19. LANDING SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACE. CHANGES IN LEVEL ARE NOT PERMITTED.

20. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

21. TOP LANDINGS SHALL BE 60 INCHES WIDE MINIMUM.

22. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM.

23. BOTTOM LANDING SHALL EXTEND 72 INCHES MINIMUM IN THE DIRECTION OF RAMP RUN.

24. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES MINIMUM BY 72 INCHES MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN.

25. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 11B-404-2.4 AND 11B-404.3.2 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. DOORS WHEN FULLY OPEN, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES.

26. RAMP RUNS SHALL HAVE COMPLIANT HANDRAILS PER 11B-505 HANDRAILS.

27. EDGE PROTECTION COMPLYING WITH 11B-405.9.2 CURB OR BARRIER SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

28. A CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCH OF THE FINISH FLOOR OR GROUND SURFACE. TO PREVENT WHEEL ENTRAPMENT. THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.

29. LANDING SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

HANDRAILS
30. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.

31. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUMS.

32. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES MINIMUM AND 34 INCHES MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES.

33. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACE SHALL BE 1 INCHES MINIMUM. HANDRAILS MAY BE LOCATED IN THE RECESS IS 3 INCHES MAXIMUM DEEP AND 18 INCHES MINIMUM CLEAR ABOVE THE TOP OF THE HANDRAIL.

34. HANDRAIL GRIPPING SURFACE SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR AT INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL-GRIPPING SURFACE.

35. HANDRAIL GRIPPING SURFACE WITH A CIRCULAR CROSS SECTION SHALL HAVE AND OUTSIDE DIAMETER OF INCHES MINIMUM AND 2 INCHES MAXIMUM.

36. HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND INCHES MAXIMUM, AND A CROSS-SECTION DIMENSION OF INCHES MAXIMUM.

37. HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FIGHTS AND RAMP RUNS IN ACCORDANCE WITH SECTION 11B-505.10 HANDRAIL EXTENSIONS.

38. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 112 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

39. AT THE TOP OF A STAIR FIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES

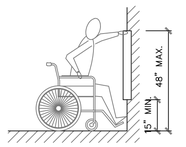


FIGURE 11B–308.2.1

UNOBSTRUCTED FORWARD REACH

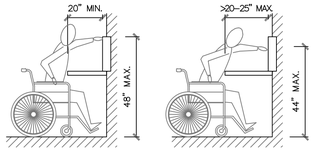


FIGURE 11B–308.2.2

OBSTRUCTED FORWARD REACH

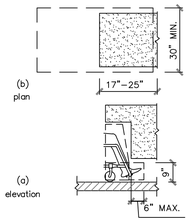
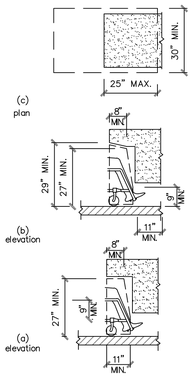


FIGURE 11B–306.2

TOE CLEARANCE



elevation @ lavatory

FIGURE 11B–306.3

KNEE CLEARANCE

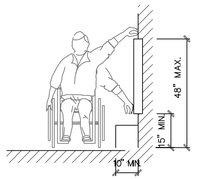


FIGURE 11B–308.3.1

UNOBSTRUCTED SIDE REACH

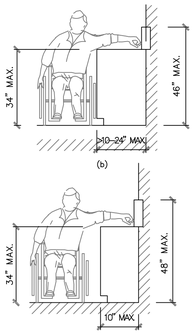
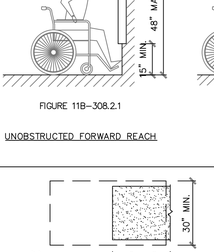


FIGURE 11B–308.3.2

OBSTRUCTED SIDE REACH



11B–306

TURNING SPACE: 60" ROUND

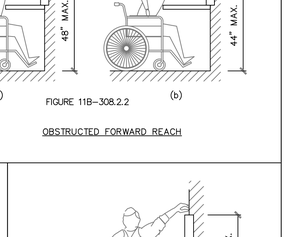


FIGURE 11B–304.3.2

T–SHAPED TURNING SPACE

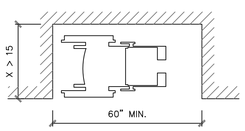


FIGURE 11B–305.7.2

MANEUVERING CLEARANCE IN AN ALCOVE, PARALLEL APPROACH

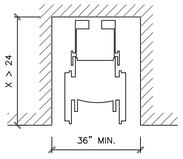


FIGURE 11B–305.7.1

MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH

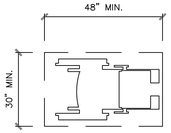
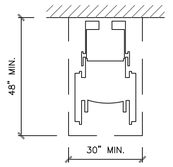
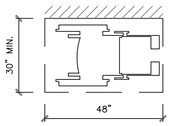


FIGURE 11B–305.3

CLEAR FLOOR OR GROUND SPACE



(a)
forward



(b)
parallel

FIGURE 11B–305.5

POSITION OF CLEAR FLOOR OR GROUND SPACE

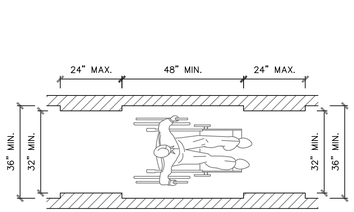


FIGURE 11B–403.5.1

CLEAR WIDTH OF AN ACCESSIBLE ROUTE

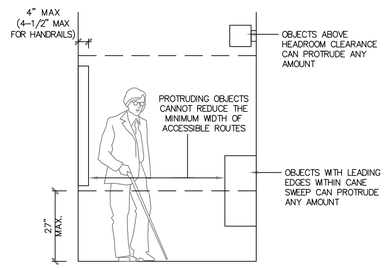


FIGURE 11B–307.2

LIMITS OF PROTRUDING OBJECTS

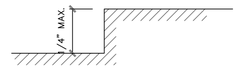


FIGURE 11B–302.2

VERTICAL CHANGE IN LEVEL

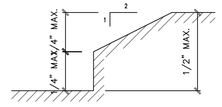


FIGURE 11B–303.3

BEVELED CHANGE IN LEVEL

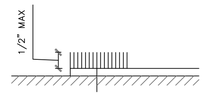
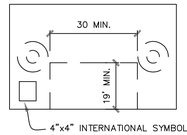
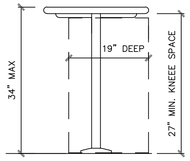


FIGURE 11B–302.2

CARPET PILE HEIGHT

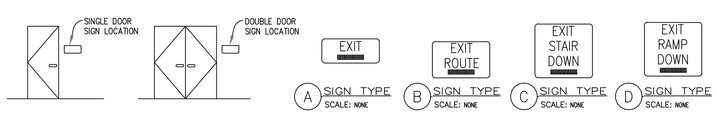


PLAN



ELEVATION

7 ACCESSIBLE SEATING (TABLE)
SCALE:NONE



NOTES:
1. PROVIDE WALL MOUNTED EXIT SIGNAGE AT EACH DOOR REQUIRED TO HAVE AN EXIT SIGN PER 2019 CBC SECTION 1013.
2. THE SIGN SHALL COMPLY WITH CBC CHAPTER 18B SECTIONS 11B–703.1 THROUGH 11B–703.5 AND CHAPTER 10 SECTION 1013.
3. THE SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE DOOR AND THE RIGHT SIDE OF DOUBLE DOORS 48" MIN. A.F.F. TO BOTTOM OF LOWEST BRAILLE CHARACTER AND 60" MAX. TO TOP OF HIGHEST BRAILLE CHARACTER. A PERSON SHALL BE ABLE TO APPROACH WITHIN 3" OF THE SIGN WITHOUT ENCOUNTERING A PROTRUDING OBJECT OR BE WITHIN THE SWING OF THE DOOR PER CBC SECTION 11B–703.4.2.
4. VISUAL CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER 'O' IS 60% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER 'I.' STROKE THICKNESS OF THE UPPERCASE LETTER 'I' SHALL BE 10% MIN. AND 20% MAX. OF THE HEIGHT OF THE CHARACTER.
5. CONTRACTED GRADE II BRAILLE: DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND, AND ARE TO BE ROUNDED, NOT SQUARE DOTS.

1" HIGH MIN. SANS SERIF CHARACTERS – SEE NOTE #3 BELOW FOR ADDITIONAL REQUIREMENTS.

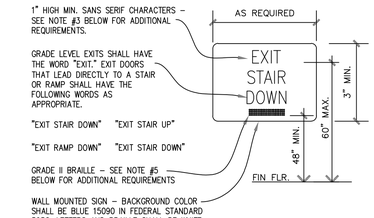
GRADE LEVEL EXITS SHALL HAVE THE WORD "EXIT." EXIT DOORS THAT LEAD DIRECTLY TO A STAIR OR RAMP SHALL HAVE THE FOLLOWING WORDS AS APPROPRIATE.

"EXIT STAIR DOWN" "EXIT STAIR UP"

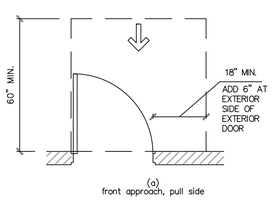
"EXIT RAMP DOWN" "EXIT STAIR DOWN"

GRADE II BRAILLE – SEE NOTE #5 BELOW FOR ADDITIONAL REQUIREMENTS

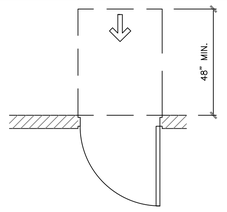
WALL MOUNTED SIGN – BACKGROUND COLOR SHALL BE BLUE 15090 IN FEDERAL STANDARD 595C. LETTERS AND BRAILLE SHALL BE WHITE. CHARACTERS SHALL HAVE A NON GLARE FINISH AND SHALL BE RAISED 1/32"



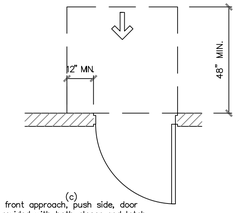
4 ACCESSIBLE EXIT SIGN
SCALE:NONE



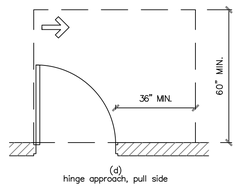
(a)
front approach, pull side



(b)
front approach, push side



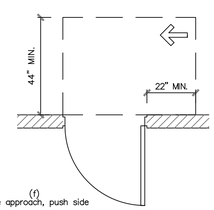
(c)
front approach, push side, door provided with both closer and latch



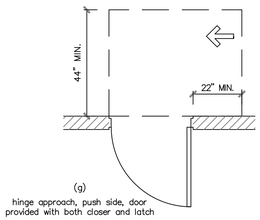
(d)
hinge approach, pull side

FIGURE (e) NOT ADOPTED BY CALIFORNIA

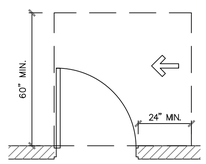
(e)
reserved



(f)
hinge approach, push side



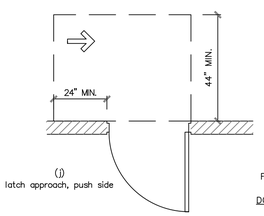
(g)
hinge approach, push side, door provided with both closer and latch



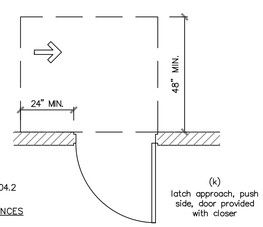
(h)
latch approach, pull side

FIGURE (i) NOT ADOPTED BY CALIFORNIA

(i)
reserved



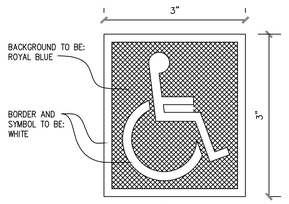
(j)
latch approach, push side



(k)
latch approach, push side, door provided with closer

FIGURE 11B–404.2

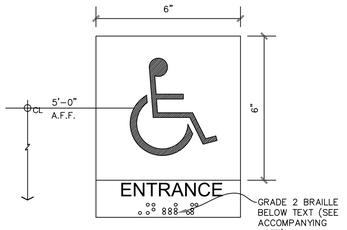
DOOR CLEARANCES



ALIGN W/ FRONT OF STALL

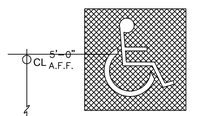
NOTES:
1. LOCATE SYMBOL IN FRONT OF STALL, VISIBLE TO TRAFFIC OFFICER AND CENTERED AS SHOWN.
2. STROKES TO BE MINIMUM 3" WIDE WITH YELLOW, ROYAL BLUE, AND WHITE COLORS AS INDICATED.
3. PROVIDE TWO COATS OF REFLECTIVE PAINT AS INDICATED. ALLOW DRY TIME BETWEEN COATS.

