LONG BEACH BLVD
MIXED-USE DEVELOPMENT



1570 -1598 LONG BEACH BLVD, LONG BEACH, CA 90813

7 DESIGN TEAM

ARCHITECT:
SIMON LEE & ASSOCIATES, INC.
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140 W. VALLEY BLVD. SUITE #215
SAN GABRIEL, CA 91776
TEL: (626) 571-8000
FAX: (626) 571-8005
EMAIL: simon@slarch.com
WEBSITE: www.slarch.com

STRUCTURAL ENGINEER:
ALEX MUSTAPHA & ASSOCIATES, INC.
ALEX MUSTAPHA, PH.D., PE
536 W. ARROW HWY, STE. 201
COVINA, CA 91722
TEL: (626) 859-0222
FAX: (626) 859-0232
EMAIL: amustapha@earthlink.net

SOIL / CIVIL ENGINEERING:
CALLAND ENGINEERING, INC.
JACK LEE
576 E. LAMBERT ROAD,
BREA, CA 92821
TEL: (714) 671-1050
FAX: (714) 671-1090
EMAIL: callandeng@yahoo.com

M.P.E. ENGINEER:
CEG ENGINEERING, INC.
JESSICA M. YUEH
1543 W. GARVEY AVE. NORTH, SUITE #210
WEST COVINA, CA 91790
TEL: (626) 308-1268
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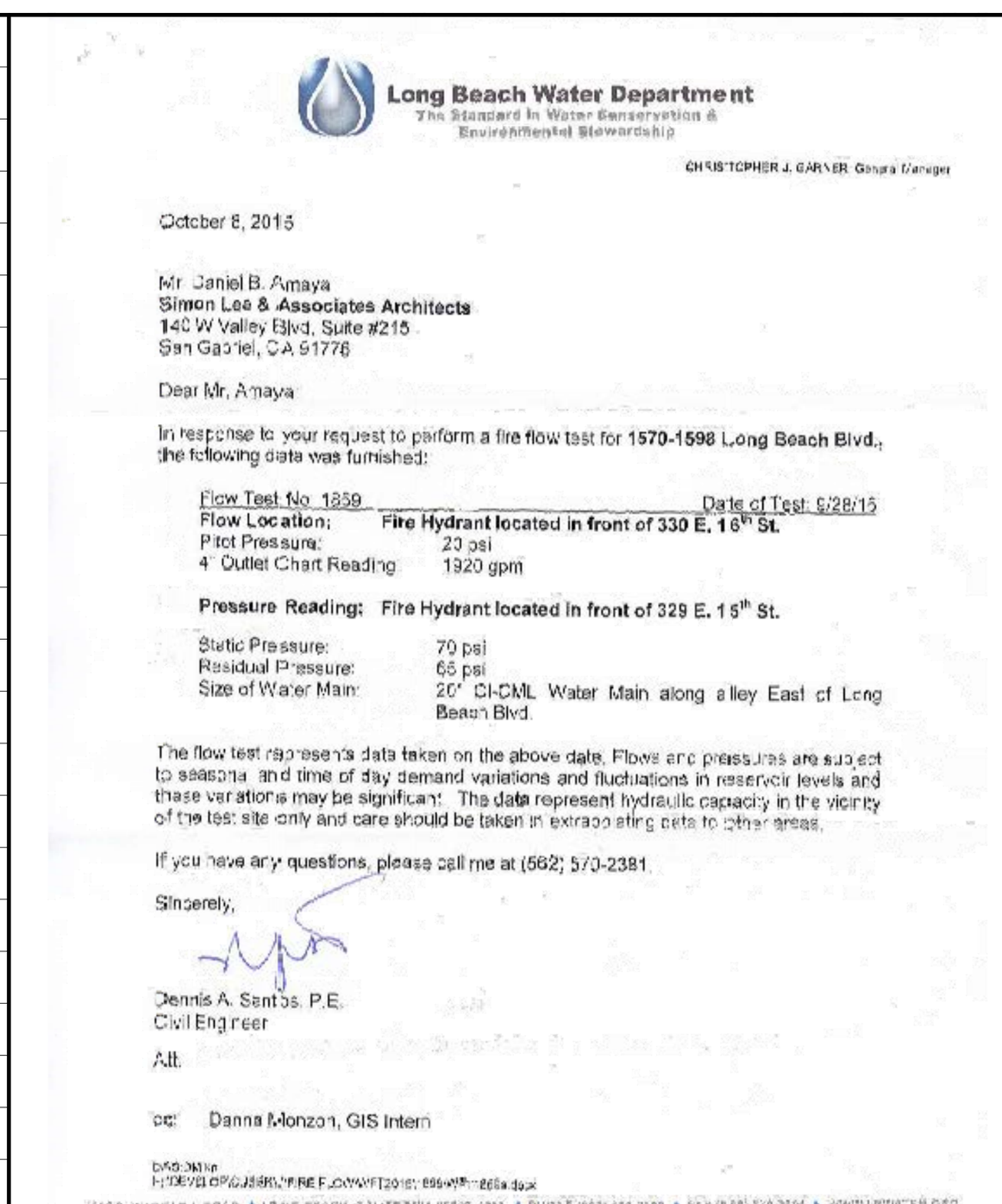
EMAIL: ceg@cegmep.com

LANDSCAPE ARCHITECT:
TWO TREE DESIGN INC.
CAMILLE PERNG
1832 SAN DIEGO ST.
WEST COVINA, CA 91790
TEL: (626) 278-2766
EMAIL: prunus@gmail.com

6 SHEET INDEX

	ARCHITECTURAL						
T-1.1	TITLE SHEET	A-9.2	ARCHITECTURAL DETAILS	P1.0	NOTES, SCHEDULE, & DETAILS		
T-2.1	CONDITIONS OF APPROVAL	A-9.3	ARCHITECTURAL DETAILS	P2.1	HVAC BASEMENT LEVEL P1 FLOOR PLAN		
T-2.2	CONDITIONS OF APPROVAL	A-9.4	ARCHITECTURAL DETAILS	P2.2	PLUMBING GROUND LEVEL PLAN		
T-2.3	CONDITIONS OF APPROVAL			P2.3	PLUMBING MEZZANINE LEVEL PLAN		
T-3.1	ACCESSIBLE NOTES		STRUCTURAL	P2.4	PLUMBING 2ND FLOOR PLAN		
T-3.2	ACCESSIBLE NOTES	S1	GENERAL NOTES & FRAMING DETAILS	P2.5	PLUMBING 3RD FLOOR PLAN		
T-4.1	GENERAL NOTES	S1.1	GENERAL NOTES & FRAMING DETAILS	P2.6	PLUMBING 4TH FLOOR PLAN		
T-4.2	GENERAL NOTES	S2	FOUNDATION PLAN	P2.7	PLUMBING 5TH FLOOR PLAN		
T-5.1	CALGREEN NOTES	S3	GROUND LEVEL DECK OUTERMOST REBAR	P2.8	PLUMBING ROOF PLAN		
T-5.2	CALGREEN NOTES	S4	2ND FLOOR FRAMING	P3.1	PLUMBING TYPICAL RESIDENTIAL UNITS PLANS		
		S5	SHEARWALL AND HOLDDOWNS 2ND FLR.	P3.2	PLUMBING TYPICAL RESIDENTIAL UNITS PLANS		
A-1.1	MASTER SITE PLAN	S6	3RD FLOOR FRAMING/2ND FLOOR PLAN				
A-2.0	P-1 BASEMENT PLAN	S7	4TH FLOOR FRAMING PLAN	E0.1	ELECTRICAL COVER SHEET		
A-2.1	1ST FLOOR PLAN	S8	ROOF FRAMING PLAN	E0.2	ELECTRICAL SPECIFICATION		
A-2.2	2ND FLOOR PLAN	S8.1	ROOF FRAMING PLAN	E1-2.4	LIGHTING PLANS		
A-2.3	3RD FLOOR PLAN	S9	STRUCTURE DETAILS	E3-3.4	POWER PLANS		
A-2.4	4TH FLOOR PLAN	S10	STRUCTURE DETAILS	E3.5	ROOF ELECTRICAL PLAN		
A-2.5	ROOF PLAN	S11	STRUCTURE DETAILS	E4-4.2	TYP. UNIT ELECTRICAL PLAN		
A-3.1	BUILDING ELEVATIONS – WEST, NORTH	S12	STRUCTURE DETAILS	E5-5.2	SINGLE LINE DIAGRAM & CONTROL WIRING		
A-3.2	BUILDING ELEVATIONS – EAST, SOUTH	S13	STRUCTURE DETAILS	E6-6.1	PANEL SCHEDULE		
A-4.1	BUILDING SECTIONS A,B	S13	STRUCTURE DETAILS	E7-7.5	TITLE 24 COMPLIANCE FORM		
A-4.2	BUILDING SECTIONS C,D	S14	STRUCTURE DETAILS	E8-8.4	EMERGENCY PHOTOMETRIC PLANS		
A-4.3	WALL SECTION	S15	SHEAR WALL ELEVATIONS/ DETAILS				
A-4.4	WALL SECTION	S16	STRUCTURE DETAILS				
A-5.0	EGRESS AND LIGHTING BASEMENT PLAN	S17	STRUCTURE DETAILS				
A-5.1	EGRESS AND LIGHTING GROUND FLOOR PLAN						
A-5.2	EGRESS AND LIGHTING 2ND FLOOR PLAN		MECHANICAL/PLUMBING/ELECTRICAL (REFERENCE)		LANDSCAPE (REFERENCE)		
A-5.3	EGRESS AND LIGHTING 3RD FLOOR PLAN	M1.0	NOTES, SCHEDULE, & DETAILS	L-1	GROUND LEVEL PLANTING PLAN		
A-5.4	EGRESS AND LIGHTING 4TH FLOOR PLAN	M2.1	HVAC BASEMENT LEVEL P1 FLOOR PLAN	L-2	2ND FLOOR PLANTING PLAN		
A-6.0	RESIDENTIAL ACCESSIBILITY NOTES	M2.2	HVAC GROUND LEVEL PLAN	L-3	GROUND LEVEL IRRIGATION PLAN		
A-6.1	TYPICAL UNIT A & B AND LIGHTING PLANS	M2.3	HVAC MEZZANINE LEVEL PLAN	L-4	2ND FLOOR IRRIGATION PLAN		
A-6.2	TYPICAL UNIT C & D AND LIGHTING PLANS	M2.4	HVAC 2ND FLOOR PLAN	L-5	GROUND LEVEL LIGHTING PLAN		
A-6.3	TYPICAL UNIT E & F AND LIGHTING PLANS	M2.5	HVAC 3RD FLOOR PLAN	L-6	2ND FLOOR LIGHTING PLAN		
A-6.4	INTERIOR ELEVATIONS	M2.6	HVAC 4TH FLOOR PLAN	L-7	LANDSCAPING DETAILS		
A-6.5	INTERIOR ELEVATIONS	M2.7	HVAC 5TH FLOOR PLAN				
A-7.1	ADA ACCESSIBLE NOTES	M2.8	HVAC ROOF PLAN		CIVIL GRADING / STREET PLANS (REFERENCE)		
A-7.2	ADA ACCESSIBLE NOTES	M3.1	HVAC TYPICAL RESIDENTIAL UNITS PLANS	C1.0	TITLE SHEET & NOTES		
A-7.3	BUILDING STAIRS PLAN	M3.2	HVAC TYPICAL RESIDENTIAL UNITS PLANS	C2.0	GRADING & DRAINAGE PLAN		
A-7.4	BUILDING STAIRS PLAN	M4.1	TITLE 24 ENERGY CALS COMPLIANCE FORMS	C3.0	GRADING & DRAINAGE PLAN		
A-7.5	ELEVATOR DETAILS	M4.2	TITLE 24 ENERGY CALS COMPLIANCE FORMS	C4.0	EROSION CONTROL & BMP PLAN		
A-8.1	DOOR SCHEDULE	M4.3	TITLE 24 ENERGY CALS COMPLIANCE FORMS				
A-8.2	WINDOW SCHEDULE: COMMERCIAL	M4.4	TITLE 24 ENERGY CALS COMPLIANCE FORMS				
A-8.3	WINDOW SCHEDULE: RESIDENTIAL	M4.5	TITLE 24 ENERGY CALS COMPLIANCE FORMS				
A-8.4	FINISH SCHEDULE	M4.6	TITLE 24 ENERGY CALS COMPLIANCE FORMS				
A-9.1	ARCHITECTURAL DETAILS						

5 FIRE FLOW


Long Beach Water Department
The Standard in Water Conservation & Environmental Stewardship
CHRISTOPHER J. GARNER General Manager

October 8, 2015

Mr. Daniel B. Amaya
Simon Lee & Associates Architects
140 W Valley Blvd, Suite #215
San Gabriel, CA 91776

Dear Mr. Amaya:

In response to your request to perform a fire flow test for 1570-1598 Long Beach Blvd., the following data was furnished:

Flow Test No. 1859 Date of Test: 5/28/15
Flow Location: Fire Hydrant located in front of 330 E. 16th St.
Pitot Pressure: 20 psi
4" Outlet Chart Reading: 1920 gpm

Pressure Reading: Fire Hydrant located in front of 329 E. 15th St.

Static Pressure: 70 psi
Residual Pressure: 65 psi
Size of Water Main: 20" CI-CML Water Main along alley East of Long Beach Blvd.

The flow test represents data taken on the above date. Flows and pressures are subject to seasonal and time of day demand variations and fluctuations in reservoir levels and these variations may be significant. The data represent hydraulic capacity in the vicinity of the test site only and care should be taken in extrapolating data to other areas.

If you have any questions, please call me at (562) 570-2381.

Sincerely,

Dennis A. Santos, P.E.
Civil Engineer

Att.

cc: Danna Monzon, GIS Intern

4 DEFERRED ITEMS

FOLLOWING ITEMS ARE DEFFERED TO FUTURE REVIEW AND APPROVAL:

1. ELEVATOR SHOP DRAWINGS
2. FIRE SPRINKLER AND FIRE ALARM SHOP DRAWINGS.
   1. NFPA 13 FIRE SPRINKLER SYSTEM PLANS.
   2. PHOTOVOLTAIC PANELS
   3. EMERGENCY RESPONDER RADIO COVERAGE.
   4. NFPA 24 UNDERGROUND FIRE PROTECTION PLANS.
   5. NFPA 72 FIRE ALARM SYSTEM PLANS (WITH NOTIFICATION CAPABILITY PER 2013 CFC SECTION 907.6.2.3.4.
3. COMMERCIAL SIGNAGE
4. STEEL STAIRS SHOP DRAWINGS PRIOR TO FABRICATION
5. GLASS BALCONY HANDRAILS BY MANUFACTURER

FIRE NOTE: PLANS FOR DEFFERED SUBMITTAL ITEMS SHALL BE SUBMITTED TO LBDS FOR APPROVAL AT LEAST 60 DAYS PRIOR TO INSTALLATION.

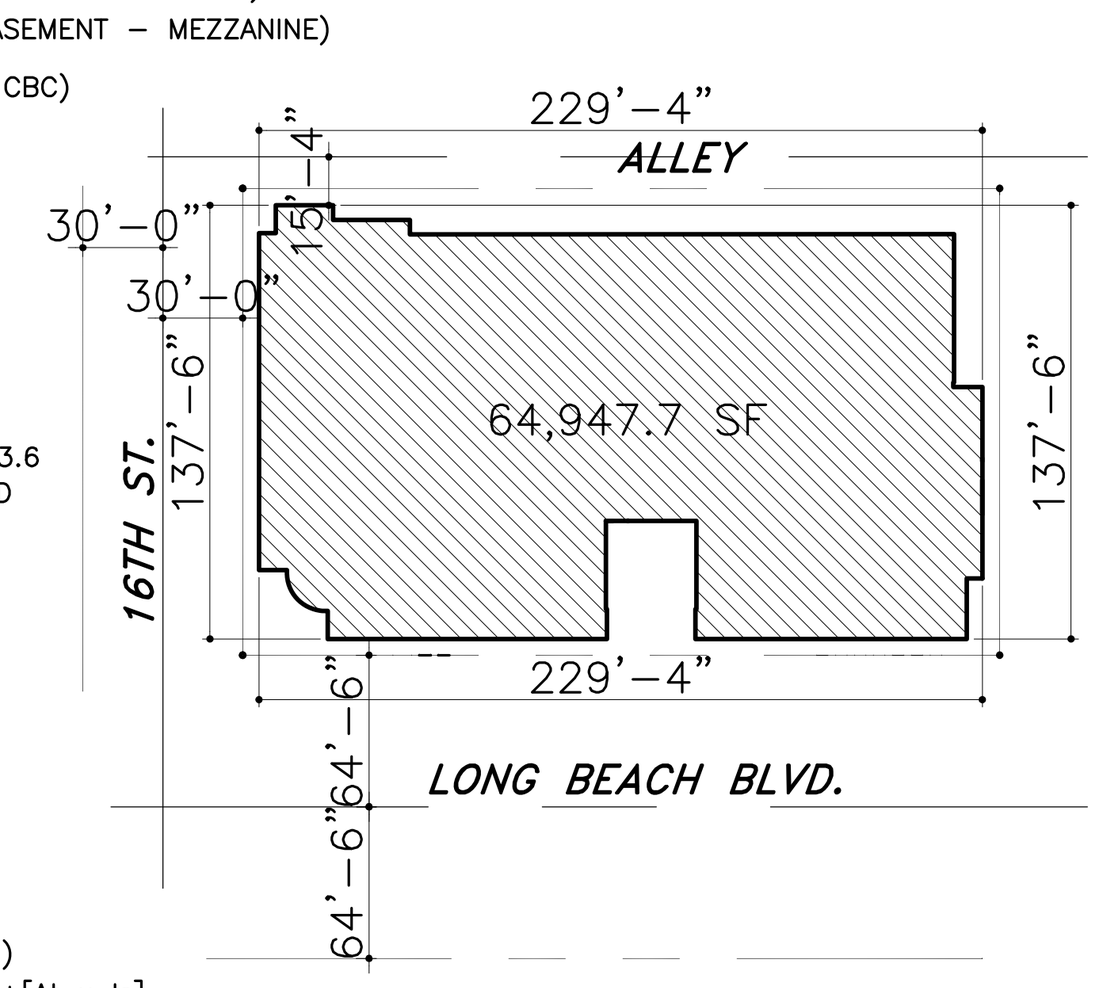
BUILDING NOTE: CONTRACTOR MUST SUBMIT PLANS FOR REVIEW AND APPROVAL 60 DAYS PRIOR TO INSTALLATION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL DEFERRED SUBMITTALS HAVE BEEN REVIEWED AND INSPECTED BY BUILDING DEPARTMENT.

3 ALLOWABLE AREA CALC.

PROJECT TITLE: Long Beach Blvd., Mix Use Development
LOCATION: 1570 -1598 LONG BEACH BLVD, LONG BEACH, CA 90813
BUILDING CODE EDITION: 2013 CBC SEARCH BY: DA

APPLY SEPARATED OCCUPANCY PER SEC. 508.4

1. USE/OCCUPANCY/STORY: (SEC. 302 CBC)
   APARTMENTS: R-2 / (2ND-4TH FLOOR)
   PARKING DECK: S-2 / (GROUND FLOOR
   RETAIL: M / (GROUND FLOOR)
   RESTAURANT: A-2 / (GROUND FLOOR)
   PARKING GARAGE: S-2 / (1-LEVEL BASEMENT)
2. CONSTRUCTION TYPE: (TABLE 601 CBC)
   TYPE V-A W/ FIRE SPRINKLER (2ND – 4TH FLOOR)
   TYPE I-A W/ FIRE SPRINKLER (BASEMENT – MEZZANINE)
3. TABULAR AREA PER STORY / HT: (TABLE 503 CBC)
   R-2: V-A = 12,000 SF / 3 STORIES, 50' HT.
   M: 1-A = UNLIMITED SF/ UNLIMITED HT.
   A-2: I-A = UNLIMITED SF / UNLIMITED HT.
   S-2: I-A = UNLIMITED SF / UNLIMITED HT.
4. FRONTAGE INCREASE: (SEC. 506.2 CBC)
   If = [F/P-0.25]W/30
   F = 137.5 + 229.25 = 366.8
   P = (137.5 X 2) + (229.25 X 2) = 733.6
   W= (60 +129)/2 = 94.5>30 = 30 USED
   = 366.8/733.6-0.25]30/30
   = [.5-0.25]1
   = 0.25 = 25%
5. SPRINKLER INCREASE: (SEC. 504.2 CBC)
   HEIGHT INCREASE: NOT USED
   (SEC. 506.3 CBC)
   AREA INCREASE: +200%
6. AREA MODIFICATION: (SEC. 506.1 EQ. 5-1 CBC)
   Aa = At+[At x If]+[At x Is]
   R-2: V-A
   = 12,000+[12,000 x 0.25]+[12,000 x 2]
   = 39,000 SF
   M: I-A = UNLIMITED
   A-2: I-A = UNLIMITED
7. AREA DETERMINATION: (SEC. 506.4.1 CBC)
   R-2: V-A
   Aa = 39,000 SF. X 2 (FOR 4 STORIES)
   = 78,000 SF.
   A-2 & M: I-A
   UNLIMITED
8. AREA PROPOSED: R-2: V-A
   54,488 SF. < 78,000 SF. MAX.
   A-2 & M: I-A
   10,000 SF. < UNLIMITED SF.



RESIDENTIAL CONDOS	R-2	V-A	
RESIDENTIAL CONDOS	R-2	V-A	50' / 60' MAX
RESIDENTIAL CONDOS	R-2	V-A	
RETAILS / RESTAURANT M, A-2 & S-2		I-A	
PARKING GARAGE	S-2	I-A	

NOTES
1. AUTOMATIC SPRINKLER SYSTEM MUST COMPLY WITH THE PROVISIONS OF CBC 909.3.3.1.1 (NFPA-13) IN ORDER TO ACHIEVE AN INCREASE IN (HEIGHT)(AREA). IT SHALL BE THE APPLICANT'S RESPONSIBILITY TO COORDINATE THIS REQUIREMENT WITH THE SPRINKLER DESIGN CONSULTANT.
2. FRONTAGE USED FOR ALLOWABLE AREA INCREASES PER CBC 506.2 SHALL BE PERMANENTLY MAINTAINED.

2 PROJECT SUMMARY

1. PROJECT: LONG BEACH BLVD MIXED USE PROJECT
   -- "LONG BEACH GARDEN HOME" (LBGH)
   1570 -1598 LONG BEACH BLVD, LONG BEACH, CA 90813
   3-STORY, 36 UNITS RESIDENTIAL CONDOS OVER 1-STORY, 10,000 SF COMMERCIAL STORES WITH ON-GRADE AND UNDERGROUND PARKING
2. OWNER: MR. JOHNSON FANG/ LOS ANGELES CITY PLAZA LP
   DEVELOPER: CALIFORNIA INVESTMENT REGIONAL CENTER, LLC
   9911 VALLEY BLVD., EL MONTE, CA 91731
   EMAIL: THLUSA@GMAIL.COM
   CELL: (626) 688-8637
3. LEGAL DESCRIPTION:
   1570 LONG BEACH BLVD; A.P.N.: 7269-023-019
   1580 LONG BEACH BLVD; A.P.N.: 7269-023-018
   1598 LONG BEACH BLVD; A.P.N.: 7269-023-021
4. LOT SIZE: LOT SIZE: 240' X 150' = 36,000 SF. (.82 ACRES) NOT INCLUDING ALLEY
5. ZONING: LONG BEACH BOULEVARD PLANNED DEVELOPMENT DISTRICT (PD29) SUBAREA 4 (CENTRAL CORRIDOR)
6. DENSITY: 36,000 SF/ 975 S.F = 36.9 UNITS
7. BUILDING HEIGHT/STORY: 50'-0"/ 4-STORY
8. BUILDING CODE: 2013 CALIFORNIA BUILDING CODE (CBC), 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA ELECTRIC CODE, CALIFORNIA FIRE CODE, TITLE 19 CALIFORNIA CODE OF REGULATIONS, AND TITLE 18 OF THE LONG BEACH MUNICIPAL CODE.
9. OCCUPANCY GROUP:
   R-2 FOR RESIDENTIAL UNITS
   M FOR RETAILS / MARKET
   A-2 FOR RESTAURANTS
   S-2 FOR PARKING LEVEL
10. TYPE OF CONSTRUCTION: 3-STORIES TYPE V-A FOR RESIDENTIAL OVER 1-STORY TYPE I-A FOR GROUND FLOOR COMMERCIAL AREA, PARKING ON GRADE AND BASEMENT W/ NFPA 13 FULLY SPRINKLER SYSTEM & NFPA 72 FIRE ALARM SYSTEM
11. BUILDING FLOOR AREA:

4TH FLOOR (RESIDENTIAL: 15,413.2 SF + BALCONIES: 1,523 SF + + OBSERVATION DECK: 708 SF)	=17,644.2 SF
3RD FLOOR (RESIDENTIAL: 16,181.2 SF + BALCONIES: 1,463 SF)	=17,644.2 SF
2ND FLOOR (RESIDENTIAL: 16,181.2 SF + BALCONIES: 2,609 SF) + WOOD TRELLIS: 410 SF)	=19,200.2 SF
1ST FLOOR (RESIDENTIAL LOBBY/GYM)	2,096.9 SF
1ST FLOOR (COMMERCIAL STORES)	10,000.0 SF
TOTAL BUILDING AREA:	66,585.5 SF

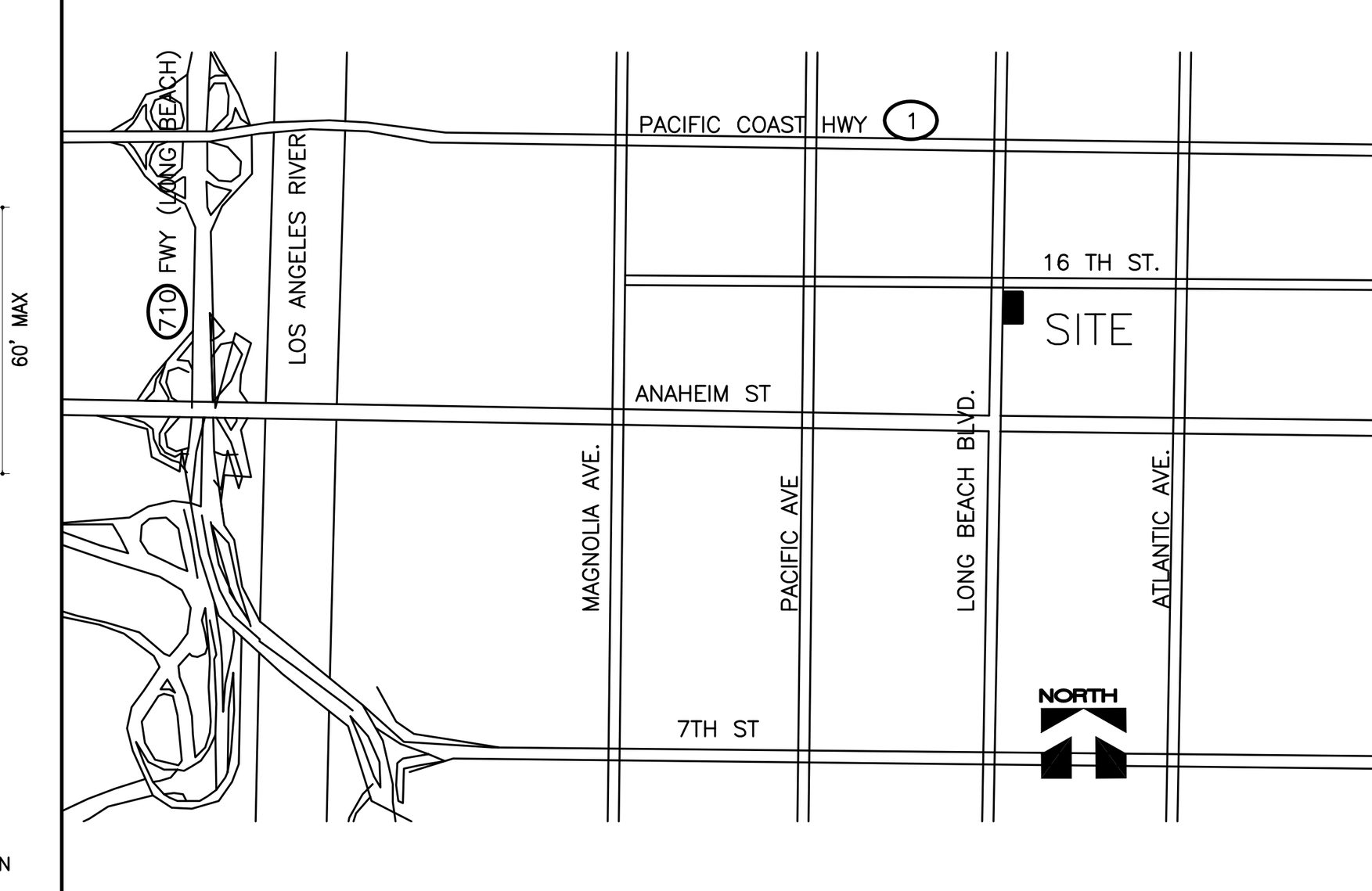
   GROUND PARKING AREA: 14,455 SF
   BASEMENT PARKING AREA: 27,065.5 SF
12. F.A.R: 66,585.5 SF. / 36,000 SF. = 1.85
   LOT COVERAGE 17,644.2 SF. / 36,000 SF. = 49%
13. RESIDENTIAL TYPES
   22-U 2 BEDROOMS UNITS 1,300 S.F. EA.
   14-U 1 BEDROOMS UNITS 1,000 S.F. EA.
   TOTAL: 36 UNITS RESIDENTIAL CONDOS
14. PARKING SPACE REQUIRED:
   COMMERCIAL (INCLUDING COFFEE SHOP, SANDWICHES & RESTAURANTS)
   RETAIL/MINI-MARKET/CAFE: 10,000/ 200 = 50 SPACES
   SUB-TOTAL: 50 SPACES
   RESIDENTIAL
   RESIDENTIAL 36 UNITS: 22 (2-BED) X 2 = 44 SPACES
   14 (1-BED) X 1.5 = 21 SPACES
   GUEST PARKING: 36 U / 4U = 9 SPACES
   SUB-TOTAL: 74 SPACES
   TOTAL REQUIRED: 124 SPACES
15. PARKING SPACES PROVIDED:
   COMMERCIAL
   GROUND FLOOR PARKING:
   40 SPACES (38 STANDARD +2 ACCESSIBLE)
   BASEMENT PARKING:
   10 SPACES FOR COMMERCIAL TENANTS AND STAFF
   50 SPACES (=50 SPACES REQUIRED) OK
   RESIDENTIAL
   BASEMENT PARKING:
   75 SPACES (55 STANDARD + 18 COMPACT + 2 ACCESSIBLE)
   75 SPACES (> 74 REQUIRED) OK
   TOTAL PROVIDED: 125 SPACES (>124 SPACES REQUIRED) OK
   WITH 1 SURPLUS PARKINGS

   ELECTRICAL CAR CHARGING STALLS: 125 SPCS. TOTAL X 3%= 3.8 SPCS; PROVIDED 2 SPCS ON GRADE + 2 SPCS ON UNDERGROUND PARKING

   ASSIGNED RESIDENTIAL PARKING: 75 SPCS. PROVIDED X 2%= 1.5 SPCS; PROVIDED 2 SPCS ON GRADE + 2 SPCS ON UNDERGROUND PARKING
16. OPEN SPACE FOR RESIDENTIAL CONDOS REQUIRED:
   OPEN SPACE: 150 SF PER UNIT X 36 U = 5,400 SF
17. OPEN SPACE FOR RESIDENTIAL CONDOS PROVIDED:
   PRIVATE OPEN SPACE
   2-BEDROOM BALCONY/DECK = > 80 SF. X 22 U = 3,646 SF
   1-BEDROOM BALCONY/DECK = > 80 SF. X 14 U = 1,949 SF
   TOTAL 36 U = 5,595 SF
   COMMON OPEN SPACE: PROVIDED
   CENTRAL GARDEN = 7,092 SF
   TOTAL OPEN SPACE PROVIDED: 12,687 SF > 5,400 SF OK
18. BUILDING DATA:
   TOTAL OCCUPANT LOAD: 864.3
   REQUIRED EXITS: 2 PROVIDED EXITS: 3
   COMMON PATH OF TRAVEL: MAX 125' FOR R-2 FULLY FIRE SPRINKLER

THIS PROJECT IS PRIVATELY FUNDED.

1 VICINITY MAP



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DRAWN: P.T.

ARCHITECT:
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TEL: (626) 571-8000
FAX: (626) 571-8005

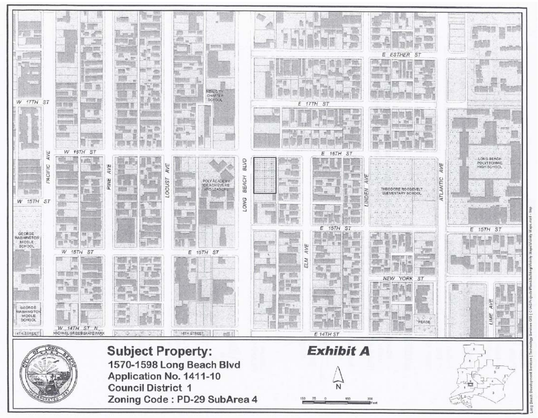
PROJECT:
LONG BEACH BLVD. MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT SIMON DONG-TSAIR LEE No. C14526 Ren. 11-30-17 STATE OF CALIFORNIA

JOB NO: 140828

T-1.1

FOR REFERENCE ONLY



Tentative Tract Map No. 73288 Findings
Application No. 1411-10
June 18, 2015
Page 2

The development will encourage pedestrian activity by providing outdoor seating areas and an open central courtyard. The glass tower, entrance courtyard, and the building's corner features will be accented by either up-lighting or internal illumination, emphasizing the building's design and also serving as security lighting.

3. **THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;**

The project consists of a .82-acre site (36,000 square feet) located on the southeast corner of 16th Street and Long Beach Boulevard within the Long Beach Boulevard Planned Development District, Subarea 4 (Exhibit A – Location Map). The property is vacant and surrounded by commercial use to the north and south, institutional use to the west, and residential use to the east. The Tract Map proposed development of 36 residential condominium units and 10,000-square-foot commercial condominium development is suitable for PD-29 and LUD No. 7 that encourage mixed-use development. Staff believes that increasing the opportunity for homeownership will contribute to the stability and quality of the neighborhood.

4. **THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;**

Subarea 4 in PD-29 allows for R-4-N residential density of one unit per 975 square feet. The project site is 36,000 square feet allowing 36 maximum residential units. This mixed-use project of 36 residential condominium units and 10,000 square feet of commercial condominium development will allow a unit mix consisting of 14 one-bedroom units and 22 two-bedroom units ranging from 1,000 square feet for one bedrooms and 1,300 square feet for two bedrooms units.

5. **THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;**

The site is vacant and no fish or wildlife habitat exists on the site. The proposed infill development and design for the subdivision will not cause damage or substantial and avoidable injury to fish or wildlife or their habitats.

6. **THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND**

No impacts detrimental to the general welfare of the public are foreseen from the approval of the Tentative Tract Map to allow this mixed-use project of 36 residential condominium units and 10,000 square feet of commercial condominium development.

Tentative Tract Map No. 73288 Findings
Application No. 1411-10
June 18, 2015
Page 3

7. **THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

All concerned City departments were notified and had an opportunity to review the Tentative Tract Map. Staff has found that the proposed Tentative Tract Map with the proposed development will not conflict with any public access easement.

Exhibit B – Plans and Tentative Tract Map No. 73288

CHAIR AND PLANNING COMMISSIONERS
June 18, 2015
Page 3 of 3

supportive Findings and recommended Conditions of Approval (Exhibit C – Findings and Conditions).

PUBLIC HEARING NOTICE

Public hearing notices were distributed on June 2, 2015, in accordance with the provision of the Zoning Ordinance. At the time of preparation of this report, no responses were received.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 14-144) was issued for the proposed project (Exhibit D- Categorical Exemption).

Respectfully submitted,

JEFF WINKLEPLECK
CURRENT PLANNING OFFICER

Linda F. Tatum

LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:JW:mdg
P:Planning/PC Staff Reports (Pending)/2015/2015-06-18/1570-1598 Long Beach Blvd\Staff Report 1570-1598 Long Beach Blvd.doc

Attachments: Exhibit A – Location Map
Exhibit B – Plans and Tentative Tract Map No. 73288
Exhibit C – Findings and Conditions
Exhibit D – Categorical Exemption

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AGENDA ITEM No. 1

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES
333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

June 18, 2015

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review and Tentative Tract Map for a three-story, 36-unit residential condominium over a one-story, 10,000-square-foot commercial condominium area with surface and underground parking located at 1570-1598 Long Beach Boulevard within the Long Beach Boulevard Planned Development District (PD-29), and accept Categorical Exemption 14-144. (District 1)

APPLICANT: Simon Lee, AIA
140 W. Valley Boulevard, Suite 215
San Gabriel, CA 91776
(Application No. 1411-10)

DISCUSSION

The project consists of a .82-acre site (36,000 square feet) located on the southeast corner of 16th Street and Long Beach Boulevard within the Long Beach Boulevard Planned Development District, Subarea 4 (Exhibit A – Location Map). The property is vacant and surrounded by mixed uses; Hancock College of Arts and Sciences is to the north, Poly Academy of Achievers and Leaders High School is to the west, used car sales to the south and a mix of one and two-story multifamily housing is to the east.

This district encourages the increase of employment opportunities by intensifying commercial use and encourages in-fill development for residential use due to the proximity to light-rail stations. The Site Plan Review Committee reviewed this proposal in January 2015, and after minor design changes to the commercial store-front area, the Committee now supports this mixed-use project contingent upon the Planning Commission approval of Tentative Tract Map No. 73288 allowing for 36 residential condominium units and 10,000 square feet of commercial condominium space. The project includes a unit mix of 14 one-bedroom units and 22 two-bedroom units and will provide the following amenities: a private lobby entrance, gym (801.9 square feet), private balconies, a second level central community garden (7,092 square feet), secured bike storage and secured underground residential parking.

The project includes two physically separate tenant spaces. Area A, located at the corner of 16th Street and Long Beach Boulevard and accessed from both streets, is approximately

CHAIR AND PLANNING COMMISSIONERS
June 18, 2015
Page 2 of 3

5,626.2 square feet in area and highlighted by a glass tower. Area B, located along the southerly portion of the property and accessed from Long Beach Boulevard, is approximately 4,373.8 square feet in area.

The development conforms to the City's parking standards of 1.5 parking spaces for one-bedroom units, 2 spaces for two-bedroom units, 1 guest parking space for every 4 units and 5 spaces for each 1,000 square feet of commercial area. The residential parking area will be secured, underground parking. The project will provide 10 secured staff-only underground parking spaces and 40 surface parking spaces for commercial use. In addition, tenants will have the option of using the Pacific Coast Highway Blue Line station located two blocks north of the subject site.

The proposed structure incorporates a modern contemporary architectural design with glass railings, a corner glass tower, and a three-story glass corridor walkway located midway to the Long Beach Boulevard building facade (Exhibits B – Plans and Tentative Tract Map No. 73288). The building illustrates quality design by incorporating a variety of window styles and a combination of recessed walls, metal trellises, multiple materials, and a light-colored paint palette. The building mass is broken up by incorporating a variation of rooflines. The structure steps down along the easterly property line, providing covered surface parking and a second floor, semi-private, central garden open to the sky. The central garden is abundantly landscaped and features bubbler fountains, trellises, and seating areas.

The development will encourage pedestrian street activity within the project by providing outdoor seating areas and an open central courtyard. This area will provide large potted sweet bay trees, a decorative private walkway, and a circular landscape feature, highlighted with a 38-inch box olive tree. The glass tower, entrance courtyard, and the building's corner features will be accented by lighting that emphasizes the building design and also provides security lighting.

The project is consistent with General Plan Land Use District No. 7 (Mixed Use), the Mobility Element and the recently adopted Housing Element. The General Plan identifies this district as an area that will benefit from the synergistic effects of blending compatible uses. A careful blending of different types of land uses can serve to save time and energy in transportation and communications, simplifying and shortening transactions of goods and services, vitalizing a site, and giving it more importance in the urban structure of the City. This transit-oriented development substantially conforms with the goals and intent of both the Mobility and Housing Elements, which support and encourage development that allows property owners to live and work within walking distance of transit facilities, saving them the cost of buying vehicles and facilitating better air quality and health outcomes. Staff believes that increasing the opportunity for homeownership will contribute to the stability and quality of this neighborhood.

As proposed the development is in conformance with the development standards specified in PD-29 and the Subdivision requirement for Tentative Tract Map, staff recommends approval of the Site Plan Review and Tentative Tract Map No. 73288, subject to the

MDG

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES
333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • FAX (562)570-6068

Conditions of Approval Acknowledgement

June 25, 2015 Application No.: 1411-10

Zong Fang Project address: 1570-1598 Long Beach Boulevard
California Investment Regional Center, LLC
9911 Valley Boulevard
El Monte, CA 91731

Dear Applicant:

Please have the owner(s) of the property sign this document. It is vital to your project that this form be returned promptly to the project planner so that it can be placed in the case file and you can initiate the plan review process. Please feel free to make a copy for your files.

"We have read the attached Conditions of Approval and will comply with all such conditions. I realize that violation of any of the conditions is cause for revocation of the approval. I also realize that the approval is based on specific building plans, as indicated in the Conditions of Approval, and that any deviation from these plans without prior written approval from the Site Plan Review Committee will result in denial of final construction approval until such time that the construction is restored to the approved design. Finally, I will notify all architects, designers, contractors, sub-contractors employed by me, and I will notify any successors in interest of all these conditions and of this acknowledgement."