6 INT. SYMBOL OF ACCESSIBILITY
SCALE:NONE



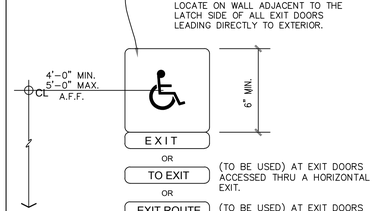
NOTE:
TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. (CBC 11B–703.4.1)

3 ACCESSIBLE ENTRANCE SIGNAGE
SCALE:NONE



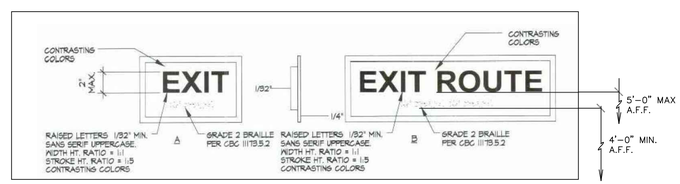
NOTE:
DISABLED ACCESSIBILITY ENTRANCE SIGN (ON GLASS) TO BE 4"X4" REVERSE STICK–ON, WHITE FIGURE ON ROYAL BLUE BACKGROUND.

5 ACCESSIBILITY SIGNAGE
SCALE:NONE



NOTE:
ALL LETTERS SHALL BE RAISED 1/32", UPPER CASE, "SANS SERIF" TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE. RAISE CHARACTERS SHALL BE AT LEAST 5/8" HIGH BUT NO HIGHER THAN 2".

2 ACCESSIBLE EXIT SIGN
SCALE:NONE



NOTE:
TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. (CBC 11B–703.4.1)

1 TACTILE EXIT SIGN
SCALE:NONE

THE COMPCODES

Stamps

The CompCodes Inc
Drafting
3463 State St Suite 386
Santa Barbara, CA 93105
Cellphone: (805) 4522772

Owner:

TOTS CHILDCARE TENANT IMPROVEMENT
2651 Somersville Rd, Antioch, CA. 94509 APN
076-432-025

No.	Description	Date
	Progress Set	11.15.2024

GENERAL ACCESSIBILITY DETAILS

G3-2

Scale: As Noted
Sheet size: Arch D

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 303.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL
5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT
5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)^2
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total[1]	25% of EV capable spaces[1]

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS [1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [3]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**					
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code.*

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY
SECTION 5.201 GENERAL
5.201.1 Scope [BSC-CG] ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION
SECTION 5.301 GENERAL
5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS
5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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No.	Description	Date
	Progress Set	*11.15.2024*

Commercial Mandatory Measures (1)

G4-0

Scale: As Noted
Sheet size: Arch D

AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

THE COMPCODES

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No.	Description	Date
	Progress Set	11.15.2024
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Commercial Mandatory Measures (2)

G4-1

Scale: As Noted
Sheet size: Arch D

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:

1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. 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: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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TOTS CHILDCARE TENANT IMPROVEMENT
2651 Somersville Rd, Antioch, CA. 94509 APN
076-432-025

No.	Description	Date
	Progress Set	*11.15.2024*
△		

Commercial Mandatory Measures (3)

G4-2

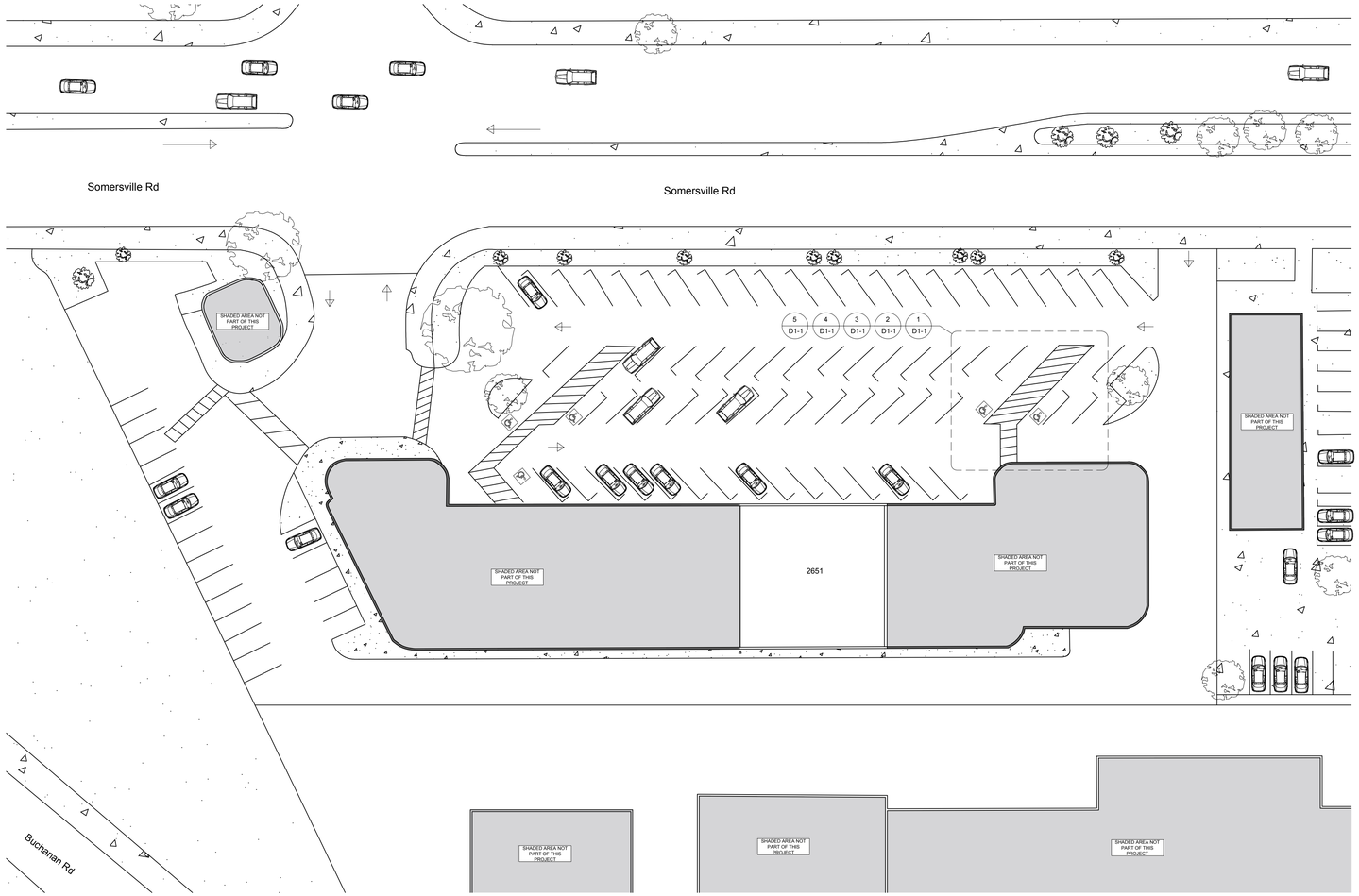
Scale: As Noted
Sheet size: Arch D

SITE PLAN NOTES & SYMBOL LEGEND

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	LOT LINE
01 02	SETBACK LINE
02 00	EXISTING CONDITIONS
02 01	(E) DRIVEWAY
02 02	(E) PUBLIC SIDEWALK
02 03	(E) TREE
02 04	(E) SKYLIGHT
02 05	(E) LAWN
02 06	(E) SOLAR PANELS
02 07	(E) LOCATION CENTRAL HVAC

GENERAL SITE NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. IF DIMENSIONAL ERRORS OCCUR, CONTRACTOR SHALL NOTIFY THE ARCHITECTED PRIOR TO COMMENCING THAT PORTION OF THE WORK.
2. DURING GRADING IF THE PROPERTY CORNERS ARE DISTURBED, ALTERED, OR TAMPERED WITH THE GRADING CONTRACTOR SHALL HAVE THE PROPERTY CORNERS RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR AT COMPLETION OF GRADING. ALL COST SHALL BE BORNE BY THE GRADING CONTRACTOR.
3. THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING BUILDING CORNERS, PERFORMING ALL LAYOUT WORK, SETTING ALL LINES, GRADES, RADIO, ETC. OR ANY OTHER POINTS NECESSARY FOR HIS WORK.
4. LOCATION OF UTILITIES BASED ON BEST INFORMATION AVAILABLE, AND MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES.
5. ALL DIMENSIONS, SETBACKS, AND PROPERTY BOUNDARIES SHOWN HERE MAY ONLY BE CONSIDERED TO BE APPROXIMATE, CONTRACTOR BEARS FULL RESPONSIBILITY FOR VERIFICATION OF ALL SETBACKS OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
6. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THE SITE PLAN.
7. SOILS PREPARATION AND SITE GRADING SHALL BE INSPECTED BY THE SOILS ENGINEER OR ENGINEERING GEOLOGIST OF RECORD DURING THE GRADING OPERATIONS. THE ENGINEER SHALL CERTIFY THE WORK AS BEING DONE IN ACCORDANCE WITH THE APPROVED RECOMMENDATIONS IF NEEDED, PRIOR TO PLACEMENT OF BUILDING FOUNDATIONS.
8. ALL SITE WORK, DRAINAGE SYSTEMS AND FOUNDATIONS AND OTHER SOIL CONSIDERATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE REPORT AND ANY SUBSEQUENT RECOMMENDATIONS MADE BY THE SOIL ENGINEER OF RECORD. FOUNDATION EXCAVATIONS SHALL BE REVIEWED AND APPROVED BY SOIL ENGINEER OF RECORD PRIOR TO PLACEMENT OF FORMS AND REINFORCEMENT.
9. OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.