Applicant's Signature Date

Zong Fang 6-29-2015

Owner's Signature Date

Owner's Signature Date

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES
333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • FAX (562)570-6068

NOTICE OF FINAL ACTION

Application No.:	1411-10
Project Location:	1570-1598 Long Beach Boulevard
Applicant:	Zong Fang California Investment Regional Center, LLC 9911 Valley Boulevard El Monte, CA 91731
Permit(s) Requested:	Site Plan Review, Tentative Tract Map No. 73288
Project Description:	Site Plan Review and Tentative Tract Map No. 73288 for a 3-story, 36-unit residential condominium over a 1-story, 10,000-square-foot commercial condominium area with surface and underground parking (127 total parking spaces) located within PD-29.
Action was taken by the:	Planning Commission on: June 18, 2015
Decision:	Conditionally Approved
Action is final on:	June 29, 2015

This project is NOT in the Coastal Zone.

"If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or issues raised via written correspondence delivered to the (public entity conducting the hearing) at or prior to the public hearing."

See other side for City of Long Beach and California Coastal Commission appeal procedures and time limits.

Linda F. Tatum, AICP
Planning Bureau Manager

Monica Der Gevorgian, Planner
Phone No.: (562)570-6134

District: 1

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SAN GABRIEL, CA 91776

FILE: 140828WK1GNT21
DRAWN:

PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON LONG-TSAI LEE
No. C14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

T-2.1

FOR REFERENCE ONLY

SITE PLAN REVIEW
TENTATIVE TRACT MAP NO. 73288
CONDITIONS OF APPROVAL

1570-1598 Long Beach Boulevard
Application No. 1411-10
June 18, 2015

1. This Site Plan Review and Tentative Tract Map approval is for a three-story, 36-unit residential condominium over a one-story, 10,000-square-foot commercial condominium area with surface and underground parking located at 1570-1598 Long Beach Boulevard within the Long Beach Boulevard Planned Development District (PD-29).

2. This permit and all development rights hereunder shall terminate one year from the effective date/final action date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.

3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

Special Conditions:

4. The Final Map is to be prepared in accordance with the approved Tentative Tract Map and shall be filed within thirty-six (36) months from the date of approval by the Planning Commission, unless prior to the expiration of the thirty-six month period, the Planning Bureau receives a written request from the subdivider for an extension of time, which receives approval from the Zoning Officer.

5. The Final Map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach, unless specified otherwise herein.

6. Prior to approval of the Final Map, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the Final Map through the Department of Public Works. Furthermore, the subdivider shall pay the Planning processing fees for the Final Map.

7. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the Final Map.

f. Graffiti removal shall be the responsibility of the Homeowner's and Commercial-Owners' Association. Graffiti shall be removed within 24 hours of its discovery.

g. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Development Services.

h. The on-site move-in/delivery loading and unloading area shall be maintained at the grade level parking area as specified on the May 19, 2015, plans. The loading area shall be limited to use by small trucks no larger than 12'X15' only. The hours of loading and unloading shall be limited to 9 am - 11 am only.

i. Commercial uses shall adhere to the allowed uses in the Long Beach Boulevard Planned Development District (PD-29). Those uses shall not significantly interfere with the quality of life for the residential units.

j. The commercial uses shall comply with the City of Long Beach Noise Standards, Section 8.80.010, of the Municipal Code.

k. Commercial operational hours shall be limited as follows: 9 am - 10 pm on weekdays and Saturdays, and 10 am – 6 pm on Sundays. Restaurant related use may alter operating hours based on the approval of Homeowner's and Commercial-Owners' Association.

l. Commercial uses shall comply with the approved Sign Program.

m. All utility meters shall be individually installed and identified, separating them by owners for commercial and residential units, and common utility areas (common utility cost for the association).

9. It is prohibited to use either the balcony or deck areas for storage.

10. The store windows shall be maintained free of signage or other obstructions in excess of 10 percent of each window area. Window signs displaying prices shall be prohibited.

11. Installation of exterior newsstands and vending machines shall be prohibited.

12. A separate sign permit shall be required for the address sign and any other non-

exempt signs as defined in Section 21.44.070 of the Zoning Ordinance. All non-exempt signs shall be submitted to the Zoning Administrator for review and approval prior to issuance of a sign permit.

13. Commercial signs shall be in compliance with the sign program on file as approved by the Site Plan Review Committee.

14. As shown on the submitted plans dated May 19, 2015, bicycle racks shall be provided for a minimum of 16 bicycles on the project site. The bike racks shall be located at two locations; one shall be at a prominent, accessible location within the building and the other at grade in the parking area. The bicycle storage room within the parking garage shall have restricted access exclusive to people parking bicycles inside the secure designated area.

15. As shown on the submitted plans dated May 19, 2015, all private and common open space shall be maintained in size and appearance.

16. The applicant shall comply with all the Site Plan Review comments issued from the Long Beach Police Department, Gas & Oil, Public Works, Water, Fire and Building.

17. One or several central satellite television/data receiver dish(es) shall be located on the roof of the building or in another utility area, so that a separate satellite receiver dish is not needed for each residential unit. Placement of individual receiver dishes serving only one unit shall be prohibited if they are in any way visible from the exterior of the building or from another unit in the building.

18. Any paving on the site shall consist of light-colored pavement or concrete. The pavement material shall be submitted to the Director of Development Services for approval prior to issuance of a building permit.

19. The windows shall be recessed a minimum of two inches from the face of the building wall with the window color shall be subject to approval by the Director of Development Services.

20. The EV charging stations shall be maintained in good working condition at all times.

21. The development shall provide for internal mechanical installations and no exterior mechanical exposures shall be allowed visible from public view.

22. Stucco used on the exterior walls of the approved building shall consist of the smooth sand float finish type to the satisfaction of the Director of Development Services.

23. All outdoor fountains or water features shall utilize water recycling or recirculation systems. The plans submitted for review shall specifically identify such systems.

24. The landscaping plan submitted for plan check purposes shall list the common names of each tree, shrub, and plant in addition to their scientific names.

25. No publicly accessible telephones shall be maintained on the exterior of the premises.

26. The site shall provide for no loitering signs in all parking and landscaping areas. If loitering problems develop the director of Development Services may require additional preventative measures such as, but not limited to, additional lighting or private security guards.

27. The Department of Development Services and the Long Beach Police Department shall have the authority to review the site for security problems, and said departments shall have the power to require additional security measures including, but not limited to, security guards, fencing, and additional security lighting if problems develop at the site.

Standard Conditions:

28. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Director of Development Services.

29. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.

30. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.

31. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at the time of closing escrow.

32. This approval is required to comply with these conditions as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of City officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).

33. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.

34. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee and/or the Planning Commission. No substantial changes shall be made without prior written approval of the Zoning Administrator and/or the Planning Commission.

35. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.

36. The applicant shall provide the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

a. The final map shall be based upon criteria established by the Director of Public Works.

b. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.

c. All facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.

d. Prior to the start of any on-site/off-site construction, the Subdivider shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

PUBLIC RIGHT-OF-WAY

e. The Subdivider shall dedicate an additional 2 feet for alley widening purposes adjacent to the development site along Alamo Court; from East 16th Street to the prolongation of the southerly property line.

f. The Subdivider shall reconstruct the full-width of Alamo Court with Portland Cement Concrete (PCC), between East 16th Street and the southerly property line to the satisfaction of the Director of Public Works.

g. The Subdivider shall reconstruct the existing alley curb returns at 16th Street to align with the new required alley widening to the satisfaction of the Director

of Public Works. The Subdivider shall provide for the relocation of any existing facilities located within the alley, as may be required to accommodate the alley widening, at no expense to the City.

h. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.

i. The Subdivider shall provide easements to the City of Long Beach for any City facilities including traffic signal controls, signage, required slopes, bus stops, refuse collection access, and any other public necessities, to the satisfaction of the interested Department or agency and shall show on the final map.

j. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map filing.

OFF-SITE IMPROVEMENTS

k. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.

l. The Subdivider shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.

m. The Subdivider shall reconstruct the sidewalk adjacent to the north side of

the project site along East 16th Street. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.

n. The Subdivider shall provide for truncated domes within the ADA ramp on the corner of Long Beach Boulevard and 16th Street adjacent to the project site to the satisfaction of the Director of Public Works.

o. The Subdivider shall repair the cracked and uplifted section of sidewalk pavement adjacent to the site along Long Beach Boulevard. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).

p. The Subdivider shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.

q. The Subdivider shall provide for tree wells, new street trees with root barriers and irrigation adjacent to the project site along 16th Street. The Subdivider and/or successors shall privately maintain all street trees, and sprinkler systems required in connection with this project.

r. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.

s. The Subdivider shall provide for on-site alley lighting along Alamo Court, adjacent to the project site.

t. The Subdivider shall submit grading and related storm drain plans with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Planning and Building Services, and the Director of Public Works prior to approval of the final map approval.

u. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the final map approval.

v. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

TRAFFIC & TRANSPORTATION

w. The Subdivider shall upgrade the traffic signal equipment at the intersection

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SAN GABRIEL, CA 91776

FILE: 140828WK1GNT21
DRAWN:

PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON DONG-TSAN LEE
No. C14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

T-2.2

FOR REFERENCE ONLY

of Long Beach Boulevard and East 16th Street to include larger signal heads and pedestrian countdown feature. Traffic signal improvements shall be constructed to the satisfaction of the Director of Public Works.

x. The Subdivider shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.

y. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.

z. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.

aa. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.

bb. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

cc. Standard driveways are 24 feet wide. The size and configuration of all non-standard driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet require a variance; contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.

dd. The Subdivider's site plan proposes a controlled gate entry with controller box at the driveway entrance. The Subdivider shall design the driveway entrance to minimize queuing into the public rights-of-way. The driveway shall be designed for a minimum three (3) car queue, measured from the back of the public sidewalk to the controller box.

LONG TERM MAINTENANCE

ee. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of

said document shall be provided to the Director of Public Works.

37. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.

38. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees.

39. Where feasible, all landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.

40. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.

41. Prior to issuance of a building permit, the developer shall submit a landscaping plan to the Planning Bureau for review. Turf shall be limited to less than 50 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Zoning Administrator.

42. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.

43. Permeable pavement shall be utilized where feasible, to the satisfaction of the

Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.

44. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.

45. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).

46. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.

47. Any graffiti found on site must be removed within 24 hours of its appearance.

48. The project shall attain "LEED Certified" status through registration with the U.S. Green Building Council, or attain an equivalency to be verified by an independent third party.

49. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Development Services.

50. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services prior to the issuance of a building permit.

51. All parking areas serving the site shall provide appropriate security lighting pursuant to Section 21.41.259. All exterior lighting shall be operated by a photocell that activates the lighting when it senses darkness. Such lighting shall be adequately shielded to prevent intrusion of light and glare upon neighboring properties. The Chief of Police may require other security measures to be provided.

52. Energy conserving equipment, lighting, and construction features shall be utilized on the building.

53. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.

54. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations. For more information, contact Police Department at (562) 570-7448.

55. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.

56. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.

57. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.

58. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):

a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
b. Saturday: 9:00 a.m. - 6:00 p.m.; and
c. Sundays: not allowed

59. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:

a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
b. Water all material being excavated and stockpiled.
c. Water all grading and cover materials being transported.
d. Properly maintain all grading and construction equipment propulsion systems to avoid excess emissions.
e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
f. Discontinue construction during Stage 2 smog alerts (ozone greater than or equal to 0.35 ppm.)

60. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.

61. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.

62. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

FILE: 140828WK1GNT21
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FOR REFERENCE ONLY

DOORS

1. MANUALLY OPERATED EDGE OR SURFACE–MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOB OR SURFACE–MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

2. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH– PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

3. DOORS TO INDIVIDUAL HOTEL OR MOTEL UNITS SHALL OPERATE SIMILARLY, TO ABOVE, EXCEPT THAT WHEN BOLT AND UNLATCHING OPERATION IS KEY OPERATED FROM CORRIDOR OR EXTERIOR SIDE OF UNIT DOOR, LARGE BOW KEYS 2" (FULL BOW) OR 1–1/4" (HALF BOW) SHALL BE PROVIDED IN LIEU OF LEVER TYPE HARDWARE ON THE CORRIDOR SIDE. SEPARATE DEADLOCK ACTIVATION ON ROOM SIDE OF CORRIDOR DOORS IN HOTELS OR MOTELS SHALL HAVE LEVER HANDLE OR LARGE THUMB TURN IN AN EASILY REACHED LOCATION.

4. HAND–ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR AND TO ALSO COMPLY WITH SEC. 1008.1.8.2

5. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32".

6. FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

7. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

8. WHEN AN AUTOMATIC DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

9. MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE AS SHOWN IN FIGURE 11B–26A. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.

10. THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.

11. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.

12. PROVIDE CLEAR SPACE OF 12" PAST STRIKE EDGE OF THE DOOR ON THE OPPOSITE SIDE TO WHICH THE DOOR SWINGS IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER.

13. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. SEC 1008.1.6. CBC

14. WHERE THE DOOR OPENS INTO A STAIR OF A SMOKE PROOF ENCLOSURE, THE LANDING NEED NOT HAVE A LENGTH OF 60".

15. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

16. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATION DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.

17. WHERE TURNSTILES ARE UTILIZED IN A FACILITY FOR THE PURPOSE OF PROVIDING FULLY CONTROLLED ACCESS, SUCH AS WHERE AN ADMISSION PRICE IS CHARGED, A DOOR OR GATE THAT IS ACCESSIBLE TO PERSONS WITH DISABILITIES SHALL BE PROVIDED ADJACENT TO OR WITH A DISTANCE NOT TO EXCEED 30' FROM EACH TURNSTILE EXIT OR ENTRANCE. THIS ALTERNATE PASSWAY SHALL BE MAINTAINED IN AN UNLOCKED CONDITION DURING BUSINESS HOURS AND THE DOOR OR GATE SHALL NOT ACTIVATE A PUBLICLY AUDIBLE ALARM SYSTEM WHERE POSTS, RAILS, OR OTHER PEDESTRIAN CONTROLS ARE UTILIZED, THEY SHALL PROVIDE 32" OF CLEAR OPENING.

FLOORS AND LEVELS

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.

2. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, AND SLIP–RESISTANT.

3. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT.

4. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL.

5. IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE, IT SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD; AND HAVE A LEVEL LOOP, TEXTURE LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. THE MAXIMUM PILE HEIGHT SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 1120B.

6. IF GRATINGS ARE LOCATED ON FLOORS, THEN THEY SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

9. A CURB RAMPS SHALL HAVE A DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH AND DEPTH OF THE CURB RAMP, EXCLUDING THE FLARED SIDES, INSIDE THE GROOVED BORDER. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCH AT THE BASE TAPERING TO 0.45 INCH AT THE TOP, AT HEIGHT OF NOMINAL 0.2 INCH AND A CENTER–TO–CENTER SPACING OF NOMINAL 2.35 INCHES IN COMPLIANCE WITH FIGURE 11B–23A. "NOMINAL" HERE SHALL BE ACCORDANCE WITH SECTIONS 12–11A AND B–102, STATE REFERENCED STANDARDS CODE. THE DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AND INTEGRAL PART OF THE WALKING SURFACE. THE DOMES MAY BE CONSTRUCTED IN A VARIETY OF METHODS, INCLUDING CAST IN PLACE OR STAMPED, OR MAY BE PART OF A PREFABRICATED SURFACE TREATMENT.

10. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED CARS.

RAMPS (EXTERIOR OR INTERIOR)

1. 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.
2. THE CROSS SLOPE OF RAMP SURFACE SHALL BE NO GREATER THAN 1:50.
3. THE WIDTH OF RAMPS SHALL BE AS REQUIRED FOR STAIRWAYS AND EXITS.
4. PEDESTRIAN RAMPS SERVING PRIMARY ENTRANCES TO BUILDINGS HAVING AN OCCUPANT LOAD OF 300 OR MORE SHALL HAVE A MINIMUM CLEAR WIDTH OF 60".
6. ALL OTHER PEDESTRIAN RAMPS SERVING PRIMARY ENTRANCES SHALL BE A MINIMUM WIDTH OF 48".
7. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP.
8. INTERMEDIATE LANDINGS SHALL BE PROVIDE AT INTERVALS NOT EXCEEDING 30" OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION IN EXCESS OF 30 DEGREES.
9. TOP LANDINGS SHALL BE NOT LESS THAN 60" WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 60" IN THE DIRECTION OF RAMP RUN.
10. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42" AND SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3" WHEN FULLY OPEN.
11. THE WIDTH OF THE LANDING SHALL EXTEND 24" PAST THE STRIKE EDGE OF ANY DOOR OR GATE FOR EXTERIOR RAMPS AND 18" PAST THE STRIKE EDGE FOR INTERIOR RAMPS.
12. AT BOTTOM AND INTERMEDIATE LANDINGS, THE WIDTH SHALL BE AT LEAST THE SAME AS REQUIRED FOR THE RAMP.
13. INTERMEDIATE LANDING AT A CHANGE OF DIRECTION IN EXCESS OF 30 DEGREES AND BOTTOM LANDING SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72" TO ACCOMMODATE THE HANDRAIL EXTENSION.
14. OTHER INTERMEDIATE LANDINGS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60".
15. HANDRAILS ARE REQUIRED ON RAMPS THAT PROVIDE ACCESS IF THE RAMP SLOPE EXCEEDS 1' RISE IN 20' OF HORIZONTAL RUN.
16. 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.
17. THE GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1–1/4" NOR MORE THAN 1–1/2" NOMINAL DIAMETER, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE, AND ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
18. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1–1/2" BETWEEN THE WALL AND THE HANDRAIL.
19. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3" DEEP AND EXTENDS AT LEAST 18" ABOVE THE TOP OF THE RAIL.
20. ANY WALL OR OTHER SURFACE ADJACENT TO HANDRAILS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".
21. WHERE THE RAMP SURFACE IS NOT BOUNDED BY A WALL OR FENCE AND THE RAMP EXCEEDS 10' IN LENGTH, THE RAMP SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
    a. A GUIDE CURB A MINIMUM OF 2" IN HEIGHT SHALL BE PROVIDED AT EACH RAMP;
    b. A WHEEL GUIDE RAIL SHALL BE PROVIDED, CENTERED 3"+1" ABOVE THE SURFACE OF THE RAMP.

ENTRANCES & EXITS

1. ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES
2. ELEVATORS OR ESCALATORS SHALL NOT BE USED AS A REQUIRED EXIT.
4. DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES.
5. RECESSED DOORMATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC.
7. EVERY REQUIRED EXIT DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'–8" IN HEIGHT.
8. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MINIMUM OF 48" OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.
9. IN EXISTING STAIRWAYS WHERE THERE IS NO LOADING, DOORS SHALL BE CONSPICUOUSLY MARKED WITH A SIGN STATING "DANGER! STAIRWAY–NO LANDING" OR EQUIVALENT WORDING AND THERE SHALL BE ADEQUATE ILLUMINATION.

19. 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 CONSPICUOUSLY STATES THE FOLLOWING: SEC 3107A(c). "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT LA COUNTY SHERIFF DEPARTMENT OR BY TELEPHONING (626) 285–7171."

20. THE SURFACE OF EACH ACCESSIBLE PARKING SPACE OR STALL SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES:
    a. BY OUTLINING OR PAINTING THE STALL OR SPACE IN BLUE AND OUTLINING ON THE GROUND IN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR A PROFILE VIEW DEPICTING A WHEELCHAIR WITH OCCUPANT:
    b. BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 36" HIGH BY 36" WIDE.

WALKS AND SIDEWALKS

1. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2".
2. WALKS AND SIDEWALKS SHALL BE 48" MINIMUM IN WIDTH.
3. WHEN CHANGES IN LEVEL NOT EXCEEDING 1/2" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE EXCEEDING 1/2" SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
5. WALK AND SIDEWALK SURFACES SHALL BE SLIP–RESISTANT AS FOLLOWS:
    a. SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST A SLIP–RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
    b. SURFACES WITH A SLOPE OF 6% OR GREATER GRADIENT SHALL BE SLIP–RESISTANT.
6. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL, IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 1133B.5.1 CBC AS A PEDESTRIAN RAMP.
7. WALK AND SIDEWALK SURFACES CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT.
8. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5' IN LENGTH AT INTERVALS OF AT LEAST EVERY 400'.
9. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60" BY 60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48" WIDE BY 44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK.
10. LEVEL AREA OF WALK SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK. SEC 1133B.7.5 FIG 11B–26B
11. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2" IN THE DIRECTION OF TRAFFIC FLOW.

CURB RAMPS

1. PROVIDE A CURB RAMP AT **(SEE SITE PLAN & GRADING PLAN IF ANY)**.
2. CURB RAMPS SHALL BE A MINIMUM OF 4' IN WIDTH AND SHALL LIE, GENERALLY, IN A SINGLE SLOPE PLANE, WITH A MINIMUM OF SURFACE WARPING AND CROSS SLOPE.
3. THE SLOPE OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL.
4. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE FROM ABRUPT CHANGES, EXCEPT THAT THE LOWER END OF EACH CURB RAMP SHALL HAVE A 1/2" LIP BEVELED AT 45 DEGREES.
5. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE, SHALL NOT EXCEED 1:20 WITHIN 4' OF THE TOP AND BOTTOM OF THE CURB RAMP. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 10 HORIZONTAL.
6. A LEVEL LANDING 4' DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE, OR THE SLOPE OF THE FANNED OR FLARED SIDES OF THE CURB RAMP SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL.
7. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE STABLE, FIRM, AND SLIP–RESISTANT AND SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK.
8. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12" WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY 3/4" ON CENTER. ALL CURB RAMPS CONSTRUCTED BETWEEN THE FACE OF THE CURB AND THE STREET SHALL HAVE A GROOVED BORDER AT THE LEVEL SURFACE OF THE SIDEWALK.

ACCESSIBILITY REQUIREMENTS
TITLE 24

SITE DEVELOPMENT & ACCESSIBLE ROUTE OF TRAVEL

1. SITE DEVELOPMENT OF GRADING SHALL BE DESIGNED TO PROVIDED ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC.
2. THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE BETWEEN ACCESSIBLE BUILDING ENTRANCES, ACCESSIBLE SITE FACILITIES, AND THE ACCESSIBLE ENTRANCE TO THE SITE.
3. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS, TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC.
4. WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES, AND BETWEEN THE BUILDING AND THE PUBLIC WAY. PATH OF TRAVEL BETWEEN BUILDING ENTRANCE AND PUBLIC WAY SHALL BE MINIMUM OF 4' WIDE, STRIPED, AND SLOPE < 5%.

ACCESSIBLE PARKING

1. PROVIDE DISABLE PARKING SPACES AS REQUIRED BY TABLE 11B–6 PER 2007 CBC FOR PARKING LOT.
2. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE (AS NEAR AS PRACTICAL TO AN ACCESSIBLE ENTRANCE).
3. IN BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES.
4. 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 THE PASSENGER SIDE OF THE VEHICLE.
5. 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.
6. ONE OF EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESSIBLE AISLE 96" WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED "VAN ACCESSIBLE". ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE.
7. WHEN LESS THAN 5 PARKING SPACES ARE PROVIDED AT BUILDINGS AND FACILITIES SUBJECT TO THESE REGULATIONS, ONE SHALL BE 14' WIDE AND LINED TO PROVIDE A 9' PARKING AREA AND 5' LOADING AND UNLOADING AREA. HOWEVER, THERE IS NO REQUIREMENT THAT THE SPACE BE RESERVED EXCLUSIVELY OR IDENTIFIED FOR USE BY PERSONS WITH DISABILITIES ONLY.
8. THE MINIMUM LENGTH OF AN ACCESSIBLE PARKING SPACE SHALL BE 18'.
9. ACCESSIBLE PARKING SPACES SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN.
10. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION.
11. ALL ENTRANCES TO AND EXITS FROM AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'–2" TO ANY BEAM, CEILING, PIPE ETC. WHERE REQUIRED FOR ACCESSIBILITY TO ACCESSIBLE PARKING SPACES.
12. IN EACH PARKING AREA, A BUMPER OR CURB SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF CARS OVER THE REQUIRED WIDTH OF WALKWAYS.
13. PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO PEOPLE WITH DISABILITIES SHALL BE PROVIDED FROM EACH ACCESSIBLE PARKING SPACE TO RELATED FACILITIES, INCLUDING CURB CUTS OR RAMPS AS NEEDED.
14. CURB RAMPS SHALL NOT ENCROACH INTO ANY PARKING SPACE, WITH THE EXCEPTION OF A TRANSITION RAMP FROM A LOADING/ UNLOADING AREA TO AN ADJACENT WALK/SIDEWALK. THE TRANSITION RAMP SHALL BE A MINIMUM OF 48" IN WIDTH, A MAXIMUM OF 60" LENGTH, WITH A MAXIMUM SLOPE OF 1:12 AND WITH FLARED SIDE SLOPES OF 1 VERTICAL TO 10 HORIZONTAL MAXIMUM.
15. 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 AND DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE.
16. SIGNS TO IDENTIFY ACCESSIBLE PARKING SPACES MAY ALSO BE CENTERED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36" FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
17. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
18. AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250."

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No. C 14526
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JOB NO: 140828

T-3.1

FOR REFERENCE ONLY

1. NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED

APPROVED NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 72G IN THE FOLLOWING AREAS: CH 60, NFPA SEC 2–4.9.1.

a. RESTROOMS
b. CORRIDORS
c. MUSIC PRACTICE ROOMS
d. BAND ROOMS
e. GYMNASIUMS
f. MULTIPURPOSE ROOMS
g. OCCUPATIONAL SHOPS
h. OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARM.
i. LOBBIES
j. MEETING ROOMS
k. ANY OTHER AREA FOR COMMON USE

NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED SHALL ALSO BE PROVIDED WITH THE FOLLOWING: NFPA 72G, SEC 6004(i)

a. A SPECIFIC VALUE NOT TO EXCEED 3 FLASHES PER SECOND AND NOT SLOWER THAN 1 FLASH PER SECOND.

b. A CLEAR OR NOMINAL WHITE COLORED LIGHT SOURCE.

c. PLACEMENT THAT RESULTS IN THE LOWEST OF A MINIMUM OF 80" (2 METERS) ABOVE THE FLOOR OR 6" (0.15 METER) BELOW THE CEILING.

d. NOTIFICATION APPLIANCES FOR OCCUPANCIES REQUIRED TO COMPLY WITH THE AMERICAN WITH DISABILITIES ACT (ADA) SHALL COMPLY WITH THE FOLLOWING:

i. A PULSING LIGHT SOURCE OF NOT LESS THAN 75 CANDLE SHALL BE PROVIDED.

ii. NO PLACE IN ANY ROOM OR SPACE REQUIRED TO HAVE A VISUAL SIGNAL APPLIANCE SHALL BE MORE THAN 50' (15 METERS) FROM THE SIGNAL (IN THE HORIZONTAL PLANE). IN LARGE ROOMS AND SPACES EXCEEDING 100' (30 METERS) ACROSS, WITHOUT OBSTRUCTIONS 6'(2 METERS) ABOVE THE FINISHED FLOOR, SUCH AS AUDITORIUMS, DEVICES MAY BE PLACED AROUND THE PERIMETER, SPACED A MAXIMUM 100' (30 METERS) APART, IN LIEU OF SUSPENDING APPLIANCES FROM THE CEILING.

iii. NO PLACE IN COMMON CORRIDORS OR HALLWAYS IN WHICH VISUAL ALARM SIGNALING APPLIANCES ARE REQUIRED SHALL BE MORE THAN 50' (15 METERS) FROM THE SIGNAL.

EMPLOYEE WORK AREAS & WORK STATIONS

1. EMPLOYEE AREAS SHALL COMFORM TO ALL REQUIREMENTS OF THE OFFICE OF THE STATE ARCHITECT/ACCESS COMPLIANCE SECTION IN THE CALIFORNIA BUILDING CODE, PLUMBING CODE, AND ELECTRICAL CODE.

2. SPECIFIC WORK STATIONS, WITH THE EXCEPTION OF WORK STATIONS IN SALES FACILITIES, CHECKSTANDS, TICKET BOOTHS, AND OTHER WORK STATIONS WITH SPECIFIC REQUIREMENTS CONTAINED IN OTHER PORTIONS OF THE REGULATIONS, NEED ONLY COMPLY WITH AISLE WIDTH AND FLOORS AND LEVELS, AND ENTRYWAYS SHALL BE 32" IN CLEAR WIDTH.

3. EMPLOYEE WORK AREAS SHALL BE ACCESSIBLE BY MEANS OF 36" MINIMUM AISLE AND A 32" MINIMUM CLEAR OPENING DOOR WIDTH.

SIGNS & IDENTIFICATION

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 599b.

2. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

3. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 3105A(e)3 & 7. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

4. WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL COMFORM TO THE FOLLOWING:

a. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR RECESSED 1/32" MINIMUM AND SHALL BE SANS–SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE

b. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH (MAXIMUM OF 2").

c. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.

5. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH–TO–HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STOKE WIDTH–TO–HEIGHT RATIO BETWEEN 1:5 AND 1:10.

6. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. SEC 1117B. CBC

7. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH SECTION 1117B CBC, THE MINIMUM CHARACTER HEIGHT SHALL BE 3".

8. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.

9. POLE SUPPORTED PEDESTRIAN TRAFFIC CONTROL BUTTONS SHALL BE IDENTIFIED WITH COLOR CODING CONSISTING OF A TEXTURED HORIZONTAL YELLOW BAND 2" IN WIDTH ENCIRCLING THE POLE, AND A 1" WIDE DARK BORDER BAND ABOVE AND BELOW THIS YELLOW BAND. COLOR CODING SHALL BE LOCATED IMMEDIATELY ABOVE THE CONTROL BUTTON. CONTROL BUTTONS SHALL BE LOCATED NO HIGHER THAN 48" ABOVE THE SURFACE ADJACENT TO THE POLE.

ELECTRICAL

1. THE CENTER OF ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS SHALL BE INSTALLED NOT MORE THAN 48" NOR LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.

2. CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANTS OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT, SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE BOTTOM OF THE OUTLET BOX NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL F THE FINISH FLOOR OR WORKING PLATFORM.

3. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK.

4. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15" MEASURED FROM THE BOTTOM OR THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING TO THE FINISH FLOOR OR WORKING PLATFORM.

7. INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2" WIDE TO A MAXIMUM OF 4" WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1" FROM, THE NOSE OF THE STEP OR UPPER APPORACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE.

8. ALL TREAD SURFACES SHALL BE SLIP–RESISTANT. TREADS SHALL HAVE SMOOTH, ROUNDED, OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE). SEC 1006. THE NOSING SHALL NOT PROJECT MORE THAN 1–1/2" PAST THE FACE OF THE RISER BELOW.

9. OPEN RISERS ARE NOT PERMITTED.

10. APPROVED STAIRWAY IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH LEVEL IN ALL ENCLOSED STAIRWAYS IN BUILDINGS FOUR OR MORE STORIES IN HEIGHT, TWO OR MORE STORIES IN HEIGHT FOR OSA/ACS REQUIREMENTS. THE SIGN SHALL IDENTIFY THE STAIRWAY, INDICATE WHETHER THERE IS ROOF ACCESS, THE FLOOR LEVEL, AND THE UPPER AND LOWER TERMINUS OF THE STAIRWAY. THE INFORMATION SHALL BE PRESENTED USING RAISED ARABIC NUMERALS AND RAISED BRAILLE SYMBOLS WHICH COMFORM TO SECTION 1006. THE SIGN SHALL BE LOCATED APPROXIMATELY 5' ABOVE THE FLOOR LANDING IN A POSITION WHICH IS READILY VISIBLE WHEN THE DOOR IS IN THE OPEN OR CLOSED POSITION OR, AS REQUIRED BY OSA/ACS, THE SIGN SHALL BE LOCATED APPROXIMATELY 5' ABOVE THE FLOOR LANDING IMMEDIATELY ADJACENT TO THE DOOR ON THE STRIKE SIDE. SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF UBC STD. NO. SEC 1006.

11. TACTILE FLOOR DESIGNATION SIGNS SHALL BE LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRWAYS IN BUILDING TWO OR MORE STORIES IN HEIGHT TO INDENTIFY THE FLOOR LEVEL. AT EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE–POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS.

CONTROLS & OPERATING MECHANISMS

1. CONTROLS AND OPERATING MECHANISMS REQUIRED TO BE ACCESSIBLE BY SECTION 110–10 SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1117B.6. CBC

2. CLEAR FLOOR SPACE COMPLYING WITH SECTION 1126 THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT.

3. THE CENTER OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT OF 30 AMPERES OR LESS SHALL BE PLACED NOT MORE THAN 48" NOR LESS THAN 15" IF FORWARD APPROACHED AND WITHIN 54" BUT NOT LOWER THAN 9" IF SIDE APPROACHED. ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.

4. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PUNCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE.

6. FAUCET CONTROLS AND OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE FAUCET CONTROLS AND OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE NO GREATER THAN 5 PLF. LEVER–OPERATED, PUSH–TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF–CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

SPACE ALLOWANCE & REACH RANGES

1. THE MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT IS 30" BY 48". THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE A PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS.

2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER WHEELCHAIR CLEAR FLOOR SPACE. IF A CLEAR FLOOR OR GROUND SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCES SHALL BE PROVIDED.

3. THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE A 180 DEGREE TURN IS A CLEAR SPACE OF 60" DIAMETER OR A T–SHAPED SPACE.

4. THE MINIMUM CLEAR WIDTH REQUIRED FOR A WHEELCHAIR TO TURN AROUND AN OBSTRUCTION SHALL BE 36" WHERE THE OBSTRUCTION IS 48" OR MORE IN LENGTH AND 42" AND 48" WHERE OBSTRUCTION IS LESS THAN 48" IN LENGTH.

5. THE MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR PASSAGE SHALL BE 32" AT A POINT (24" MAXIMUM LENGTH) AND 36" CONTINUOUSLY.

6. THE MINIMUM WIDTH FOR TWO WHEELCHAIRS TO PASS IS 60".

7. IF THE CLEAR FLOOR SPACE ONLY ALLOWS FORWARD APPROACH TO AN OBJECT, THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 48". SEE FIGURE FIG.72–B. THE MINIMUM LOW FORWARD REACH IS 15". IF THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION, REACH AND CLEARANCES SHALL BE AS SHOWN IN FIG.11B–5C SEC 1118B. CBC

8. IF THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM HIGH SIDE REACH ALLOWED SHALL BE 54" AND THE LOW SIDE REACH SHALL BE NO LESS THAN 9" ABOVE THE FLOOR AS SHOWN IN FIGURES 11B–5D. IF THE SIDE REACH IS OVER AN OBSTRUCTION, THE REACH AND CLEARANCES SHALL BE AS SHOWN IN FIGURE 11B–5D. SEC 1118B. CBC

CORRIDORS & AISLES

1. EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE LESS THAN 44" IN WIDTH.

2. CORRIDORS SERVING AN OCCUPANT LOAD OF 49 OR LESS SHALL NOT BE LESS THAN 36" IN WIDTH.

3. CORRIDORS THAT EXCEED 20' IN LENGTH SHALL;

a. HAVE A MINIMUM CLEAR WIDTH OF 60";

b. HAVE, AT A CENTRAL LOCATION, A 60" BY 60" MINIMUM WHEELCHAIR TURNING SPACE OR PASSING ALCOVE;

c. HAVE, AT A CENTRAL LOCATION AN INTERVENING CROSS OR TEE CORRIDOR, A MINIMUM OF 44" IN WIDTH;

d. HAVE, AT A CENTRAL LOCATION AN OPENABLE DOOR.

CIRCULATION AISLES AND PEDESTRIAN WAYS SHALL BE SIZED ACCORDING TO FUNCTIONAL REQUIREMENTS AND IN NO CASE SHALL BE LESS THAN 36" IN CLEAR WIDTH.

EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT, OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.

EVERY AISLE SHALL BE NOT LESS THAN 3' WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3'–6" WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE POINT FARTHEST FROM AN EXIT, CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1–1/2" FOR EACH 5' IN LENGTH TOWARD THE EXIT, CROSS AISLE, OR FOYER.

EVERY AISLE SHALL NOT BE LESS THAN 36 INCHES WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 44 INCHES WIDE IF SERVING BOTH SIDES. 1133B.6 CBC

HAZARDS AND PROTRUDING OBJECTS

1. 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 6" IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP OFF.

2. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO WARNING CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTERED 3"+1" ABOVE THE SURFACE OF THE WALK OR SIDEWALK, THE WALK IS 5 PERCENT OR LESS GRADIENT, OR NO ADJACENT HAZARD EXITS.

3. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.

4. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.

5. FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR.

6. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.

7. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES, OR OTHER CIRCULATION SPACES SHALL HAVE 80" MINIMUM CLEAR HEAD ROOM.

8. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED FROM THE BOTTOM OF THE OBSTRUCTION.

9. WHERE A GUY SUPPORT IS USED PARALLEL TO A PATH OF TRAVEL, INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, A GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT AN OVERHANGING OBSTRUCTION AS DEFINED.

10. 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 DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE, COMPLYING WITH SEC 1107A.4–D, 1102B CBC

STAIRWAYS

1. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE, AND EVERY STAIRWAY REQUIRED TO BE MORE THAN 88" IN WIDTH SHALL BE PROVIDED WITH NOT LESS THAN ONE INTERMEDIATE HANDRAIL FOR EACH 88" OF REQUIRED WIDTH. INTERMEDIATE HANDRAILS SHALL BE SPACED APPROXIMATELY EQUALLY ACROSS THE ENTIRE WIDTH OF THE STAIRWAY.

2. EACH STAIRWAY ADJACENT TO AN AREA FOR EVACUATION ASSISTANCE SHALL HAVE A MINIMUM CLEAR WIDTH OF 48" BETWEEN HANDRAILS.

3. HANDRAILS SHALL BE 34" TO 38" ABOVE THE NOSING OF THE TREADS.

4. HANDRAILS SHALL EXTEND A MINIMUM OF 12" BEYOND THE TOP NOSING AND 12" PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING AND ENDS SHALL BE RETURNED OR TERMINATED IN NEWEL POSTS OR SAFETY TERMINALS.

5. WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE STAIR RUN WOULD CREATE A HAZARD, THE TERMINATION OF THE EXTENSION SHALL BE MADE EITHER ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR, WALL, OR POST. WHERE THE STAIRS CONTINUOUS FROM LANDING TO LANDING, THE INNER RAIL SHALL BE CONTINUOUS AND NEED NOT EXTEND OUT INTO THE LANDING.

6. THE HAND GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1–1/4" NOR MORE THAN 1–1/2" NOMINAL IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDED AN EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1–1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3" DEEP AND EXTENDS AT LEAST 18" ABOVE THE TOP OF THE RAIL.

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PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570–1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON HONG–TSAN LEE
No. C14526
Ren. 11–30–17
STATE OF CALIFORNIA

JOB NO: 140828

T-3.2

FOR REFERENCE ONLY

3. FIRE DOORS SHALL BE SELF CLOSING (OR AUTOMATIC CLOSING WHERE REQUIRED) LABELED "FIRE ASSEMBLED", INCLUDING FRAME AND HARDWARE EQUIPPED WITH METAL THRESHOLDS, AND WITHOUT MAIL SLOTS OR VENT OPENINGS.

4. GLAZING:

   (A). GLASS THICKNESS, STRENGTH, MATERIALS AND METHOD OF INSTALLATION SHALL CONFORM WITH REQUIREMENTS OF CALIFORNIA BUILDING CODE.

   (B). OPENINGS IN THE EXTERIOR WALL AND ALL GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE BUILDING CODE.

   (C). GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR, WHOSE LEAST DIMENSION IS GREATER THAN 18", SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD PER CALIFORNIA BUILDING CODE.

   (D) ALL GLASS MUST COMPLY WITH U.S. CONSUMER SAFETY PROTECTION COMMISSION REQUIREMENTS.

5. SMOKE AND DRAFT CONTROL: DOORS REQUIRED TO HAVE SMOKE AND DRAFT CONTROL ASSEMBLIES SHALL BE PROVIDED WITH A GASKET SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP.

6. ALL EXTERIOR DOORS AND WINDOWS TO BE INSTALLED WITH WEATHER STRIPPING.

7. ALL SLIDING WINDOWS AND DOORS TO BE INSTALLED WITH SLIDING SCREENS.

8. DOOR STOPS SHALL BE INSTALLED FOR EACH DOOR.

9. MIRRORS SHALL BE 1/4" POLISHED PLATE GLASS, MIRROR GLAZING QUALITY WITH COPPERBACK SILVERING.

DIVISION 9: FINISHES

A. LATHING AND PLASTERING

1. AS PER CALIFORNIA BUILDING CODE AND LOCAL CODES.
2. PROVIDE PROPER EXPANSION SCORING AS INSTRUCTED BY MANUFACTURER, UNLESS NOTED OTHERWISE.

B. GYPSUM BOARD

1. AS PER CALIFORNIA BUILDING CODE AND LOCAL CODES.
2. GYPSUM BOARD CONTRACTORS SHALL BE RESPONSIBLE TO APPROVE CONDITION OF WOOD FRAMING TO ENSURE THAT IT IS PROPERLY ERECTED AND READY FOR GYPSUM BOARD INSTALLATION.
3. MATERIALS:
   (A). ONE-HOUR WALLBOARD: 5/8 INCH THICKNESS, TYPE X.
   (B). WALLBOARD AND CEILING: 5/8 INCH THICKNESS.
   (C). RESTROOM WALLS: 5/8 INCH THICKNESS WATER RESISTANT.
   (D). INTERIOR CEILINGS: PAINT OVER 5/8 INCH GYPSUM BOARD, UNLESS OTHERWISE NOTED.
   (E). TAPE, JOINT CEMENT, AND ADHESIVE AS INSTRUCTED BY MANUFACTURER.

C. PAINTING

1. PAINTING CONTRACTORS SHALL BE RESPONSIBLE TO APPROVE CONDITION OF GYPSUM BOARD TO ENSURE THAT IT IS PROPERLY APPLIED AND READY FOR PAINT.
2. ALL ADJACENT WORK SHALL BE PROTECTED AGAINST PAINT SPLATTERING.
3. COLORS AS SPECIFIED ON PLAN, OR APPROVED BY ARCHITECT OR OWNER.

D. INTERIOR FINISHES

1. WALLS AND CEILINGS IN KITCHENS AND BATHS: 1 COAT PIGMENT WALL SEAL, 1 COAT ENAMEL UNDERCOAT, AND 1 COAT EGGSHELL ENAMEL.
2. ALL OTHER WALLS: 1 COAT PIGMENT WALL SEAL AND 1 COAT WASHABLE WALL PAINT FOR FULL COVERAGE.
3. ALL WOODWORK INCLUDING DOORS, EXCEPT KITCHEN CABINETS: 1 COAT ENAMEL UNDERCOAT AND 1 COAT EGGSHELL ENAMEL FOR FULL COVERAGE.
4. KITCHEN CABINETS 1 COAT WOOD STAIN AND 2 COATS CLEAR GLOSS.

E. EXTERIOR FINISHES

1. ALL WOOD AND METAL SURFACES EXCEPT SIDING: 1 COAT PRIMER AND 2 COATS PURE PREPARED PAINT.
2. EXTERIOR SIDING: 2 COATS OLYMPIC STAIN.

F. FLOORING

1. CARPETING, CERAMIC TILES, VINYL, ETC., INSTALLATION TO BE AS INSTRUCTED BY MANUFACTURER.

DIVISION 6: CARPENTRY

A. ROUGH CARPENTRY

1. FOR STRUCTURAL REQUIREMENTS, SEE STRUCTURAL GENERAL NOTES AND DRAWINGS.
2. DROP CEILING, WALL ENCLOSURE, OR BOX-OUT IS REQUIRED TO FUR ALL EXPOSED PLUMBING, MECHANICAL AND ELECTRICAL SYSTEM TO A CLEAN FINISH AND GOOD ORDER APPEARANCE.
3. INSTALL BLOCKING FOR HANDRAILS, DRAPERY HARDWARE, CABINETS, SIDING, BRACKETS, PLUMBING FIXTURES, ACCESSORIES, ETC.
4. ALL FINISH WALLS PROJECTING FROM WALL AND ALL FREESTANDING COLUMNS SHALL BE BOXED TO MIN. 8 INCHES IN THICKNESS, UNLESS OTHERWISE NOTED ON PLANS.
5. PROVIDE FIRE STOPS EVERY 10 FEET MAXIMUM HORIZONTALLY AND VERTICALLY FOR STUD WALLS AND PARTITIONS.
6. PROVIDE NAILERS ATTACHED TO STRUCTURAL STEEL, IF ANY, WITH 1/2" BOLTS AT 48" O.C. FOR ATTACHMENT OF OTHER MATERIAL. OTHERWISE NOTED IN STRUCTURAL PLANS.
7. NO ROUGH CARPENTRY HARDWARE SHALL BE EXPOSED. IF NECESSARY, FUR-OUT SHALL BE PLANNED AND PROVIDED TO MAKE A FLUSH FINISH.

B. FINISH CARPENTRY

1. FURNISH AND INSTALL ALL FINISH CARPENTRY INCLUDING TRIM, DOOR FRAMES, PANELING, SHELVING, WEATHER-STRIPPING, ETC. AND;
2. INSTALLATION OF FINISH HARDWARE, BATH ACCESSORIES, CABINET PULLS, ETC.
3. ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY MITERED, BUTTED, OR COPED, WITH NAILS SET AND SURFACE FREE OF TOOL MARKS.
4. WOOD WORK SHALL BE ACCURATELY SCRIBED TO FIT ADJOINING SURFACES.
5. ALL WORK SHALL BE MACHINED OR HAND-SANDED, SHARP EDGES AND SPLINTERS REMOVED, AND COMPLETELY PREPARED FOR FINISH.
6. FITTING AND HANGING OF DOORS:
   (A). EACH DOOR SHALL BE ACCURATELY CUT, TRIMMED, AND FITTED TO ITS RESPECTIVE FRAME AND HARDWARE WITH DUE ALLOWANCE FOR PAINTER'S FINISHES.
   (B). CLEARANCE AT THE LOCK AND HANGING STILES AND AT THE TOP SHALL NOT EXCEED 1/8". CLEARANCE AT THE BOTTOM SHALL BE ADJUSTED FOR FINISH FLOOR COVERING SCHEDULED, INCLUDING CARPETING.
   (C). LOCK STILE EDGES SHALL BE BEVELED.
   (D). DOOR SHALL OPERATE FREELY, BUT NOT LOOSELY, WITHOUT STICKING OR BINDING WITHOUT HINGE BOUND CONDITIONS; AND WITH ALL HARDWARE PROPERLY ADJUSTED AND FUNCTIONING.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

A. THERMAL INSULATION

1. ALL INSULATION SHALL BE INSTALLED SECURELY AND TIGHTLY FITTED, AND SHALL COMPLY TO THE ENERGY COMPLIANCE TITLE 24.
2. RAIN-DAMAGED INSULATION MATERIAL SHALL BE REMOVED AND REPLACED BY NEW MATERIAL.

B. ROOFING AND WATERPROOFING

1. INSTALL ROOFING AND WALL FLASHING PER MANUFACTURER'S RECOMMENDATIONS AND CAREFULLY INCORPORATING G.I. FLASHING SCUPPERS, JACKS, SLEEVES, ROOF DRAINS, ETC.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETELY WATERTIGHT ROOF.
3. GUARANTEE: MAINTAIN ROOF AND FLASHING IN A WATERTIGHT CONDITION FOR 5 YEARS MINIMUM FROM DATE OF COMPLETION.

C. SHEET METAL AND MISCELLANEOUS METAL

1. SHEET METAL WORK SHALL PROVIDE COMPLETE WEATHER-TIGHT AND WATERPROOF CONNECTIONS.
2. ALL GALVANIZED METAL SHALL BE SHOP PRIMED WITH ONE COAT OF ZINC DUST-ZINC OXIDE PRIMER OVER ALL SURFACES AND PROPERLY PAINTED TO MATCH ADJACENT SURFACE, UNLESS NOTED OTHERWISE.
3. PROVIDE AND INSTALL ALL FLASHING AND COUNTER FLASHING ITEMS TO COMPLETE A WATERPROOF CONDITION.
4. PROVIDE GALVANIC INSULATION BETWEEN NON-SIMILAR METALS.

DIVISION 8: DOORS, WINDOWS, AND GLASS

1. INCLUDES FURNISHING AND INSTALLATION OF ALL DOORS AND WINDOWS, GLASS AND GLAZING AND ALL RELATED WORK. INSTALL DOORS AND WINDOWS AS SCHEDULED ON THE DRAWINGS AND AS PER MANUFACTURER'S INSTRUCTIONS.
2. EXTERIOR DOORS: EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.

14. EACH CONTRACTOR SHALL CARRY WORKMEN'S COMPENSATION INSURANCE AS REQUIRED BY LAW. THE OWNER SHALL CARRY ALL-RISK CONSTRUCTION INSURANCE ON THE BUILDING AND MATERIALS OF THE CONTRACTION PROJECT.
15. EACH CONTRACTOR SHALL TAKE OUT AND PAY FOR ALL NECESSARY PERMITS, FEES, LICENSES AND INSPECTIONS TO HIS WORK.
16. THE CONTRACTOR SHALL REQUEST THAT EACH SUB-CONTRACTOR SHALL CLEAN UP DURING AND AFTER COMPLETION OF HIS PHASE OF THE WORK. SHOULD THE SUB-CONTRACTOR FAIL TO CLEAN UP AS DIRECTED, THE PROJECT SUPERINTENDENT SHALL AUTHORIZE THE CLEAN UP TO BE MADE, THE COST OF WHICH WILL BE CHARGEABLE TO THE SUB-CONTRACTOR.
17. THE CONTRACTOR SHALL CONFIRM WITH AND OBTAIN PERMIT FROM THE STATE OFFICE, DIVISION OF INDUSTRIAL SAFETY, FOR THE CONSTRUCTION OR DEMOLITION OF ANY STRUCTURE OR SCAFFOLDING IS MORE THAN 3 STORIES OR 36 FEETS IN HEIGHT.
18. FOR CONSTRUCTION SAFETY, ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF OSHA, CAL-OSHA, AND RELATED AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE TO POST WARNING SIGNS AND OTHER PROTECTING MEASURES TO CLEARLY NOTIFY ALL PERSONS IN JOB SITE TO PREVENT ANY POSSIBLE INJURY.

DIVISION 2: SITE WORK

1. CLEAR SITE OF ALL ITEMS FOUND NECESSARY TO BE REMOVED FOR PROPER INSTALLATION OF NEW WORK.
2. GIVE ALL REQUIRED NOTICES TO PUBLIC AND OTHER AUTHORITIES AND UTILITY COMPANIES AS REQUIRED.
3. REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS AND REFUSE FROM THE SITE.
4. PROVIDE PROTECTION, BARRICADES, TEMPORARY TOILET, ETC. AS REQUIRED BY STATE AND LOCAL LAWS.
5. GRADING, EXCAVATING, AND FILLING AS PER LOCAL CODES AND CALIFORNIA BUILDING CODES.
6. NOTIFY ARCHITECT AND SOIL ENGINEER OF EXCAVATIONS TO DEPTHS SHOWN AND OF ANY INADEQUACIES IN REACHING SUITABLE SPECIFIED SUPPORTING MATERIAL.
7. EXCAVATION TO DEPTHS LOWER THAN PLAN SHOWN SHALL BE FILLED WITH CONCRETE AS SPECIFIED FOR FOUNDATIONS.
8. BACKFILL AND FILL MATERIAL TO BE PROPERLY PLACED AND DAMPENED AND SOLIDLY COMPACTED TO A 90% RELATIVE DENSITY OR AS REQUIRED BY THE SOIL REPORT.
9. ALL EXCAVATIONS TO BE FREE OF WATER AND DEBRIS PRIOR TO POURING CONCRETE.
10. GRADING AND DRAINAGE EQUIPMENT SHALL BE ADEQUATE FOR DRAINAGE TO STREET CURB AND WATER SHALL FLOW AWAY FROM BUILDING AT 2% SLOPE MIN.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ADJACENT PROPERTIES.
12. THE SOILS REPORT AND ENGINEER CALCULATION PREPARED FOR THIS PROJECT IS PART OF THESE CONSTRUCTION DOCUMENTS.
13. FOR ANY TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH, INTO WHICH A PERSON IS REQUIRED TO DESCEND, THE CONTRACTOR SHALL OBTAIN NECESSARY PERMIT FROM STATE OFFICE, DIVISION OF INDUSTRIAL SAFETY.
14. WHEN EXCAVATIONS THAT REMOVE THE LATERAL SUPPORT FROM EXISTING BUILDING OR A PUBLIC WAY IS PROPOSED, TEMPORARY SHORING SLOT CUTTING OR UNDERPINNING IS REQUIRED. CONTRACTOR SHALL PREPARE AND SUBMIT THOSE PLANS FOR BUILDING DEPARTMENT, ARCHITECT AND ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
15. RETAINING WALLS, IF ANY, SHALL BE PROVIDED WITH APPROVED BACK DRAIN SYSTEM AND ALL DRAINAGE SHALL BE CONDUCTED TO THE STREET IN AN ACCEPTABLE MANNER AND IN A NON-EROSIVE DEVICE.
16. FOR LANDSCAPING REQUIREMENTS, SEE LANDSCAPING PLANS.

DIVISION 3: CONCRETE

1. SEE GENERAL NOTES ON APPROVED STRUCTURAL DRAWINGS AND DETAIL PLANS.
2. SEE DIVISION 2, SITE WORK, FOR ADDITIONAL REQUIREMENTS.

DIVISION 4: MASONRY

1. SEE GENERAL NOTES ON APPROVED STRUCTURAL DRAWINGS AND DETAIL PLANS.
2. SEE DIVISION 2, SITE WORK, FOR ADDITIONAL REQUIREMENTS.

DIVISION 5: STRUCTURAL METAL

1. SEE GENERAL NOTES ON APPROVED STRUCTURAL DRAWINGS AND DETAIL PLANS.
2. FOR SHEET METAL AND MISCELLANEOUS METAL SEE DIVISION 7, THERMAL AND MOISTURE PROTECTION.

GENERAL NOTES
(COMMERCIAL PROJECTS)

DIVISION 1: GENERAL REQUIREMENTS

GENERAL REQUIREMENTS SHALL BE AS SET FORTH IN AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, "THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION," CURRENT EDITION, AND THE FOLLOWING ADDITIONS OR MODIFICATIONS TO THE GENERAL CONDITIONS:

1. EACH CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, TRANSPORTATION AND EQUIPMENT NECESSARY TO PERFORM ALL WORK UNDER HIS TRADE IN FULL ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
2. ALL WORK SHALL CONFORM TO THE CURRENT EDITIONS OF FEDERAL, STATE AND LOCAL CODES, AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING GENERAL CONSTRUCTION, MECHANICAL, ELECTRICAL, PLUMBING, OR RELATED WORK SHALL COMPLY WITH APPLICABLE SECTIONS OF THE CODES THAT HAVE JURISDICTION.
3. MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE NEW EXCEPT AS OTHERWISE SPECIFIED. WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE BEST ACCEPTED STANDARDS OF PRACTICE OF ALL TRADES, CONSISTENT WITH THE CONTRACT DOCUMENTS. EACH CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES, OR REASONABLY IMPLIED BY THE CONTRACT DOCUMENTS FOR THE COMPLETED STRUCTURE.
4. CONTRACTOR SHALL INSPECT JOB SITE AND STUDY ALL ELEMENTS OF CONTRACT DOCUMENTS AND SHALL VERIFY DIMENSIONS, ELEVATIONS AND CONDITIONS ON THE JOB SITE AND REPORT ANY DISCREPANCIES, INCONSISTENCIES, OR POSSIBLE ERRORS AND OMISSIONS TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. IN ALL CASES, DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE RESULT OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION OR FABRICATION OF THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING THE REQUIRED INSPECTION BY LOCAL AUTHORITIES. WHERE CONTINUOUS INSPECTION MAY BE REQUIRED, A REGISTERED DEPUTY INSPECTOR, APPROVED BY THE LOCAL BUILDING DEPARTMENT, SHALL BE EMPLOYED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR EXERCISING ALL SAFETY PRECAUTIONS CONTINUOUSLY PER LOCAL AND STATE CODES ON THE CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PREVENTION AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THE CONSTRUCTION CONTRACT.
8. DRAWINGS AND SPECIFICATIONS ON PLANS ARE COOPERATIVE AND ARE INTENDED TO INCLUDE EVERYTHING NECESSARY TO COMPLETE THE BUILDING, NOT WITHSTANDING THAT NOT EVERY ITEM IS SPECIFICALLY MENTIONED OR SHOWN, BUT IT BEING OBVIOUSLY INTENDED AND NECESSARY, IT SHALL PROVIDED AND INSTALLED AS IF IT WERE FULLY SHOWN AND SPECIFIED.
9. IN THE EVENT THERE ARE FOUND DISCREPANCIES, OR AMBIGUITIES IN, OR OMISSIONS FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE A WRITTEN CLARIFICATION.
10. CONSULTANT'S DRAWINGS SUCH AS GRADING, STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPING DRAWINGS, ETC., ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF GRADING, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE AND RELATED WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND THE CONSULTANT'S DRAWINGS, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ORDERING OR FABRICATION. IT SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND AT NO EXPENSE TO OWNER OR ARCHITECT IF THE CONTRACTOR FAILS TO NOTIFY THE ARCHITECT.
11. OPTIONS, IF PROVIDED, ARE FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY, SHALL COORDINATE ALL DETAILS, AND SHALL OBTAIN ALL REQUIRED APPROVALS. REQUESTS FOR MATERIALS OR METHOD SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE ARCHITECT AND OWNER. NO SUBSTITUTION OF ANY KIND SHALL BE MADE UNLESS PERMISSION IS GRANTED IN WRITING BY THE ARCHITECT AND OWNER. COSTS OF AN ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION OR SUBSTITUTION OR DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
12. FOR ALL SHOP DRAWINGS, THE CONTRACTOR SHALL REVIEW FIRST AND CHECK TO VERIFY ALL FIELD MEASUREMENTS AND SHALL SUBMIT TO THE ARCHITECT WITH SUCH PROMPTNESS, AS TO CAUSE NO DELAY IN HIS OWN WORK OR IN THAT OF ANY OTHER CONTRACTOR. THE ARCHITECT SHALL CHECK AND APPROVE, WITH REASONABLE PROMPTNESS, SUCH SHOP DRAWINGS ONLY FOR CONFORMANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
13. THE ARCHITECT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE, AND NO PROVISIONS OF THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE OR ERRORS OF OMISSION OR COMMISSION OF THE CONTRACTOR.

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LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON LEE-LONG-TSAI LEE
No. C14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

T-4.1

FOR REFERENCE ONLY

FIRE PREVENTION REQUIREMENT

(STAIRWAY LABELING)

Long Beach Fire Department
Bureau of Fire Prevention

FIRE PREVENTION REQUIREMENT
NO. 1.033 7/14

REQUIREMENT GUIDELINES
FOR
STAIRWAY NUMBERING
(Buildings Four or More Stories)

The Long Beach Fire Department requires the labeling and identifying of all interior exit stairways and ramps in all structures 4 or more stories in height.

GENERAL
Signs must be of professional quality acceptable to the Long Beach Fire Department. They must be easily readable and accurate as to content. Each sign must be oriented to its specific individual floor and stair location.

SIZE
Signs must be a minimum 12" x 18" in size. Larger signs may be required based on information that may or may not apply.

LOCATION
A sign shall be located on the wall or painted on the wall surface adjacent to the door. There shall be a sign located at each floor level landing in the stairway. The bottom of the sign shall be located not less than 5 feet above the floor of the stairwell landing. If possible, the sign should be placed adjacent to the door and be visible with the door open or closed.

COLOR
Colors are not required (**but recommended**). If colors are used, red letters are to signify stairwells that do not go through to the roof and green is to indicate stairwells that extend through the roof access. Colors must be of contrasting tones with the stairwell and acceptable to the Long Beach Fire Department.

PRINTED INFORMATION

1. The height of the large number(s) and/or letter(s) in the middle of the sign denoting the floor shall be 5-inch-high lettering with 3/4-inch strokes. Stairways in the building will be consecutively numbered.

2. The number(s) and/or letter(s) at the top of the sign denoting the stairway numbering/identification shall be a minimum of 1 1/2-inches-high block lettering with 1/4-inch strokes. The floor designations as utilized in the building shall be used (G, B, L, 1, 2, etc). Stairwell number 1 in all cases will access the roof. This applies to stairwells with roof hatches or stairs with a door. Per the LBMC 18.48.010 Section 1009.11, alternating tread devices are not permitted.

3205 Lakewood Blvd, Long Beach, CA 90808 (562) 570-2563 / FAX (562) 570-2566

3. The lower floor designations shall clearly identify the lowest level served, such as G (garage), B (basement), L (lobby), 1 (1st), etc. This designation is typically the same as found within the elevator cab.

4. Stairways that extend to the top floor of the building shall have 1-inch-high block lettering with 1/4-inch strokes stating "ROOF ACCESS" or "NO ROOF ACCESS" shall be placed under the stairway identification.

5. For stairwells that have roof hatches, the lettering shall have 1-inch-high block lettering with 1/4 –inch strokes stating "ROOF HATCH" "LADDER REQUIRED" or "ROOF HATCH" "NO LADDER REQUIRED."

6. The mezzanine levels shall have the letter "M" preceding the floor number. Basement levels shall have the letter "B" preceding the floor number.

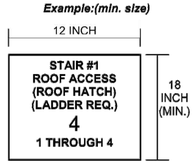
7. The lower and upper terminus of the stairway shall be placed at the bottom of the sign in 1-inch-high block lettering with 1/4 –inch strokes.

8. The lettering will be 1-inch-high block lettering with 1/4 –inch strokes placed at the top of the sign.

9. Characters and their background shall have a non-glare finish. Characters shall contrast with their background.

10. When luminous egress path markings are required, stairwell signs shall be made of the same materials required by 1024.4.

Example:(min. size)



If you have any questions or require additional information, please contact Fire Prevention at (562) 570-2563.

3. ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION. USE COPPER FOR HOT AND COLD PIPING AND APPROVED ABS OR CAST IRON FOR SOIL AND WASTE PIPE.
4. PROVIDE FLASHING AND CAULKING AT ALL VENTS THRU ROOF, SHUT OFF VALVES AT GAS AND WATER SERVICE ENTRY, AND METAL SLEEVES FOR ALL PIPES PASSING THRU CONCRETE.
5. ALL STUDS, JOISTS AND PLATES SHALL BE DRILLED PROPERLY FOR PLUMBING SUPPLIES, DRAINS AND VENTS. BROKEN STUDS AND PLATES SHALL BE PROPERLY STRAPPED PER STRUCTURAL PLAN REQUIREMENT BY PLUMBING CONTRACTOR.
6. THERE SHALL BE NO EXPOSED PIPES, DUCTS, VENTS, ETC.
7. ALL UTILITY LINES INSTALLED ABOVE CEILING SHALL BE HELD AS CLOSE AS POSSIBLE TO ADJACENT UPPER FLOOR OR ROOF STRUCTURE TO MINIMIZE THE FURRED–OUT FOR THE MAXIMUM ROOM HEIGHT.
8. SEE ADDITIONAL REQUIREMENTS UNDER DIVISION 13 FOR SOUND TRANSMISSION CONTROL.
9. IF SEPARATE PLUMBING DRAWINGS ARE INCLUDED IN THE CONSTRUCTION DOCUMENTS, SEE ADDITIONAL REQUIREMENTS ON THOSE PLANS.
10. A WATER LINE SHUT–OFF VALVE SHALL BE PROVIDED FOR EACH UNIT OR A GROUP OF UNITS FOR MAINTENANCE AND REPAIR WHEN NEEDED.

DIVISION 16: ELECTRICAL

1. ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR THE PERMITS AND INSPECTIONS. ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH THE CALIFORNIA ELECTRICAL REGULATIONS AND THE CALIFORNIA ELECTRICAL CODE.
2. ALL SWITCHES SHALL BE SILENT AND SET AT 42", EXCEPT AT COUNTERS.
3. ALL WALL OUTLETS SHALL BE SET AT 10", EXCEPT AT COUNTERS.
4. ALUMINUM WIRE NO. 6 AWG AND SMALLER SHALL NOT BE USED.
5. SERVICE TO BE CONNECTED AS PER CODE.
6. G.F.I. RECEPTACLES TO BE WIRED IN ALL OUTLETS IN THE KITCHEN, BATHROOM AND GARAGE.
7. THERE SHALL BE NO EXPOSED CONDUITS, WIRES ETC., UNLESS NOTED AS EXPOSED CONSTRUCTION ON FINISH SCHEDULE.
8. EACH BUILDING ENTRY SHOULD HAVE ONE FOOT–CANDLE MINIMUM MAINTAINED LIGHTING.
9. ALL HALLWAYS AND STAIRWAYS SHOULD HAVE 1/2 FOOT–CANDLE MINIMUM MAINTAINED LIGHTING.
10. THE EXTERIOR PARKING LOT SHOULD HAVE ONE FOOT–CANDLE MINIMUM MAINTAINED LIGHTING DURING HOURS OF DARKNESS.
11. PROVIDE EXIT SIGNS PER CALIFORNIA BUILDING CODE AND LOCAL CODES.
12. IF SEPARATE ELECTRICAL DRAWINGS ARE INCLUDED IN THE CONSTRUCTION DOCUMENTS, SEE ADDITIONAL REQUIREMENTS ON THOSE PLANS.

DIVISION 10: SPECIALTIES

A. SIGNAGE

1. SIGNAGE TO COMPLY WITH LOCAL CODES.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S AND OWNER'S APPROVAL AND ACQUIRE SIGNAGE PERMIT PRIOR TO INSTALLATION.

DIVISION 11: EQUIPMENTS

A. FIRE FIGHTING EQUIPMENT

1. SEE FIRE DEPARTMENT NOTES FOR REQUIREMENTS.
2. IF FIRE SPRINKLER SYSTEM OR FIRE ALARM SYSTEM IS REQUIRED, CONTRACTOR TO PROVIDE SUCH DRAWINGS AT HIS COST FOR FIRE DEPT. AND ARCHITECT'S REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
3. IF ADDITIONAL DROP–CEILING IS NEEDED FOR THE ABOVE SYSTEM, CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT PLANS SHOWING THE PROPOSED ADDITIONAL DROP–CEILING AREA FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
4. TO PROVIDE SEMI–RECESSED CABINETS TO HOUSE EXTINGUISHERS.

B. SECURITY ALARM SYSTEM

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS AT HIS COST FOR ARCHITECT'S AND OWNER'S APPROVAL PRIOR TO INSTALLATION.

DIVISION 12: FURNISHINGS

1. ALL FURNISHINGS TO BE APPROVED BY OWNER AND ARCHITECT, UNLESS SPECIFIED ON DRAWINGS.

DIVISION 13: SPECIAL CONSTRUCTION

A. SOUND TRANSMISSION CONTROL

1. SOUND CONTROL SHALL BE PROVIDED IN WALLS AND FLOOR–CEILING SEPARATING UNITS AND BETWEEN ANY PUBLIC USES (SUCH AS INTERIOR CORRIDORS, INTERIOR PUBLIC AREAS, SERVICE AREAS, ETC.)
2. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, SOFFITS, OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED SOUND TRANSMISSION CLASS (STC) RATING.
3. ALL EXTERIOR DOORS AND WINDOWS TO BE AIR TIGHT WITH DOUBLE GLAZING.
4. USE SCREW INSTEAD OF NAILING FOR ALL FLOOR SHEATHING AND GYPSUM BOARD INSTALLATION.
5. ALL PLUMBING PIPES SHOULD BE PROPERLY FASTENED BY METAL STRIP OR EXPANSION FOAM TO AVOID PLUMBING NOISE.

DIVISION 14: CONVEYING SYSTEM

1. IF ELEVATORS, ESCALATORS OR ANY OTHER CONVEYING SYSTEM IS PROPOSED, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO COMPLY WITH CALIFORNIA BUILDING CODE AND SHOW EXTERIOR AND INTERIOR FINISH AND COLOR CATALOG, STRUCTURAL SUPPORT, AND OTHER EQUIPMENT FOR CITY AND ARCHITECT'S APPROVAL.

DIVISION 15: MECHANICAL

A. HEATING, VENTILATION AND AIR CONDITIONING

1. HVAC CONTRACTOR SHALL OBTAIN AND PAY FOR THE PERMITS AND INSPECTIONS.
2. INCLUDE FURNISHING AND INSTALLATION OF VENTS, CAPS, DUCTS, REGISTERS, RETURN AIR GRILLES, CONTROL WIRING, THERMOSTAT, AND CONNECTIONS TO GAS AND POWER.
3. PROVIDE GUARANTEE ON WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF INSTALLATION.
4. PROVIDE MECHANICAL VENTILATION FOR ENCLOSED TOILET COMPARTMENTS, BATHROOMS, LAUNDRY ROOM FOR CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR.
5. SEE ADDITIONAL REQUIREMENTS UNDER DIVISION 13 FOR SOUND TRANSMISSION CONTROL.
6. IF SEPARATE HEATING, VENTILATION AND AIR CONDITIONING DRAWINGS ARE INCLUDED IN THE CONSTRUCTION DOCUMENTS, SEE ADDITIONAL REQUIREMENTS ON THOSE PLANS.

B. PLUMBING

1. INCLUDE FURNISHING AND INSTALLATION OF COMPLETE PLUMBING SYSTEM WITH ALL RELATED WORK, IN ACCORDANCE WITH ALL APPLICABLE CODES. INCLUDE ALL WASTE, GAS, WATER LINES, FIXTURES AND ACCESSORIES, UNLESS NOTED OTHERWISE.
2. PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR THE PERMITS AND INSPECTIONS. THE WORK SHALL INCLUDE TO CONNECT HOUSE SEWER TO STREET MAIN AND RUN GAS AND WATER LINES TO METERS SET BY UTILITY COMPANIES, AND ALL EXCAVATION AND FILLING, TAMPING AND LEVELING OFF TO FINISHED GRADE.

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Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

T-4.2

FOR REFERENCE ONLY

City of Long Beach • VOC Content Verification Checklist • Form GRN-02

The following section shall be completed by a person with overall responsibility for the planning and design portion of the project.

DECLARATION STATEMENT

- I certify under penalty of perjury, under the laws of the State of California, the information provided is true and correct.
- I certify that the installed measures, materials, components, or manufactured devices identified on this certificate conform to all applicable codes and regulations, and the installation is consistent with the plans and specifications approved by the enforcing agency.

Responsible Person's Name:	**Responsible Person's Signature:**
Date Signed:	**Position/Title:**
Notes:	

NOTE: This form should be completed, signed and submitted prior to request for final building inspection as required by the enforcing agency.

Department of Development Services
Building and Safety Bureau
FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST
FORM GRN-03

Formaldehyde emissions verification of non-structural engineered wood, hardwood plywood, particleboard, and medium density fiberboard composite wood shall be identified on this checklist. Formaldehyde limits shall meet the limits specified in the 2013 Edition of the CALGreen Code. **Attach product specification sheets and other supporting documents**. Use additional sheets, if necessary.

Item #	Product Category (e.g. particleboard, hardwood plywood, etc.)	Location (e.g. bedroom, kitchen)	Product Manufacturer	Product Specification (e.g. model #)	Formaldehyde Content (in parts per million)	Formaldehyde Limit (in parts per million)

City of Long Beach • Formaldehyde Emissions Verification Checklist • Form GRN-03

The following section shall be completed by a person with overall responsibility for the planning and design portion of the project.

DECLARATION STATEMENT

- I certify under penalty of perjury, under the laws of the State of California, the information provided is true and correct.
- I certify that the installed measures, materials, components, or manufactured devices identified on this certificate conform to all applicable codes and regulations, and the installation is consistent with the plans and specifications approved by the enforcing agency.

Responsible Person's Name:	**Responsible Person's Signature:**
Date Signed:	**Position/Title:**
Notes:	

NOTE: This form should be completed, signed and submitted prior to request for final building inspection as required by the enforcing agency.

Department of Development Services
Building and Safety Bureau
STORM WATER POLLUTION CONTROL
FORM GRN-01

STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES
MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL CONSTRUCTION PROJECTS

The following notes shall be incorporated in the approved set of construction documents and represents the minimum standards of good housekeeping that must be implemented on all construction projects. Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work.

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

Department of Development Services
Building and Safety Bureau
VOC CONTENT VERIFICATION CHECKLIST
FORM GRN-02

VOC content verification of paints, coatings, carpets, cushions, resilient flooring, adhesives, sealants, and caulks shall be identified on this checklist. VOC limits shall meet the limits specified in the 2013 Edition of the CALGreen Code. **Attach product specification sheets and other supporting documents**. Use additional sheets, if necessary.

Item #	Product Category (e.g. paint, carpet, adhesive)	Location (e.g. bedroom, kitchen)	Product Manufacturer	Product Specification (e.g. model #)	VOC Content (in grams/liter) or Standard (e.g. Green Label Plus)	Allowable VOC Content (in grams/liters)

manufacturer's specifications and applicable standards on each system. **HVAC balancing.** Before a new space-conditioning system serving a building or space is operated for normal use, the system should be balanced in accordance with the procedures defined by national standards listed in 5.410.4.3.1.	□	■	□
Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.	□	■	□
Operation and maintenance manual. Provide the building owner with detailed operating and maintenance instructions and copies of guaranties/warranties for each system prior to final inspection. **Inspections and reports.** Include a copy of all inspection verifications and reports required by the enforcing agency.			
ENVIRONMENTAL QUALITY (5.714)			
Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, or during storage on the construction site and until final startup if the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or reduce the amount of dust or debris which may collect in the system.	□	■	□
Finish material pollutant control. **Adhesives, sealants, 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 in Division 5.5. 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.	□	■	□
Paints and coatings. Architectural paints and coatings shall comply with Table 5.504.4.3 in Division 5.5, unless more stringent local limits apply. **Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (CCR, Title 17, Section 94520 et seq). **Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency.	□	■	□
Carpet systems. All carpet cushion installed in the building interior shall meet the testing and product requirements of one of the standards listed in 5.714.4.4. **Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. **Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 5.504.4.1 in Division 5.5.	□	■	□
Composite wood products. Hardware plywood, particleboard, and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4.5 of Division 5.5. **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 standards. 5. Other methods acceptable to the enforcing agency.	□	■	□
Resilient flooring systems. For 80% of the floor area receiving resilient flooring, install resilient flooring complying with at least the Resilient Floor Covering Institute (RFCI) FloorScore Program, the VOC-emission limits in the California Department of Public	□	■	□

Health's 2010 Standard Method, the Collaborative for High Performance Schools (CHPS) criteria and listed in the CHPS High Performance Product Database or with CDPH criteria as certified under the Greenguard Children's and School Programs. **Verification of compliance.** Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.			
Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air prior to occupancy that provides at least a MERV of 6. **Exception:** An ASHRAE 10-percent to 15-percent efficiency filter shall be permitted for an HVAC unit meeting the 2013 California Energy Code having 60,000 Btu/h or less capacity per fan coil, if the energy use of the air delivery system is 0.4 W/cfm or less at design air flow.	□	■	□

2013 CAL GREEN STANDARDS
(NON RESIDENTIAL MANDATORY REQUIREMENTS)

City of Long Beach
Department of Development Services
BUILDING AND SAFETY BUREAU
2013 California Green Building Standards Code
Non-Residential Measures

FEATURE OR MEASURES	VERIFICATIONS: SPECIFY VERIFICATION METHOD Enforcing Agency □	Installer or Designer □	Third Party □
PLANNING AND DESIGN			
Site Development (5.106)			
Bicycle parking. Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet local ordinance, whichever is stricter.	□	■	□
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 the additional visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.	□	■	□
Long-term bicycle parking. For new buildings with over 10 tenant-occupants or for additions or alterations that add 10 or more vehicular parking spaces, provide secure bicycle parking for 5% of the tenant vehicular parking spaces being added, with a minimum of one space.	□	■	□
Designated parking. For new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel efficient, and carpool/van pool vehicles as shown on Table 5.106.5.2 of Division 5.1.	□	■	□
Parking stall marking. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR/ VANPOOL/ EV	□	■	□
WATER EFFICIENCY AND CONSERVATION			
Indoor Water Use (5.303)			
Meters. Separate submeters or metering device shall be installed for the following uses **New buildings or Additions 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, 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 meters 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. b. Makeup water for evaporative coolers greater than 6 gpm. c. Steam and hot-water boilers with energy input more than 500,00 Btu/h. **Excess consumption.** Any addition or added space within an addition that is projected to consume more than 1,000 gal/day.	□ **N/A**	□ **N/A**	□ **N/A**
Outdoor Water Use (5.304)			
Outdoor potable water use. For new water service or for addition or alteration requiring upgraded water service for landscaped areas of at least 1,000 sf, but not more than 5,000 sf, separate submeters or metering devices shall be installed for outdoor potable water use	□	■	□

Irrigation design. In new nonresidential construction or building addition or alteration requiring upgraded water service for landscaped areas of at least 1000 sf but not more than 2500 sf of landscaped area (the level at which the MWELO applies), install irrigation controllers and sensors which include the following criteria, and meet manufacturer's recommendations. **Irrigation controllers.** Automatic irrigation system controllers installed at the time of final inspection shall comply with the following: 1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. 2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.	□	■	□
20% Savings. A schedule of newly installed plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the addition or area of alteration to the building by 20% shall be provided. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the California Building Standards Code. The recuction shall be demonstrated by one of the following methods. 1. Prescriptive method. Each plumbing fixture and fitting shall not exceed the maximum flow rate at ≥20% reduction as specified in Table 5.303.2.3 of Division 5.3, or 2. Performance method. A calculation demonstrating a 20% reduction in the building "water use baseline" as established in Table 5.303.2.2 shall be provided.	□	■	□
Multiple showerheads serving one shower. When a shower is served by more than one newly installed showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. **Note:** A hand-held shower shall be considered a showerhead.	□	■	□
MATERIAL CONVSERVATION AND RESOURCE EFFICIENCY			
Water Resistance and Moisture Management (5.407)			
Weather protection. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1403.2 and California Energy Code Section 150, manufacturer's installation instructions, or local ordinance, whichever is more stringent.	□	■	□
Moisture control. Employ moisture control measures by the following methods; **Sprinklers.** Prevent irrigation spray on structures. **Entries and openings.** Design exterior entries and openings to prevent water intrusion into buildings.	□	■	□
Construction Waste Reduction, Disposal and Recycling			
The construction meeting the threshold of $50,000 or more under Section LBMC18.67.020 shall comply with LBMC Chapter 18.67.	□	■	□
Building Maintenance and Operation (5.410)			
Recycling by occupants. If not provided on the existing site and where site conditions permit, provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials for recycling.	□	■	□
Testing and adjusting. Testing and adjusting of systems shall be required for new buildings less than 10, 000 sqft. or new systems to serve an addition or alteration shall subject to Section 303.1. **Systems.** Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project: 1. HVAC systems and controls 2. Indoor and outdoor lighting and controls 3. Water heating systems 4. Landscape irrigation systems 5. Water reuse systems. **Procedures.** Perform testing and adjusting procedures in accordance with	□ □	■ ■	□ □

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SAN GABRIEL, CA 91776

FILE: 140828WK1GNT41
DRAWN:

PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570–1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON DONG-TSUNG LEE
No. C14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

T-5.1

FOR REFERENCE ONLY

TABLE 4.504.1
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 adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
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 Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2, 3]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY	
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
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, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and 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 and including 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, Febraury 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.5
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
Particleboard	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 $^{5}/_{16}$ inch (8 mm).

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DRAWN:

PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON LONG-TSAI LEE
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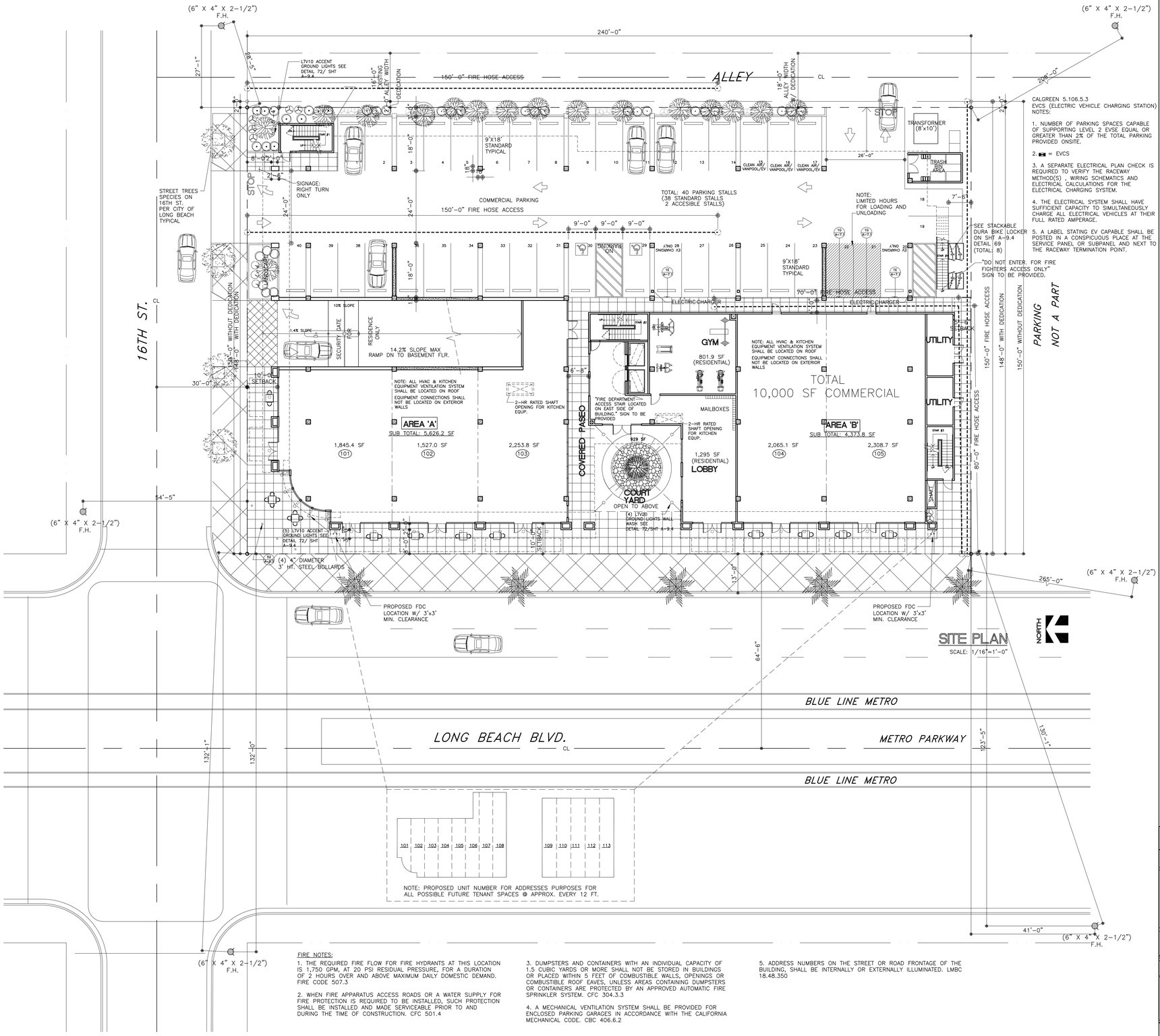
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

T-5.2

FOR REFERENCE ONLY



FIRE NOTES:

1. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,750 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3

2. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. CFC 501.4

3. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. CFC 304.3.3

4. A MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED FOR ENCLOSED PARKING GARAGES IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CBC 406.6.2

5. ADDRESS NUMBERS ON THE STREET OR ROAD FRONTAGE OF THE BUILDING, SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. LMBC 18.48.350

CALGREEN 5.106.5.3 EVCS (ELECTRIC VEHICLE CHARGING STATION) NOTES:

1. NUMBER OF PARKING SPACES CAPABLE OF SUPPORTING LEVEL 2 EVSE EQUAL OR GREATER THAN 2% OF THE TOTAL PARKING PROVIDED ONSITE.