Existing Site Plan 1/16" = 1'-0"

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Existing Site Plan

A1-0
Scale: As Noted
Sheet size: Arch D

SITE PLAN NOTES & SYMBOL LEGEND

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	LOT LINE
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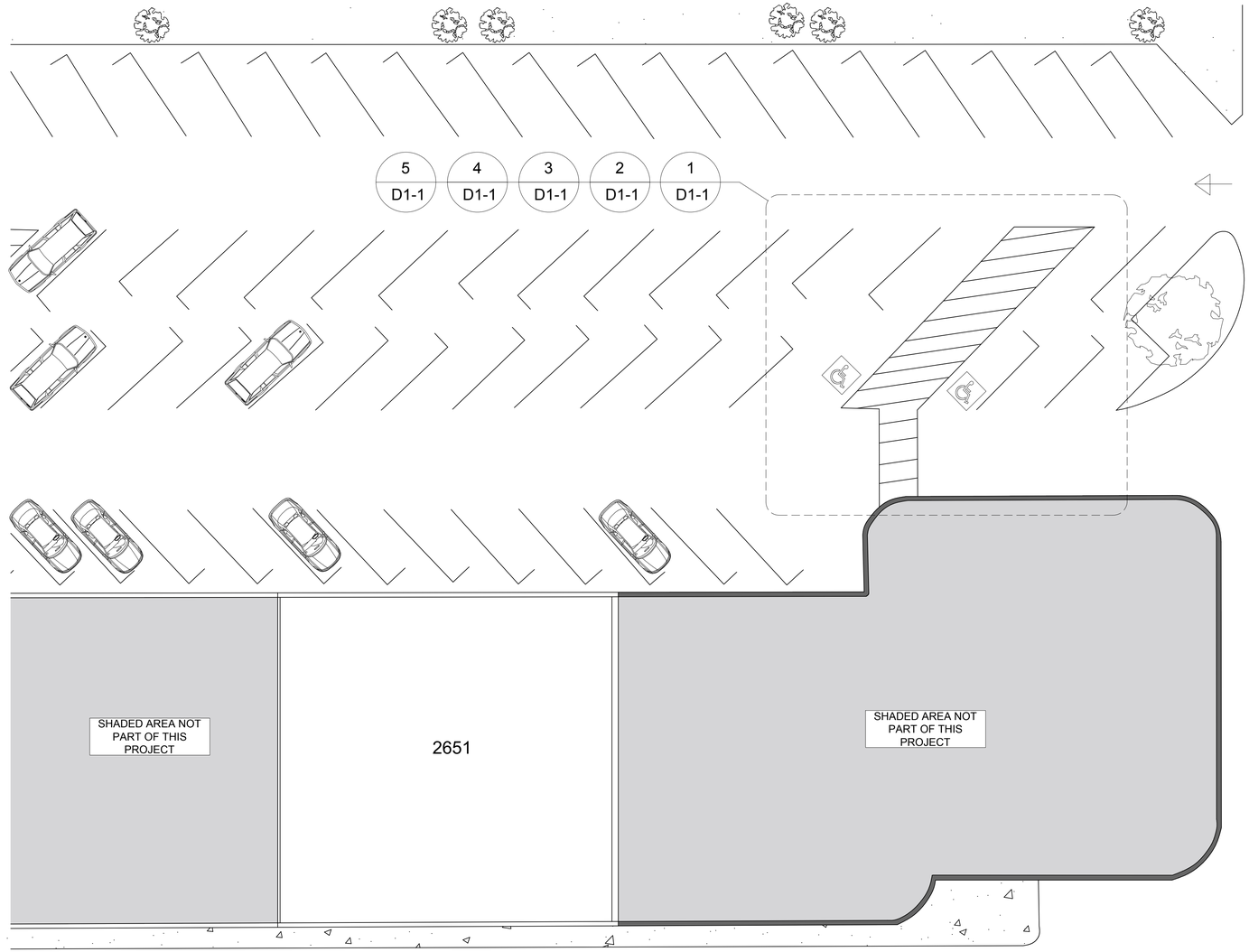

Enlarged Site Plan 1/8" = 1'-0"

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No.	Description	Date
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Enlarged Site Plan

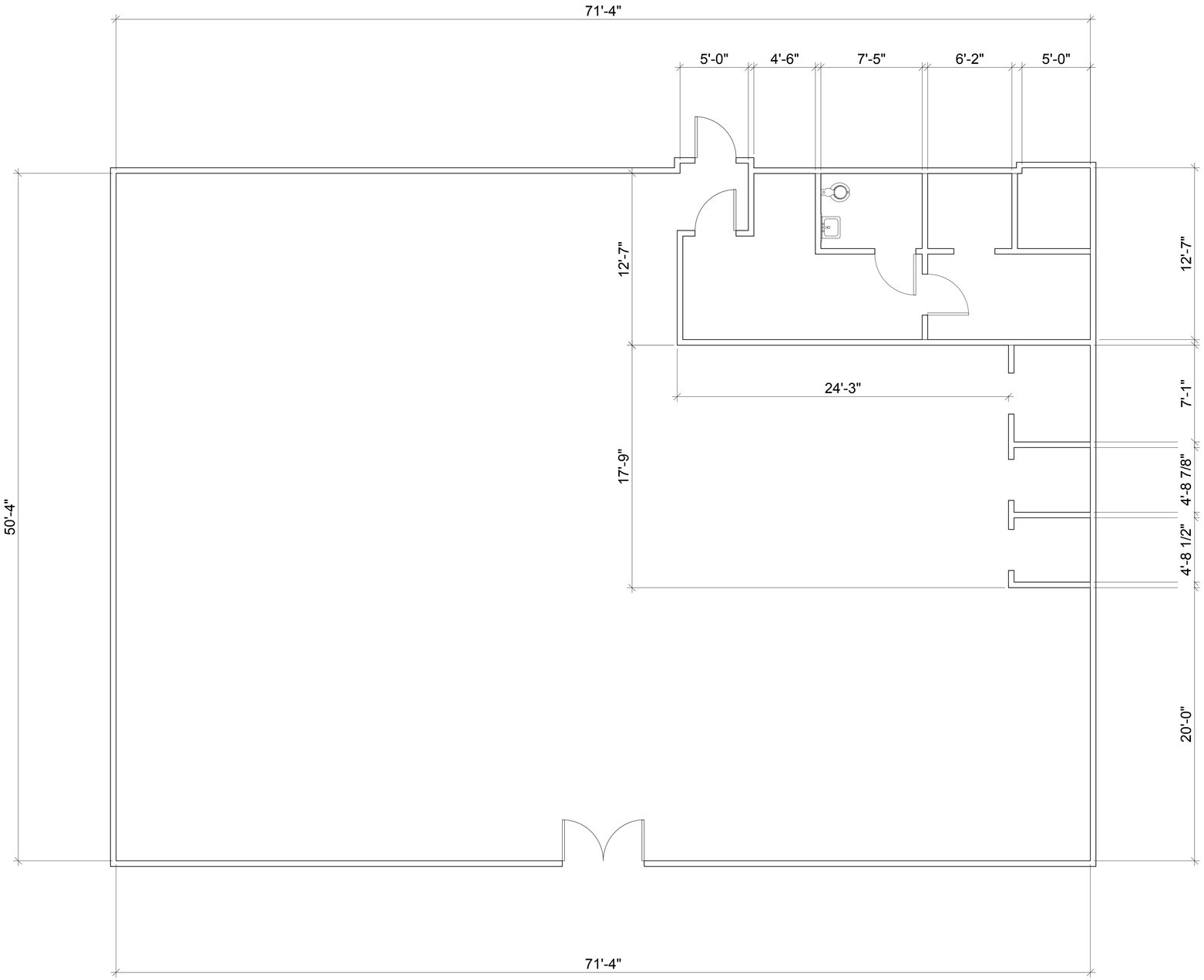
A1-1
Scale: As Noted
Sheet size: Arch D

FLOOR PLAN NOTES & SYMBOL LEGEND

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	EAVE ABOVE
01 02	LINE OF FRAMING BELOW
02 00	SITE
02 01	(E) COLUMN TO BE REMOVED

FLOOR PLAN NOTES

1. ALL NEW INTERIOR WALLS TO BE 2x4
2. ALL PLUMBING WALLS TO BE 2x6
3. ALL PLUMBING FIXTURES LOCATION TO BE V.I.F. W/ OWNER PRIOR INSTALLATION
4. PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT
5. ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR
6. ALL FURNACES SHALL BE PROVIDED WITH AN ELECTRICAL DISCONNECT SWITCH
7. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED.



Existing Floor Plan 1/4" = 1'-0"

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No.	Description	Date
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Existing Floor Plan

A2-0

Scale: As Noted
Sheet size: Arch D

FLOOR PLAN NOTES & SYMBOL LEGEND

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	EAVE ABOVE
01 02	LINE OF FRAMING BELOW
02 00	SITE
02 01	(E) COLUMN TO BE REMOVED

FLOOR PLAN NOTES

1. ALL NEW INTERIOR WALLS TO BE 2x4
2. ALL PLUMBING WALLS TO BE 2x6
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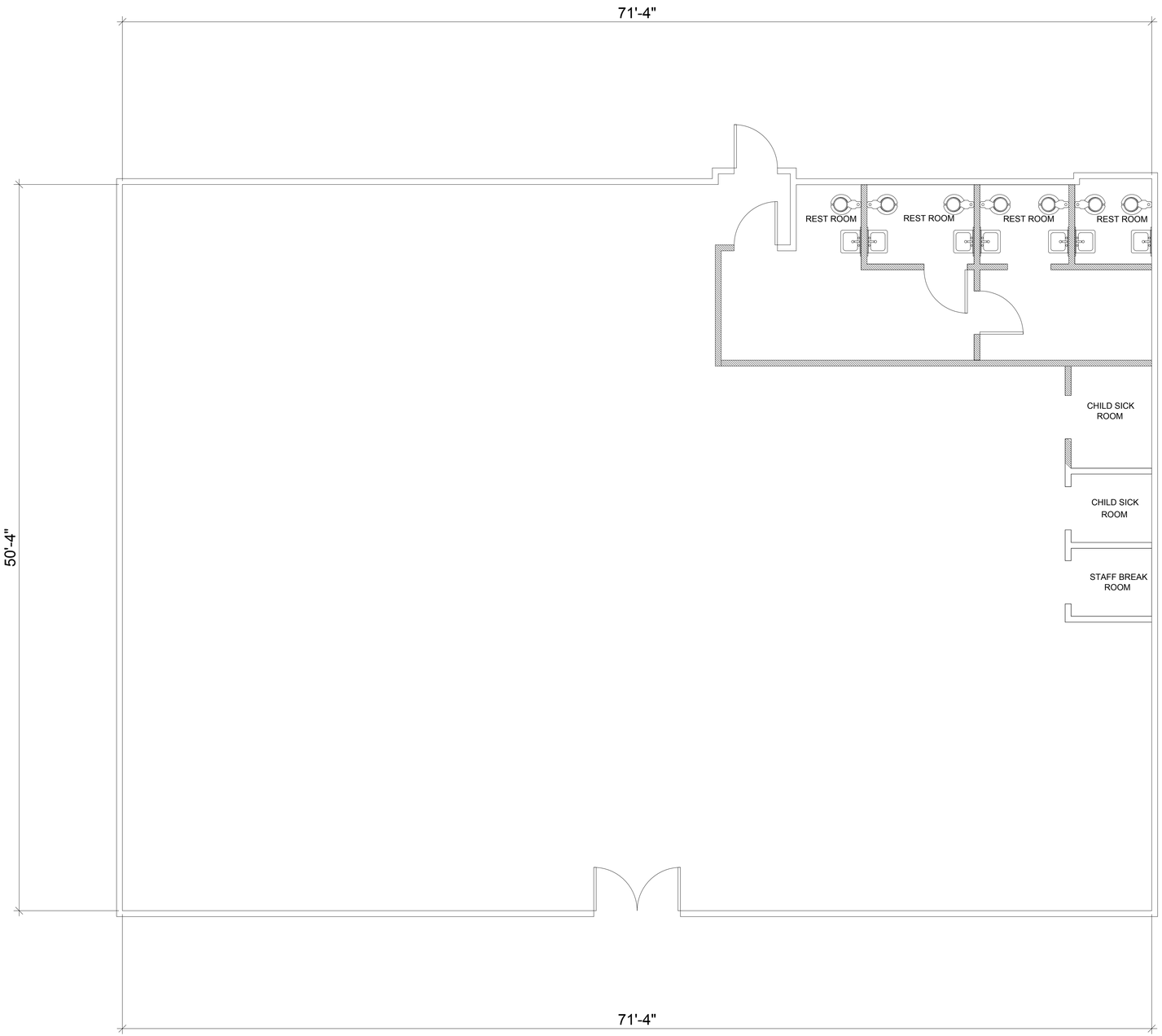
4. PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT
5. ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR
6. ALL FURNACES SHALL BE PROVIDED WITH AN ELECTRICAL DISCONNECT SWITCH
7. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED.