2. = EVCS

3. A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHOD(S) , WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM.

4. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRICAL VEHICLES AT THEIR FULL RATED AMPERAGE.

5. A LABEL STATING EV CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.

1. PROJECT: **LONG BEACH BLVD MIXED USE PROJECT**
-- "LONG BEACH GARDEN HOME" (LBGH)
1570 –1598 LONG BEACH BLVD, LONG BEACH, CA 90813

3-STORY, 36 UNITS RESIDENTIAL CONDOS OVER 1-STORY, 10,000 SF COMMERCIAL STORES WITH ON-GRADE AND UNDERGROUND PARKING

2. OWNER: MR. JOHNSON FANG/ LOS ANGELES CITY PLAZA LP

DEVELOPER: CALIFORNIA INVESTMENT REGIONAL CENTER, LLC
9911 VALLEY BLVD., EL MONTE, CA 91731
EMAIL: THLUSA@GMAIL.COM
CELL: (626) 688-8637

3. LEGAL DESCRIPTION: 1570 LONG BEACH BLVD; A.P.N.: 7269-023-019
1580 LONG BEACH BLVD; A.P.N.: 7269-023-018
1598 LONG BEACH BLVD; A.P.N.: 7269-023-021

4. LOT SIZE: LOT SIZE: 240' X 150' = 36,000 SF. (.82 ACRES) NOT INCLUDING ALLEY

5. ZONING: LONG BEACH BOULEVARD PLANNED DEVELOPMENT DISTRICT (PD29) SUBAREA 4 (CENTRAL CORRIDOR)

6. DENSITY: 36,000 SF/ 975 S.F = 36.9 UNITS

7. BUILDING HEIGHT/STORY: 50'-0"/ 4-STORY

8. BUILDING CODE: 2013 CALIFORNIA BUILDING CODE (CBC), 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA ELECTRIC CODE, CALIFORNIA FIRE CODE, TITLE 19 CALIFORNIA CODE OF REGULATIONS, AND TITLE 18 OF THE LONG BEACH MUNICIPAL CODE.

9. OCCUPANCY GROUP: R-2 FOR RESIDENTIAL UNITS
M FOR RETAILS / MARKET
A-2 FOR RESTAURANTS
S-2 FOR PARKING LEVEL

10. TYPE OF CONSTRUCTION: 3-STORIES TYPE V-A FOR RESIDENTIAL OVER 1-STORY TYPE I-A FOR GROUND FLOOR COMMERCIAL AREA, PARKING ON GRADE AND BASEMENT W/ NFPA 13 FULLY SPRINKLER SYSTEM & NFPA 72 FIRE ALARM SYSTEM

11. BUILDING FLOOR AREA:

4TH FLOOR (RESIDENTIAL: 15,413.2 SF + BALCONIES: 1,523 SF + + OBSERVATION DECK: 708 SF)	=17,644.2 SF
3RD FLOOR (RESIDENTIAL: 16,181.2 SF + BALCONIES: 1,463 SF)	=17,644.2 SF
2ND FLOOR (RESIDENTIAL: 16,181.2 SF + BALCONIES: 2,609 SF) + WOOD TRELLIS: 410 SF)	=19,200.2 SF
1ST FLOOR (RESIDENTIAL LOBBY/GYM)	2,096.9 SF
1ST FLOOR (COMMERCIAL STORES)	10,000.0 SF
TOTAL BUILDING AREA:	66,585.5 SF

GROUND PARKING AREA: 14,455 SF
BASEMENT PARKING AREA: 27,065.5 SF

12. F.A.R: 66,585.5 SF. / 36,000 SF. = 1.85
LOT COVERAGE 17,644.2 SF. / 36,000 SF. = 49%

13. RESIDENTIAL TYPES
22-U 2 BEDROOMS UNITS 1,300 S.F. EA.
14-U 1 BEDROOMS UNITS 1,000 S.F. EA.
TOTAL: 36 UNITS RESIDENTIAL CONDOS

14. PARKING SPACE REQUIRED:

COMMERCIAL (INCLUDING COFFEE SHOP, SANDWICHES & RESTAURANTS)	
RETAIL/MINI-MARKET/CAFE: 10,000/ 200 =	50 SPACES
SUB-TOTAL:	50 SPACES
RESIDENTIAL	
RESIDENTIAL 36 UNITS: 22 (2-BED) X 2 =	44 SPACES
14 (1-BED) X 1.5 =	21 SPACES
GUEST PARKING: 36 U / 4U =	9 SPACES
SUB-TOTAL:	74 SPACES
TOTAL REQUIRED:	124 SPACES

15. PARKING SPACES PROVIDED:
COMMERCIAL
GROUND FLOOR PARKING:
40 SPACES (38 STANDARD +2 ACCESSIBLE)
BASEMENT PARKING:
10 SPACES FOR COMMERCIAL TENANTS AND STAFF
50 SPACES (=50 SPACES REQUIRED) OK
RESIDENTIAL
BASEMENT PARKING:
75 SPACES (55 STANDARD + 18 COMPACT + 2 ACCESSIBLE)
75 SPACES (> 74 REQUIRED) OK
TOTAL PROVIDED: 125 SPACES (>124 SPACES REQUIRED) OK
WITH 1 SURPLUS PARKING

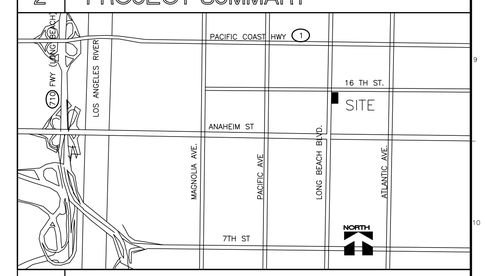
ELECTRICAL CAR CHARGING STALLS: 125 SPCS. TOTAL X 3%= 3.8 SPCS; PROVIDED 2 SPCS ON GRADE + 2 SPCS ON UNDERGROUND PARKING

ASSIGNED RESIDENTIAL PARKING: 75 SPCS. PROVIDED X 2%= 1.5 SPCS; PROVIDED 2 SPCS ON GRADE + 2 SPCS ON UNDERGROUND PARKING

16. OPEN SPACE FOR RESIDENTIAL CONDOS REQUIRED:
OPEN SPACE: 150 SF PER UNIT X 36 U = 5,400 SF
17. OPEN SPACE FOR RESIDENTIAL CONDOS PROVIDED:

PRIVATE OPEN SPACE	
2-BEDROOM BALCONY/DECK = > 80 SF. X 22 U =	3,646 SF
1-BEDROOM BALCONY/DECK = > 80 SF. X 14 U =	1,949 SF
TOTAL 36 U =	5,595 SF
COMMON OPEN SPACE: PROVIDED	
CENTRAL GARDEN =	7,092 SF
TOTAL OPEN SPACE PROVIDED:	12,687 SF > 5,400 SF OK

2 PROJECT SUMMARY



1 VICINITY MAP

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PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON HONG-TSAN LEE
No. C14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

A-1.1

FOR REFERENCE ONLY

FIRE NOTES:

1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH (NFPA–13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY LONG BEACH FIRE DEPARTMENT PRIOR TO INSTALLATION. (CFC 903.3.1)

2. DOORS INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING 'ELECTRICAL ROOM' OR SIMILAR APPROVED WORDING. (CFC 605.3.1)

3. DOORS INTO FIRE ALARM CONTROL PANAEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING 'FIRE CONTROL PANEL' OR SIMILAR APPROVED WORDING.

4. PROVIDE A READILY VISIBLE DURABLE SIGN ABOVE THE MAIN ENTRANCE DOOR STATING 'THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.' (CFC 1008.1.9.3)

5. PROVIDE A KNOX BOX OR UPDATE KEYS. (CFC 506.1)

6. NEW AND EXISTING 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, CONTRASTING WITH THEIR BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGNS OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. (CFC 505.1)

7. WHERE ACCESS TO OR WITHIN A STRUCTURE OR AREA IS RESTRICTED, A KEY BOX SHALL BE INSTALLED IN AN APPROVED LOCATION/S. FOR EXISTING KEY BOXES, UPDATED KEYS SHALL BE PROVIDED. (CFC 506.1)

8. A METAL SIGN WITH RAISED LETTERS AT LEAST 1 INCH IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS. SUCH SIGNS SHALL READ: AUTOMATIC SPRINKLERS OR STANDPIPES OR TEST CONNECTION OR A COMBINATION THEREOF AS APPLICABLE.

SEPARATION OF SECURITY ACCESS NOTES:

1. ACCORDING TO RMC SECTION 17.74.050(B)(6)(a), ACCESS TO FLOORS WITH RESIDENTIAL UNITS SHALL BE SECURE AND THROUGH A LOCKING GATE OR ENTRY WAY. THE ACCESS TO FLOORS WITH RESIDENTIAL UNITS SHALL BE PROVIDED WITH SECURITY ACCESS CARD TO ENTER THE RESIDENTIAL UNITS.

BASEMENT PARKING NOTES:

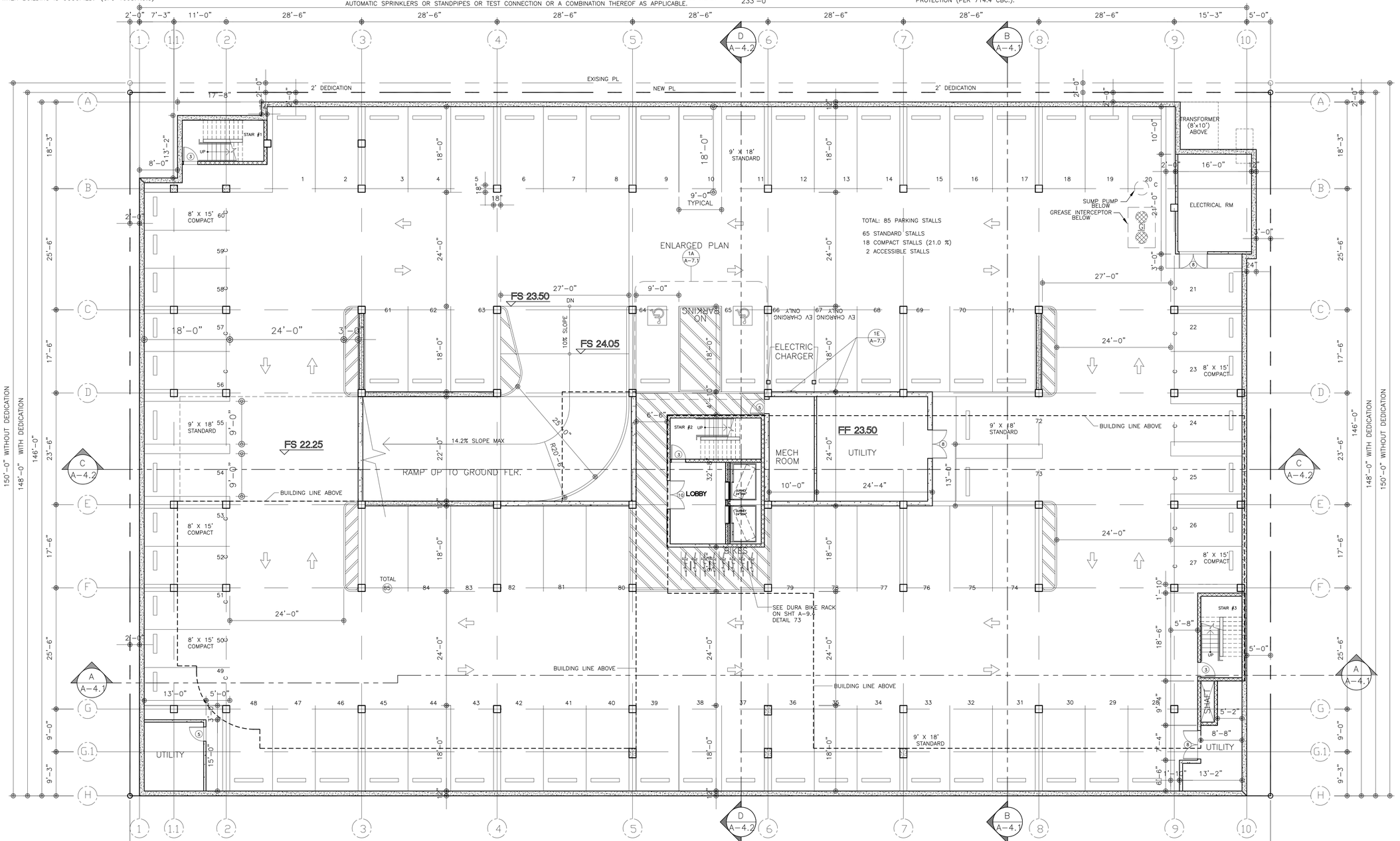
2. PROVIDE IMPACT PROTECTION IN GARAGES OR OTHER AREAS SUBJECT TO IMPACT. PROVIDE MIN. 22–GA. STEEL JACKET AROUND EACH COLUMN OR CORNER GUARDS TO A HEIGHT OF 5 FEET ABOVE THE GROUND FOR IMPACT PROTECTION (PER 714.4 CBC.).

SECURITY CAMERAS NOTES:

3. SECURITY CAMERAS SHALL BE INSTALLED WITHIN THE UNDERGROUND PARKING AREA AT THE MINIMUM.

BICYCLE PARKING NOTES:

4. PER RMC SECTION 17.74.050(B)(3)(b), MOTOR VEHICLE ENTRANCES SHALL DISPLAY ADEQUATE SIGNS TO INDICATE THE AVAILABILITY & LOCATION OF THE BICYCLE PARKING FACILITIES.



WALL LEGEND:

- 2 A–9.1 — 1–HR RATED FIRE PARTITION CORRIDOR WALL
- 3 A–9.1 — 1–HR RATED FIRE PARTITIONS DWELLING UNITS SEPARATION WALL
- 1A A–9.1 / 1B A–9.1 — 2–HR RATED FIRE BARRIER SHAFT & EXIT CORRIDOR AND AREA SEPARATION WALL
- 6 A–9.1 / 7 A–9.1 / 8 A–9.1 / 9 A–9.1 — 1–HR RATED EXTERIOR WALL 1ST FLR – STEEL STUD / UPPER FLR – WOOD STUD
- STRUCTURE ABOVE/BELOW
- ACCESSIBLE MEANS OF EGRESS
- CONC. WALL

BUILDING NOTES:

1. PERMANENTLY IDENTIFY WITH SIGNS OR STENCILING, ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENING OR PENETRATION. [703.6] SUCH INDENTIFICATION SHALL:

A. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR–CEILING OR ATTIC SPACES.

B. BE REPEATED AT INTERVALS NOT EXCEEDING 30 FEET.

C. INCLUDE LETTERING NOT LESS THAN 0.5 INCH IN HEIGHT, INCORPORTING: "FIRE AND/OR SMOKE BARRIER – PROTECT ALL OPENINGS."

⬡ ○ WINDOWS AND DOORS CALLOUT. SEE SHEET A8.1 – A8.3

P–1 BASEMENT PARKING

SCALE: 1"=10'–0"

NORTH

FILE: 140828WK3FLR21

DRAWN: P.T.

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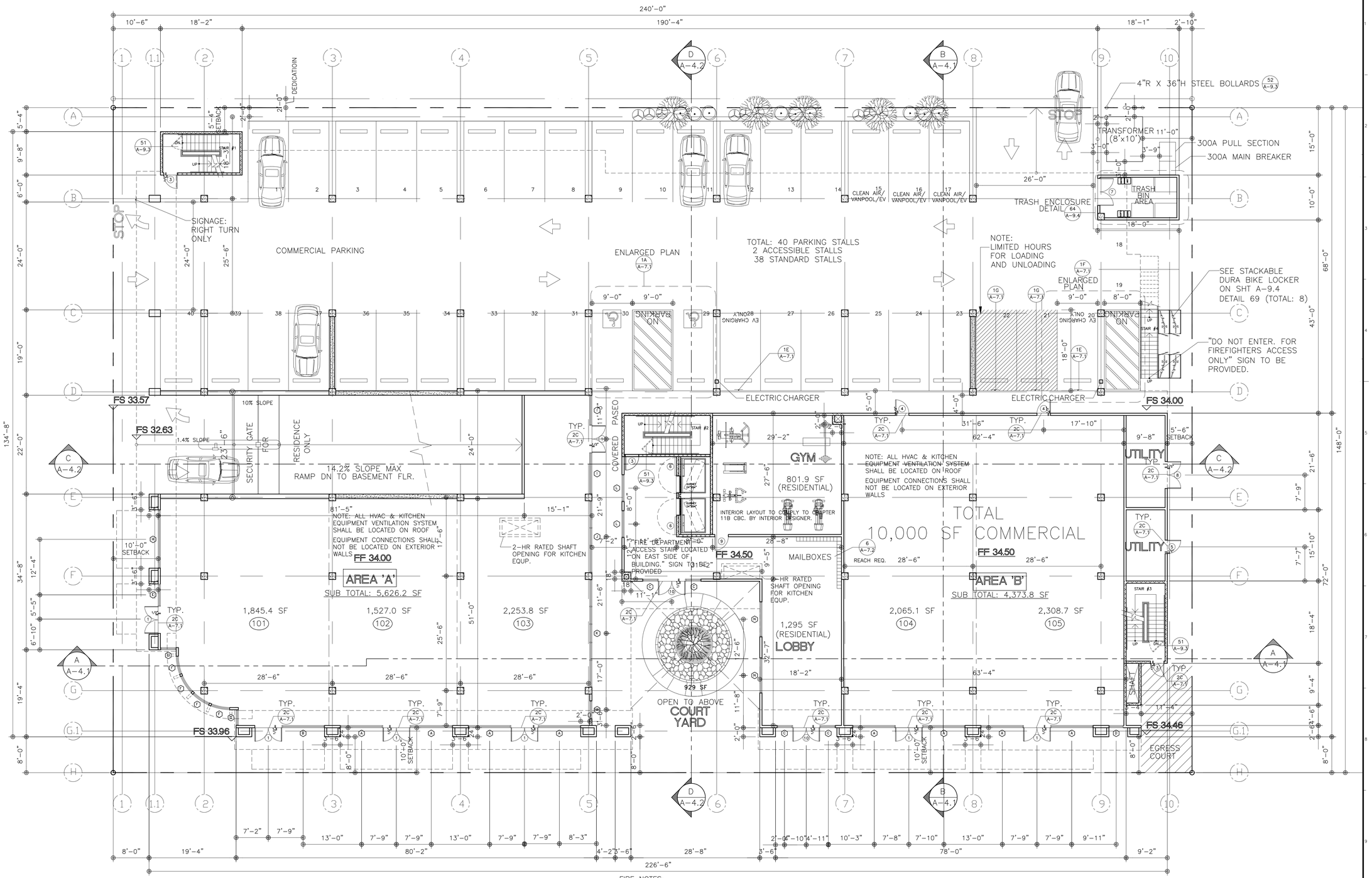
PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570–1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON DONG-TSAN LEE
No. C 14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

A-2.0

FOR REFERENCE ONLY



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FIRE NOTES:

1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH (NFPA–13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY LONG BEACH FIRE DEPARTMENT PRIOR TO INSTALLATION. (CFC 903.3.1)
2. DOORS INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING 'ELECTRICAL ROOM' OR SIMILAR APPROVED WORDING. (CFC 605.3.1)
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1ST FLOOR PLAN

SCALE: 1"=10'-0"

NORTH

FILE: 140828WK3FLR21
DRAWN: P.T.

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PROJECT:
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MIXED USE DEVELOPMENT
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LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON HONG-TSAN LEE
No. C 14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

A-2.1

FOR REFERENCE ONLY

PRIVATE OPEN SPACE

8 TWO–BEDROOM BALCONY:
1(364 SF)+ 1(296 SF)+ 1(291 SF)+ 1(286 SF)+ 1(285 SF)+ 2(112 SF)+ 1(110 SF) =1,856 SF

4 ONE–BEDROOM BALCONY:
1(308 SF)+ 1(221 SF)+ 2(112 SF)= 753 SF

TOTAL: 2,609 SF

FIRE NOTES:

1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH (NFPA–13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY LONG BEACH FIRE DEPARTMENT PRIOR TO INSTALLATION. (CFC 903.3.1)

2. DOORS INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING "ELECTRICAL ROOM" OR SIMILAR APPROVED WORDING. (CFC 605.3.1)

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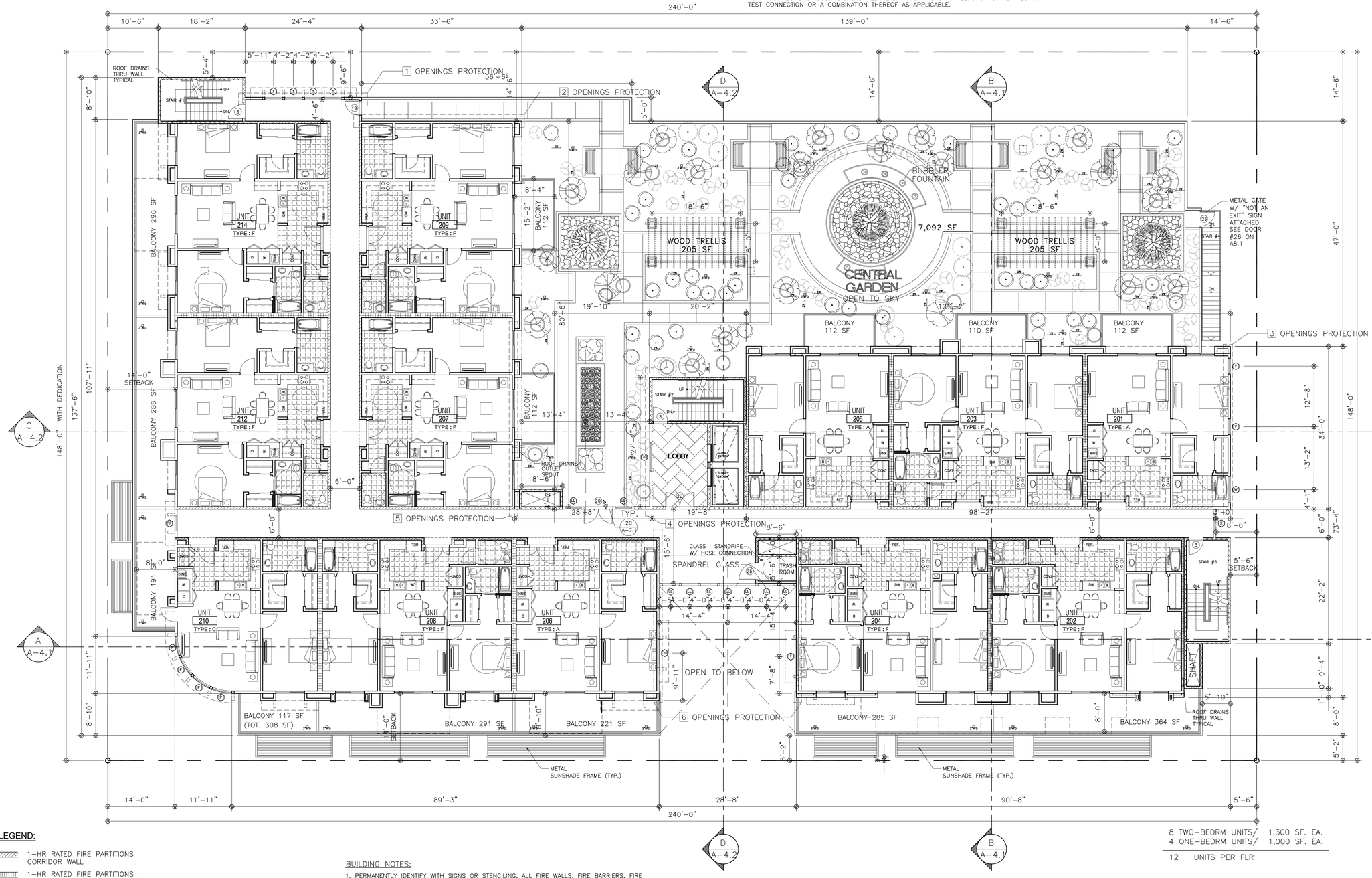

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BUILDING NOTES:

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⬡ ○ WINDOWS AND DOORS CALLOUT. SEE SHEET A8.1 – A8.3

8 TWO–BEDRM UNITS/ 1,300 SF. EA.
4 ONE–BEDRM UNITS/ 1,000 SF. EA.
12 UNITS PER FLR

2ND FLOOR PLAN

SCALE: 1"=10'–0"

NORTH

FILE: 140828WK3FLR21
DRAWN: P.T.

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PROJECT:
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MIXED USE DEVELOPMENT
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LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON SONG–TSAN LEE
No. C 14526
Ren. 11–30–17
STATE OF CALIFORNIA

JOB NO: 140828

A-2.2

FOR REFERENCE ONLY

PRIVATE OPEN SPACE

8 TWO–BEDROOM BALCONY:
1(174 SF)+ 1(181 SF)+ 3(112 SF)+ 3(110 SF) =1,021 SF

4 ONE–BEDROOM BALCONY:
3(112 SF)+ 1(106 SF)= 442 SF

TOTAL: 1,463 SF

FIRE NOTES:

1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH (NFPA–13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY LONG BEACH FIRE DEPARTMENT PRIOR TO INSTALLATION. (CFC 903.3.1)

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OPENING PROTECTION ALLOWABLE AREA PER 2013 CBC T–705.8

1 UNPROTECTED OPENING AREA / EXTERIOR WALL AREA (PER STORY)
86 SF /243 SF = 0.35 = 35% <45% ALLOWED

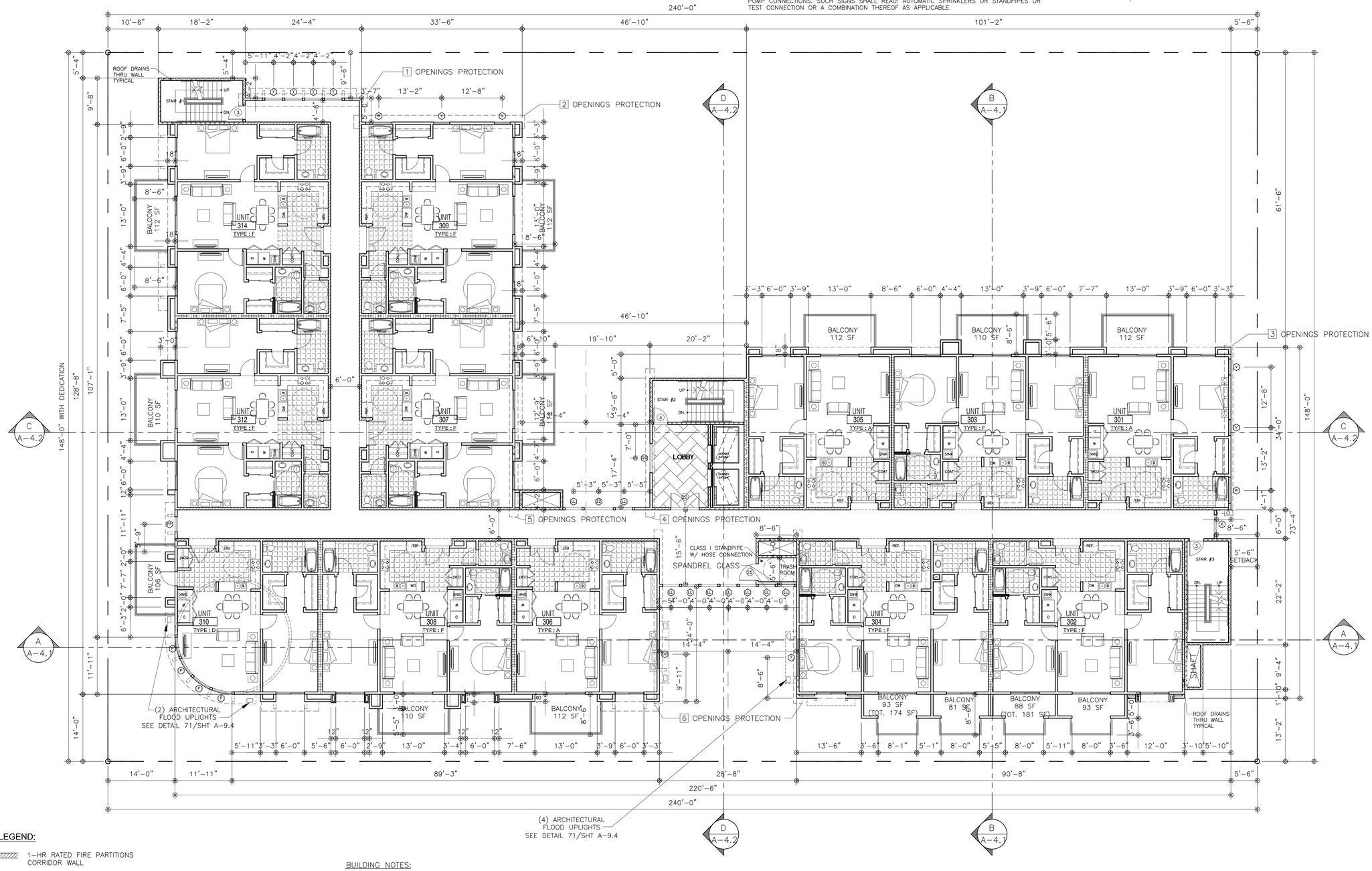
2 UNPROTECTED OPENING AREA / EXTERIOR WALL AREA (PER STORY)
62.1 SF /335 SF = 0.19 = 19% <75% ALLOWED

3 UNPROTECTED OPENING AREA / EXTERIOR WALL AREA (PER STORY)
62.1 SF /340 SF = 0.18 = 18% <25% ALLOWED

4 UNPROTECTED OPENING AREA / EXTERIOR WALL AREA (PER STORY)
42 SF /270 SF = 0.16 = 16% <45% ALLOWED

5 UNPROTECTED OPENING AREA / EXTERIOR WALL AREA (PER STORY)
140 SF /367.5 SF = 0.38 = 38% <45% ALLOWED

6 UNPROTECTED OPENING AREA / EXTERIOR WALL AREA (PER STORY)
25 SF /300 SF = 0.08 = 8% <45% ALLOWED



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- 1A / A–9.1, 1B / A–9.1 — 2–HR RATED FIRE BARRIER SHAFT & EXIT CORRIDOR AND AREA SEPARATION WALL
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- STRUCTURE ABOVE/BELOW
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- CONC. WALL

BUILDING NOTES:

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⬡ ○ WINDOWS AND DOORS CALLOUT. SEE SHEET A8.1 – A8.3

8 TWO–BEDRM UNITS/ 1,300 SF. EA.
4 ONE–BEDRM UNITS/ 1,000 SF. EA.
12 UNITS PER FLR

3RD FLOOR PLAN

SCALE: 1"=10'–0"

NORTH

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SIMON KONG–TSAI LEE
No. C14526
Ren.11–30–17
STATE OF CALIFORNIA

JOB NO: 140828

A-2.3

FOR REFERENCE ONLY

PRIVATE OPEN SPACE

6 TWO–BEDROOM BALCONY:
1(215 SF)+ 2(112 SF) +3(110 SF)=769 SF

6 ONE–BEDROOM BALCONY:
1(200 SF)+ 4(112 SF) +1(106 SF)=754 SF

TOTAL: 1,523 SF

FIRE NOTES:

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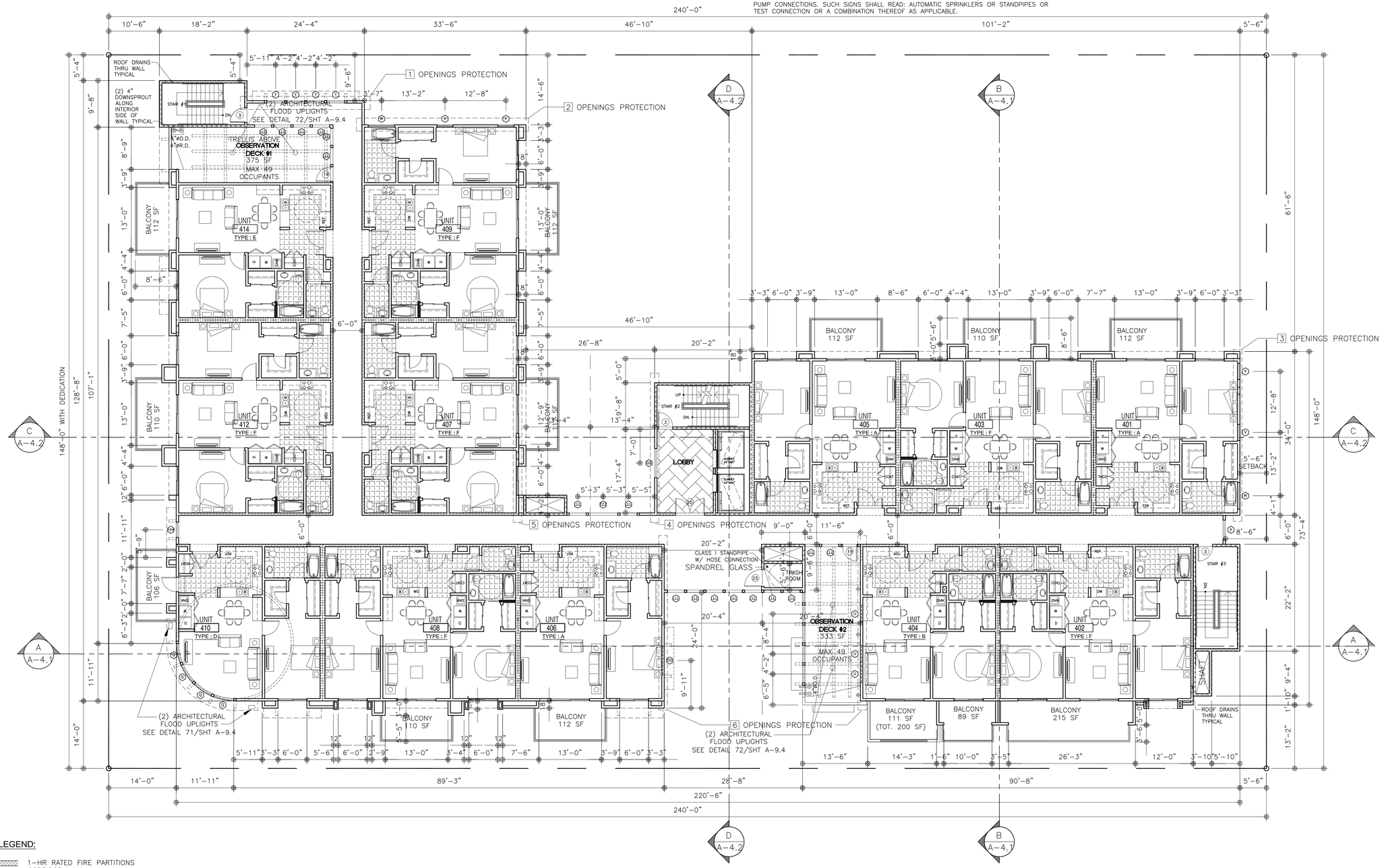
6 NO LIMIT



WALL LEGEND:

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6 A–9.1 7 A–9.1 8 A–9.1 9 A–9.1 — 1–HR RATED EXTERIOR WALL 1ST FLR – STEEL STUD / UPPER FLR – WOOD STUD

STRUCTURE ABOVE/BELOW

ACCESSIBLE MEANS OF EGRESS

CONC. WALL

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12 UNITS PER FLR

4TH FLOOR PLAN

SCALE: 1"=10'–0"

NORTH

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JOB NO: 140828

A–2.4

FOR REFERENCE ONLY

SIZE OF HORIZONTAL RAINWATER PIPING

PER TABLE 11-2, CPC

TO HORIZONTAL PROJECTED ROOF AREAS IN SQUARE FEET

SIZE OF PIPE IN INCHES	PIPE SLOPE 1/8"/FT	1/4"/FT	1/2"/FT
3	822	1,160	1,644
4	1,800	2,650	③,760
5	3,340	4,720	6,680
6	5,350	7,550	10,700
8	11,500	16,300	23,000
10	20,700	29,200	41,400
12	33,300	47,000	66,600
15	59,500	84,000	119,000

SIZING OF RAINWATER PIPING FOR 4" PER HOUR RAINFALL INTENSITY

RDA: ROOF DRAIN AREA IN SQUARE FOOT

ROOF DRAINAGE NOTE:

1. ROOF DRAINAGE WATER FROM A BUILDING SHALL NOT BE PERMITTED TO FLOW OVER PUBLIC PROPERTY.
2. ROOF DRAINAGE SHALL NOT BE DISCHARGED TO THE SANITARY WASTE SYSTEM.
3. OVERFLOW DRAINS SHALL BE CONNECTED TO THE STORM DRAIN MAINS OR DISCHARGED TO AN APPROVED LOCATION INDEPENDENT FROM THE ROOF DRAIN.
4. ROOF DRAINS AND OVERFLOWS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF.
5. SCUPPERS THROUGH PARAPET WALLS ADJACENT TO THE LOW POINT OF THE ROOF MAY BE USED AS OVERFLOWS. SCUPPERS SHALL HAVE AN AREA OF THREE (3) TIMES THE AREA OF THE ROOF DRAINS, WITH MINIMUM OPENING HEIGHT OF FOUR (4) INCHES AND INLET OF TWO (2) INCHES ABOVE THE LOW POINT OF THE ROOF.
6. RAIN WATER PIPING LOCATED ON THE EXTERIOR OF A BUILDING SHALL BE NOT LESS THAN NO. 26 GAGE GALV. SHEET METAL AND WHEN THE CONDUCTOR IS CONNECTED TO A BUILDING STORM DRAIN, A DRAIN CONNECTION SHALL BE EXTENDED ABOVE THE FINISHED GRADE AND JOINED AT A POINT PROTECTED FROM MECHANICAL DAMAGE.
7. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS.
8. ROOF DRAIN AND OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZED APPROVED DRAINAGE FITTINGS.
9. MANUFACTURED ROOF DRAINS AND OVERFLOWS (FIXTURES) SHALL BE IAPMO LISTED.
10. ROOF DRAINS SHALL BE EQUIPPED WITH STRAINERS EXTENDING NOT LESS THAN 4" ABOVE THE ROOF IMMEDIATELY ADJACENT TO THE DRAIN. STRAINERS SHALL HAVE MINIMUM INLET AREA 1-1/2 TIMES THE PIPE TO WHICH IT IS CONNECTED.

NOTE:

1. ROOF DRAINAGE TO BE CONDUCTED UNDER THE PUBLIC SIDEWALK.
2. OVERFLOW CUPPERS SHALL HAVE A MINIMUM AREA THREE TIMES THAT OF THE ROOF DRAIN AND SHALL BE CONNECTED TO AN APPROVED DRAINAGE SYSTEM.
3. ROOF ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY.
4. OVERFLOW DRAINS OF THE SAME SIZE AREA REQUIRED 2" ABOVE EACH LOW POINT AND CONNECTED TO INDEPENDENT DRAIN LINES. [1506.2, .3]

ROOFING SPECIFICATION:

1. SINGLE-PLY ROOFING
2. CLASS B MIN. 1/2" PER FT SLOPE MIN.
3. TO BE FIRE-RETARDANT.
4. PARAPET AT PROPERTY LINE SHALL BE 30" MIN. CLEAR FROM ROOF.

SOLAR ZONE AREA REQUIREMENT

MIN. AREA REQ.
TOTAL ROOF AREA: 16,623 SF
x 15%
2,493.45 SF

TOTAL SOLAR ZONE AREA PROVIDED:

3,150 SF > 2,493.45 SF OK

SINGLE-PLY ROOFING DESCRIPTION

GENFLEX TPO SINGLE PLY ROOF MEMBRANES OR EQUAL ASTM D 6878-03

FLEXIBLE SHEET MADE FROM (TPO) THERMOPLASTIC POLYOLEFIN COMPOUND AND IS REINFORCED WITH POLYESTER SCRIM OR FABRIC.

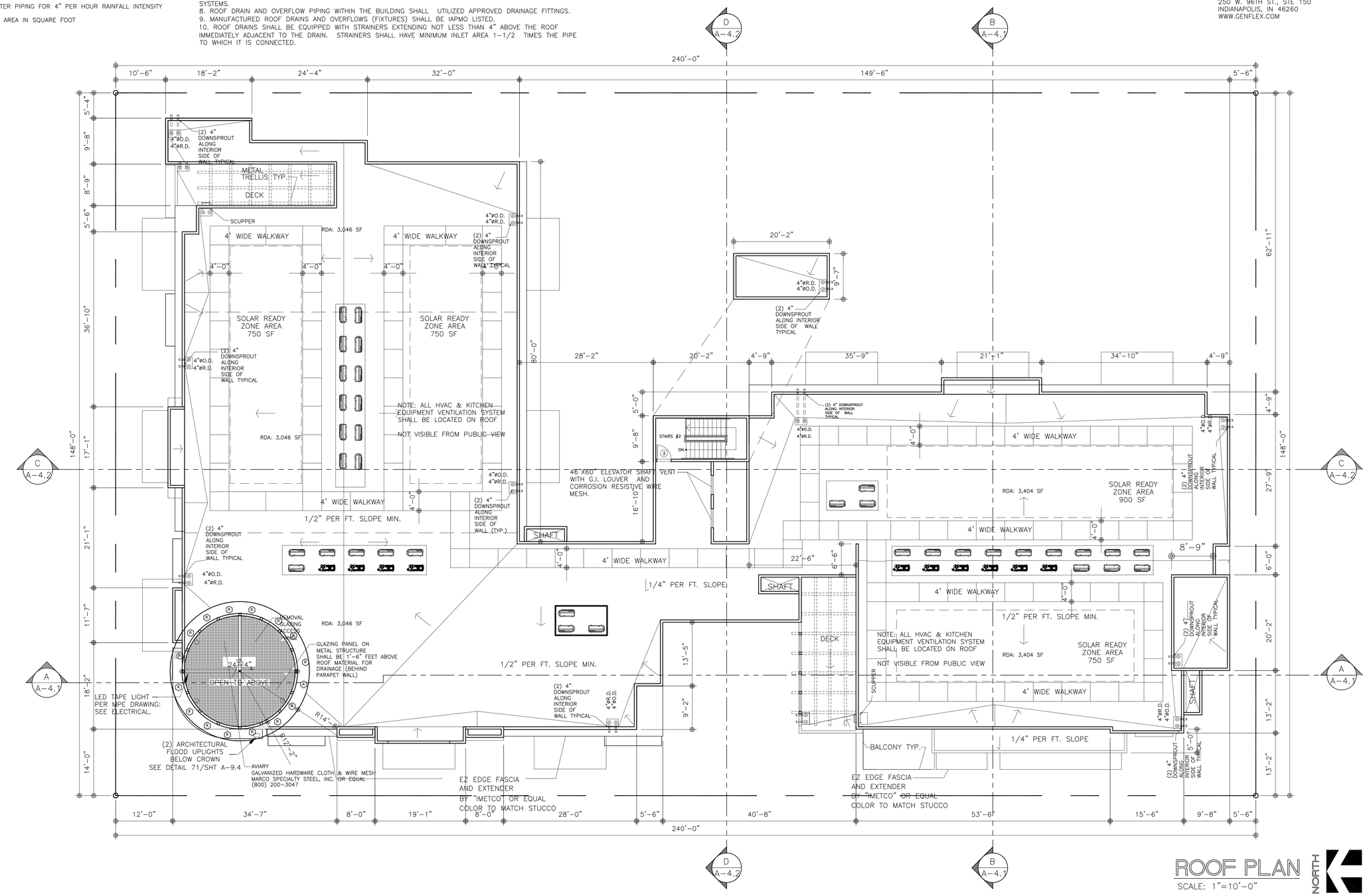
COLOR: WHITE

SIZE: VARIES WIDTH 6.25', 10', 12' X LENGTH 100'

THICKNESS: 45 MIL, 60 MIL, 80 MIL

WEIGHT (TYP.): 45 MIL – 0.21 LB/SF
60 MIL – 0.29 LB/SF
80 MIL – 0.37 LB/SF

MANUFACTURER
GENFLEX ROOFING SYSTEMS
250 W. 96TH ST., STE 150
INDIANAPOLIS, IN 46260
WWW.GENFLEX.COM



ROOF PLAN

SCALE: 1"=10'-0"

NORTH

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PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON LONG-TSAR LEE
No. C14526
Ren.11-30-17
STATE OF CALIFORNIA

FILE: 140828WK1STE10
DRAWN:

JOB NO: 140828

A-2.5

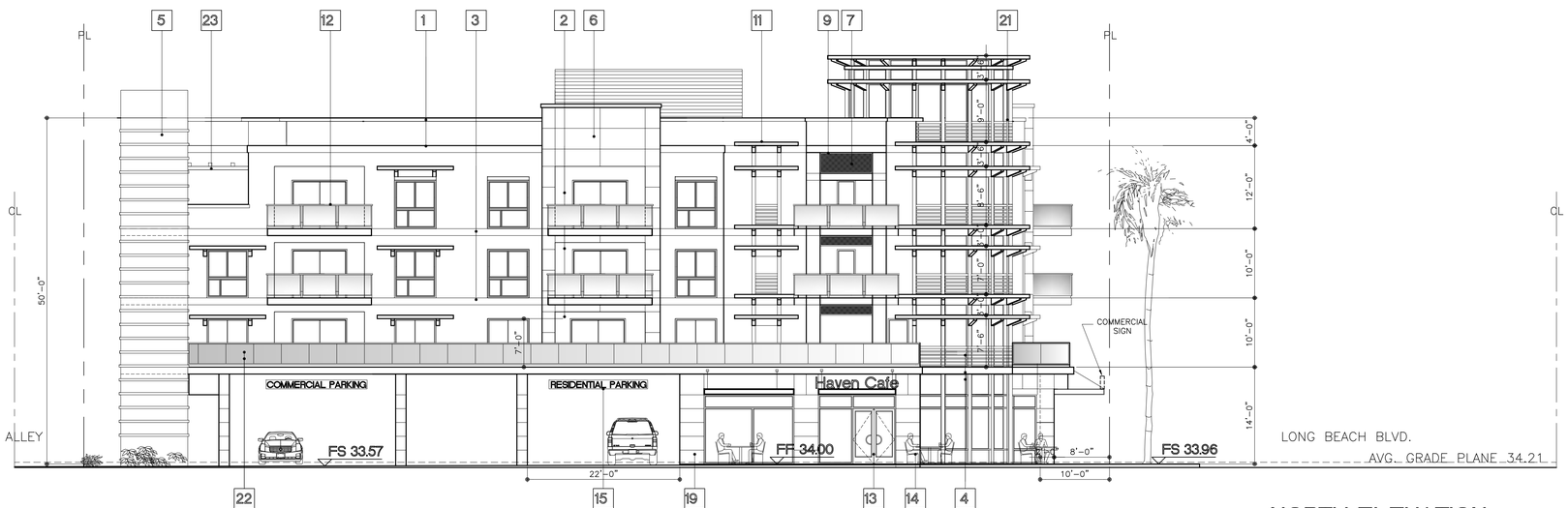
FOR REFERENCE ONLY



WEST ELEVATION

(VIEW FROM LONG BEACH BLVD.)

SCALE: 1" = 10'-0"



NORTH ELEVATION

(VIEW FROM 16TH STREET)

SCALE: 1" = 10'-0"

EXTERIOR FINISH SCHEDULE

SYMBOL	NAME	DESCRIPTION	COLOR	REMARKS
1	PARAPET CAP	LIGHT GAUGE METAL	179 REGAL WHITE	BY CENTRIA OR EQUAL
2	WALL STUCCO	SMOOTH W/ ELASTOMERIC COATING	SAN SIMEON 34 (BASE 100)	BY "LA HABRA STUCCO"
3	WALL STUCCO	SMOOTH W/ ELASTOMERIC COATING	OATMEAL 81 (BASE 100)	BY "LA HABRA STUCCO"
4	METAL STRUCTURAL FRAME SYSTEM	METAL FRAMING	179 REGAL WHITE	BY "US ALUM." OR EQ.
5	CASCADE METAL PANEL CC-624	METAL INSULATED PANEL	CHROMIUM GRAY 971	BY CENTRIA OR EQUAL SEE DET. #21 & #22 /A9.2
6	FORMAWALL	METAL INSULATED PANEL	LIGHT SEAWOLF 9910	BY CENTRIA OR EQUAL
7	ECOSCREEN	METAL PERFORATED BACKLITE	MOSS 977	BY CENTRIA OR EQUAL
8	SHIP LAP VENEER	FIBER CEMENT SIDING HARDIEPLANK	KHAKI BROWN	BY "JAMES HARDIE" OR EQUAL
9	DOOR / WINDOW FRAME	ALUMINUM COATED	MED. GREY	BY "US ALUM." OR EQ.
10	GLAZING	DUAL GLAZING	LIGHT GREEN/LOW-E	BY "MILGARD" OR EQ.
11	METAL SUNSHADE	ALUM. COMP PANELS (ACM)	179 REGAL WHITE	BY CENTRIA OR EQUAL
12	ALUM GLASS RAILING	ALUM RAILING PAINTED TO MATCH SKY WHITE GLOSS		BY HANSEN OR EQUAL SEE DET. #36 /A9.2
13	STORE FRONT FRAME	ALUMINUM COATED	DARK GRAY	BY "US ALUM." OR EQ.
14	GLAZING	DUAL GLAZING	CLEAR	BY "US ALUM." OR EQ.
15	SIGNAGE	MASTER SIGN PROGRAM		DEFERRED SUBMITTAL
16	STUCCO REVEALS	ALUMINUM PAINTED	MATCH STUCCO	BY "FRYS REGLET" OR EQUAL
17	GARDEN COLUMNS	WOOD MATERIAL	ROXY BROWN DE6084	DUNN EDWARDS
18	GARDEN TRELLIS	WOOD MATERIAL	ROXY BROWN DE6084	DUNN EDWARDS SEE DET. #65 /A9.4
19	STONE VENEER	12X24 SMOOTH LIMESTONE	CREAM	CORONADO STONE
20	CABLE RAILING	ALUM RAILING PAINTED TO MATCH SKY WHITE GLOSS		BY HANSEN OR EQUAL SEE DET. #33 /A9.2
21	FORMAVUE	WINDOW & STRUCTURAL SYSTEM	179 REGAL WHITE	BY CENTRIA OR EQUAL
22	GLASS RAILING SYSTEM	FRAMELESS	SKY WHITE GLOSS	BY "CRL-US ALUM." OR EQ. SEE DET. #37 /A9.2
23	DECK TRELLIS	WOOD MATERIAL	WHITE DEW380	DUNN EDWARDS SEE DET. #66 /A9.4

FILE: 140828WK3ELEV31

DRAWN: P.T.

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Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

A-3.1

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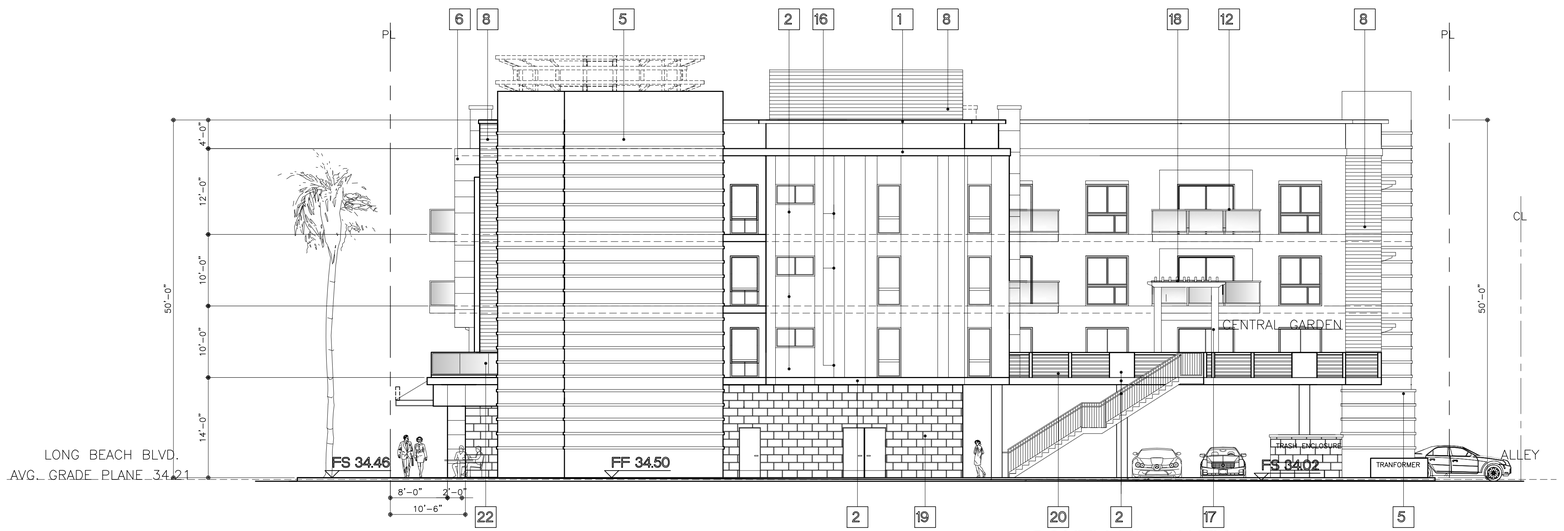
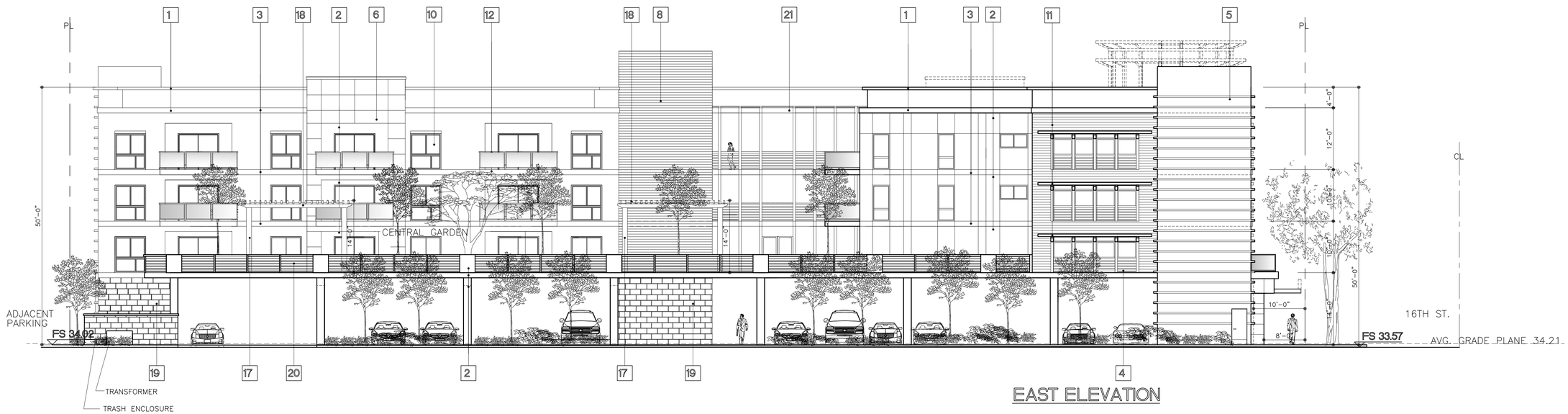


SOUTH ELEVATION

(VIEW FROM ADJACENT PARKING)

SCALE: 1" = 10'-0"



EAST ELEVATION

(VIEW FROM ALLEY)

SCALE: 1" = 10'-0"

EXTERIOR FINISH SCHEDULE

SYMBOL	NAME	DESCRIPTION	COLOR	REMARKS
1	PARAPET CAP	LIGHT GAUGE METAL	179 REGAL WHITE	BY CENTRIA OR EQUAL
2	WALL STUCCO	SMOOTH W/ ELASTOMERIC COATING	SAN SIMEON 34 (BASE 100)	BY "LA HABRA STUCCO"
3	WALL STUCCO	SMOOTH W/ ELASTOMERIC COATING	OATMEAL 81 (BASE 100)	BY "LA HABRA STUCCO"
4	METAL STRUCTURAL FRAME SYSTEM	METAL FRAMING	179 REGAL WHITE	BY "US ALUM." OR EQ.
5	CASCADE METAL PANEL CC-624	METAL INSULATED PANEL	CHROMIUM GRAY 971	BY CENTRIA OR EQUAL SEE DET. #21 & #22 /A9.2
6	FORMAWALL	METAL INSULATED PANEL	LIGHT SEAWOLF 9910	BY CENTRIA OR EQUAL
7	ECOSCREEN	METAL PERFORATED BACKLITE	MOSS 977	BY CENTRIA OR EQUAL
8	SHIP LAP VENEER	FIBER CEMENT SIDING HARDIEPLANK	KHAKI BROWN	BY "JAMES HARDIE" OR EQUAL
9	DOOR / WINDOW FRAME	ALUMINUM COATED	MED. GREY	BY "US ALUM." OR EQ.
10	GLAZING	DUAL GLAZING	LIGHT GREEN/LOW-E	BY "MILGARD" OR EQ.
11	METAL SUNSHADE	ALUM. COMP PANELS (ACM)	179 REGAL WHITE	BY CENTRIA OR EQUAL
12	ALUM GLASS RAILING	ALUM RAILING PAINTED TO MATCH	SKY WHITE GLOSS	BY HANSEN OR EQUAL SEE DET. #36 /A9.2
13	STORE FRONT FRAME	ALUMINUM COATED	DARK GRAY	BY "US ALUM." OR EQ.
14	GLAZING	DUAL GLAZING	CLEAR	BY "US ALUM." OR EQ.
15	SIGNAGE	MASTER SIGN PROGRAM		DEFERRED SUBMITTAL
16	STUCCO REVEALS	ALUMINUM PAINTED	MATCH STUCCO	BY "FRYS REGLET" OR EQUAL
17	GARDEN COLUMNS	WOOD MATERIAL	ROXY BROWN DE6084	DUNN EDWARDS
18	GARDEN TRELLIS	WOOD MATERIAL	ROXY BROWN DE6084	DUNN EDWARDS SEE DET. #65 /A9.4
19	STONE VENEER	12X24 SMOOTH LIMESTONE	CREAM	CORONADO STONE
20	CABLE RAILING	ALUM RAILING PAINTED TO MATCH	SKY WHITE GLOSS	BY HANSEN OR EQUAL SEE DET. #33 /A9.2
21	FORMAVUE	WINDOW & STRUCTURAL SYSTEM	179 REGAL WHITE	BY CENTRIA OR EQUAL
22	GLASS RAILING SYSTEM	FRAMELESS	SKY WHITE GLOSS	BY "CRL-US ALUM." OR EQ. SEE DET. #37 /A9.2
23	DECK TRELLIS	WOOD MATERIAL	WHITE DEW380	DUNN EDWARDS SEE DET. #66 /A9.4

FILE: 140828WK3ELEV31

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STATE OF CALIFORNIA

JOB NO: 140828

A-3.2

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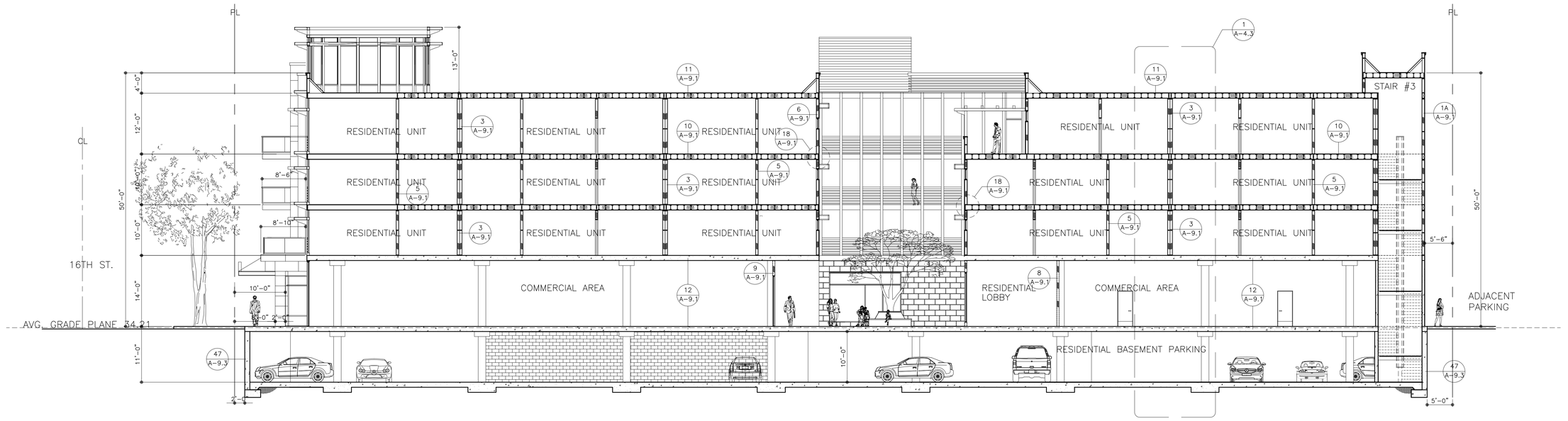
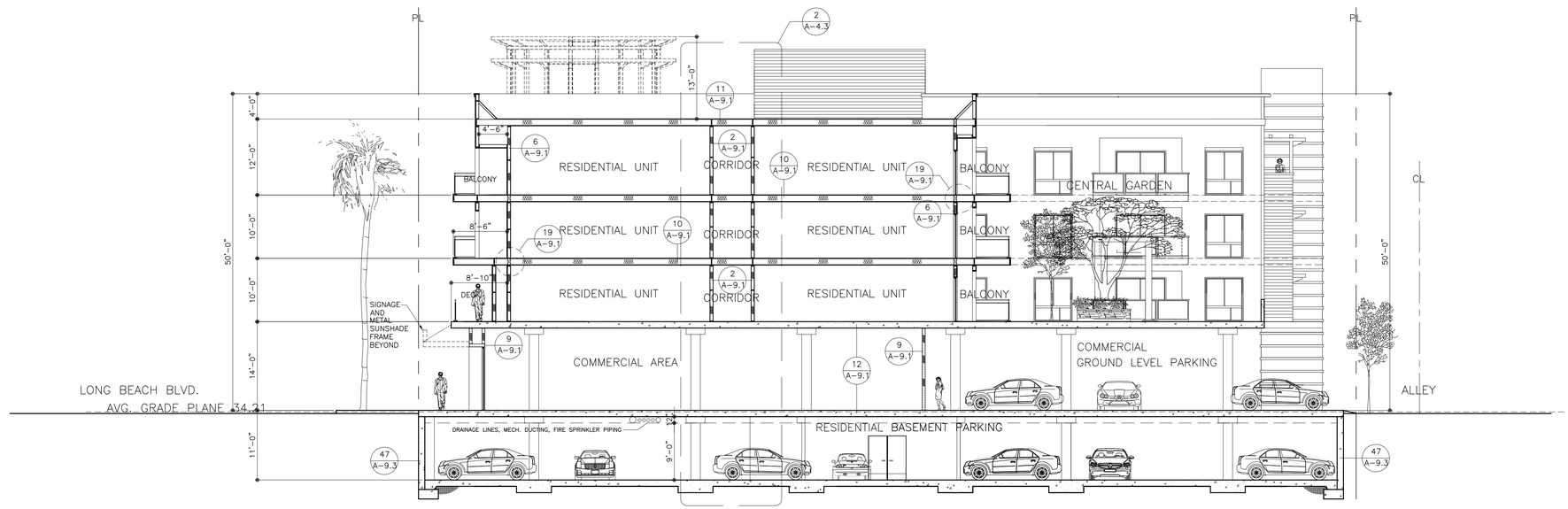


SECTION A-A



SECTION B-B

BUILDING SECTIONS

SCALE: 1" = 10'-0"

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STATE OF CALIFORNIA

FILE: 140828WK1STE10
DRAWN:

JOB NO: 140828

A-4.1

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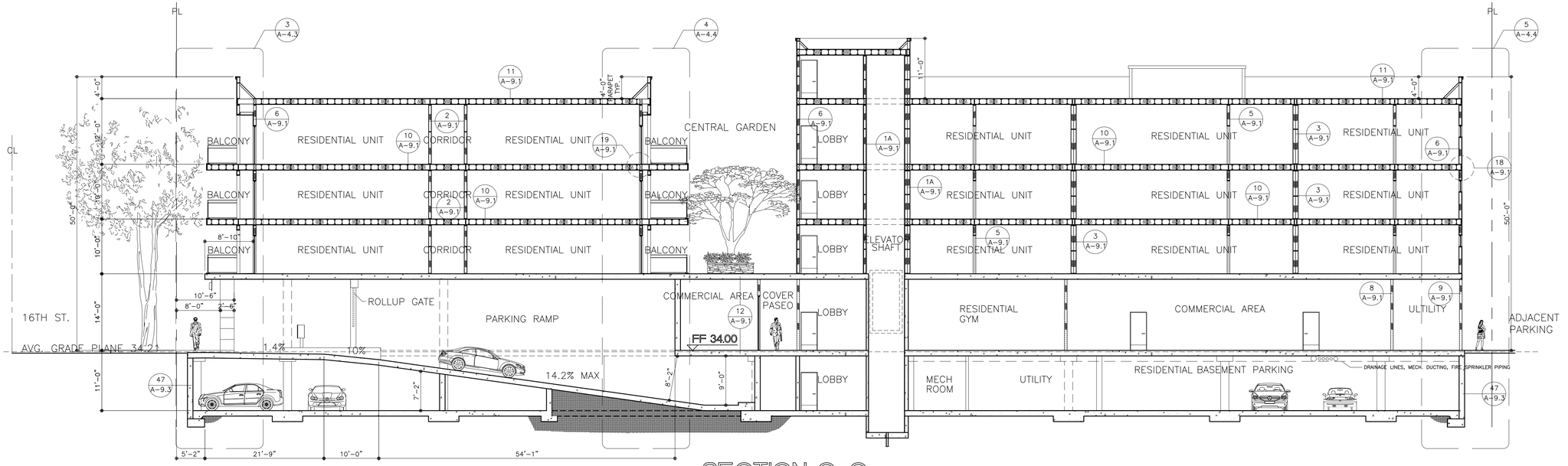
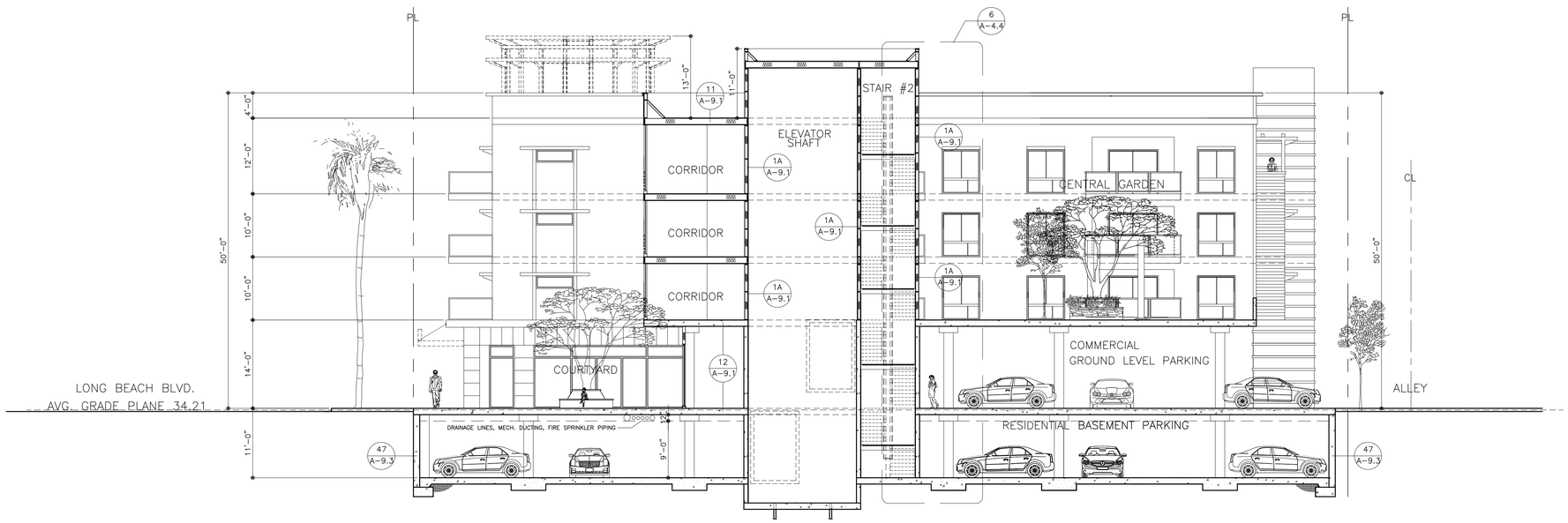


SECTION C-C



SECTION D-D

BUILDING SECTIONS

SCALE: 1" = 10'-0"

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Ren. 11-30-17
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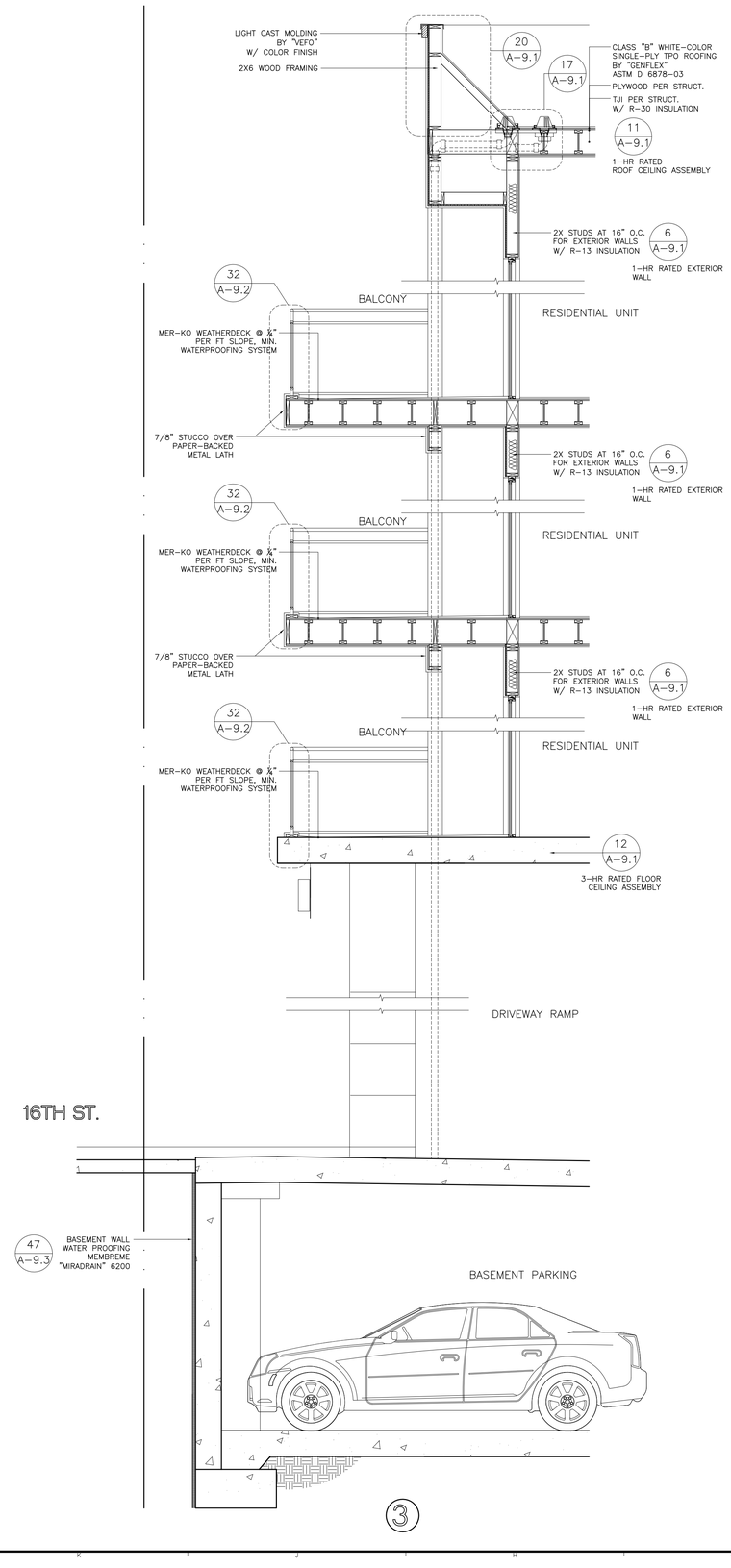
JOB NO: 140828

A-4.2

FOR REFERENCE ONLY



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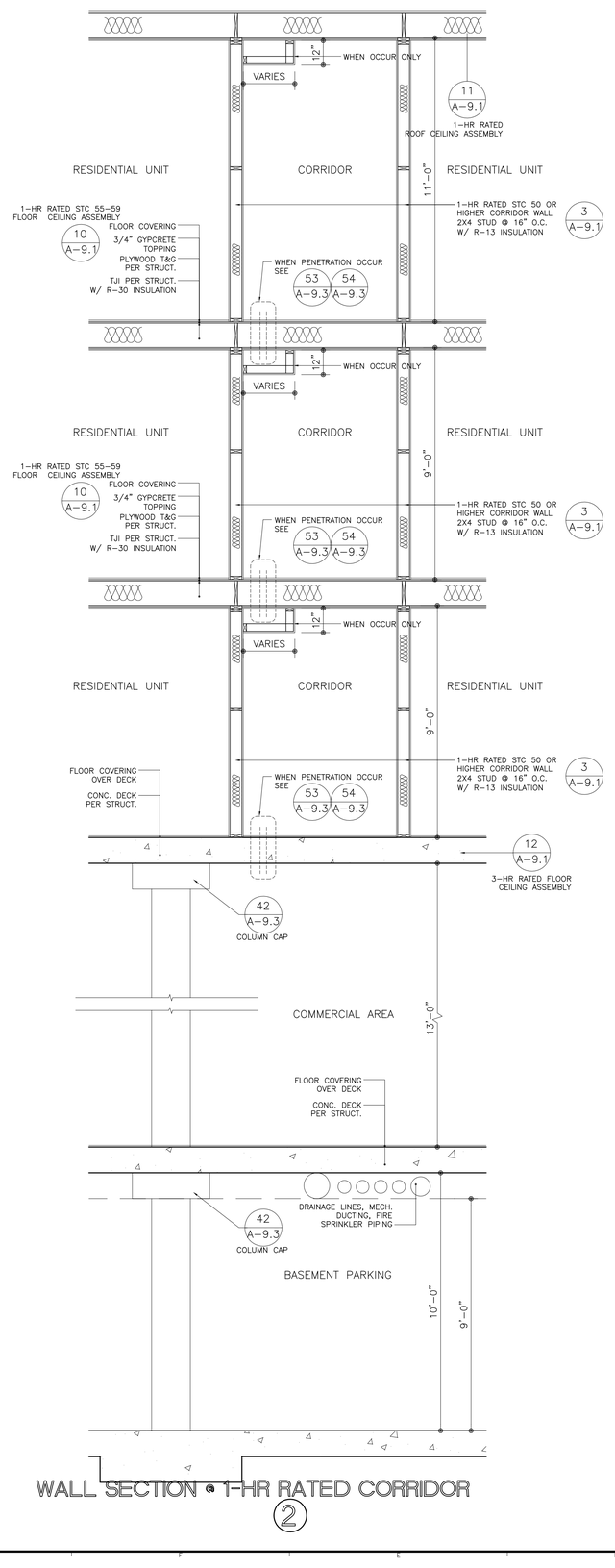
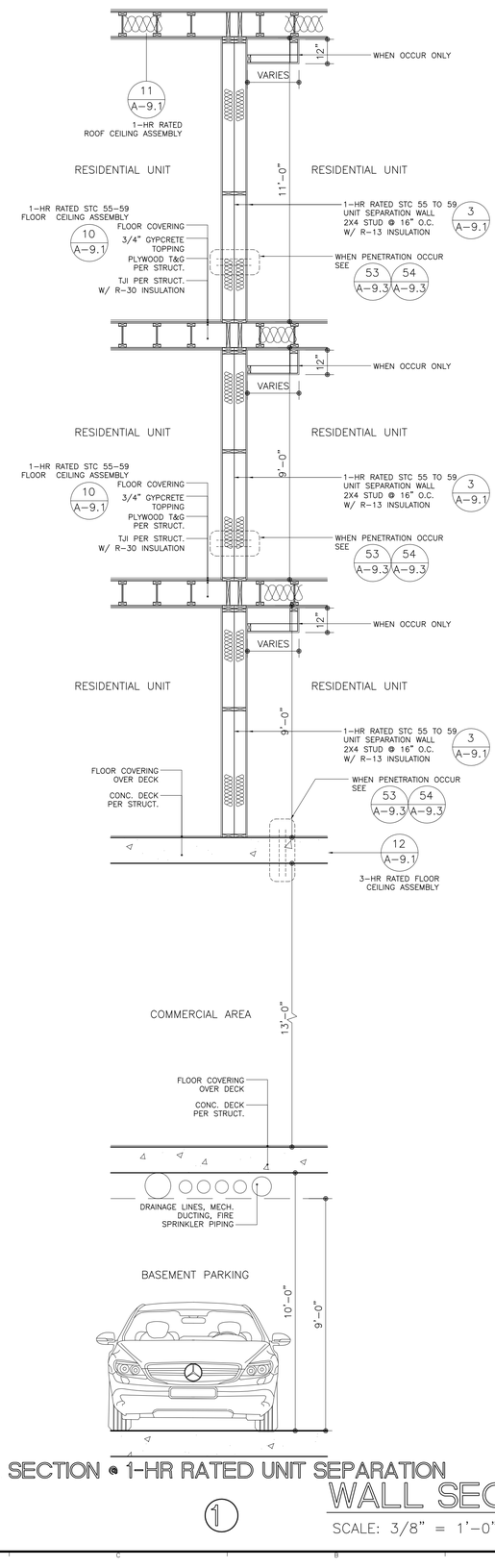


WALL SECTION @ 1-HR RATED CORRIDOR

②



WALL SECTION @ 1-HR RATED UNIT SEPARATION

①

WALL SECTIONS

SCALE: 3/8" = 1'-0"

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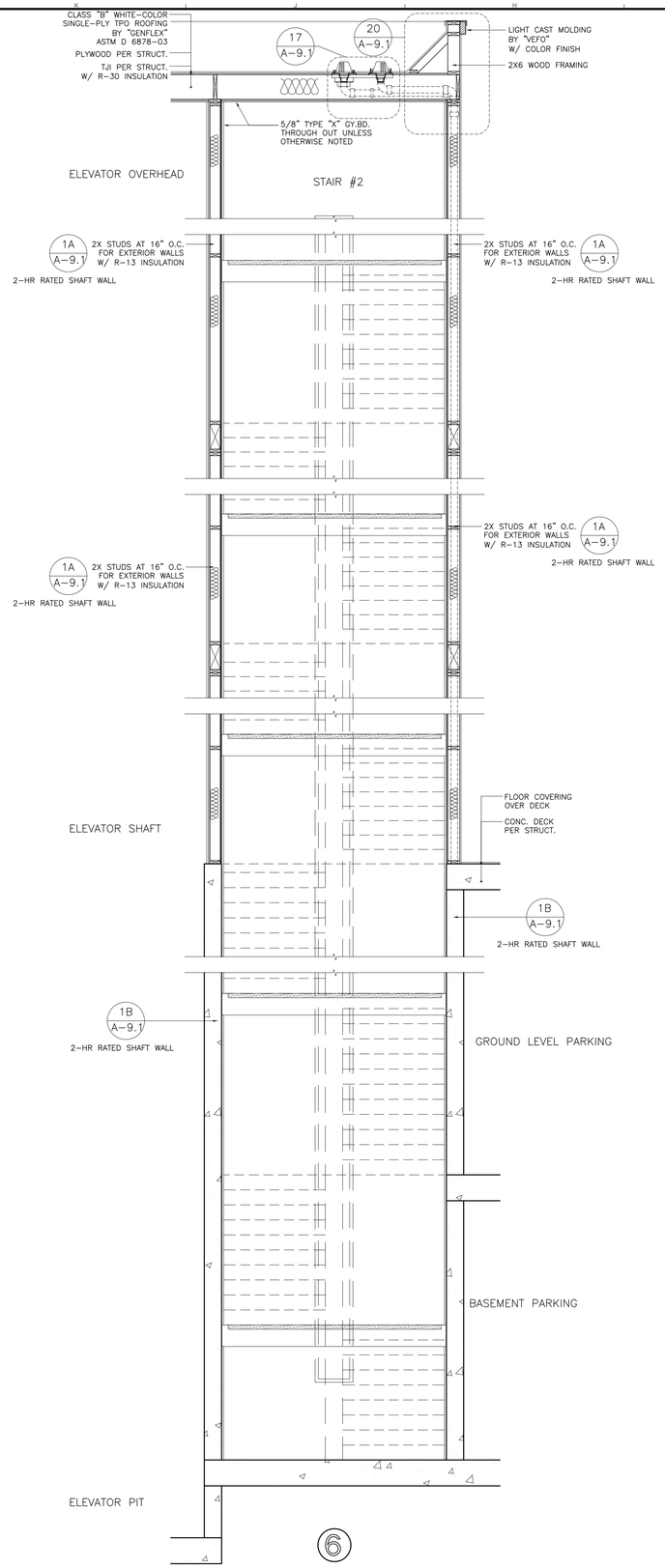
STATE OF CALIFORNIA

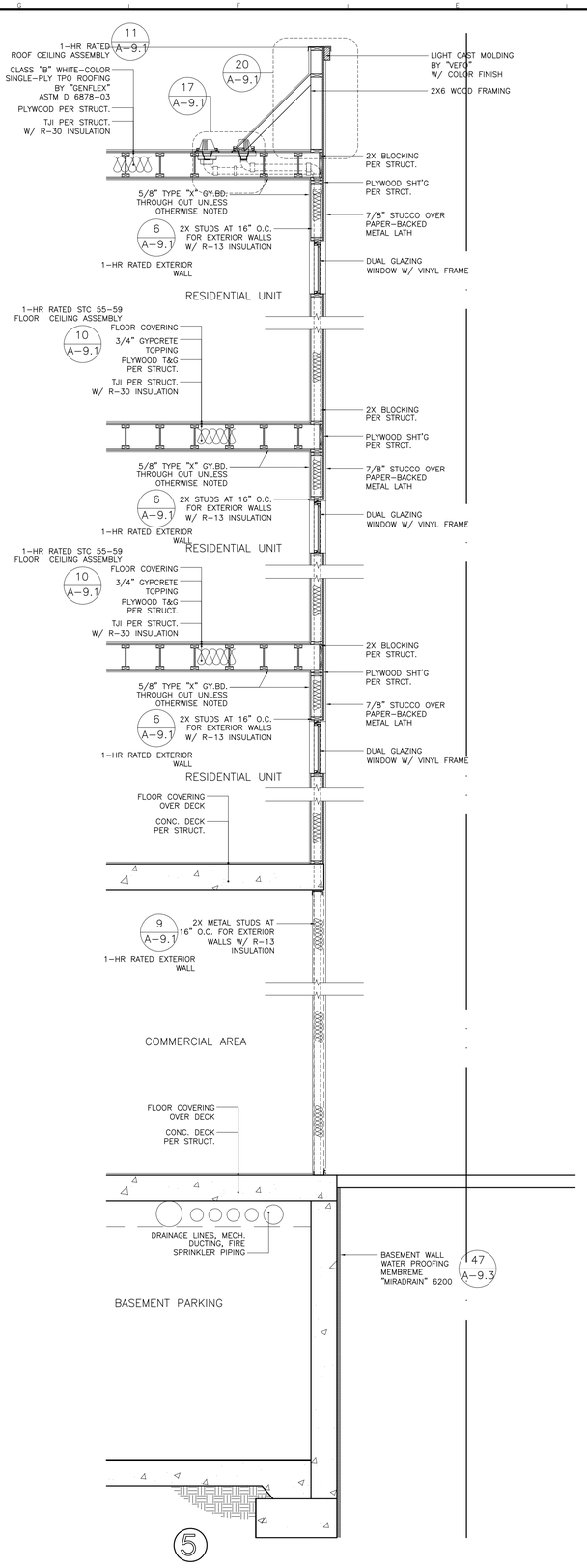
FILE: 140828WK2SEC43
DRAWN: P.T.