WALL LEGEND

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS ARE NECESSARY ON THIS SHEET)
	(E) WALL TO REMAIN
	NEW WALL
	REMOVE WALL
	REMOVE COLUMN



DEMOLITION GENERAL NOTES

G.C. SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND REPORT DISCREPANCIES BACK TO CONSTRUCTION MANAGEMENT.
ALL FLOORING, CEILING AND OTHER FINISHES SHALL BE REMOVED AND SURFACES PREPARED FOR NEW FINISHES.
ALL UN-USED PLUMBING SHALL BE REMOVED BACK TO MAIN DISTRIBUTION AND CAPPED AIR WATER TIGHT. ALL UNUSED BELOW SLAB SHALL BE REMOVED TO BELOW FLOOR AND CAPPED AIR WATER TIGHT. DO NOT ABANDON DOMESTIC WATER IN PLACE.
RE-USE ALL ELECTRICAL COMPONENTS WHERE COMPATIBLE WITH NEW DESIGN. ALL RE-USED TO BE WARRANTED AS NEW. REPLACE EXISTING AS NEEDED. ALL UN-USED TO BE REMOVED BACK TO PANEL. DO NOT ABANDON ANY ELECTRICAL IN PLACE. ALL LIGHTING SHALL BE NEW PER PLAN.
EXISTING HVAC TO BE FIELD VERIFIED AND RE-USED WHERE IN GOOD CONDITION. REFURBISH TO LIKE NEW IN PLACE. REPLACE AS NEEDED BASED ON CONDITION. ANY COMPATIBLE DUCT MA BE RE-USE. CLEAN, RE-SEAL, RE-INSULATE AS NEEDED IF RE-USED.
G.C. TO COORDINATE WITH SUB CONTRACTORS AS NEEDED FOR DIFFERED SUBMITTAL OF FIRE ALARM AND FIRE SPRINKLER SYSTEMS. RE-USE COMPONENTS WHERE COMPLIANT AND MODIFY EXISTING SYSTEMS WHERE POSSIBLE.

Demolition Plan 1/4" = 1'-0"

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Demolition Plan

A2-1
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FLOOR PLAN NOTES & SYMBOL LEGEND

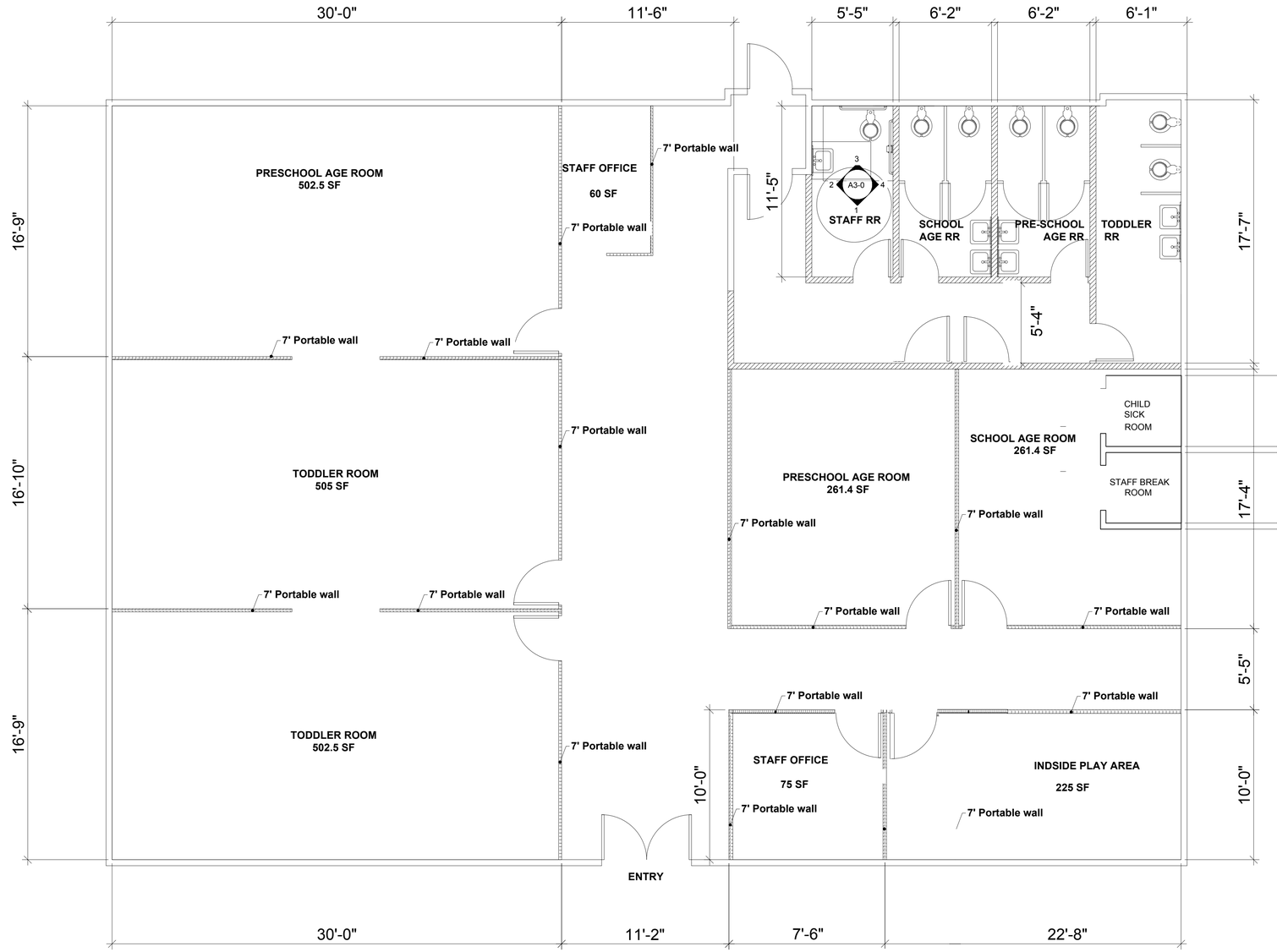
SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	EAVE ABOVE
01 02	LINE OF FRAMING BELOW
02 00	SITE
02 01	(E) COLUMN TO BE REMOVED

WALL LEGEND

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS ARE NECESSARY ON THIS SHEET)
	(E) WALL TO REMAIN
	NEW WALL
	REMOVE WALL
	REMOVE COLUMN
	NEW 7' MODULAR WALL

FLOOR PLAN NOTES

1. ALL NEW INTERIOR WALLS TO BE 2x4 UNO
2. ALL PLUMBING AND EXTERIOR WALLS TO BE 2x6
3. ALL INTERIOR DOOR TO BE SET 4" FROM WALL UNO
4. PROVIDE VAPOR BARRIER ON THE WARM SIDE OF EXTERIOR WALLS IN BATHROOMS.
5. ALL PLUMBING FIXTURES LOCATION TO BE V.I.F. W/ OWNER PRIOR INSTALLATION
6. PROVIDE PVC VENTS TYP. FOR MECH. EQUIPMENT
7. ALL EXHAUST FANS MUST VENT DIRECTLY TO THE EXTERIOR
8. ALL FURNACES SHALL BE PROVIDED WITH AN ELECTRICAL DISCONNECT SWITCH
9. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED.
10. ALL EXITS ARE TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
11. NO HAZARDOUS MATERIALS WILL BE STORED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN CBC TABLES 307.1 (1) & 307.1 (2)
12. ENHANCED DURABILITY AND REDUCED MAINTENANCE.
    4.406.1 RODENT PROOFING
    ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY ORA SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
13. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
    4.408.1 CONSTRUCTION WASTE MANAGEMENT
    RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION A ND DEMOLITION WASTE MANAGEMENT ORDINANCE.
    EXCEPTIONS:
    - EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
    - ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVER,ION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
    - THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOB SITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVER,ION FACILITY.
14. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
15. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE SEPARATED) OR BULK MIXED (SINGLE STREAM).
16. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
17. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
18. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
19. 4.408.3 WASTE MANAGEMENT COMPANY UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPILES WITH SECTION 4.408.1.
    NOTE:
    THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.
    4.408.4
    WASTE STREAM REDUCTION ALTERNATIVE (LR)
    PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.41BS./SQ.FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1
    4.408.4.1
    WASTE STREAM REDUCTION ALTERNATIVE
    PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65% CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.
20. 4.408.5 DOCUMENTATION
    DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4.
    NOTES:
    1.SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW.HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
    2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C & D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CAIRECYCLE).
21. 4.410.1 OPERATION AND MAINTENANCE MANUAL
    AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
    1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
    2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
        a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGER.;, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
        b. ROOF AND YARD DRAINAGE, INCLUDING GUTTER.; AND DOWNSPOUTS.
        c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
        d. LANDSCAPE IRRIGATION SYSTEMS.
        e. WATER REUSE SYSTEMS.
    3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
    4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
    5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
    6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
    7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
    8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
    9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
    10. A COPY OF ALL SPECIAL INSPECTIONS, VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
22. ALL INTERIOR AND EXTERIOR STAIR HANDRAILS TO COMPLY WITH CRC R311.7.8
23. PROVIDE JAMES HARDIE RENDERED WATER-RESISTIVE BARRIER HOUSE WRAP AS PER CRC R703.2
24. GUARDS (SECTION R312):
    A)SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
    B)SHALL HAVE A HEIGHT OF 42" (MAY BE 34" ALONG THE SIDES OF STAIRS).
    C)OPENINGS BETWEEN RAILINGS SHALL BE LESS THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6".
    D)SHALL BE DETAILED TO SHOW CAPABILITY TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ANY DIRECTION ALONG THE TOP RAIL AND 50 PSIF FOR INFILL COMPONENTS. CALCULATIONS MAY BE REQUIRED. TABLE R301.5.
25. PROVIDE STAIRWAY AND LANDING DETAILS. SECTION R311.7.
    A)MAXIMUM RISE IS 7-3/4" AND MINIMUM RUN IS 10", MEASURED FROM THE NOSING PROJECTION. WHERE THERE IS NO NOSING, THE MINIMUM RUN IS 11".
    B)MINIMUM HEADROOM IS 6'-8".
    C)MINIMUM WIDTH IS 36".
    D)THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
26. OPEN RISERS ARE ONLY PERMITTED IF THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. SECTION R311.7.5.1.
27. A NOSING (BETWEEN ¾" AND 1-¼") SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS.EXCEPTION: NO NOSING IS REQUIRED IF THE TREAD DEPTH IS AT LEAST 11 INCHES. SECTIONR311.7.5.3.
28. HANDRAILS (SECTION R311.7.8):
    A)SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS.
    B)HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS.
    C)THE HAND GRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1-¼ INCHES NORMORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. SEE SECTION R311.7.8.3 FOR ALTERNATIVES.
    D)HANDRAILS ADJACENT TO WALLS SHALL HAVE AT LEAST 1-½ INCHES BETWEEN THE WALL AND THE HANDRAIL.
    E)ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS ORBENDS.
29. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION, MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH. IF A DOOR OCCURS AT THE LANDING, SUCH DIMENSIONS NEED NOT EXCEED 36 INCHES. SECTION R311.7.6. EXCEPTION: AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
30. SHADED AREA INDICATES AREA TO REMAIN UNCHANGED AND NOT PART OF THE SCOPE OF THIS PROJECT.
31. ACCORDING TO CBC TABLE 1006.2.1 OUR SPACE IS A SPRINKLERED GROUP B OCCUPANCY ALLOWING 100 FT OF TRAVEL TO AN EXIT.OUR MAX TRAVEL LENGHT IS 92 FT THEREFORE ONLY REQUIRING ONE EXIT.