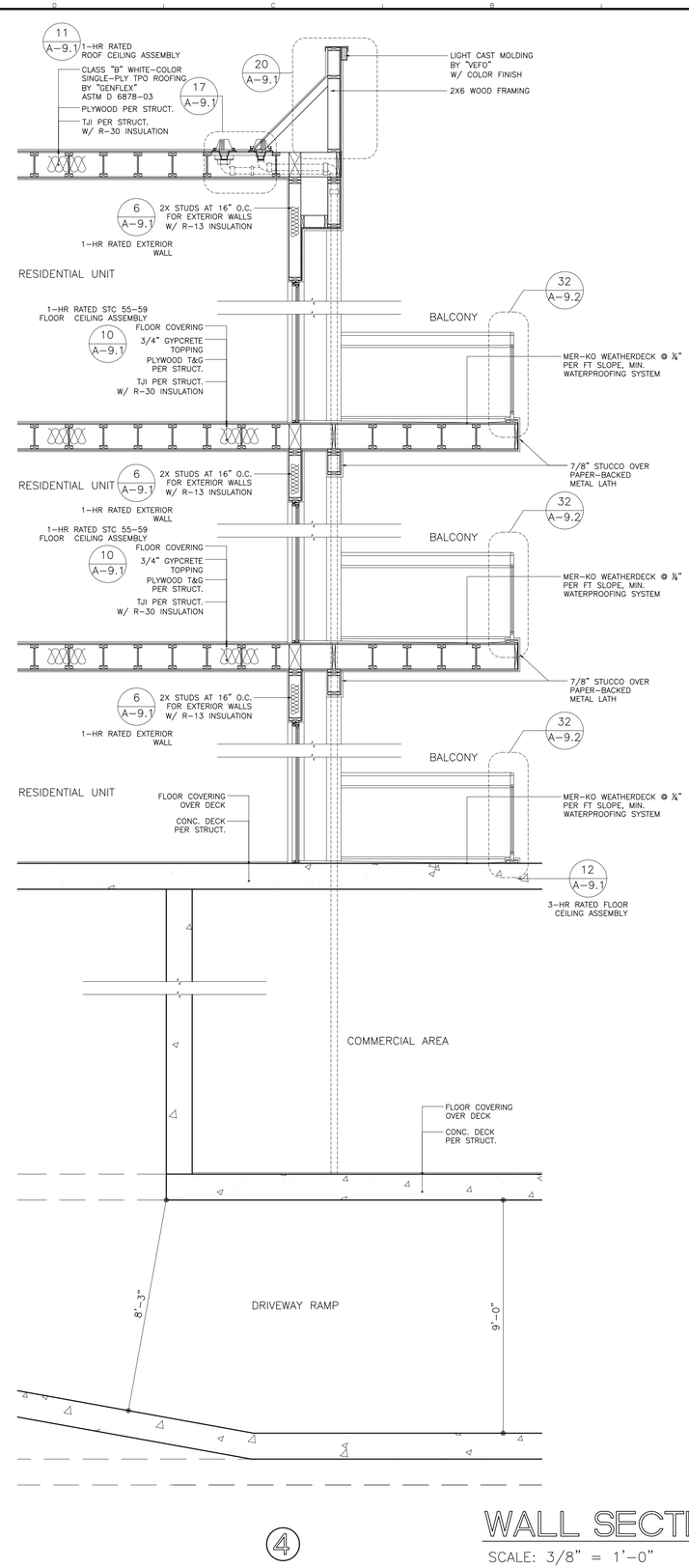
JOB NO: 140828

A-4.3

FOR REFERENCE ONLY







WALL SECTIONS

SCALE: 3/8" = 1'-0"

FILE: 140828WK2SEC43

DRAWN: P.T.

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JOB NO: 140828

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EGRESS NOTES:

1. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOD-CANDLES. 1011.5.2 CBC.

2. EXIT SIGN SHALL BE ILLUMINATED AT ALL TIMES. IT SHOULD BE HARDWIRED AND EQUIPPED WITH BATTERY BACK-UP.

3. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACES ARE OCCUPIED. 1009.16 CBC.

4. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS: 1006.3 CBC.
   1. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
   2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   3. 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.
   4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   5. EXTERIOR LANDINGS AS REQUIRED BY SECTION 1008.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINS. AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ONSITE GENERATOR.

5. DIRECTIONAL SIGNAGE INDICATING THE LOCATION OF THE OTHER MEANS OF EGRESS AND WHICH ARE ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED AT THE FOLLOWING:
   1. AT EXIT SERVICE A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS.
   2. AT ELEVATOR LANDING.
   3. WITHIN AREAS OF REFUGE AS REQUIRED.

6. PROVIDE LOW LEVEL EXIT SIGNS OR PATH MARKINGS IN GROUP A OCCUPANCIES.
EXIT SIGN AT LOWER LEVEL SHALL NOT BE LESS THAN 6 INCHES NOR MORE THAN 8 INCHES ABOVE THE WALKING SURFACE AND W/ DIRECTIONAL ARROW ILLUMINATED W/ SEPARATE CIRCUITS/POWER SOURCE. 1011.6 & 1011.7 CBC.

7. TACTILE EXIT SIGNS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
   -EACH GRADE-LEVEL EXTERIOR EXIT DOOR IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT".
   -EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE APPROPRIATE WORDS.
      1. EXIT STAIR DOWN
      2. EXIT STAIR UP
   -EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR DOOR BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE"
   -EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT ROUTE".

8. AN ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1 STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 27 AND SECTION 3003.

9. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN THE AREA SERVED HAS AN OCCUPANT LOAD OF 50 OR MORE.

10. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

11. DOORS SERVING ROOMS OR SPACES WITH AN OCC. LOAD OF 50 OR MORE IN A GROUP A OCC. ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCC, SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OF FIRE EXIT HARDWARE.

12. ELECTRONICALLY POWERED, SELF-LUMINOUS AND PHOTO LUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER;S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

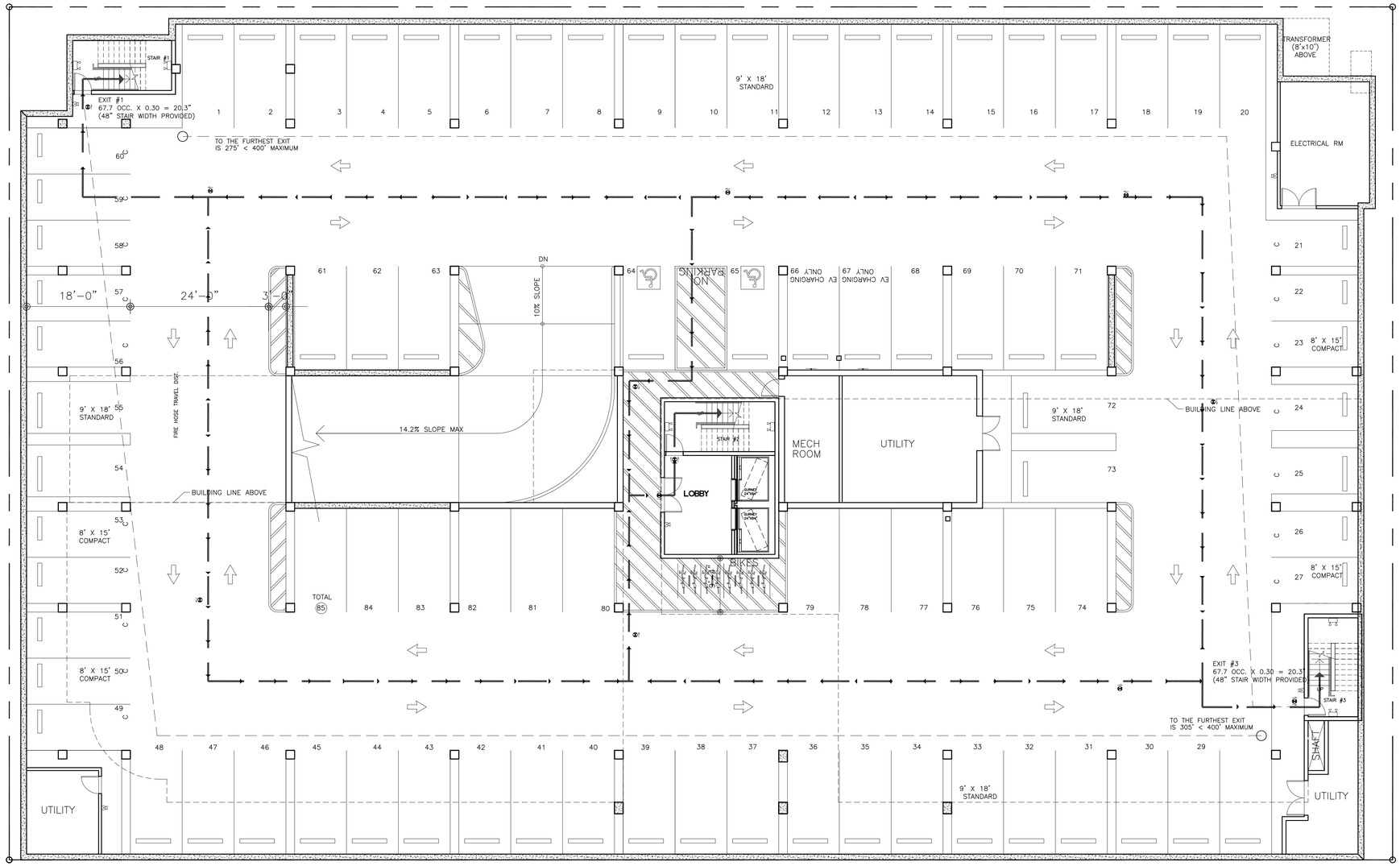
13. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH SECTIONS 1011.5.1 THROUGH 1011.5.3

14. WHERE REQUIRED EXIT ENTERS A YARD OR COURT THE MIN. WIDTH OF THE YARD OR COURT SHALL BE 44" AND THE YARD MUST BE UNOBSTRUCTED AND LEAD TO A PUBLIC WAY. 1024.5.1 & 1024.6 CBC.

15. WALLS OF EXIT PASSAGEWAYS SHALL BE WITHOUT OPENINGS EXCEPT THOSE NECESSARY FOR EGRESS. EXIT PASSAGEWAYS SHALL HAVE WALLS, FLOORS AND CEILINGS OF NOT LESS THAN ONE-HOUR FIRE RESISTANCE RATING AND NOT LESS THAN THAT REQUIRED FOR ANY CONNECTION EXIT ENCLOSURE. EXIT PASSAGEWAY OPENING PROTECTIVES SHALL COMPLY WITH 715 & 1021.4 CBC.

16. EMERGENCY EGRESS LIGHTING SHALL BE PROVIDED THROUGHOUT PER 2013 CALIFORNIA FIRE SECTION 1006.

17. WHEN FINISH MATERIALS ARE SET OUT OR DROPPED MORE THAN 1⅞" FROM FIRE-RATED WALL OR CEILINGS THE FINISH MATERIAL SHALL BE CLASS A OR SPRINKLER ON BOTH SIDES OR ATTACHED TO NONCOMBUSTIBLE BACKING OR FURRING STRIPS. PER 803.4.2 CBC.



INTERNATIONAL SYMBOL OF ACCESSIBILITY (2A / A-7.1)

NOTE:

TWO SOURCES OF POWER ARE PROVIDED FOR MEANS OF EGRESS.
-NORMAL POWER
-INVERTER POWER IN ELECTRICAL ROOM

PLEASE SEE ELECTRICAL (E) PLANS SET FOR LIGHTING LOCATIONS AND POWER SPECIFIATIONS

FIRE NOTE:

1. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN NEW AND EXISTING GROUP A, B, M, R, AND S OCCUPANCIES. (CFC 906.1)

2. A MINIMUM OF ONE 2A 10-B:C SHALL BE PROVIDED ON EACH FLOOR LEVEL, CONSPICUOSLY LOCATED, ALONG NORMAL PATHS OF TRAVEL AND WITHIN 75 FEET TRAVEL DISTANCE. (CCR, TITLE 19, DIVISION 1, SECTION 567 (A) THROUGH (K))

SYMBOL LEGEND:

- EXIT SIGN W/ DIRECTIONAL ARROW ILLUMINATED W/SEPARATE CIRCUITS/POWER SOURCE, BATTERY BACK-UP
- EXIT SIGN AT LOWER LEVEL SHALL NOT BE LESS THAN 6 INCHES NOR MORE THAN 8 INCHES ABOVE THE WALKING SURFACE AND W/ DIRECTIONAL ARROW ILLUMINATED W/ SEPARATE CIRCUITS/POWER SOURCE
- EMERGENCY LIGHT PROVIDING NO LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE
- PORTABLE FIRE EXTINGUISHER
- STRUCTURE ABOVE/BELOW
- ACCESSIBLE MEANS OF EGRESS
- CEILING MOUNT
- WALL MOUNT
- U/D WALL MOUNT UP/DWN LIGHT
- CEILING RECESSED

OCC. LOAD CALC.

S-2
BASEMENT AREA: 27,065.5 SF. / 200 PER OCC = 135.3

P-1 BASEMENT EGRESS AND LIGHTING PLAN

SCALE: 1"=10'-0"

NORTH

FILE: 140828WK3RCP51
DRAWN: P.T.

ARCHITECT:
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PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON DONG-TSAIR LEE
No. C 14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

A-5.0

FOR REFERENCE ONLY

EGRESS NOTES:

1. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOD-CANDLES. 1011.5.2 CBC.

2. EXIT SIGN SHALL BE ILLUMINATED AT ALL TIMES. IT SHOULD BE HARDWIRED AND EQUIPPED WITH BATTERY BACK-UP.

3. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACES ARE OCCUPIED. 1009.16 CBC.

4. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS: 1006.3 CBC.
   1. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
   2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   3. 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.
   4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   5. EXTERIOR LANDINGS AS REQUIRED BY SECTION 1008.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINS. AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ONSITE GENERATOR.

5. DIRECTIONAL SIGNAGE INDICATING THE LOCATION OF THE OTHER MEANS OF EGRESS AND WHICH ARE ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED AT THE FOLLOWING:
   1. AT EXIT SERVICE A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS.
   2. AT ELEVATOR LANDING.
   3. WITHIN AREAS OF REFUGE AS REQUIRED.

6. PROVIDE LOW LEVEL EXIT SIGNS OR PATH MARKINGS IN GROUP A OCCUPANCIES.
EXIT SIGN AT LOWER LEVEL SHALL NOT BE LESS THAN 6 INCHES NOR MORE THAN 8 INCHES ABOVE THE WALKING SURFACE AND W/ DIRECTIONAL ARROW ILLUMINATED W/ SEPARATE CIRCUITS/POWER SOURCE. 1011.6 & 1011.7 CBC.

7. TACTILE EXIT SIGNS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
   -EACH GRADE-LEVEL EXTERIOR EXIT DOOR IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT".
   -EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE APPROPRIATE WORDS.
      1. EXIT STAIR DOWN
      2. EXIT STAIR UP
   -EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR DOOR BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE"
   -EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT ROUTE".

8. AN ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1 STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 27 AND SECTION 3003.

9. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN THE AREA SERVED HAS AN OCCUPANT LOAD OF 50 OR MORE.

10. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

11. DOORS SERVING ROOMS OR SPACES WITH AN OCC. LOAD OF 50 OR MORE IN A GROUP A OCC. ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCC, SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OF FIRE EXIT HARDWARE.

12. ELECTRONICALLY POWERED, SELF-LUMINOUS AND PHOTO LUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER;S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

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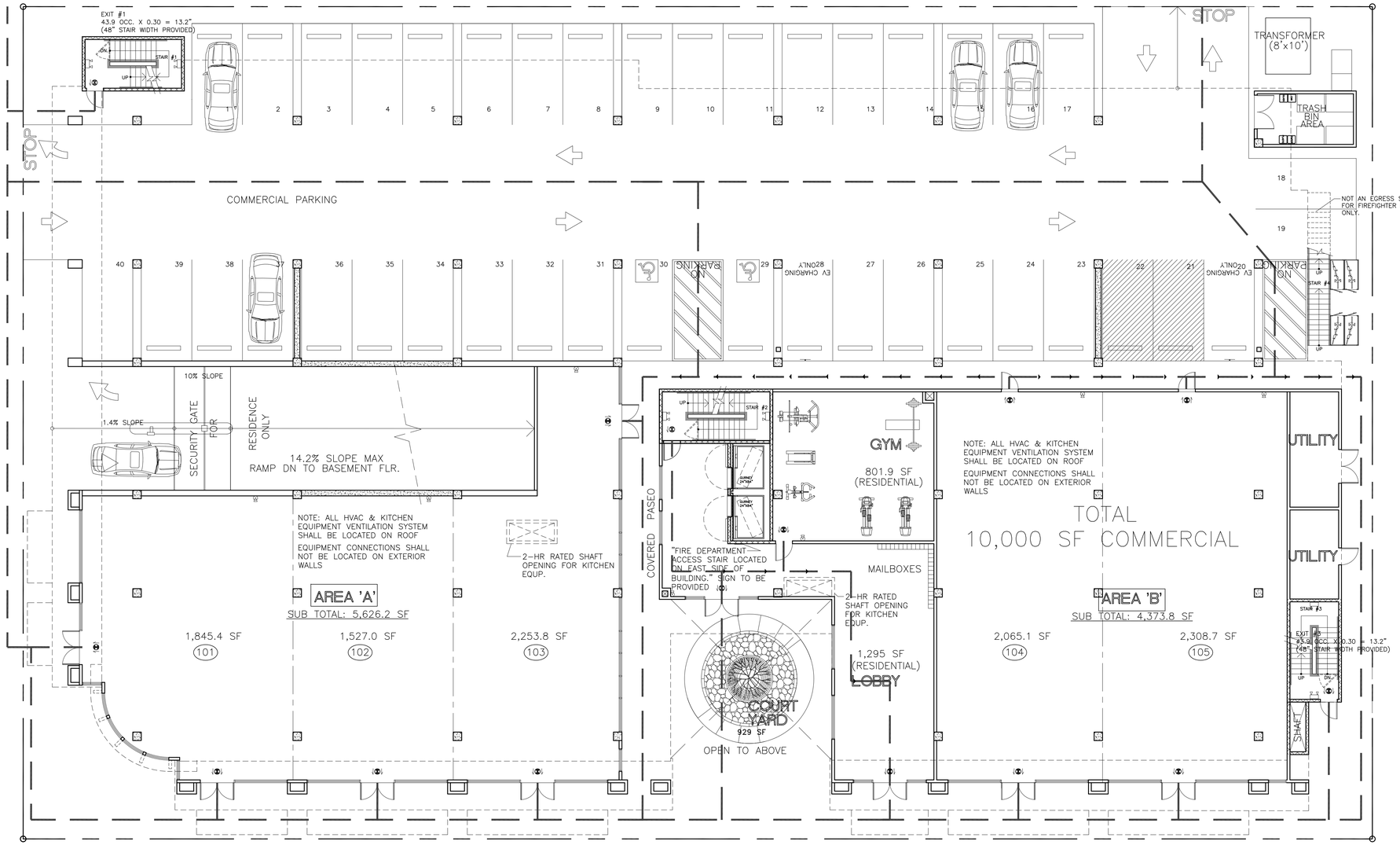
16. EMERGENCY EGRESS LIGHTING SHALL BE PROVIDED THROUGHOUT PER 2013 CALIFORNIA FIRE SECTION 1006.

17. WHEN FINISH MATERIALS ARE SET OUT OR DROPPED MORE THAN 1¾" FROM FIRE-RATED WALL OR CEILINGS THE FINISH MATERIAL SHALL BE CLASS A OR SPRINKLER ON BOTH SIDES OR ATTACHED TO NONCOMBUSTIBLE BACKING OR FURRING STRIPS. PER 803.4.2 CBC.



INTERNATIONAL SYMBOL OF ACCESSIBILITY (2A / A-7.1)

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- U/D WALL MOUNT UP/DWN LIGHT
- CEILING RECESSED

OCC. LOAD CALC.

GROUND FLOOR (MULTIPLE OCCUPANCIES)

A-2
RESTAURANT AREA: 10,000 SF. / 200 PER OCC = 50

M
RETAIL AREA: 10,000 SF. / 30 PER OCC = 333.3

1ST FLOOR EGRESS AND LIGHTING PLAN

SCALE: 1"=10'-0"

NORTH

FILE: 140828WK3RCP51
DRAWN: P.T.

ARCHITECT:
SIMON LEE & ASSOCIATES
ARCHITECTS
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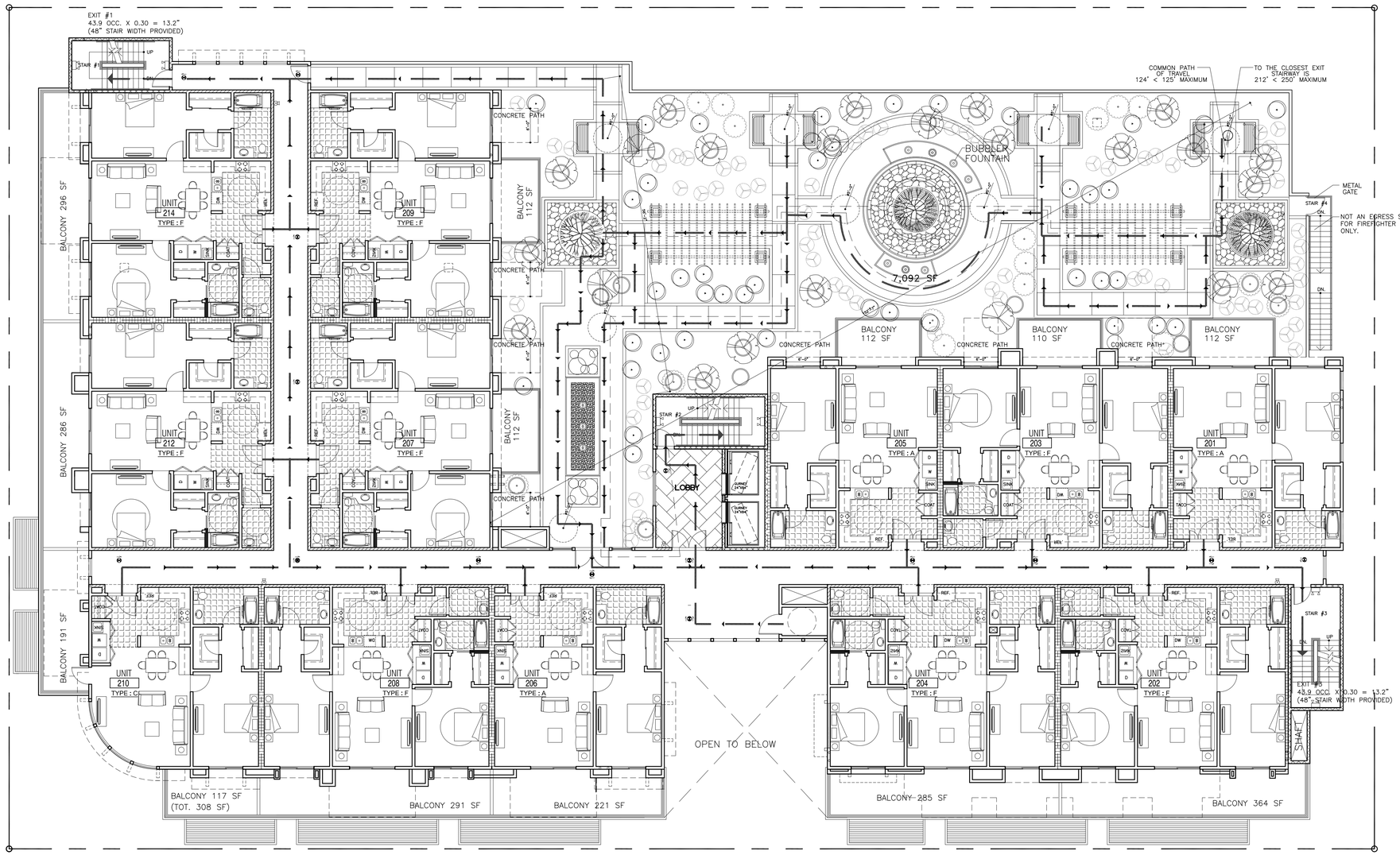

INTERNATIONAL SYMBOL OF ACCESSIBILITY (2A / A-7.1)

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- CEILING RECESSED

OCC. LOAD CALC.

R-2
RESIDENTIAL AREA: 17,562.4 SF. / 200 PER OCC = 87.8

PRIVATE USE BY RESIDENTIALS ONLY
CENTRAL GARDEN: 7,029 SF. / 200 PER OCC = 35.1

2ND FLOOR EGRESS AND LIGHTING PLAN

SCALE: 1"=10'-0"

NORTH

FILE: 140828WK3RCP51
DRAWN: P.T.

ARCHITECT:
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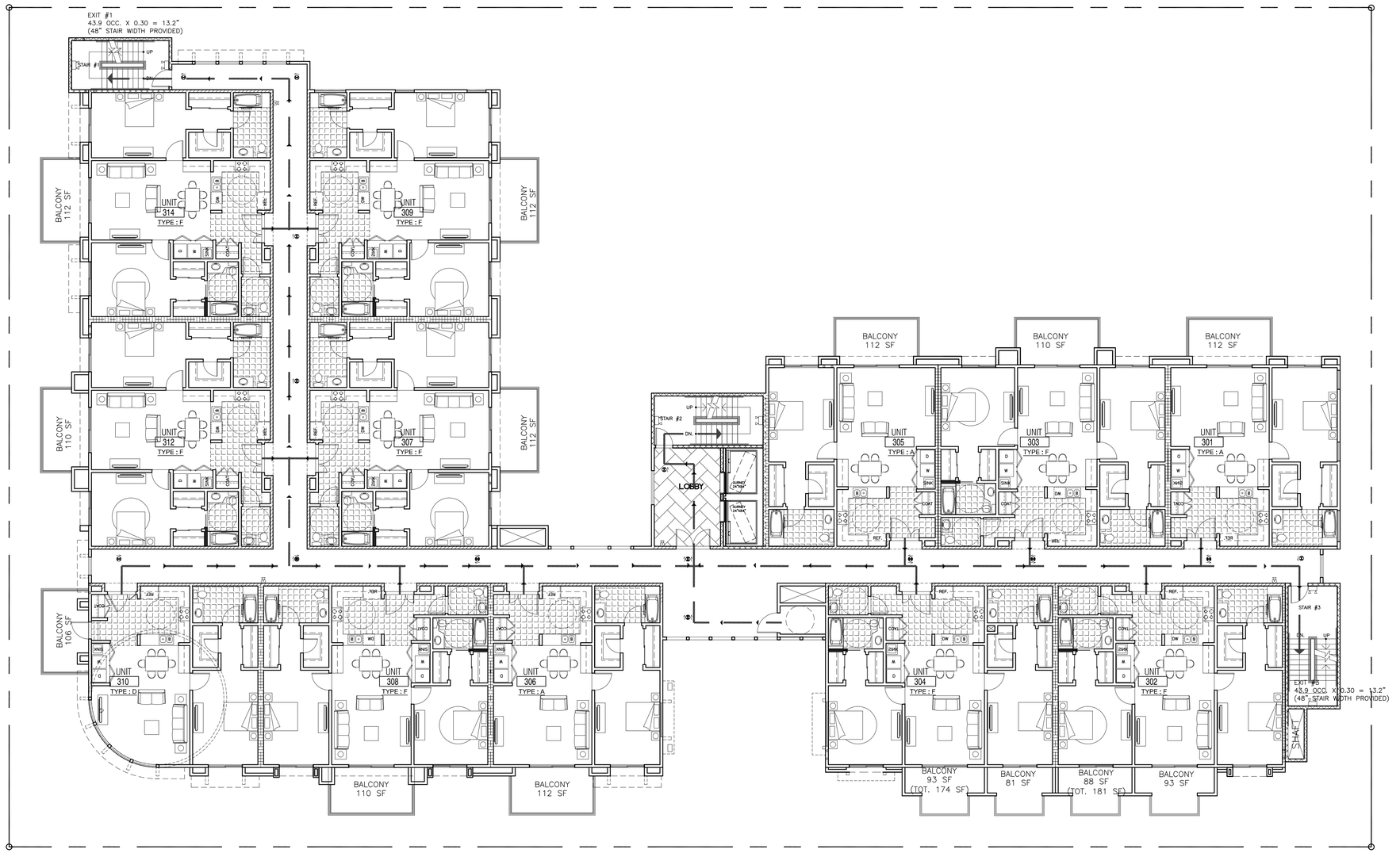
16. EMERGENCY EGRESS LIGHTING SHALL BE PROVIDED THROUGHOUT PER 2013 CALIFORNIA FIRE SECTION 1006.

17. WHEN FINISH MATERIALS ARE SET OUT OR DROPPED MORE THAN 1¾" FROM FIRE-RATED WALL OR CEILINGS THE FINISH MATERIAL SHALL BE CLASS A OR SPRINKLER ON BOTH SIDES OR ATTACHED TO NONCOMBUSTIBLE BACKING OR FURRING STRIPS. PER 803.4.2 CBC.



INTERNATIONAL SYMBOL OF ACCESSIBILITY (2A / A-7.1)

NOTE:

TWO SOURCES OF POWER ARE PROVIDED FOR MEANS OF EGRESS.
- -NORMAL POWER
- -INVERTER POWER IN ELECTRICAL ROOM

PLEASE SEE ELECTRICAL (E) PLANS SET FOR LIGHTING LOCATIONS AND POWER SPECIFIATIONS

SYMBOL LEGEND:

- EXIT SIGN W/ DIRECTIONAL ARROW ILLUMINATED W/SEPARATE CIRCUITS/POWER SOURCE, BATTERY BACK-UP
- EXIT SIGN AT LOWER LEVEL SHALL NOT BE LESS THAN 6 INCHES NOR MORE THAN 8 INCHES ABOVE THE WALKING SURFACE AND W/ DIRECTIONAL ARROW ILLUMINATED W/ SEPARATE CIRCUITS/POWER SOURCE
- EMERGENCY LIGHT PROVIDING NO LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE
- PORTABLE FIRE EXTINGUISHER
- STRUCTURE ABOVE/BELOW
- ACCESSIBLE MEANS OF EGRESS
- CEILING MOUNT
- WALL MOUNT
- U/D WALL MOUNT UP/DWN LIGHT
- CEILING RECESSED

OCC. LOAD CALC.

R-2
RESIDENTIAL AREA: 17,562.4 SF. / 200 PER OCC = 87.8

3RD FLOOR EGRESS AND LIGHTING PLAN

SCALE: 1"=10'-0"

NORTH

FILE: 140828WK3RCP51
DRAWN: P.T.

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LICENSED ARCHITECT
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No. C14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

A-5.3

FOR REFERENCE ONLY

EGRESS NOTES:

1. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOD-CANDLES. 1011.5.2 CBC.

2. EXIT SIGN SHALL BE ILLUMINATED AT ALL TIMES. IT SHOULD BE HARDWIRED AND EQUIPPED WITH BATTERY BACK-UP.

3. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACES ARE OCCUPIED. 1009.16 CBC.

4. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS: 1006.3 CBC.
   1. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
   2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   3. 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.
   4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   5. EXTERIOR LANDINGS AS REQUIRED BY SECTION 1008.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINS. AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ONSITE GENERATOR.

5. DIRECTIONAL SIGNAGE INDICATING THE LOCATION OF THE OTHER MEANS OF EGRESS AND WHICH ARE ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED AT THE FOLLOWING:
   1. AT EXIT SERVICE A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS.
   2. AT ELEVATOR LANDING.
   3. WITHIN AREAS OF REFUGE AS REQUIRED.

6. PROVIDE LOW LEVEL EXIT SIGNS OR PATH MARKINGS IN GROUP A OCCUPANCIES.
EXIT SIGN AT LOWER LEVEL SHALL NOT BE LESS THAN 6 INCHES NOR MORE THAN 8 INCHES ABOVE THE WALKING SURFACE AND W/ DIRECTIONAL ARROW ILLUMINATED W/ SEPARATE CIRCUITS/POWER SOURCE. 1011.6 & 1011.7 CBC.

7. TACTILE EXIT SIGNS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
   -EACH GRADE-LEVEL EXTERIOR EXIT DOOR IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT".
   -EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE APPROPRIATE WORDS.
      1. EXIT STAIR DOWN
      2. EXIT STAIR UP
   -EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR DOOR BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE"
   -EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT ROUTE".

8. AN ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1 STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 27 AND SECTION 3003.

9. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN THE AREA SERVED HAS AN OCCUPANT LOAD OF 50 OR MORE.

10. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

11. DOORS SERVING ROOMS OR SPACES WITH AN OCC. LOAD OF 50 OR MORE IN A GROUP A OCC. ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCC, SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OF FIRE EXIT HARDWARE.

12. ELECTRONICALLY POWERED, SELF-LUMINOUS AND PHOTO LUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER;S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

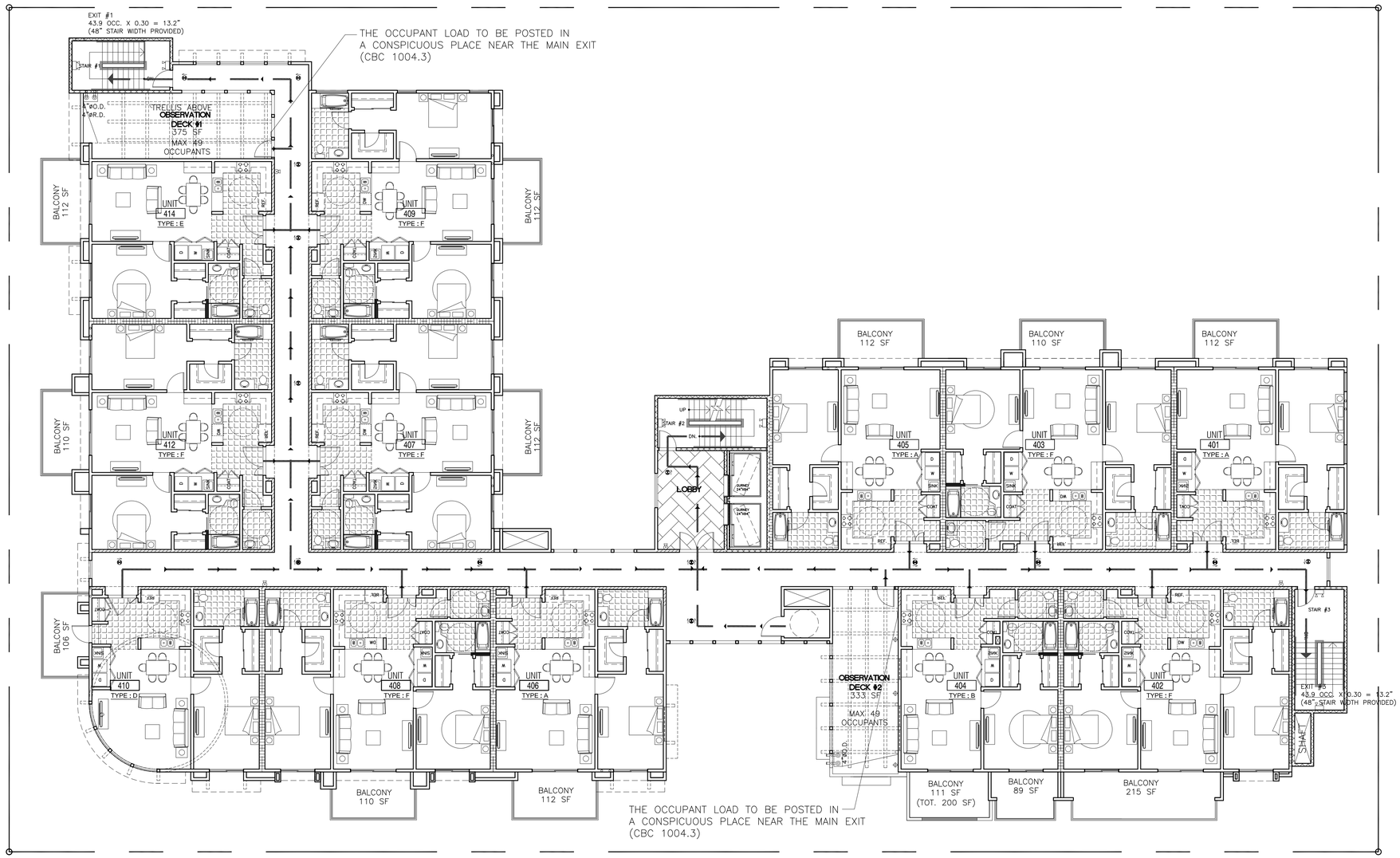
13. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH SECTIONS 1011.5.1 THROUGH 1011.5.3

14. WHERE REQUIRED EXIT ENTERS A YARD OR COURT THE MIN. WIDTH OF THE YARD OR COURT SHALL BE 44" AND THE YARD MUST BE UNOBSTRUCTED AND LEAD TO A PUBLIC WAY. 1024.5.1 & 1024.6 CBC.

15. WALLS OF EXIT PASSAGEWAYS SHALL BE WITHOUT OPENINGS EXCEPT THOSE NECESSARY FOR EGRESS. EXIT PASSAGEWAYS SHALL HAVE WALLS, FLOORS AND CEILINGS OF NOT LESS THAN ONE-HOUR FIRE RESISTANCE RATING AND NOT LESS THAN THAT REQUIRED FOR ANY CONNECTION EXIT ENCLOSURE. EXIT PASSAGEWAY OPENING PROTECTIVES SHALL COMPLY WITH 715 & 1021.4 CBC.

16. EMERGENCY EGRESS LIGHTING SHALL BE PROVIDED THROUGHOUT PER 2013 CALIFORNIA FIRE SECTION 1006.

17. WHEN FINISH MATERIALS ARE SET OUT OR DROPPED MORE THAN 1¾" FROM FIRE-RATED WALL OR CEILINGS THE FINISH MATERIAL SHALL BE CLASS A OR SPRINKLER ON BOTH SIDES OR ATTACHED TO NONCOMBUSTIBLE BACKING OR FURRING STRIPS. PER 803.4.2 CBC.



INTERNATIONAL SYMBOL OF ACCESSIBILITY (2A / A-7.1)

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- -NORMAL POWER
- -INVERTER POWER IN ELECTRICAL ROOM

PLEASE SEE ELECTRICAL (E) PLANS SET FOR LIGHTING LOCATIONS AND POWER SPECIFIATIONS

SYMBOL LEGEND:

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- WALL MOUNT
- U/D WALL MOUNT UP/DWN LIGHT
- CEILING RECESSED

OCC. LOAD CALC.

R-2
RESIDENTIAL AREA: 17,562.4 SF. / 200 PER OCC = 87.8

ASEEMBLY
OBSERVATION DECK #1: 375 SF. / 15 PER OCC = 25
OBSERVATION DECK #2: 333 SF. / 15 PER OCC = 22.2

4TH FLOOR EGRESS AND LIGHTING PLAN

SCALE: 1"=10'-0"

NORTH

FILE: 140828WK3RCP51
DRAWN: P.T.

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A-5.4

FOR REFERENCE ONLY

F. ALL GLAZING WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF A DOOR AND WITHIN 60 INCHES OF THE FLOOR SHALL BE TEMPERED.
G. PROVIDE MIN. OF 1 3/8 IN. SOLID CORE (OR 20 MINUTE FIRE RATED TIGHT-FITTING, SELF- CLOSING DOOR BETWEEN GARAGE AND DWELLING UNIT.)
H. ALL LANDING AT EXTERIOR DOORS SHALL BE A MIN. OF 36 INCHES IN WIDTH BY WIDTH OF DOOR. THE ELEVATION OF LANDING SHALL NOT EXCEED ONE INCH DIFFERENCE THAN THE THRESHOLD OF THE DOORWAY (8" IF DOOR DOES NOT SWING OVER THE LANDING).
I. ALL WOOD BASE SHEATHING SHALL BE APPLIED OVER WITH TWO LAYERS OF GRADE D PAPER.
J. HOSE BIBS MUST BE PROTECTED BY AN ANTI- SYPHON DEVICE.
K. PROVIDE A UFER GROUND ON THE FOUNDATION PLAN, SIZED IN ACCORDANCE WITH ARTICLE 250-50(C).
L. ROOF DRAINAGE SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH CH. 11 OF THE PC FOR MINIMUM RAIN INTENSITY OF 3-IN/HR. SCUPPER OPENINGS USED AS OVERFLOWS SHALL BE A MINIMUM OF 4-IN. HIGH AND HAVE A WIDTH DEQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED AND LOCATED A MINIMUM OF 2-IN. ABOVE THE ROOF SURFACE. (PC 1101.11.2)

GENERAL ELECTRICAL NOTES

1. CLOSET / LAUNDRY LIGHT SHALL BE HIGH EFFICACY OR MANUAL ON OCCUPANCY SENSOR.

2. NON HIGH EFFICACY LIGHT IN KITCHEN SHALL BE LESS THAN 50% TOTAL WATTAGE.

3. ALL BATHROOM SHALL HAVE HIGH EFFICACY LIGHT OR MANUAL ON OCCUPANCY SENSOR.

4. NON HIGH EFFICACY LIGHTS IN BEDROOMS / HALLWAY / LIVING ROOM / DINING ROOM SHALL BE WIRED TO DIMMER.

5. ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY & WITH PHOTO CONTROL.