Proposed Floor Plan 1/4" = 1'-0"

THE COMPCODES

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076-432-025

No.	Description	Date
	Progress Set	11.15.2024

Proposed Floor Plan

A2-2
Scale: As Noted
Sheet size: Arch D

EGRESS NOTES

1. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION LEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE.
2. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT OF .1 FOOTCANDLE.
3. EMERGENCY POWER FOR ILLUMINATION. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SYSTEM SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:
   A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
   B. CORRIDORS, INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   C. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE.
   D. ELECTRICAL EQUIPMENT ROOMS.
   E. FIRE COMMAND CENTERS.
   F. FIRE PUMP ROOMS.
   G. GENERATOR ROOMS.
   H. PUBLIC RESTROOMS >300 SF.
   I. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVELS OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   J. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   K. EXTERIOR LANDINGS AS REQUIRED BY SECTION 1008.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   L. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, INIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 604.
3. PROVIDE TWO SOURCES OF POWER FOR MEANS OF EGRESS WHEN TWO OR MORE EXITS ARE REQUIRED. CFC 1006.3
4. PROVIDE A SEPARATE SOURCE OF POWER FOR EXIT SIGN ILLUMINATION. CFC 1011.6.3
5. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT GREATER THAN OR EQUAL TO 7'-6" {CBC 1003.2}
6. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
7. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
8. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE THE INTENSITY OF >5 FOOTCANDLES.
9. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT <90 MINUTES.

LEGEND

- PATH OF TRAVEL
- X1 — EMERGENCY EXIT/UNIT COMBO LIGHT WITH MINIMUM 90 MINUTE BATTERY BACK-UP. CLEAR ACRYLIC BLADE. MUST BE VISIBLE WITHIN 100' OF STANDING SPACE.
- X2 — EMERGENCY LIGHT WITH MINIMUM 90 MINUTE BATTERY BACK-UP. MUST BE VISIBLE WITHIN 100' OF STANDING SPACE.

OCCUPANCY LOAD CALCULATION

AREA (USEABLE)	SQ	LOAD FACTOR	OCCUPANTS	OCCUPANCY TYPE
PRESCHOOL AGE ROOM 1	502.5	20	26	E
PRESCHOOL AGE ROOM 2	261.4	20	13	E
TODDLER ROOM 1	505	20	26	E
TODDLER ROOM 2	502.5	20	26	E
SCHOOL AGE ROOM	261.4	20	13	E
STAFF OFFICE 1	60	20	3	E
STAFF OFFICE 2	75	20	4	E
INSIDE PLAY AREA	225	20	11	E

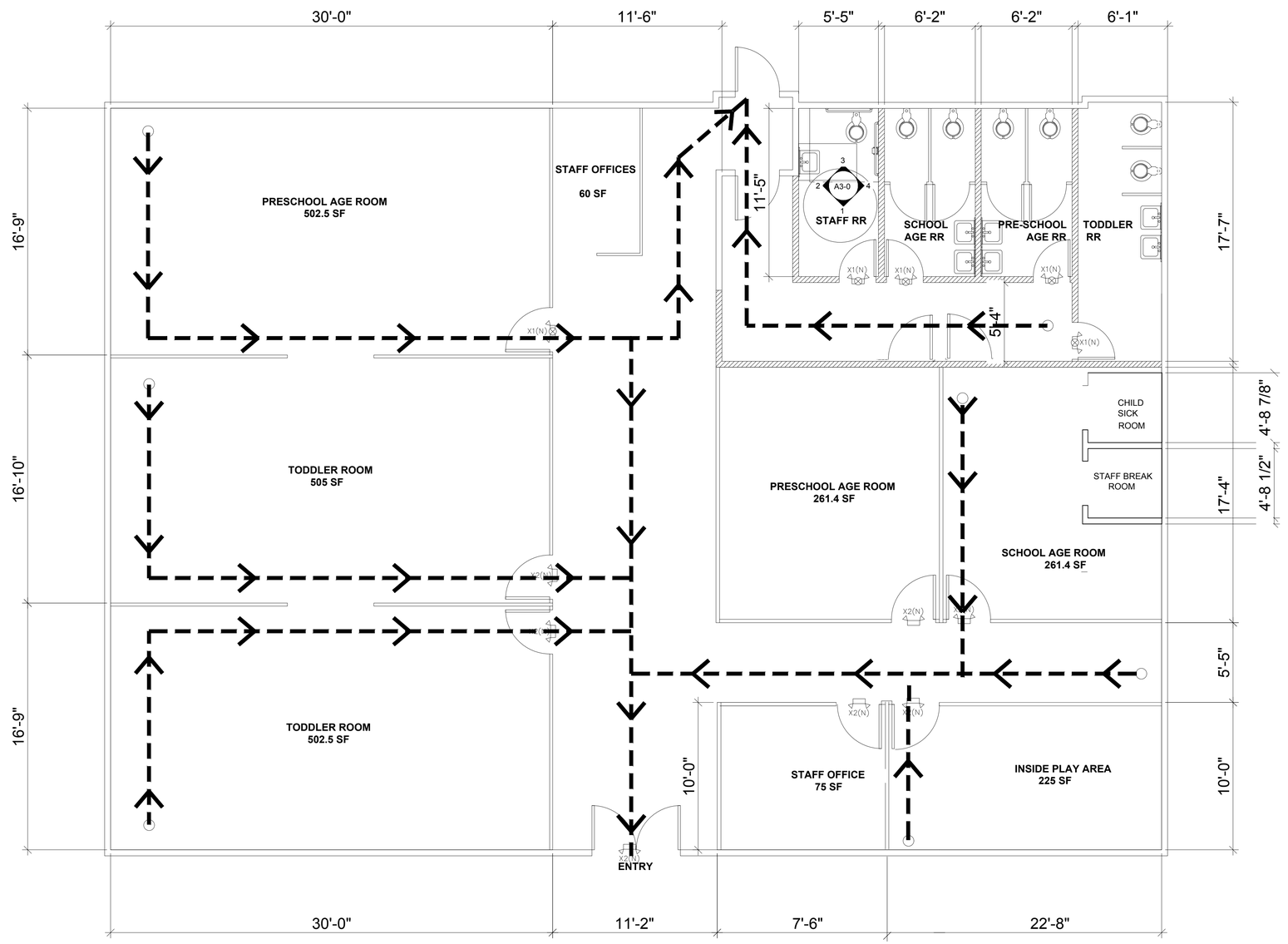
TOTAL: 123 OCCUPANTS

NOTES:
1. OCCUPANT LOAD BASED ON CBC 1004 AND TABLE 1004.1.2
2. HALLWAYS, WALKWAYS, RESTROOMS & DOOR CLEARANCES EXCLUDED

OCCUPANCY/USE

INTERIOR REMODEL SF UNDER THIS PERMIT: 3,657 SF

PROPOSED OCCUPANCY: EDUCATIONAL (E) OCCUPANCY



Egress Plan 1/4" = 1'-0"

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EGRESS PLAN

A2-3
Scale: As Noted
Sheet size: Arch D

OCCUPANCY LOAD CALCULATION

AREA (USEABLE)	SQ	LOAD FACTOR	OCCUPANTS	OCCUPANCY TYPE
PRESCHOOL AGE ROOM 1	502.5	20	26	E
PRESCHOOL AGE ROOM 2	261.4	20	13	E
TODDLER ROOM 1	505	20	26	E
TODDLER ROOM 2	502.5	20	26	E
SCHOOL AGE ROOM	261.4	20	13	E
STAFF OFFICE 1	60	20	3	E
STAFF OFFICE 2	75	20	4	E
INSIDE PLAY AREA	225	20	11	E

TOTAL: **123** OCCUPANTS

NOTES:
1. OCCUPANT LOAD BASED ON CBC 1004 AND TABLE 1004.1.2
2. HALLWAYS, WALKWAYS, RESTROOMS & DOOR CLEARANCES EXCLUDED

OCCUPANCY/USE

INTERIOR REMODEL SF UNDER THIS PERMIT: **3, 657 SF**

PROPOSED OCCUPANCY: EDUCATIONAL (E) OCCUPANCY

N

Occupancy Floor Plan 1/4" = 1'-0"

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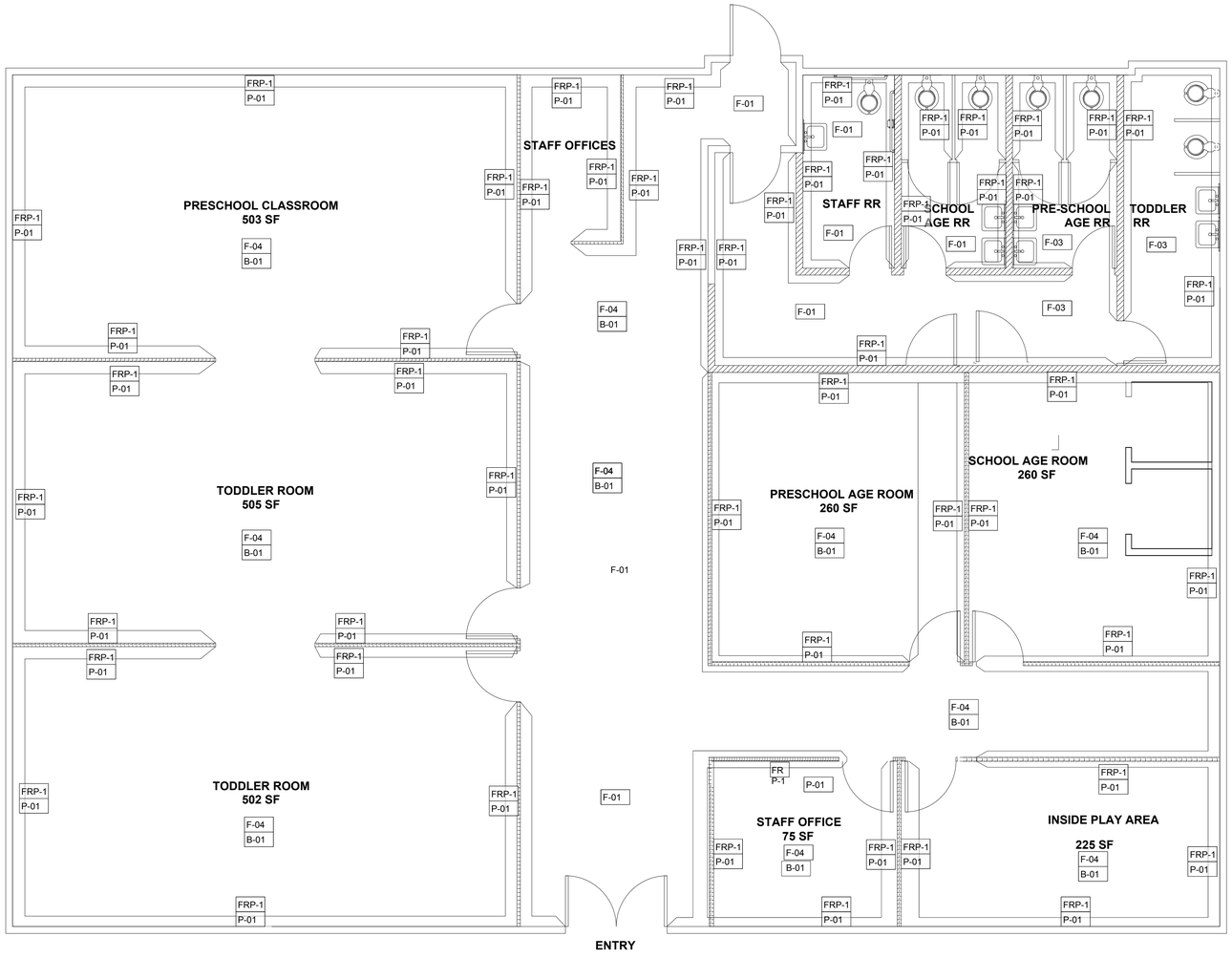
OCCUPANCY
FLOOR PLAN

A2-4

Scale: As Noted
Sheet size: Arch D



Proposed Finishes Plan 1/4" = 1'-0"

MATERIAL AND FINISH SPECIFICATIONS

CODE	MATERIAL	SPECIFICATION	COLOR/FINISH	SIZE	NOTES
			WALLS & FLOOR		
F-01	Existing Tile Flooring	–	–	–	Existing to remain. Clean & repair to a 'like new' finish.
F-02	Vinyl Plank	Duralux Performance	Beige	7"x48"	Waterproof 5mm thick
F-03	New Epoxy Flooring	TBD-INSTALER	TBD-INSTALER	–	– TBD-INSTALER
F-04	Carpet	Georgia Carpet	2153 - Cobalt	–	Pentz Quicksilver 20 3040B Commercial Carpet - Verify with Client
P-01	Existing Paint	Sherwin Williams	SW7006 (White) - Semi-Gloss	–	–
FRP-1	FRP	Marlite	P100	48"x96"	Install per manufacturer specifications.
			CEILING		
C-01	Acoustical Ceiling Panel	Existing	–	–	Clean, Repair, & Replace as needed to a 'like new' condition.
C-02	Gypsum Board	By GC	By GC		
			BASE		
B-01	Rubber Base	Armstrong Flooring	Commercial Black Base	4" High	Or Approved Equal. Verify with Client.
B-02	Vinyl Base	By GC	(match field)	XXX	Min. 4" high on wall. Match with Field vinyl.

FINISH SCHEDULE

NO	ROOM NAME	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	FLOOR	CEILING
1	PRESCHOOL CLASSROOM	P-01, FRP-1	P-01, FRP-1	P-01	P-01	F-04, B-01	C-02
2	TODDLER ROOM 1	–	P-01	P-01	P-01, FRP-1	F-04, B-01	C-02
3	TODDLER ROOM 2	P-01	P-01, FRP-1	P-01, FRP-1	–	F-04, B-01	C-02
4	PRESCHOOL AGE ROOM	P-01	P-01	–	P-01, FRP-1	F-04, B-01	C-02
5	SCHOOL AGE ROOM	P-01	P-01	–	–	F-04, B-01	C-02
6	STAFF ROOM 1	P-01, FRP-1	P-01, FRP-1	P-01, FRP-1	P-01	F-04, B-01	C-02
7	STAFF ROOM 2	P-01, FRP-1	P-01, FRP-1	P-01, FRP-1	P-01	F-04, B-01	C-02
8	STAFF ROOM 3	P-01	P-01	P-01	P-01	F-04, B-01	C-02
9	STAFF RESTROOM	P-01	P-01	P-01	P-01	F-01	C-01
10	SCHOOL AGE RESTROOM	P-01, FRP-1	P-01	P-01	P-01	F-01	C-01
11	PRESCHOOL AGE RESTROOM	P-01, FRP-1	P-01	P-01	P-01, FRP-1	F-01	C-01
12	TODDLER RESTROOM	P-01, FRP-1	P-01, FRP-1	P-01, FRP-1	P-01	F-01	C-01

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Finishes Plan & Schedule

A2-6

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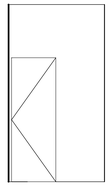
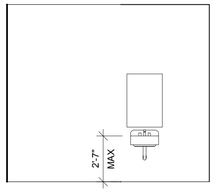
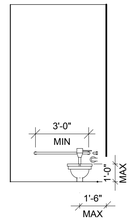


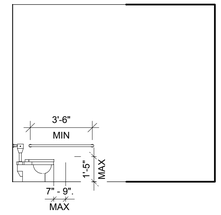
PRESCHOOL AGE RESTROOM - A 1/4" = 1'-0" **1**



PRESCHOOL AGE RESTROOM - B 1/4" = 1'-0" **2**



PRESCHOOL AGE RESTROOM - C 1/4" = 1'-0" **3**



PRESCHOOL AGE RESTROOM - D 1/4" = 1'-0" **4**

SUGGESTED DIMENSIONS				
DIMENSIONS	**ADULT AGE 12+**	**9-12**	**AGE 5-8**	**AGE 3-4**
TOILET CENTERING FROM WALL	17-18	15-18	12-15	12
TOILET SEAT HEIGHT	17-19	15-17	12-15	11-12
GRAB BAR HEIGHT (TOP OF BAR)	33-36	25-27	20-25	18-20
TOILET PAPER DISPENSER HEIGHT	19 MIN.	17-19	14-17	14
TOILET PAPER IN FRONT OF TOILET	7-9 (CL)	7-9 (CL)	7-9 (CL)	7-9(CL)
DISPENSER OR MIRROR BOTTOM OF REFLECTING SURFACE HEIGHT	40 MAX	40 MAX	40 MAX	40 MAX
LAVATORY/ SINK TOP HEIGHT	34 MAX	31 MAX	31 MAX	31 MAX
LAVATORY/ SINK KNEE CLEARANCE	27 MIN	24 MIN	PARALLEL APPROACH PERMITTED	
URINAL LIP HEIGHT	17 MAX	17 MAX	17 MAX	17 MAX
URINAL FLUSH HANDLE HEIGHT	44 MAX	44 MAX	44 MAX	44 MAX
DRINKING FOUNTAIN BUBBLER HEIGHT	36 MAX	36 MAX	30 MAX	30 MAX
DRINKING FOUNTAIN KNEE CLEARANCE	27 MAX	27 MAX	PARALLEL APPROACH PERMITTED	
RAMP/ STAIR HANDRAIL HEIGHT	34-38	34-38	34-38	34-38

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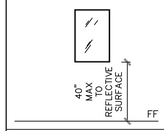
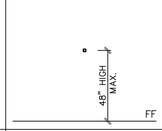
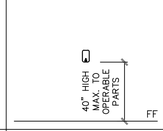
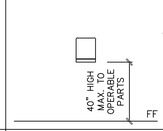
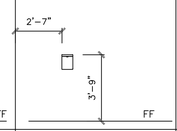
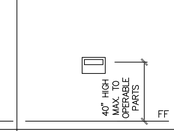
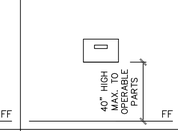
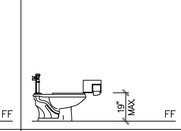
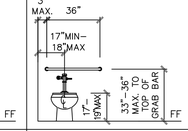
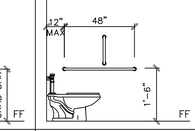
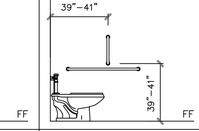
△		

Interior Elevations

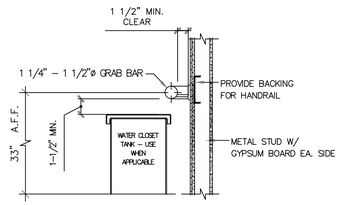
A3-0
Scale: As Noted
Sheet size: Arch D

RESTROOM ACCESSORY SCHEDULE & MOUNTING

MIRROR (P)	PURSE HOOK @ DOOR (O)	SOAP DISPENSER (N)	PAPER TOWEL DISPENSER (M)	TAMPON/SANITARY NAPKIN DISPOSAL (L)	TOILET SEAT COVER DISPENSER (K)	BABY CHANGER (J)	TOILET PAPER DISPENSER (I)	36" GRAB BAR (H)	48" GRAB BAR (G)	18" VERTICAL GRAB BAR (F)
										
NOTES: GC SUPPLIED & INSTALLED	NOTES: GC SUPPLIED & INSTALLED	NOTES: GC SUPPLIED & INSTALLED	NOTES: GC SUPPLIED & INSTALLED	NOTES: WOMEN'S RESTROOM ONLY. GC SUPPLIED & INSTALLED.	NOTES: GC SUPPLIED & INSTALLED	NOTES: GC SUPPLIED & INSTALLED	NOTES: GC SUPPLIED & INSTALLED	NOTES: GC SUPPLIED & INSTALLED SEE DETAIL E FOR INSTALLATION	NOTES: GC SUPPLIED & INSTALLED	NOTES: GC SUPPLIED & INSTALLED
SPECIFICATION: BOBRICK: #B-165 (2436)	SPECIFICATION: BOBRICK #B-6717 – STAINLESS STEEL	SPECIFICATION: BOBRICK: #B-4112	SPECIFICATION: BOBRICK: #B-3944	SPECIFICATION: BOBRICK #B-353 FLUSH-MOUNTED; STAINLESS STEEL	SPECIFICATION: BOBRICK #B-4221 FLUSH-MOUNTED; STAINLESS STEEL	SPECIFICATION: KOALA KARE: KB200-01	SPECIFICATION: BOBRICK: #B-2740	SPECIFICATION: 36" GRABBAR – BOBRICK: B-6806X36	SPECIFICATION: 48" GRABBAR – BOBRICK: B-6806X48	SPECIFICATION: VERTICAL GRABBAR – BOBRICK: B-6806X18

GRAB BAR DETAIL (E)

SCALE: NONE

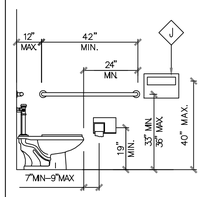


SECTION

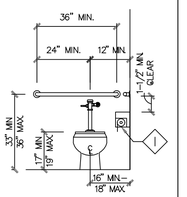
NOTE:
ANCHOR PLATES TO BE 12 GA. STEEL AND 6" WIDE. LENGTH VARIES. FURNISH WITH STAINLESS STEEL MACHINE SCREWS TO ACCOMMODATE WALL FINISHES TO 1– 1/2" THICK. ANCHOR PLATES SECURED TO STUDS BY WELDING OR SELF THREADING SCREWS.

ACCESSIBLE WATER CLOSET (D)

SCALE: NONE



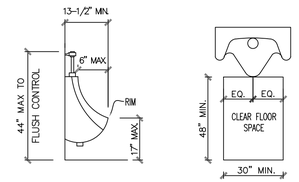
SIDE ELEVATION



FRONT ELEVATION

URINAL DETAIL (C)

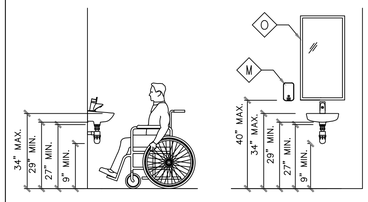
SCALE: NONE



SIDE ELEVATION PLAN VIEW

ACCESSIBLE LAVATORY (B)

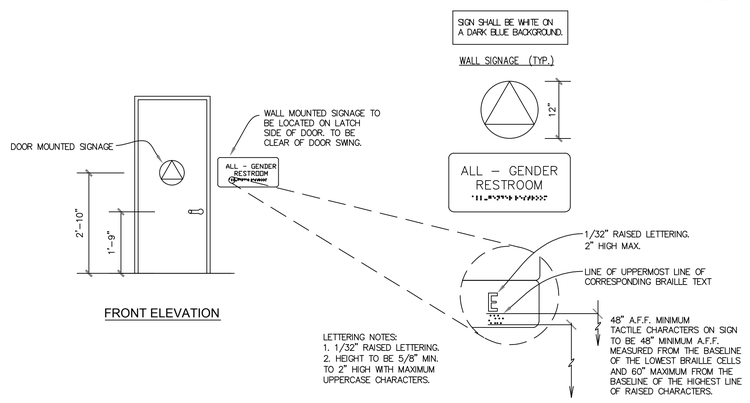
SCALE: NONE



SIDE ELEVATION FRONT ELEVATION

ACCESSIBLE RESTROOM SIGNAGE (A)

SCALE: NONE



FRONT ELEVATION

LETTERING NOTES:
1. 1/32" RAISED LETTERING.
2. HEIGHT TO BE 5/8" MIN. TO 2" HIGH WITH MAXIMUM UPPERCASE CHARACTERS.