GENERAL RESIDENTIAL NOTES

1. SMOKE DETECTOR
   A. SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND MOUNTED ON THE CEILING OR WALL IN EACH ROOM FOR SLEEPING PURPOSE AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.
   B. SMOKE DETECTOR SHALL BE HARD-WIRED WITH BATTERY BACKUP AND INTERCONNECTED IN NEW RESIDENCES OR ADDITIONS, BUT MAY BE BATTERY POWERED AT EXISTING PORTIONS OF RESIDENCE.
   C. A/C RETURN AIR LOUVRE PANEL SHALL BE INSTALLED 36" AWAY FROM SMOKE DETECTOR.
   D. SMOKE DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL AREAS OF THE BUILDING OR BE INTERCONNECTED.
   E. SMOKE DETECTORS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION,

2. BATHROOM
   A. BATH TUB BOTTOM IS TO BE SLIP-RESISTANT SURFACE. DRAINPIPE CONNECTION IS TO BE NON-SLIP JOINT.
   B. WALL COVERING TO BE CEMENT PLASTER, TILE OR APPROVED EQUAL 70" ABOVE FLOORS AT SHOWERS OR TUBS WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT, GLASS ENCLOSURE DOORS AND PANELS MUST BE 1/4" FULLY TEMPERED, 1/4" LAMINATED OR OF APPROVED PLASTIC.
   C. GLASS WINDOWS AND DOORS INCLUDING SHOWER ENCLOSURE SUBJECT TO HUMAN IMPACT MUST HAVE SAFETY GLAZING OR PROTECTIVE GRILL OF PUSHBAR. UBC 2406.3.
   D. PROVIDE MINIMUM 30" WIDE SPACE FOR WATER CLOSET AND 24" CLEAR. WATER CLOSET SPACE IN FRONT OF THE WATER CLOSET PER UBC 2904.
   E. BATHROOM OR SERVICE ROOM MINIMUN WINDOW AREAS SHALL BE 1-1/2 SQUARE FEET OPENABLE OR, PROVIDE A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR.
   F. PROVIDE "HYPRO SYSTEMS" (805) 584-9990 WHIRL POOL BATHTUB MODEL OVATION-6642 IN MASTER BATHROOM.
   G. WATER CLOSETS SHALL BE THE 1.6 GALLONS PER FLUSH TYPE.
   H. ALL GLAZING ADJACENT TO BATHTUBS AND WITHIN 6 FEET OF THE TUB'S FLOOR SHALL BE TEMPERED GLASS.

3. ELECTRICAL
   A. ELECTRICAL RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT AT NO POINT AROUND THE PERIMETER WALL OF ANY HABITABLE ROOM IS MORE THAN 6 FEET MEASURED HORIZONTALLY FROM SUCH AN OUTLET, INCLUDING ANY WALL MEASURED HORIZONTALLY FROM SUCH AN OUTLET,INCLUDING ANY WALL 2 FEET OR WIDER. NEC 210-52 (a).
   B. AT LEAST ONE (1) WALL SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN HALLWAYS, BATHROOMS, STAIRWAYS, ATTACHED GARAGES AND AT OUTDOOR ENTRANCES. AT LEAST ONE (1) LIGHTING OUTLET SHALL BE INSTALLED IN AN ATTIC, UNDER FLOOR SPACE, UTILITY ROOM, AND BASEMENT USED FOR STORAGE OR OBTAINING EQUIPMENT REQUIRING SERVICING. NEC 210-70.
   C. ALL NEW RESIDENCES SHALL BE PROVIDED WITH A MIN. 100 AMP SERVICE PANEL [CEC 230-79(C)] A 200 AMP SERVICE PANEL IS PROVIDED FOR THIS PROJECT.
   D. ALL EXTERIOR RECEPTACLES, GARAGE RECEPTACLES, BATHROOM RECEPTACLES AND KITCHEN RECEPTACLES WITHIN 6 FEET OF KITCHEN SINK ABOVE COUNTER TOP SURFACE SHALL HAVE GROUND FAULT INTERRUPTER CIRCUIT PROTECTION. NEC. 210-8.
   E. GENERAL LIGHTING IN KITCHENS SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 40 LUMENS PER WATT (FLUORESCENT), UNDER COUNTER AND DECORATIVE LIGHTING ARE NOT CONSIDERED GENERAL LIGHTING UNLESS THEY PROVIDE UNIFORM LIGHT DISTRIBUTION, REVISE PLAN TO SHOW 40 LUMENS PER WATT FIXTURES AND SWITCHING. SWITCHES ARE TO BE THE MOST ACCESSIBLE. [CEC 150(k)1].
   F. BATHROOMS AND ROOMS CONTAINING A WATER CLOSET SHALL HAVE AT LEAST ONE LIGHT FIXTURE WITH AN EFFICIENCY OF NOT LESS THAN 40 LUMENS PER WATT (FLUORESCENT). REVISE PLANS TO SHOW COMPLAINCE. [CEC 150(k)2].
   G. PROVIDE RECEPTACLES WITHIN 2' OF KITCHEN SINK AND AT 4' ON CENTER AT COUNTERS AND ISLANDS.
   H. GROUND CIRCUIT INTERRUPTER(GFI) OUTLETS SHALL BE PROVIDED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTSIDE AND WITHIN 6 FEET OF KITCHEN SINKS. [NEC-210-8(A)]
   I. ALL ELECTRIC WIRES SHALL BE CONTAINED IN FLEXIBLE METAL CONDUIT, EMT, OR RIGID CONDUIT. A GREEN GROUND WIRE IS REQUIRED.
   J. CONNECTION TO THE GROUNDING ELECTRODES SHALL BE LOCATED AT A READILY ACCESSIBLE LOCATION. PROVIDE BONDING FOR ANY REMOVABLE REQUIREMENT. [SMCC, STET. 25.05.06]
   K. THE USE OF ALUMINUM WIRE IS NOT PERMITTED. [SMCC, SEC. 25.05.08A]
   L. BEDROOM OUTLETS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).

4. OTHERS
   A. NO GAS PIPING SHALL BE INSTALLED IN OR THE GROUND, UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST SIX (6) INCHES ABOVE\ GRADE OR STRUCTURE. UPC 1213(b).
   B. 5/8" TYPE 'X' GYPSUM WALL BOARD TO BE USED ON WALLS AND CEILING THROUGHTOUT.
   C. DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES.
   D. MOISTURE EXHAUST DUCTS FOR DOMESTIC CLOTHESE DRYERS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER.
   E. WHEN A COMPARTMENT OR SPACE FOR A DOMESTIC CLOTHES DRYER IS PROVIDED, A MINIMUM 4" DIAMETER MOISTURE EXHAUST DUCT OF APPROVED MATERIAL SHALL BE INSTALLED.

14. KNEE AND TOE SPACE SHALL BE PROVIDED AS FOLLOW:
   A. THE KNEE SPACE SHALL BE AT LEAST 30 INCHES WIDE AND 8 INCHES DEEP.
   B. THE KNEE SPACE SHALL BE AT LEAST 29 INCHES HIGH AT THE FRONT FACE AND REDUCING TO NOT LESS THAN 27 INCHES AT A POINT 8 INCHES BACK FROM THE FRONT EDGE.
   C. THE KNEE AND TOE SPACE REQUIRED IN THIS SECTION SHALL BE PROVIDED BY ONE OF THE FOLLOWING:
      1. THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED;
      2. ANY CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE OR SPECIALIZED TOOLS; OR
      3. DOORS TO THE CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPENABLE TO PROVIDE THE REQUIRED UNOBSTRUCTED KNEE AND TOE SPACE.
   D. THE TOE SPACE REQUIRED IN THIS SECTION SHALL BE PROVIDED AS FOLLOW;
      1. SHALL BE AT LEAST 30 INCHES WIDE AND CENTERED ON THE LAVATORY
      2. SHALL BE AT LEAST 17 INCHES DEEP, MEASURED FROM THE FRONT EDGE.
      3. SHALL BE AT LEAST 9 INCHES HIGH FROM THE FLOOR.

15. IF CLOTHES WASHING MACHINES AND CLOTHES DRYERS ARE PROVIDED IN COVERED MULTIFAMILY DWELLING UNITS, ONE OF EACH TYPE OF APPLIANCE SHALL BE PROVIDED. WHERE FRONT-LOADING CLOTHES WASHERS ARE NOT PROVIDED, MANAGEMENT SHALL PROVIDE ASSISTIVE DEVICES, ON REQUEST OF THE OCCUPANT, TO PERMIT THE USE OF TOP-LOADING CLOTHES WASHERS.

16. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20 AND 25 INCHES IN DEPTH, THE MAX. HEIGHT MEASURED AT THE BOX IS REDUCED TO 44 INCHES FOR FORWARD APPROACH, OR 46 INCHES FOR SIDE APPROACH PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH. OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH THE RECEPTACLE.
OUTLETS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE, PROVIDED THAT COMPARABLE OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE.

EXCEPTIONS:
   A. RECEPTACLE OUTLETS INSTALLED AS PART OF PERMANENTLY INSTALLED BASEBOARD HEATERS ARE EXEMPT.
   B. REQUIRED RECEPTACLE OUTLETS SHALL BE PERMITTED IN FLOORS WHEN ADJACENT TO SLIDING PANELS OR WALLS.
   C. BASEBOARD ELECTRICAL OUTLETS USED IN RELOCATABLE PARTITIONS, WINDOW WALLS OR OTHER ELECTRICAL CONVENIENCE FLOOR OUTLETS ARE NOT SUBJECT TO THE MIN. HT REQUIREMENTS.
   D. THIS SECTION SHALL NOT APPLY TO EXISTING BUILDINGS WHEN THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THESE STANDARDS WOULD CREATE AN UNREASONABLE HARDSHIP.
NOTE:
THE INTENT OF THE MEASUREMENT IS TO ENSURE THAT RECEPTACLES FALL WITHIN THE REACH RANGE OF 15 INCHES TO 48 INCHES

ADAPTABLE BATHROOM NOTES:

1. WHERE A BATHTUB IS INSTALLED WITH SURROUNDING WALLS.

   - GRAB BAR REINFORCEMENT SHALL BE LOCATED ON EACH END OF THE BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FLOOR, EXTENDING A MIN. OF 24 INCHES FROM THE FRONT EDGE OF THE BATHTUB TOWARD THE BACK WALL OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE A MIN. 6 INCHES NOMINAL IN HEIGHT.

   - GRAB BAR REINFORCEMENT SHALL BE INSTALLED ON THE BACK WALL OF THE BATHTUB A MAX. OF 6 INCHES ABOVE THE BATHTUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FLOOR. GRAB BAR BACKING SHALL BE INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END A MAXIMUM OF 6 INCHES FROM END WALLS OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE A MIN. OF 6 INCHES NOMINAL IN HEIGHT.

2. WHERE THE WATER CLOSET IS PLACED ADJACENT TO A SIDE WALL, REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDES OR ONE SIDE AND THE BACK.

   - REINFORCEMENT INSTALLED AT THE BACK OF THE WATER CLOSET SHALL BE INSTALLED BETWEEN 32 INCHES AND 38 INCHES ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MIN. OF 6 INCHES NOMINAL IN HEIGHT. THE BACKING SHALL BE A MIN. OF 40 INCHES IN LENGTH.

   - REINFORCEMENT INSTALLED AT THE SIDE OF THE WATER CLOSET SHALL BE INSTALLED BETWEEN 32 INCHES TO 38 INCHES ABOVE THE FLOOR. THE REINFORCEMENT SHALL BE INSTALLED A MAX. OF 12 INCHES FROM THE REAR WALL AND SHALL EXTEND A MIN. OF 26 INCHES IN FRONT OF THE WATER CLOSET. THE GRAB BAR REINFORCEMENT SHALL BE A MIN. OF 6 INCHES NOMINAL IN HEIGHT.

ALSO SEE ILLUSTRATION ON SHEET A-7.2 #A

RESIDENTIAL ACCESSIBILITY NOTES

1. EVERY PRIMARY ENTRANCE TO A COVERED MULTIFAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRE.

2. KITCHEN SHALL HAVE A MIN. CLEAR WIDTH OF 48 INCHES MEASURED BETWEEN ANY CABINET, COUNTERTOP OR THE FACE OF ANY APPLIANCE.

3. BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOEBOARD AND SHELVING, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A WHEEL CHAIR. THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL.

4. KITCHEN COUNTERTOPS SHALL COMPLY WITH THIS SECTION AND SHALL BE PROVIDED WITH THE FOLLOWING.
   A. A MIN. LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR THE KITCHEN SINK INSTALLATION.
   B. A MIN. LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR A WORK SURFACE.
   C. THE SINK AND WORK SURFACE MAY BE A SINGLE INTEGRAL UNIT A MIN. OF 60 INCHES IN LENGTH, OR BE SEPARATE COMPONENTS.
   EXCEPTION:
   TWO 15-INCH MIN. WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30 INCHES OF COUNTERTOP WORK SURFACE.

5. REPOSITIONABLE COUNTERTOPS SHALL BE PROVIDED IN A MIN. OF 5% OF THE COVERED MULTIFAMILY DWELLING UNITS. REPOSITIONABLE COUNTERTOPS SHALL COMPLY WITH THE FOLLOWING.
   A. THE KITCHEN SINK AND WORK SURFACE SPACE REQUIRED BY SECTION 11.33A.4 SHALL BE DESIGNED TO ENABLE REPOSITIONING TO A MIN. HT. OF 28 INCHES.
   B. BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK AND WORK SURFACE SHALL BE REMOVABLE TO PROVIDE CLEARANCE FOR A WHEELCHAIR.
   C. THE SIDES OF ADJACENT CABINETS AND THE BACK WALL, WHICH MAY BECOME EXPOSED TO MOISTURE OR FOOD HANDLING WHEN A COUNTERTOP IS LOWERED, SHALL BE CONSTRUCTED OF DURABLE, NONABSORBENT MATERIALS
   D. FINISHED FLOORING SHALL BE EXTENDED TO THE WALL BENEATH THE SINK AND WORK SURFACE.
   EXCEPTIONS:
   A. STONE, CULTURED STONE AND TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS.
   B. TWO 15-INCH MIN. WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30 INCHES OF COUNTERTOP WORK SURFACE.

6. LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED IN KITCHEN AT A HEIGHT OF NO MORE THAN 48 INCHES ABOVE THE FLOOR.

7. KITCHEN FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE. LEVER-OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

8. BATHTUB FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.

9. DOOR AND PANELS OF BATHTUB ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED SHATTER-RESISTANT MATERIALS. HINGED DOORS ALL OPEN OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE MIN. THICKNESS OF NOT LESS THAN 1/8 INCH WHEN FULLY TEMPERED, OR 1/4 INCH WHEN LAMINATED AND SHALL PASS THE TEST REQUIREMENTS OF THIS PART, CHAPTER 24, GLASS AND GLAZING. PLASTICS USED IN DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE OF A SHATTER-RESISTANT TYPE.

10. THE MIN. HEIGHT OF WATER CLOSET SEATS SHALL BE 15 INCHES ABOVE FLOOR.

11. WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLLS SHALL BE NO GREATER THAN 5 POUND-FORCE.

12. VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN. OF 18 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR FORWARD APPROACH. WHEN PARALLEL APPROACH IS PROVIDED, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN. 24 INCHES HOIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAX. OF 34 INCHES ABOVE THE FINISH FLOOR.

13. CABINET UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR AND THE LAVATORY CABINETS ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE.

CHAPTER 11A RESIDENTIAL ACCESSIBILITY REQUIREMENTS AND GENERAL NOTES

FILE: 140828WK3TYP61
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PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON DONG-TSAIR LEE
No. C14526
Ren.11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

A-6.0

FOR REFERENCE ONLY

ELECTRICAL SYMBOLS

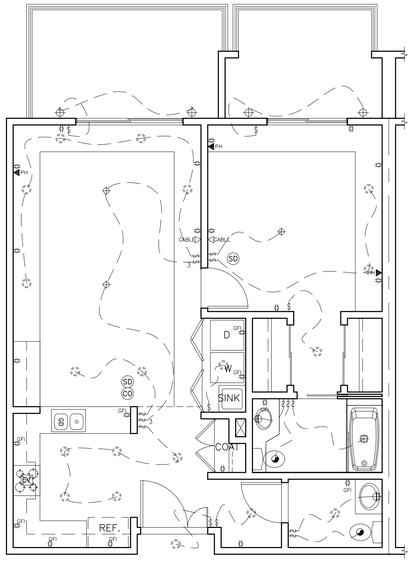
- SWITCH
- TWO WAY SWITCH
- DUPLEX 110V / AFCI
- DUPLEX, GFI
- (F) FLUORESCENT LIGHT
- (SD) UL 217 RATED SMOKE ALARM HARDWIRED, INTERCONNECTED AND WITH BATTERY BACK-UP
- (CO) UL 2034/2075 RATED CARBON MONOXIDE ALARM HARDWIRED, INTERCONNECTED AND WITH BATTERY BACK-UP
- FAN 5 AIR CHANGE PER HOUR
- C.T.V. CABLE TELEVISION
- CEILING MOUNT
- LIGHT WITH FAN 5 AIR CHANGE PER HOUR
- WALL MOUNT
- CEILING RECESSED
- PH TELEPHONE
- H.B. HOSE BIBB
- EX KITCHEN EXHAUST VENT

FLOOR SPACE REQUIREMENT:

- (A) 36" X 48" TOILET ACCESS
- (B1) 30" X 60" TUB ACCESS
- (B2) 48" X 60" TUB ACCESS
- (C) 30" X 48" LAVATORY ACCESS
- (D) 60" DIA ACCESS

NOTE:

SEE FLOOR PLANS FOR ADDITIONAL INFO ON WINDOWS.



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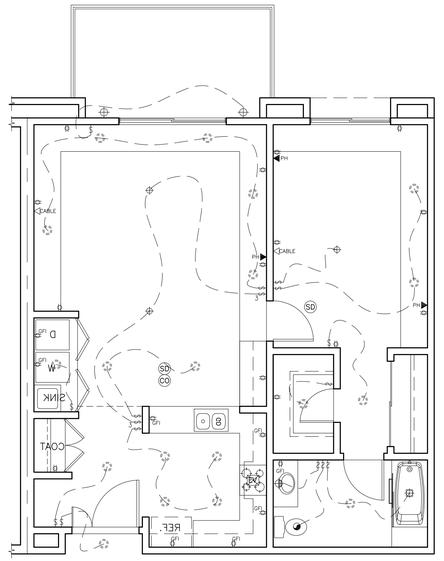

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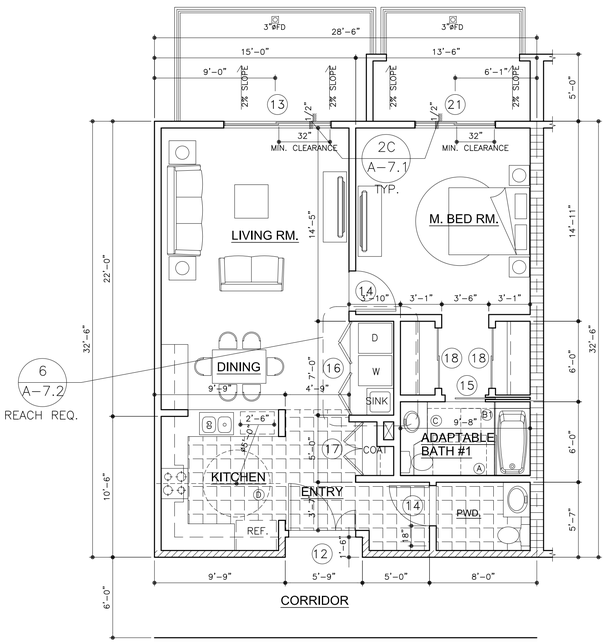
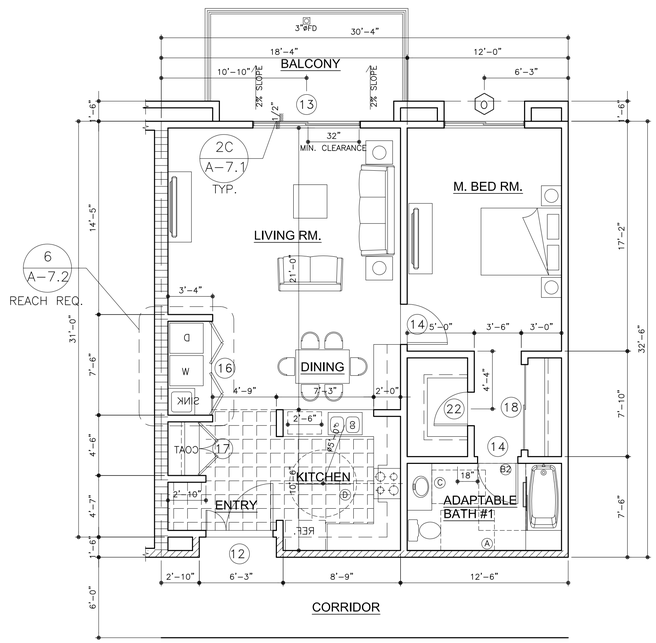


ONE BEDROOM UNITS TYPE B

1,000 SF

UNIT:
404



ONE BEDROOM TYPE A

1,000 SF

UNITS:
201 301 401
205 305 405
206 306 406

TYPICAL RESIDENTIAL CONDOS / CEILING PLANS

SCALE: 3/16 = 1'-0"

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No. C 14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

A-6.1

FOR REFERENCE ONLY

ELECTRICAL SYMBOLS

- SWITCH
- TWO WAY SWITCH
- DUPLEX 110V / AFCI
- DUPLEX, GFI
- (F) FLUORESCENT LIGHT
- (SD) UL 217 RATED SMOKE ALARM HARDWIRED, INTERCONNECTED AND WITH BATTERY BACK-UP
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NOTE:

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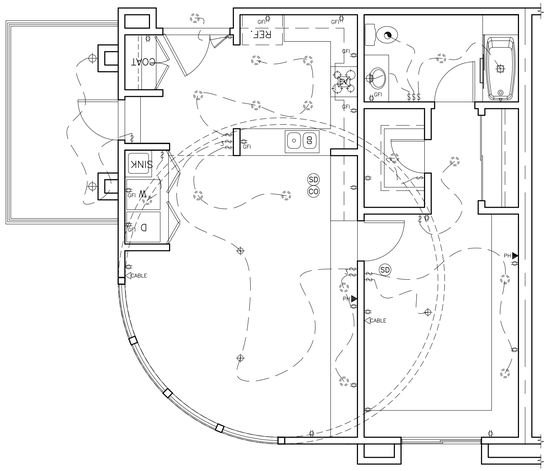

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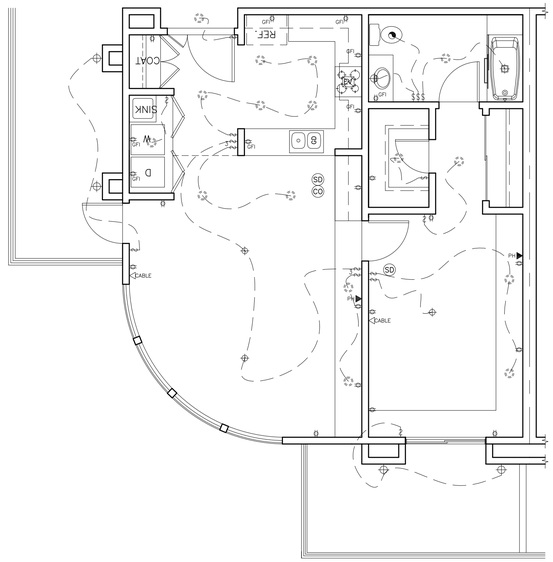

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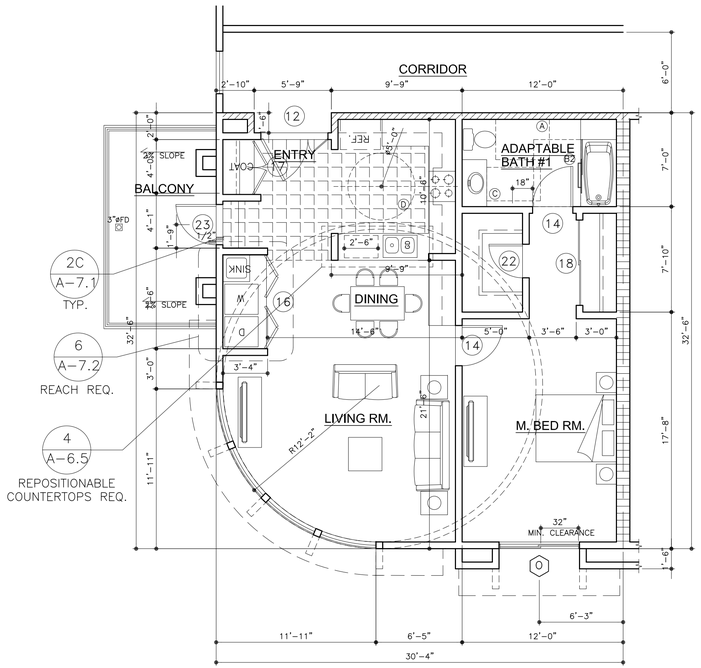
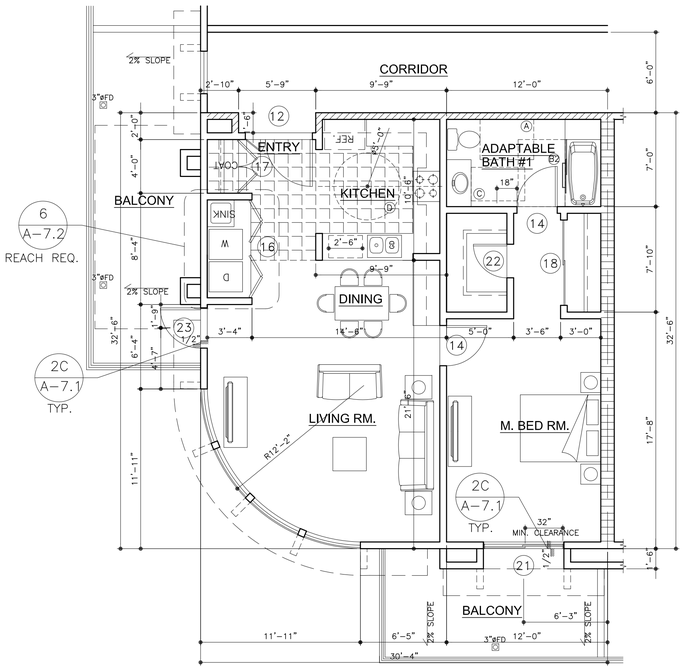


ONE BEDROOM TYPE D (3RD & 4TH FLR LEVEL)

UNITS: 310, 410

1,000 SF

36 UNITS X 5% = 1.8 = 2 UNITS TO PROVIDE REPOSITIONABLE COUNTERTOPS @ KITCHEN SPACE



ONE BEDROOM TYPE C (2ND FLR LEVEL)

UNITS: 210

1,000 SF

TYPICAL RESIDENTIAL CONDOS / CEILING PLANS

SCALE: 3/16 = 1'-0"

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1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT SIMON DONG-TSUNG LEE No. C14526 Ren. 11-30-17 STATE OF CALIFORNIA

FILE: 140828WK3TYP61
DRAWN: P.T.
JOB NO: 140828

A-6.2

FOR REFERENCE ONLY

ELECTRICAL SYMBOLS

- SWITCH
- TWO WAY SWITCH
- DUPLEX 110V / AFCI
- DUPLEX, GFI
- FLUORESCENT LIGHT
- (SD) UL 217 RATED SMOKE ALARM HARDWIRED, INTERCONNECTED AND WITH BATTERY BACK-UP
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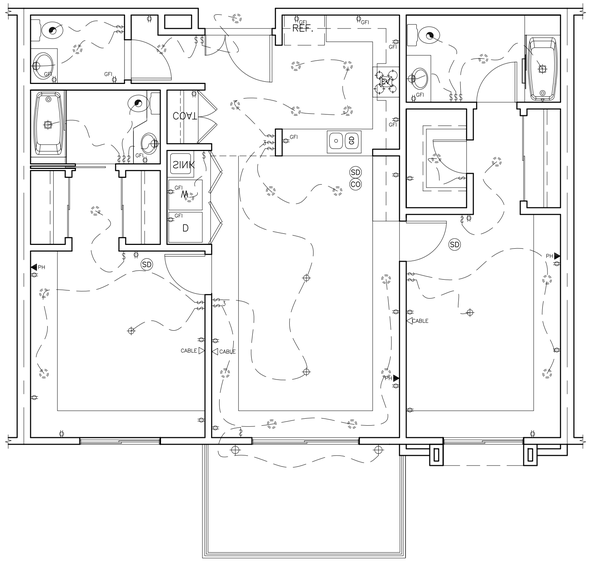
NOTE:

SEE FLOOR PLANS FOR ADDITIONAL INFO ON WINDOWS.



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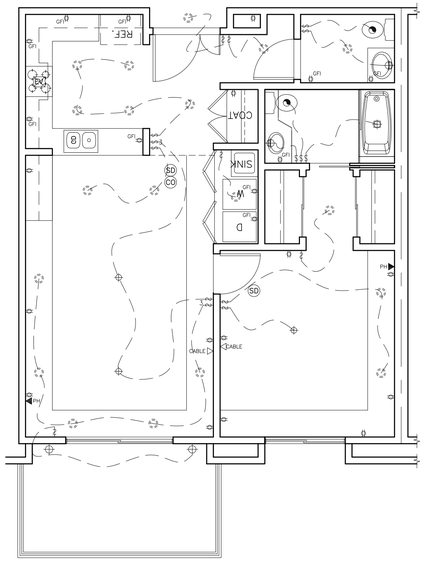

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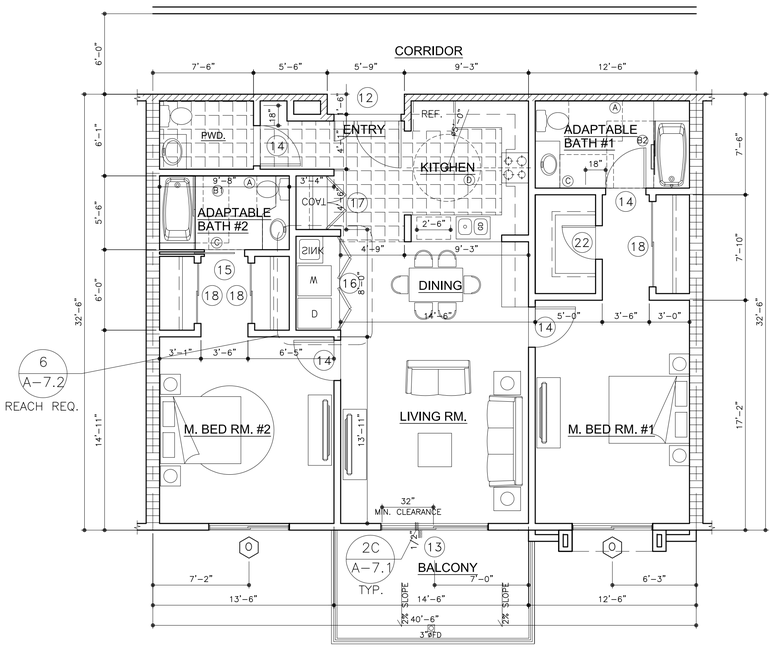
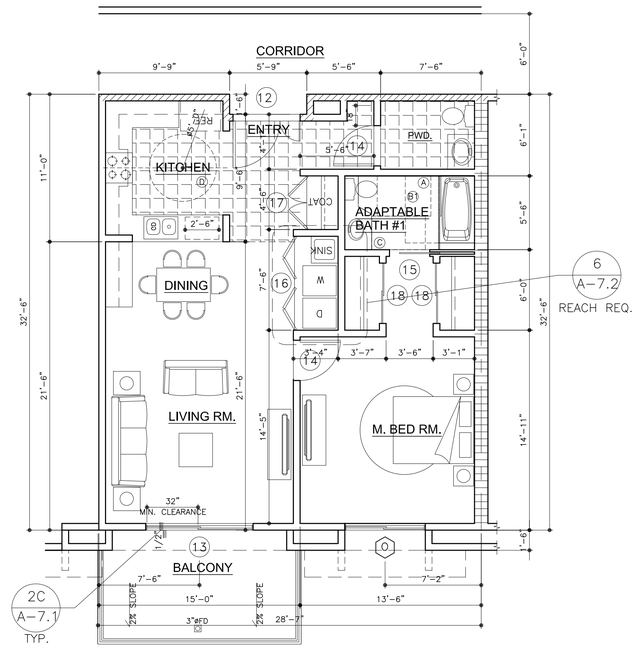


TWO BEDROOM TYPE F

1,300 SF

UNITS:

202 302 402
203 303 403
204 304 407
207 307 408
208 308 409
209 309 412
212 312
214 314



ONE BEDROOM TYPE E (4TH FLR LEVEL)

1,000 SF

UNITS:

414

TYPICAL RESIDENTIAL CONDOS / CEILING PLANS

SCALE: 3/16 = 1'-0"

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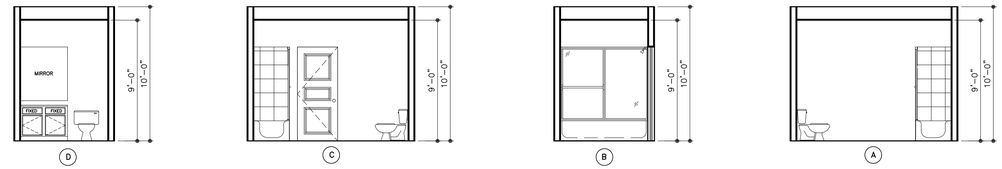
LICENSED ARCHITECT SIMON SONG-TSAN LEE No. C 14528 Ren. 11-30-17 STATE OF CALIFORNIA

JOB NO: 140828

A-6.3

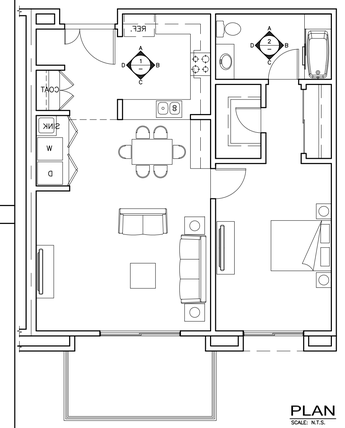
FOR REFERENCE ONLY



2. BATHROOM

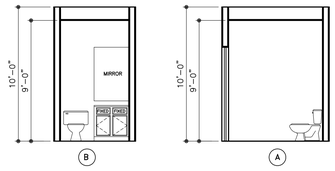


1. KITCHEN

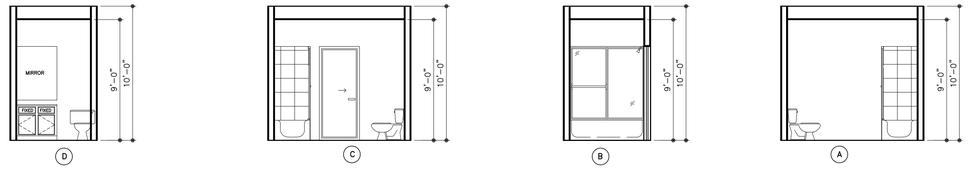


PLAN
SCALE: N.T.S.

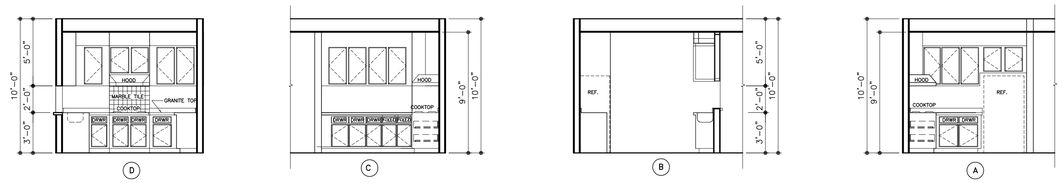
ONE BEDROOM UNITS TYPE A | 1



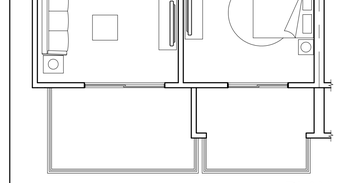
3. POWDER ROOM



2. BATHROOM

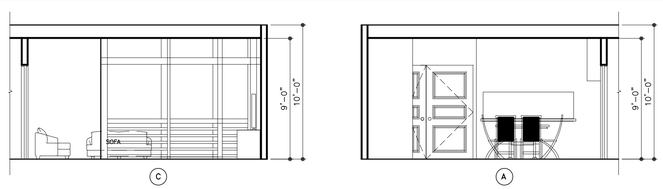


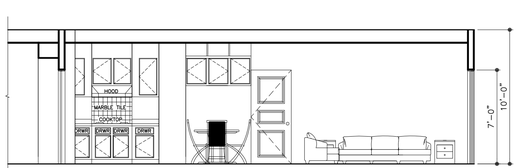
1. KITCHEN

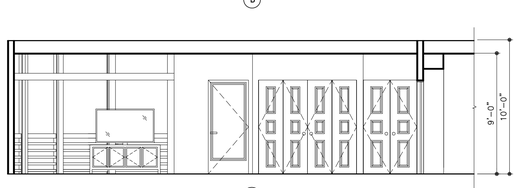


PLAN
SCALE: N.T.S.

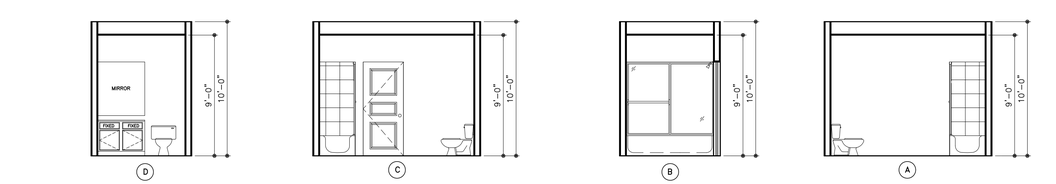
ONE BEDROOM UNITS TYPE B & E | 2







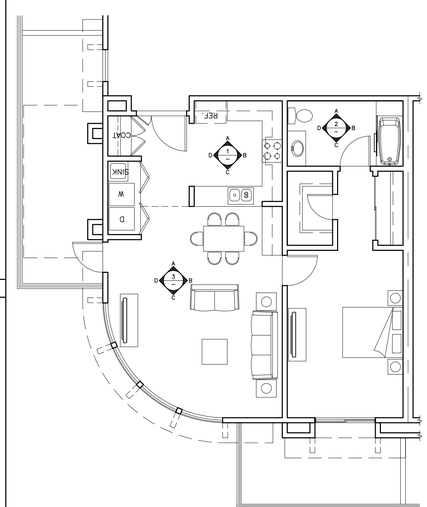
3. LIVING ROOM



2. BATHROOM



1. KITCHEN



PLAN
SCALE: N.T.S.

ONE BEDROOM UNITS TYPE C: 2ND FLR | 3

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FILE: 140828WK1STE10
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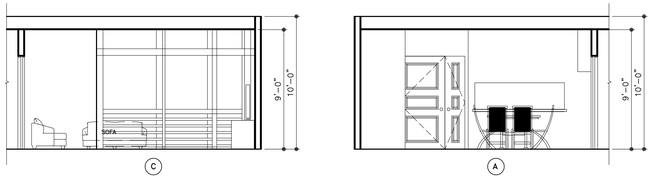
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

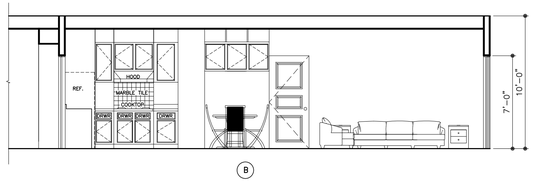
LICENSED ARCHITECT
SIMON DONG-TSAN LEE
No. C14526
Ren. 11-30-15
STATE OF CALIFORNIA

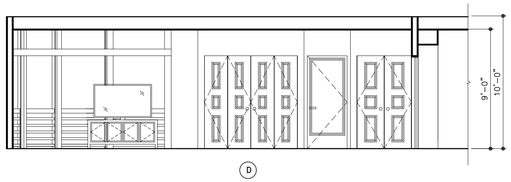
JOB NO: 140828

A-6.4

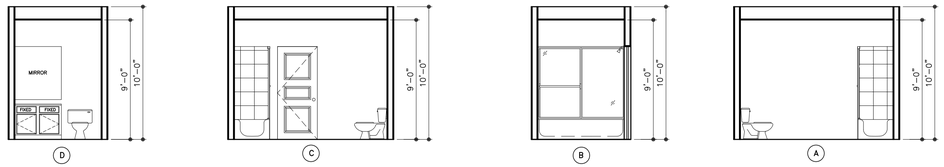
FOR REFERENCE ONLY



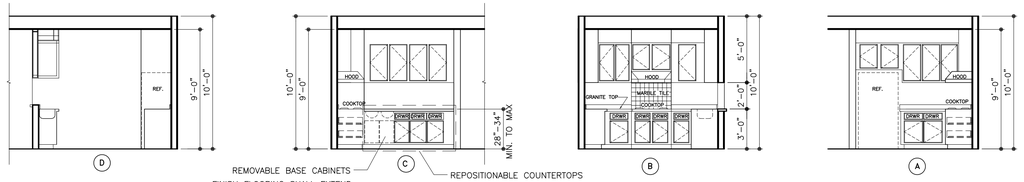




3. LIVING ROOM



2. BATHROOM



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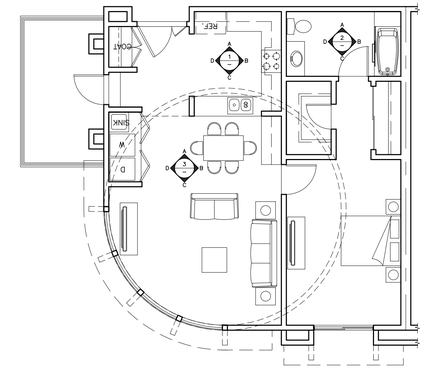
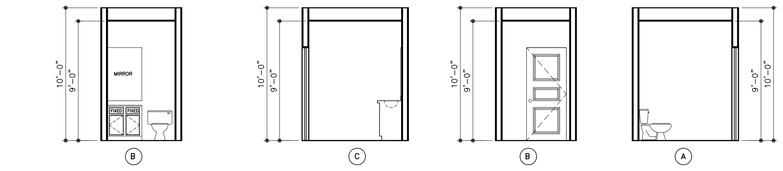
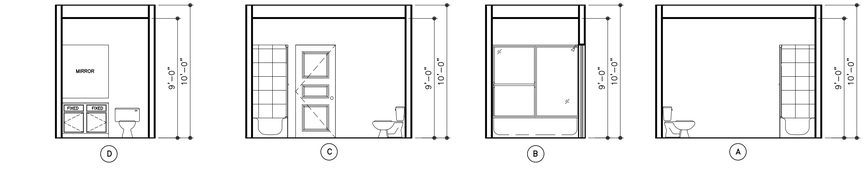


PLAN
SCALE: N.T.S.