ACCESSIBLE RESTROOM NOTES

1. WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED, THEY SHALL COMPLY WITH 11B–213 TOILET FACILITIES AND BATHING FACILITIES.
2. AT SINGLE USER TOILET OR BATHING ROOMS, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE ONLY IF A 30 INCH BY 48–INCH MINIMUM CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING. (CBC SECTION 11B–603.2.3) (SEE EXCEPTION)
3. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (CBC SECTION 11B–604.3.1)
4. THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG THE RETURN TO A LIFTED POSITION. SEATS SHALL BE 2 INCHES HIGH MAXIMUM AND A 3–INCH HIGH SEAT SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15 INCHES HIGH. (CBC SECTION 11B–604.4)
5. THE SIDEWALL GRAB BARS SHALL BE 42 INCHES LONG MINIMUM, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24 INCHES MINIMUM IN FRONT OF THE WATER CLOSET. (CBC SECTION 11B–604.5.1)
6. THE REAR GRAB BAR SHALL BE 36 INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES MINIMUM ON ONE SIDE AND 24 INCHES MINIMUM ON THE OTHER SIDE. (CBC SECTION 11B–604.5.2) (SEE EXCEPTION)
7. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B–309.4 OPERATION EXCEPT THEY SHALL BE LOCATED 44 INCHES MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B–604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS. (CBC SECTION 11B–604.6)
8. FOR LAVATORIES AND SINKS, A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B–305 CLEAR FLOOR OR GROUND SURFACES, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B–306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED. (CBC SECTION 11B–606.2)
9. SANITARY NAPKIN DISPOSAL UNITS, IF PROVIDED, SHALL COMPLY WITH THE FOLLOWING: (CBC 11B–604.7.2)
10. SHALL BE WALL MOUNTED ON THE SIDEWALL BETWEEN THE REAR WALL OF THE TOILET AND THE TOILET PAPER DISPENSER.
11. ENTRANCES LEADING TO TOILET ROOMS AND BATHING ROOMS COMPLYING WITH 11B–603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH 11B–703.7.2.6 TOILET AND BATHING ROOM GEOMETRIC SYMBOLS.
12. SIGNS SHALL COMPLY WITH 11B–703.5 VISUAL CHARACTERS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B–703.7.2.1 ISA.
13. REFER TO RESTROOM ACCESSORY MOUNTING SCHEDULE FOR MOUNTING DIMENSIONS OF TOILET & ACCESSORIES.
14. GRAB BARS (INCLUDING CONNECTORS, SUPPORTING BACKING, & FASTENERS) SHALL BE DESIGNED & INSTALLED TO SUPPORT MINIMUM 250LB LOAD.
15. GRAB BARS SHALL NOT ROTATE WITHING THEIR FITTINGS.
16. PROVIDE 2x FIRE TREATED WOOD BLOCKING FOR ALL WALL MOUNTED PLUMBING FIXTURES, GRAB BARS, CABINETS, COUNTERS, TOILET ACCESSORIES, ETC. MOUNT BLOCKING TO STUDS W/ #8x1 1/2" WOOD SCREWS (4 MIN. AT EACH STUD). ANCHOR TOILET ACCESSORIES TO BLOCKING WITH MANUFACTURERED ANCHORING DEVICES.
17. FAUCET CONTROLS AND OPERATING MECHANISMS (OPERABLE WITH ONE HAND) SHALL BE OF THE TYPE THAT DOES NOT REQUIRE TIGHT GRASPING, TWISTING OR PINCHING OF THE WRIST, OR EXCEEDS 5LB FORCE.
18. WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC–CLOSING DEVICE. THE DOOR IS REQUIRED TO HAVE A MINIMUM 9 INCH CLEARANCE FOR FOOTRESTS UNDERNEATH. THE INSIDE & 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.
19. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET STALLS NO MORE THAN 44" AFF AND OPERABLE BY A HANDLE WITH A MAXIMUM FORCE OF 5LB FLUSH CONTROL.
20. HOT WATER & DRAIN PIPES EXPOSED UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED SO AS TO PROTECT AGAINST HUMAN CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.

THE COMPCODES

REGISTERED PROFESSIONAL ENGINEER
JAMES J. DAY
No. C-28099
CIVIL
STATE OF CALIFORNIA

Stamps

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Cellphone: (805) 4522772

Owner:

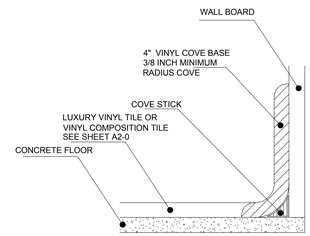
TOTS CHILDCARE TENANT IMPROVEMENT
2651 Somersville Rd, Antioch, CA. 94509 APN
076-432-025

No.	Description	Date
	Progress Set	11.15.2024

RESTROOM DETAILS

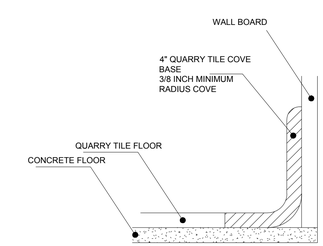
A4-0

Scale: As Noted
Sheet size: Arch D



2 FLOOR TO WALL VINYL COVE

DETAIL SCALE: NTS



1 FLOOR TO WALL QUARRY TILE COVE

DETAIL SCALE: NTS

THE COMPCODES

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Owner:

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2651 Somersville Rd, Antioch, CA. 94509 APN
076-432-025

No.	Description	Date
	Progress Set	11.15.2024

Wall Details

D1-0

Scale: As Noted
Sheet size: Arch D

ACCESSIBILITY NOTES:

A. Site Development & Accessible Route of Travel.
- a. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exists, access to normal path of travel, and where necessary to provide access, shall in corporate pedestrian ramps, curb ramps etc.

B. 1 Walks & Sidewalks
- a. Walks and sidewalks shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding 1/2" and shall be a minimum of 48"in width.
- b. When abrupt changes in level not exceeding 1/4" occur, they shall beveled with a slope no greater than 1:2, except that level changes not exceeding 1/4" may be vertical.
- c. When the slope in any direction of travel of any walk exceeds 1 vertical to 20 horizontal it shall comply with the provision of Section 11-405 as a ramp.
- d. Walk and sidewalk surface cross slope shall not exceed 1" per 50" (2%), except as approved by the building department for drainage.

C. Ramps
- a. The maximum slope of a ramp that serves any exit way, provides access for persons with disabilities, or is in the path of travel shall be 1" rise in 12" of horizontal run.
- b. The cross slope of ramp surfaces shall be no greater than 1:50".
- c. The width of ramps shall be as required for stairways and exits.
- d. All other pedestrian ramps serving primary entrances shall have a minimum width of 48".
- e. Top landings shall be not less than 80" wide and shall have a length of not less than 60" in the direction of ramp run.
- f. At bottom and intermediate landings, the width shall be at least the same as required for the ramp and not less than 72"in direction of ramp run.
- g. Handrails are required on ramps that provide access if the ramp slope exceeds 1" rise in 2" of horizontal run, except that at exterior door landings, handrails are not required on ramps less than 6< "rise or 72" in length.
- h. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, 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.
- i. The grip portion of handrails shall be not less than 1 1/4 " nor more than 2" or the shape shall provide an equivalent gripping surface, and all surfaces shall be smooth with no sharp corners. Hand rails shall not rotate within their fittings.
- j. Where the ramp surface is not bound by a wall or fence and the ramp exceeds 10'in length the ramps shall comply with one of the following requirements:
- i. A quide curb, a minimum of 2" in height shall be provided at each side of ramp; or
- ii. A wheel guide rail shall be provided, centered 3" +/- 1" above the surface of the ramp.

D. Parking
- a. Provide disabled parking spaces per Table 11b-208.2
- b. Accessible parking spaces serving a particu?lar building shall be located as near as practical to a primary entrance and on the shortest accessible route of travel from adjacent parking to an accessible entrance.
- c. 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.
- d. When more than one accessible parking space is provided, in lieu of providing a 14' wide space for each parking space, two 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.
- e. The minimum length of an accessible parking space shall be 18'.
- f. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96" wide minimum and shall be designed van accessible. All such spaces may be grouped on one level of a parking structure.
- g. Surface slopes of accessible parking spaces shall be the minimum possible and shall not exceed 1 unit vertical to 50 units horizontal in any direction.
- h. 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 path of travel, shall be posted at a minimum height of 8" from the bottom of the sign to the parking space finished grade.
- i. Signs to identify accessible parking spaces maybe centered on the wall at the interior end of the parking space at a minimum height of 36" from the parking space finished grade, ground or sidewalk.
- j. Van accessible parking spaces shall have an additional sigh stating "Van accessible" mounted below the symbol of accessibility and posted at a min. height of 80" from the bottom of the sign to the parking space fin. grade.
- k. 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 be not less than 17" by 22" in size with lettering not less than 1" in height, which clearly and and conspicuously states the following:
  "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities shall be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning_____." NOTE: Fill in blank spaces as appropriate.
- l. The surface of each accessible parking space or stall shall have a surface identification duplicated eith of the following schemes:
- i. 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
- ii. 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 a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36" high by 36" wide.
- m. The words "NO Parking" shall be painted on the ground within each 5' or 81oading and unloading aisle. This notice shall be painted in white letters.

E. Single Accommodation Sanitary Facilities
- a. 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.
- b. There shall be in the room a clear floor space of at least 80"in diameter or a T-shaped space complying with figures 11B-604.8.1.1.2 or 11B-604.8.1.1.3 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.
- c. The water closet shall be located in 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 of 48" clear space shall be provided in front of the water closet.
- d. All doors, fixtures and controls shall be on an accessible route with a minimum clear width of 36" at doors, if a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible rout shall be as shown in figure 11B-5E.
- e. Sanitary facilities shall be identified by sign by sign mounted per detail 7/A-5.1

Unisex accessible w/ braille | Accessible restroom sing w/ braille | Non-accessible restroom sings w/ braille designation

e.1 Pictorial Sign (mount adjacent to door per detail)
Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle "thick with edges 12" long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle a 1/4" thick & 12" diameter.

e.2 DOOR SYMBOLS Center on door at 60" A.F.F. SUPERIMMOSE SYMBOLS ON UNISEX RESTROOM

f. 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 positioned at an angle of 90 degrees from its closed position.

F. Sanitary Facility Fixtures and Accessories
- a. Lavatories when located adjacent to a side wall or partition shall be a minimum of 18" to the centerline of the fixture.
- b. All lavatories that are designated to be accessible shall be mounted with the rim or counter edge no higher than 34" above the finished floor and 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 minimum of 9" high from the floor and a minimum of 17" deep from the font of the lavatory.
- c. Controls for water closet flush valves shall be mounted on the wide side of toilet areas.
- d. Water closet and urinal flush valve controls, and faucet and operating mechanism controls, shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist, and shall be mounted no more than 44" above the floor.
- e. The force required to activate water closet and urinal flush valve controls, and faucet and operating mechanism controls shall be no greater than 5#'s. electronic or automatic flushing controls are acceptable and preferred.
- f. Self-closing faucet control valves are allowed if the faucet remains open at least 10 seconds.
- g. Toilet room floors shall have a smooth, hard, non-absorbent surface such as Portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 5". Walls within water closets compartments and walls within 24" of the front and sides of urinals shall be similarly finished to a height of 48" and, except for structural elements, the materials used in such walls shall be a type which is not adversely affected by moisture.

G. Sanitary Facility Fixtures and Accessories
- a. Abrupt changes in level, except between a walk or sidewalk and an adjacent street or driveway exceeding 4" in a vertical dimension, such as at planters or fountains located in or adjacent to walks, sidewalks, or other pedestrian ways, shall be identified by warning curbs projecting at least 5". Walls within water closets compartments and walls within 24" of the front and sides of urinals shall be similarly finished to a height of 48" and, except for structural elements, the materials used in such walls shall be a type which is not adversely affected by moisture.
- b. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 36" wide complying withsections 11B- 705.1 et seq.

H. Entrances and Exits
- a. All building entrances shall be identified by a standard sign with the international Symbol of Accessibility with additional directional signs at junctions to be visible to persons along approaching pedestrian ways. The symbol shall be a white figure on blue background.
- b. Maximum effort to operate doors shall not exceed 5#'s effort per abv notes. When fire doors are required the maximum effort to operate the door may be increased to the maximum allowable by the appropriate administrative authority, not to exceed 15#'s.

I. Controls & Operating Mechanisms & Electrical
- a. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds.
- b. The highest operable part of all controls, dispensers, receptacles and other operable equipment shall be placed within 48" of the floor but not lower than15" if forward approached and within 54" but not lower than9" if side approached with the following exceptions:
- i. Electrical and communication system receptacles on walls shall be mounted no less than 15" above the floor.
- ii. The center of the grip of the operating handle of controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances or Colling, heating and ventilation equipment shall be not more than 48" above the floor or working platform.
- iii. the center of fire alarm initiating devices (boxes) shall be located 48" above the level of the floor, working platform, ground surface, or sidewalk.

J. ALL REQUIRED ENTRANCE/EXITS INTERIOR DOORSSHALL BE ACCESSIBLE AS FOLLOWS: (Signage required at common areas only)
- PROVIDE A MINIMUM 32" CLEAR OPENING WHEN DOOR ISIN A FULLY OPEN POSITION (DOOR 90 DEGREES TO OPENING)
- APPROVED ACCESSIBLEDOOR LATCH HARDWARE SHALL BE LEVER.
- DOOR HARDWARE SHALL BE MOUNTED A MINIMUM OF 34" AND A MAXIMUM OF 44" ABOVE THEFINISH PATH SURFACE.
- PROVIDE A 10" X DOOR WIDTH KICKPLATE AT THE DOOR BASE.
- ALL ACCESSIBLEENTRANCES SHALL BE IDENTIFIEDBY A SIGNAND WITH
- ADDITIONAL SIGNS AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

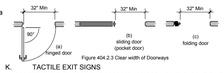
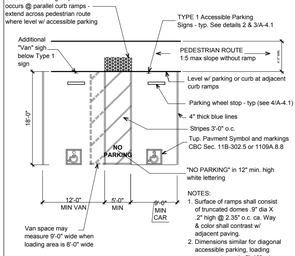
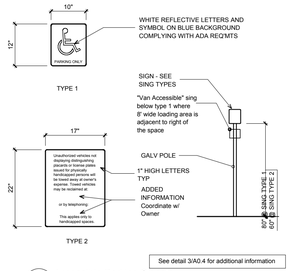


Figure 404.2.3 Clear width of Doorways

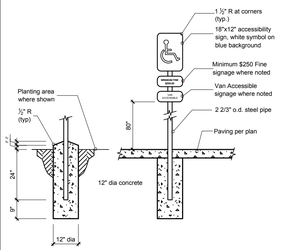
K. TACTILE EXIT SIGNS
Each grade-level exterior exits door shall be identified by a tactile exits sign with the word, "EXIT". Each exits door that leads directly to a grade-level exterior exits by means of a stairway or ramp shall be identified by a tactile exits sign with the following words as appropriate:
"EXIT STAIR DOWN"
"EXIT RAMP DOWN"
"EXIT STAIR UP"
"EXIT RAMP UP"
Each exit door that leads directly to a grade-level exterior exit by means of an exit enclosure that does not utilize a stair or ramp, or an exit passageway shall be identified by a tactil exit sign with the words, "EXIT ROUTE".
Each exit door ensure door from an interior room or area that required to have a visual exit shall be identified by a tactile exit sign with the words, "EXIT ROUTE".
Each exit door through a horizontal exit shall be identified by a tactile exit sign with the words, "TO EXIT".



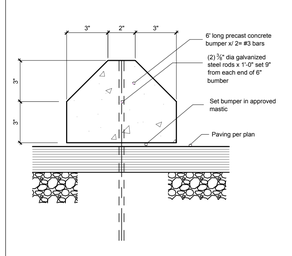
1 Accessible Parking Stripping
None



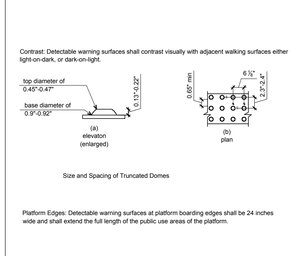
2 Accessible Parking Signale
None



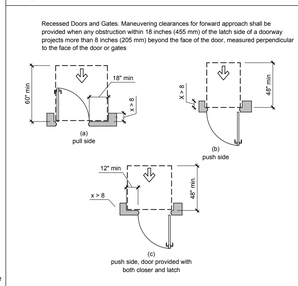
3 Parking Sign Anchorage
None



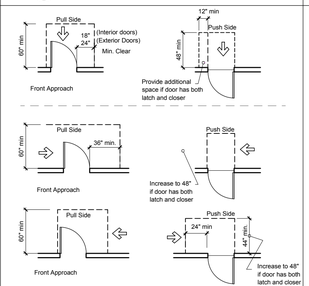
4 Wheel stop
None



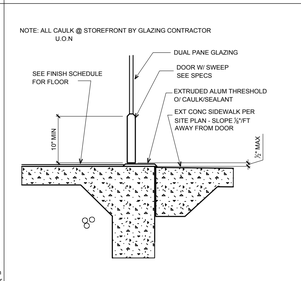
5 Detectable Warnings
None



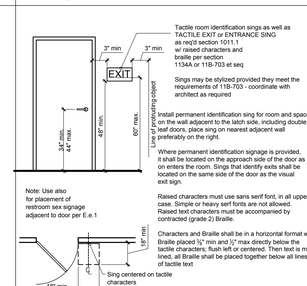
6 Maneuvering Clearances @ Recessed Doors
None



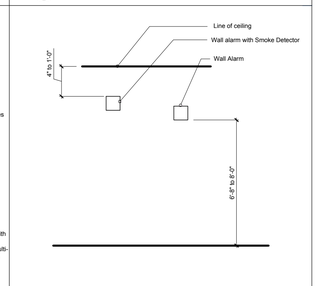
7 Maneuvering Clearances at Swinging Doors
None



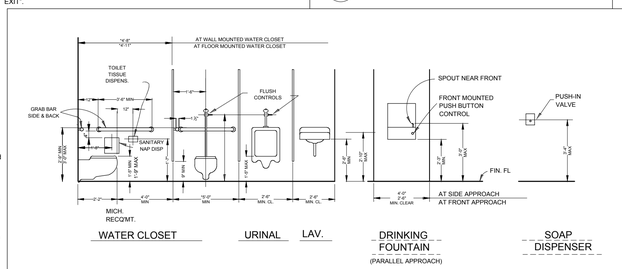
8 Door Threshold
None



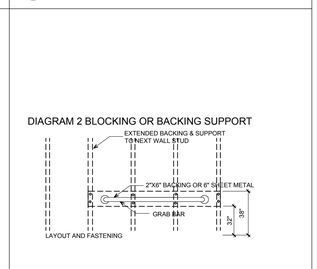
9 Tactile Sings
None



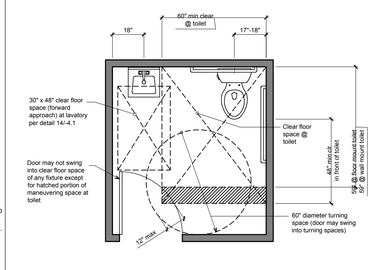
10 Visual Alarms
None



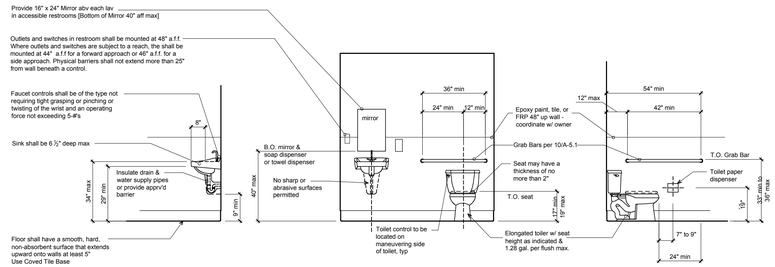
11 Mounting Heights for Accessible Fixtures & Accessories
None

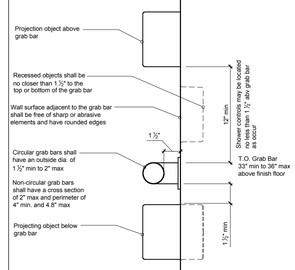


12 Wall assembly for future grab bar installation.
None

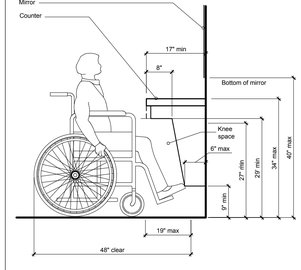


13 Accessible Restrooms - General Requirements

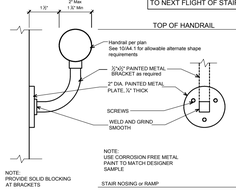




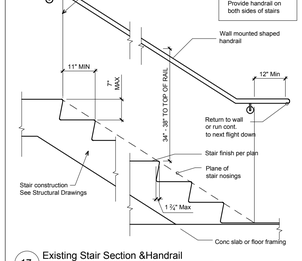
14 Grab Bars
None



15 Space Requirements at Lavatories
None



16 Handrails
None



17 Existing Stair Section &Handrail
None

GENERAL ACCESSIBILITY REQUIREMENTS AT ALL UNITS:

1. Viewers (peephole) at standard height and at accessible height (43") install prism viewer as alternate as to affect view from wheelchair level.
2. Lever hardware at all doors
3. At entry and bedroom closets, at least a portion of the clothes rod is to be set at 54" max. (accessible height)
4. Carpet to be installed without pad or with thin, dense pad.
5. All faucets to be lever type.
6. At least one upper cabinet to be set with top of face of bottom shelf at max. 48" above finished floor.
7. Range hood fan & light to be controlled by wall switch mounted in an accessible location.
8. Garbage disposal if provided to be controlled by switch mounted in an accessible location.
9. Provide wire pull hardware on cabinet doors/drawers if needed for ease of opening.

See enlarged Floor Plans for additional Accessibility Notes and requirements not noted here.

THE COMPCODES

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No.	Description	Date
	Progress Set	*11.15.2024*
△		

ADA Details

D1-1

Scale: As Noted
Sheet size: Arch D