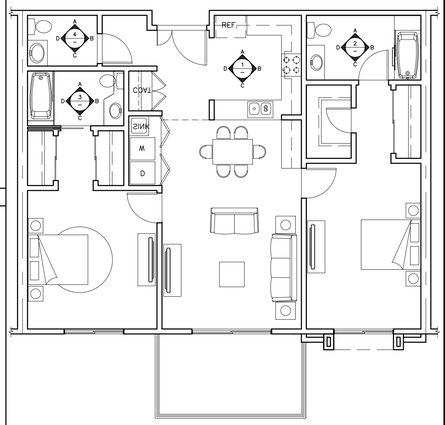
ONE BEDROOM UNITS TYPE D : 3RD /4TH FLR | 4



4. POWDER ROOM

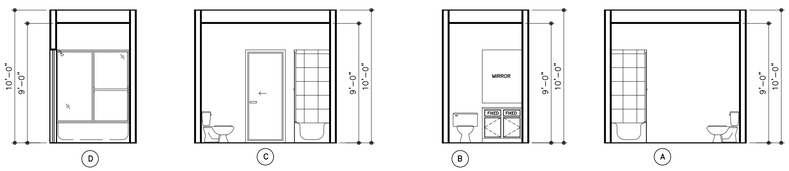


2. BATHROOM #1



PLAN
SCALE: N.T.S.

TWO BEDROOM UNITS TYPE | 5



3. BATHROOM #2



1. KITCHEN

TWO BEDROOM UNITS TYPE | 5

FILE: 140828WK1STE10
DRAWN:

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MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON DONG-TSAN LEE
No. C14526
Ren.11-30-15
STATE OF CALIFORNIA

JOB NO: 140828

A-6.5

FOR REFERENCE ONLY



STAIR IDENTIFICATION W/ GRADE 2 BRAILLE COMPLYING WITH 11B-703.2 OF CBC.

(F) STAIR IDENTIFICATION
N.T.S.

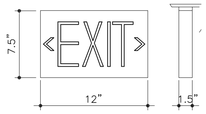


EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACILE EXIT WITH THE WORD, "EXIT".

CHARACTER ON SIGN SHALL BE RAISED 1/32" MIN. AND SHALL BE SAN SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING WITH 1117B.5.6 OF CBC.

RAISED CHARACTER SHALL BE A MIN. OF 5/8" AND A MAX. 2" HIGH.

(E) TACTILE EXIT SIGN (TYP.)
N.T.S.



LX-G
THERMOPLASTIC GREEN, LED EXIT, UNIVERSAL MOUNT.

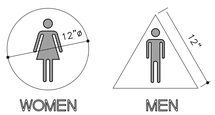
EXIT SIGN W/ DIRECTIONAL ARROW ILLUMINATED W/ SEPARATE CIRCUITS/POWER SOURCE.

EXIT SIGN W/ DIRECTIONAL ARROW NOT BE LESS THAN 6 INCHES NOR MORE THAN 8 INCHES ABOVE THE WALKING SURFACE AND W/ DIRECTIONAL ARROW ILLUMINATED W/ SEPARATE CIRCUITS/POWER SOURCE.

(D) EXIT SIGN AND DETAIL (TYP.)
N.T.S.

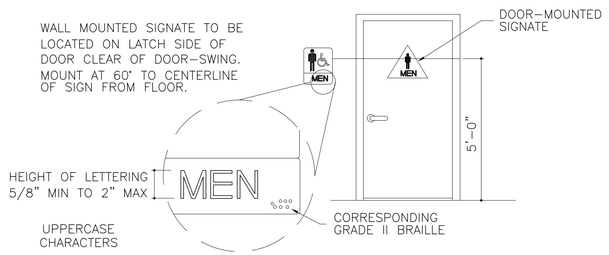


(C) WALL-SIGNAGE (TYP.)
N.T.S.



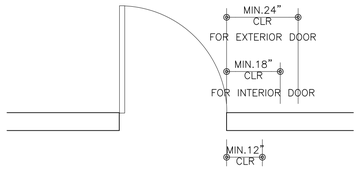
NOTE: PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR-MOUNTED SIGNATE

(B) DOOR MOUNTED SIGNAGE (TYP.)
N.T.S.

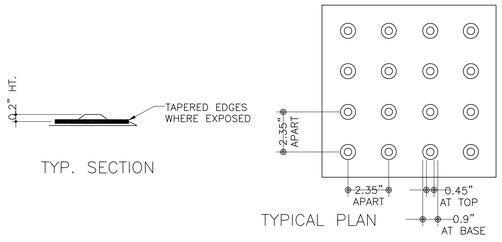


(A) SIGN HEIGHT (TYP.)
N.T.S.

(3) ROOM IDENTIFICATION SIGN
N.T.S.

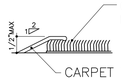


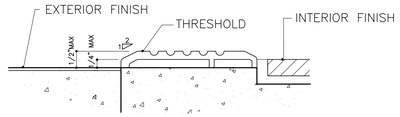
(E) DOORSIDE CLEARANCE FOR ACCESSIBILITY
N.T.S.



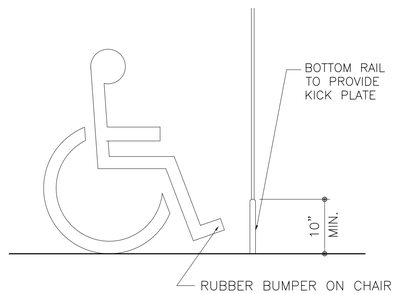
(D) TRUNCATED DOMES
N.T.S.

NOTE:
CARPETING IN ACCESSIBLE AREAS SHALL BE SECURELY ATTACHED: HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD; AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL-CUT PILE OR LEVEL CUT/UNCUT PILE TEXTURE WITH 1/2" MAX. PILE HEIGHT. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO THE FLOOR AND HAVE TRIM ALONG ENTIRE LENTH OF THE EXPOSED EDGE. CARPET TRIM SHALL NOT EXCEED 1/2" IN HEIGHT WITH A 1:2 BEVEL FOR TRIM OVER 1/4" HEIGHT.





(C) THRESHOLD/FLOOR LEVEL
N.T.S.



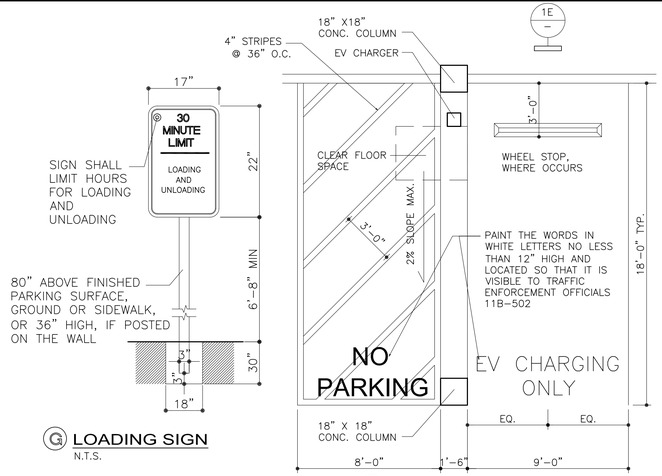
(B) DOOR CONSTRUCTION
N.T.S.



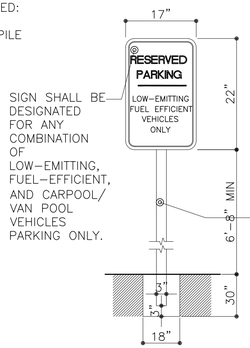
1. SIZE: 6"X8"
2. COLOR: BLUE BACKGROUND WHITE LETTERS AND SYMBOLS
3. LOCATION: TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS

(A) HC. ENTRANCE SIGN
N.T.S.

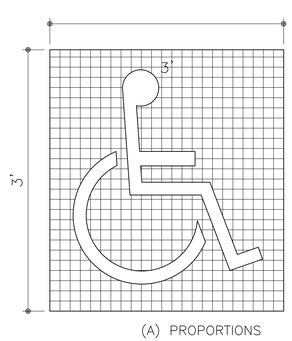
(2) ACCESS DETAILS



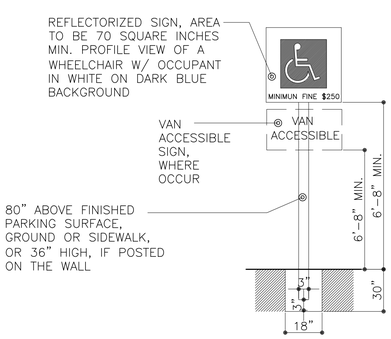
(F) EVCS PARKING SPACE
N.T.S.



(G) LOADING SIGN
N.T.S.



(D) SYMBOL OF INT'L ACCESS. FOR HC.
N.T.S.

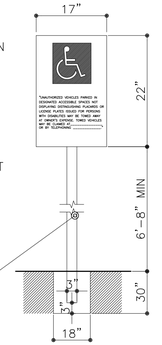


(E) DESIGNATED PARKING SIGN
N.T.S.

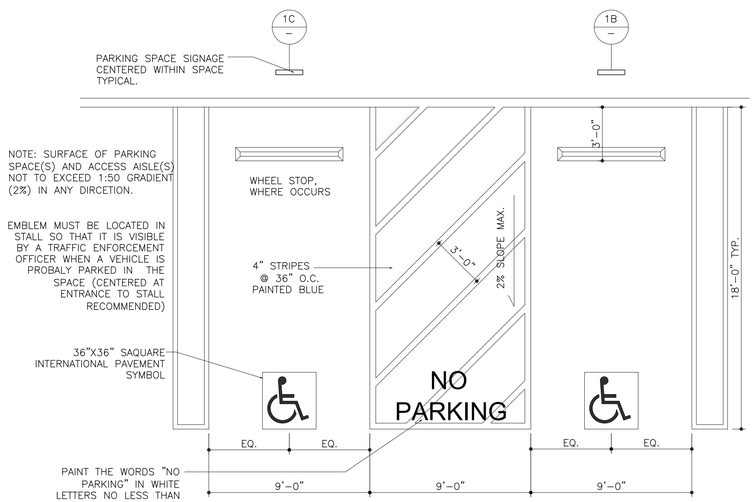
1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO.15090 IN FEDERAL STANDARD 595B.
2. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. (11B-703.7)
3. WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING: (11B-703.2)
   A. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR RECESSED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. (11B-703.2.1, 11B-7.3.2.2, 11B-703.2.3, & 11B-703.3)
   B. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH (MAXIMUM OF 2"). (11B-703.2.5)
   C. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT. (11B-703.6)
4. CHARACTERS ON SIGNS SHALL HAVE A STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER (11B-703.2.6)
5. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTER ON A LIGHT BACKGROUND. (11B-703.5.1)
6. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGN SUSPENDED OR PROJECTED ABOVE FINISH FLOOR IN COMPLIANCE WITH SECTION 11B-703.5.5, THE MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE 11B-703.5.5.
7. DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND. (TABLE 11B-703.3.1)

SIGNS & IDENTIFICATION NOTES

(C) HC. PARKING SIGN
N.T.S.



(B) ACCESSIBLE SIGN
N.T.S.



(A) DISABLE PARKING SPACE
N.T.S.

(1) ACCESSIBLE PARKING DETAILS

ACCESSIBLE SPACES

ARCHITECT:
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140 W. VALLEY BLVD., SUITE 215
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MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

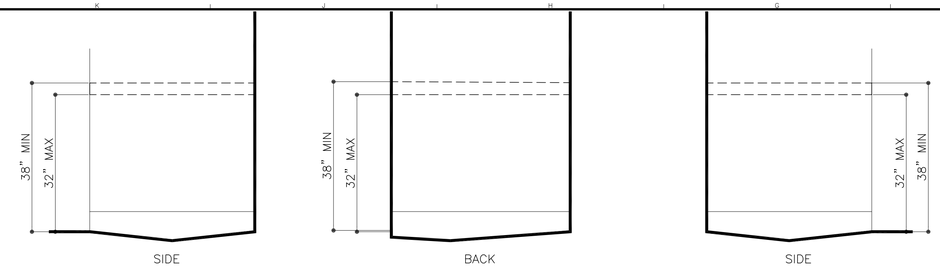
LICENSED ARCHITECT
SIMON DONG-TSAN LEE
No. C 14526
Ren. 11-30-17
STATE OF CALIFORNIA

FILE: 140828WK1STE10
DRAWN: D.A.

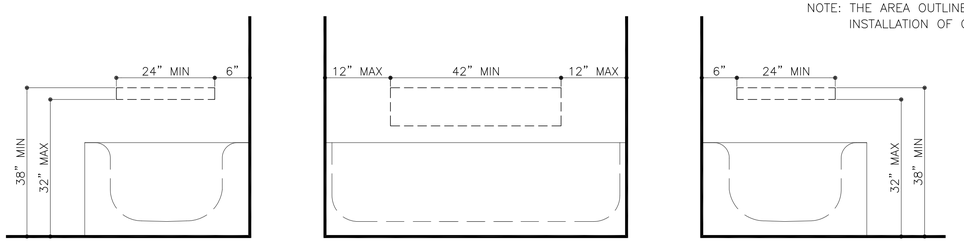
JOB NO: 140828

A-7.1

FOR REFERENCE ONLY

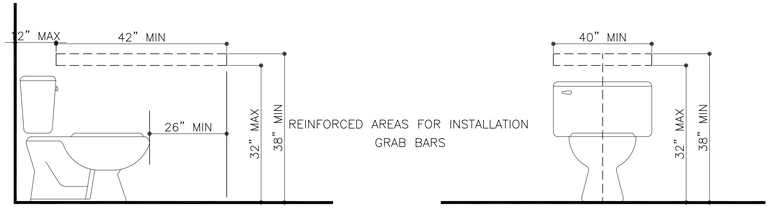


(C) LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE SHOWERS



(B) LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE BATHTUBS

NOTE: THE AREA OUTLINED IN DASHED LINES REPRESENT LOCATIONS FOR FUTURE INSTALLATION OF GRAB BARS FOR TYP. FIXTURE CONFIGURATIONS



(A) WATER CLOSET IN ADAPTABLE BATHROOMS

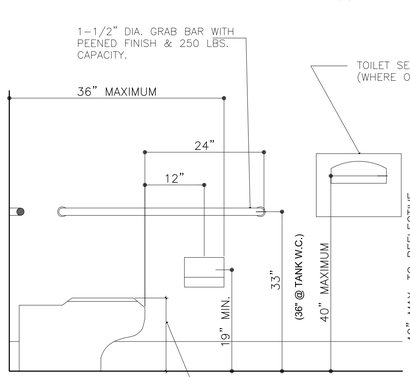
(8) ADAPTABLE BATHROOMS
N.T.S.

TOILET ACCESSORIES (TA)

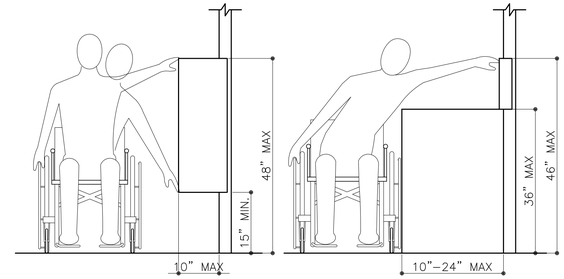
- (TA 1) SOAP DISPENSER (B 822)
- (TA 2) RECESSED TOILET SEAT COVER DISPENSER & ROLL TOILET TISSUE DISPENSER (B 3474)
- (TA 2A) PARTITION MOUNTED T/2 FOR HC (B 3471) (ONE SIDE FLUSH)
- (TA 2B) T/2 MOUNTED ON TOILET PARTITION (B 347)
- (TA 2C) T/2 SURFACE MOUNTED ABOVE (B 3479)
- (TA 3) RECESSED TOILET SEAT COVER DISPENSER, NAPKIN DISPOSAL & TOILET TISSUE DISPENSER (B 3574)
- (TA 3A) PARTITION MOUNTED (ONE SIDE FLUSH) T/3 FOR USE IN H/C COMPARTMENT (B 3571)
- (TA 3B) T/3 MOUNTED ON TOILET PARTITION (B 357)
- (TA 3C) SURFACE MOUNTED T/3 (B 3579)
- (TA 3D) SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER (B 288)
- (TA 4) RECESSED PAPER TOWEL DISPENSER & (12 GAL) WASTE RECEPTACLE (B 3944)
- (TA 4A) RECESSED WASTE RECEPTACLE (12 GAL) (B 3644)
- (TA 4B) FULLY OR PARTIALLY RECESSED PAPER TOWEL DISPENSER & (12 GAL) WASTE RECEPTACLE (B 3900)
- (TA 4C) FULLY RECESSED WASTE RECEPTACLE (B 367)
- (TA 4D) FULLY RECESSED PAPER TOWEL DISPENSER & WASTE RECEPTACLE (B 3803)
- (TA 5) RECESSED PAPER TOWEL DISPENSER (B 362)
- (TA 5A) SURFACE MOUNTED PAPER TOWEL DISPENSER & (12 GAL) WASTE RECEPTACLE (B 3944 W/SKIRT)
- (TA 6) RECESSED COMBINATION SANITARY NAPKIN & TAMPON VENDOR (315867 x 25 CENTERLINE)
- (TA 6A) SURFACE MOUNTED T/6 ABOVE (316988 x 25 CENTERLINE)
- (TA 7) RECESSED SOAP DISPENSER (B 306)
- (TA 7A) SURFACE MOUNTED T/7 ABOVE (B 4112)
- (TA 8) GRAB BAR MOUNTING
- (TA 9) TOILET GRAB BAR (36" x 54") (B 5837)
- (TA 10) MIRROR WITH 5" DEEP SHELF (B 292)
- (TA 11) SURFACE MOUNTED CONDOM VENDOR (B 2801)
- (TA 12) SURFACE MOUNTED TOILET SEAT COVER DISPENSER (B 221)
- (TA 13) SANITARY NAPKIN DISPOSAL (B 254)
- (TA 14) SURFACE MOUNTED PAPER TOWEL DISPENSER (B 4262)
- (TA 15) SURFACE MTD (20 GAL) WASTE RECEPTACLE (B 275)
- (TA 16) RECESSED TOILET TISSUE DISPENSER (-)
- (TA 17) SURFRACE MOUNTED TOILET TISSUE DISPENSER (-)
- (TA 18) BABY DIAPER CHANGING STATION (-)
- (TA 19) ELECTRIC HAND DRYER (-)

TOILET FIXTURES (TF)

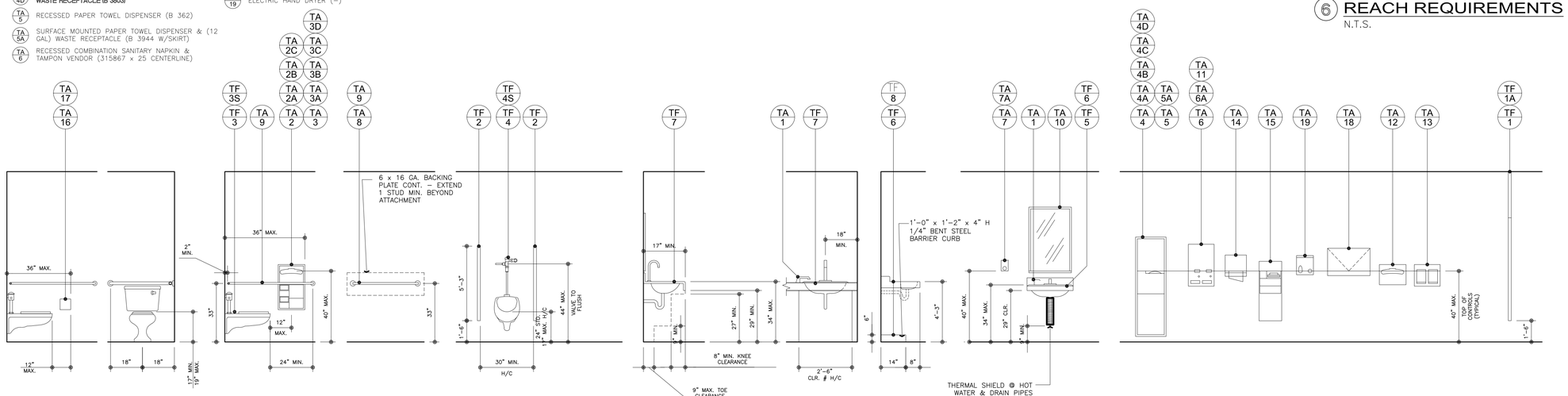
- (TF 1) STANDARD CEILING HUNG TOILET PARTITION (10160.A)
- (TF 1A) HEAVY DUTY CEILING HUNG TOILET PARTITION (10160.B)
- (TF 2) WALL HUNG URINAL DIVIDER (10160.C) MAX DEPTH 24"
- (TF 3) WALL HUNG WATER CLOSET
- (TF 3S) WALL HUNG WATER CLOSET, STAINLESS STEEL
- (TF 4) WALL HUNG URINAL
- (TF 4S) WALL HUNG URINAL, STAINLESS STEEL
- (TF 5) WALL HUNG LAVATORY
- (TF 6) WALL HUNG LAVATORY, STAINLESS STEEL
- (TF 7) COUNTER TOP LAVATORY
- (TF 8) WALL HUNG LAVATORY W/STAINLESS STEEL SHELF & BENT STEEL BARRIER CURB ATTACHED TO FLOOR



NOTE: MAILBOXES SHALL COMPLY WITH 11B-309

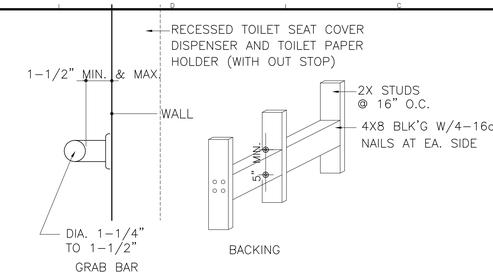


(6) REACH REQUIREMENTS
N.T.S.



ACCESSIBLE TOILET STALL | ACCESSIBLE URINAL | ACCESSIBLE LAVATORY | ACCESSIBLE ACCESSORIES

(4) RESTROOM FIXTURES
N.T.S.

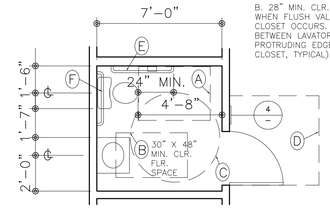


(7) GRAB BAR/BACKING
N.T.S.

CLEARANCE NOTES:

A. 28" CLR. BETWEEN LAVATORY AND EDGE OF WATER CLOSET TANK LID WHEN TANK WATER CLOSET OCCURS.

B. 28" MIN. CLR. TO EDGE OF BOWL WHEN FLUSH VALUE WATER CLOSET OCCURS. (28" MIN. CLR BETWEEN LAVATORY TO FURTHEST PROTRUDING EDGE OF WATER CLOSET, TYPICAL).



(A) TYPICAL TOILET ROOM

- (A) 36"X48" ACCESS SPACE
- (B) 30"X48" LAV. ACCESS SPACE
- (C) 60" DIA. ACCESS SPACE
- (D) 5' SQ. LEVEL AND CLEAR SPACE
- (E) 42" MINIMUM GRAB BAR (EXTEND 24" FROM EDGE OF TOILET)
- (F) 36" MINIMUM GRAB BAR

(5) RESTROOM
SCALE: 1/4"=1'-0"

ACCESSIBLE FIXTURES

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DRAWN: D.A.

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LICENSED ARCHITECT
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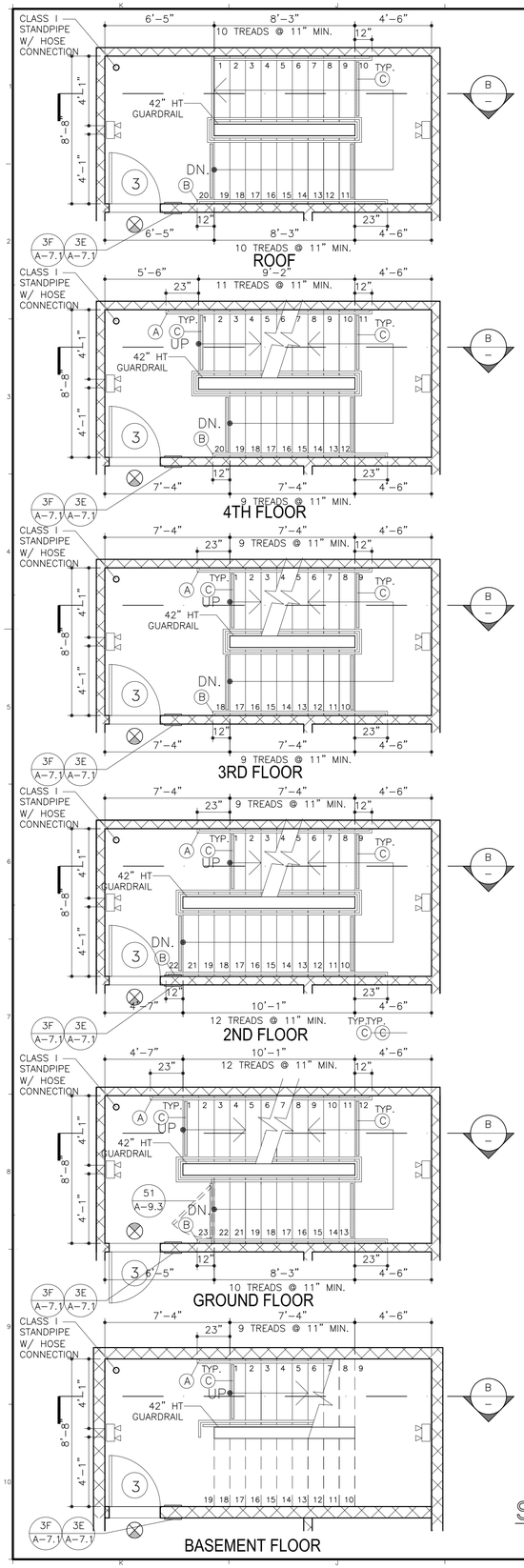
No. C14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

A-7.2

FOR REFERENCE ONLY



LEGEND:

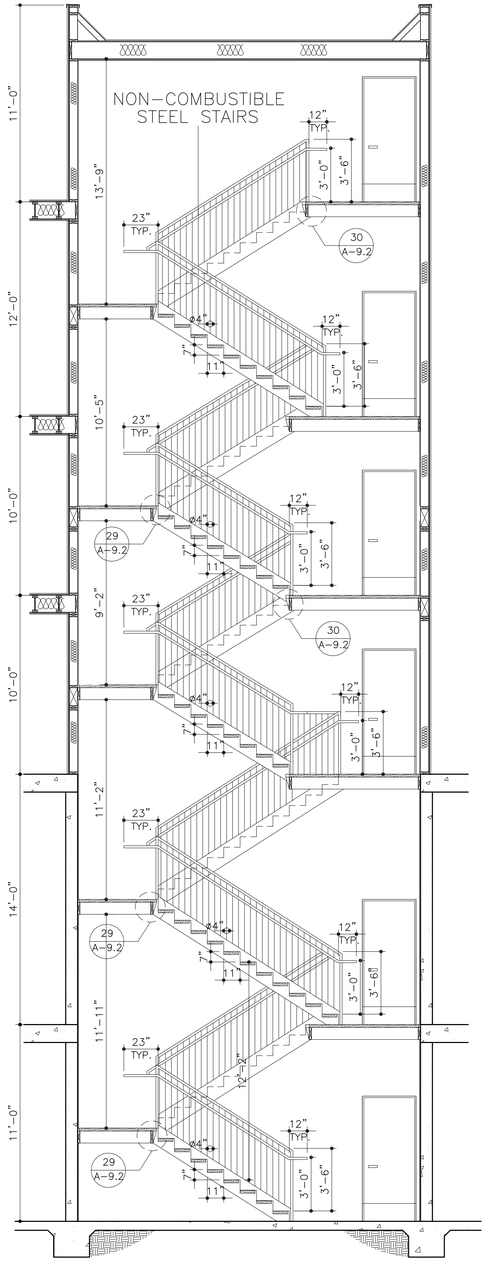
- (A) HANDRAIL EXTENSION: 12" + TREAD WIDTH @ BOTTOM OF STAIR
- (B) HANDRAIL EXTENSION: 12" @ TOP OF STAIR
- (C) 2" WIDE, HIGH CONTRAST COLOR, SLIP-RESISTIVE STRIP INSTALLED 1" AWAY FROM NOSING @ TOP & BOTTOM OF STAIRRUN.

ADA NOTE:

1. EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE AND NOT MORE THAN 4" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED.
2. NOSING SHALL NOT PROJECT MORE THAN 1 1/2" PAST THE FACE OF THE RISER BELOW.
3. PROVIDE APPROVED TACTILE STAIRWAY IDENTIFICATION SIGNS.
4. RISERS SHALL BE SOLID AND SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LANDING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE NOT PERMITTED. (1133B.4.5.2, FIG 11B-35(A) AND (B))

FIRE NOTE:

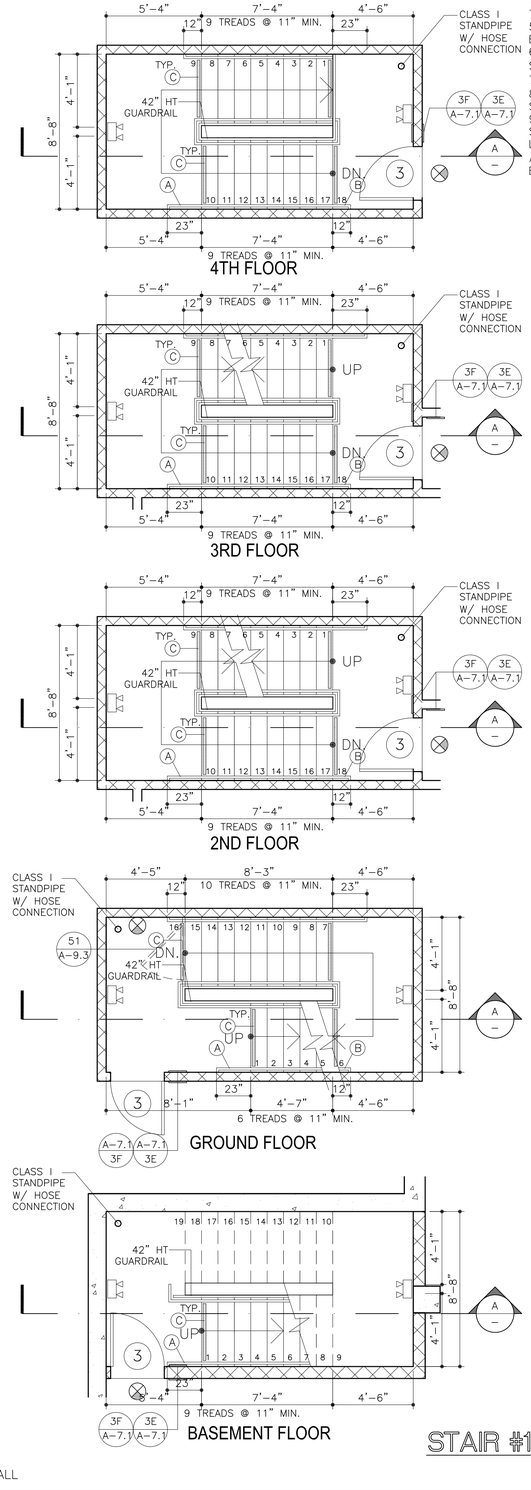
1. ALL STANDPIPE SYSTEMS, EXCEPT CLASS II SYSTEMS, SHALL BE DESIGNED TO DELIVER A MINIMUM OF 125 PSI AT THE DISCHARGE OF ALL STANDPIPE OUTLETS.



STAIR #2

SYMBOLS:

- EXIT SIGN W/ DIRECTIONAL ARROW ILLUMINATED W/SEPARATE CIRCUITS/POWER SOURCE, BATTERY BACK-UP
- EMERGENCY LIGHT PROVIDING 1 FOOTCANDLE OF LIGHTING ON FLOOR



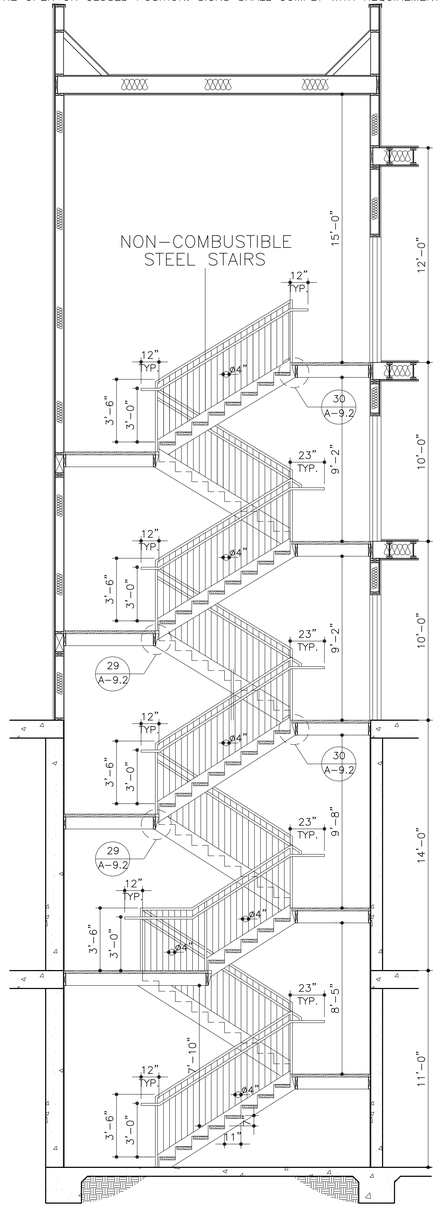
WALL LEGEND:

1A A-9.1 / 1B A-9.1 — 2-HR RATED SHAFT & EXIT CORRIDOR AND AREA SEPARATION WALL

STAIR #1

STAIR NOTE:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL STAIRS FOR ARCHITECTS REVIEW & CITY APPROVAL, PRIOR TO INSTALLATION.
2. THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8"
3. GUARDRAIL ON OPEN SIDE OF STAIRS OVER 30" ABOVE FLOOR OR ADJACENT GRADE. MAY SERVE AS HANDRAIL ALSO. GUARDRAIL MAYBE 34" TO 38" HIGH ONLY AT OPEN SIDE OF STAIRS.
4. HANDRAIL (REQUIRED FOR 4 OR MORE RISERS) 34" TO 38" ABOVE TREAD NOSING, 1 1/2"CLEARANCE TO WALL, 1 1/4"TO 2" IN CROSS SECTION, WITH ENDS RETURNED TO WALL OR TERMINATE AT NEWEL OR SAFETY POST.
5. HANDRAIL CONNECTION DETAILS ADEQUATE TO WITHSTAND A 20-POUNDS-PER-FOOT LATERAL LOAD, BUT NOT LESS THAN 200 LBS IN ANY DIRECTION.
6. GUARDRAILS ARE REQUIRED AT FLOOR AND ROOF OPENINGS, LANDINGS, BALCONIES, AND AT OPEN SIDES OF STAIRS OVER 30" IN HEIGHT.
7. GUARDRAILS TO BE 42" MIN. IN HEIGHT.
8. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
9. STAIRWAY IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS. SUCH SIGNS SHALL IDENTIFY THE STAIRWAY, INDICATE THERE IS ROOF ACCESS, THE FLOOR LEVEL, AND THE UPPER AND LOWER TERMINUS OF THE STAIRWAY. THE SIGN SHALL BE LOCATED APPROX. 5' ABOVE THE LANDING FLOOR IN A POSITION THAT IS READILY VISIBLE WHEN THE DOOR IS IN EITHER THE OPEN OR CLOSED POSITION. SIGNS SHALL COMPLY WITH REQUIREMENT OF CBC 1022.8.



BUILDING STAIR PLAN

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

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PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON DONG-TSAN LEE
No. C14526
Ren. 11-30-17
STATE OF CALIFORNIA

FILE: 140828WK3STR73
DRAWN: P.T.

JOB NO: 140828

A-7.3

FOR REFERENCE ONLY

STAIR NOTE:

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SYMBOLS:

EXIT SIGN W/ DIRECTIONAL ARROW ILLUMINATED W/SEPARATE CIRCUITS/POWER SOURCE, BATTERY BACK-UP

EMERGENCY LIGHT PROVIDING 1 FOOTCANDLE OF LIGHTING ON FLOOR

WALL LEGEND:

1A A-9.1 / 1B A-9.1 — 2-HR RATED SHAFT & EXIT CORRIDOR AND AREA SEPARATION WALL

LEGEND:

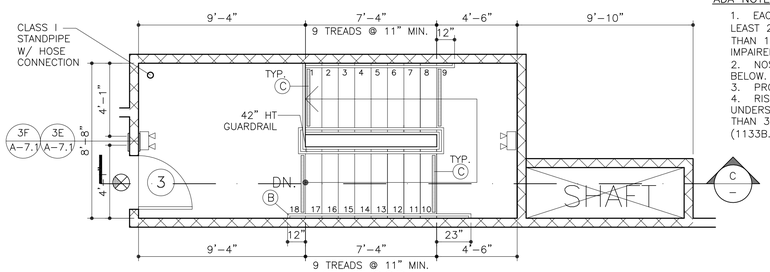
(A) HANDRAIL EXTENSION: 12" + TREAD WIDTH @ BOTTOM OF STAIR
(B) HANDRAIL EXTENSION: 12" @ TOP OF STAIR
(C) 2" WIDE, HIGH CONTRAST COLOR, SLIP-RESISTIVE STRIP INSTALLED 1" AWAY FROM NOSING @ TOP & BOTTOM OF STAIRRUN.

ADA NOTE:

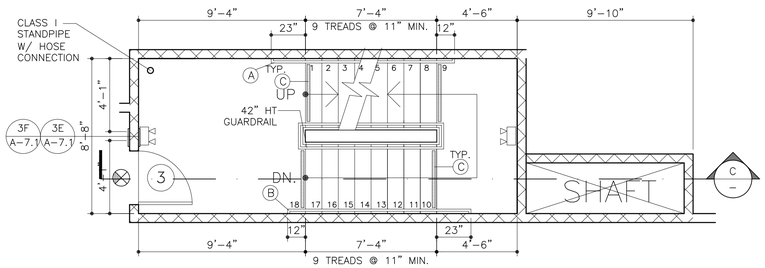
1. EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE AND NOT MORE THAN 4" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED.
2. NOSING SHALL NOT PROJECT MORE THAN 1 1/2" PAST THE FACE OF THE RISER BELOW.
3. PROVIDE APPROVED TACTILE STAIRWAY IDENTIFICATION SIGNS.
4. RISERS SHALL BE SOLID AND SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LANDING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE NOT PERMITTED. (1133B.4.5.2, FIG 11B-35(A) AND (B))

FIRE NOTE:

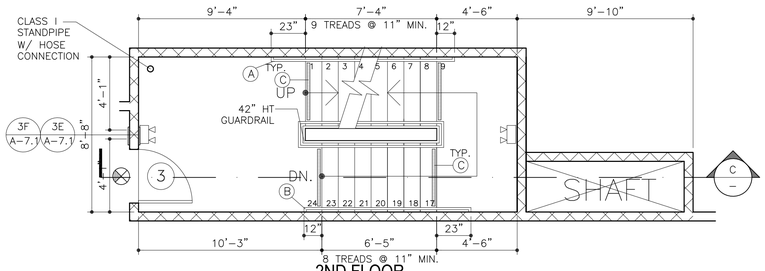
1. ALL STANDPIPE SYSTEMS, EXCEPT CLASS II SYSTEMS, SHALL BE DESIGNED TO DELIVER A MINIMUM OF 125 PSI AT THE DISCHARGE OF ALL STANDPIPE OUTLETS.



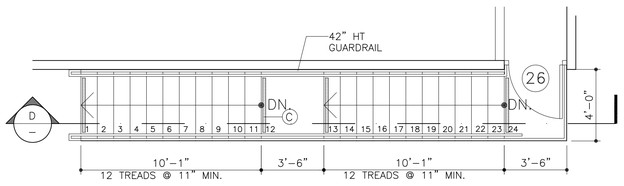
4TH FLOOR



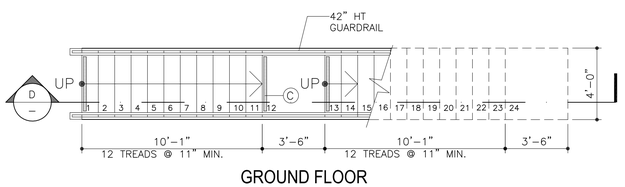
3RD FLOOR



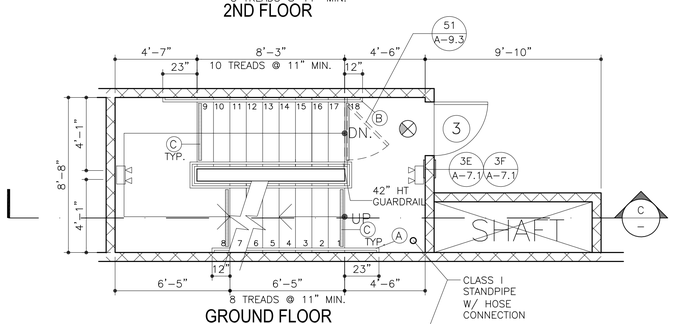
2ND FLOOR



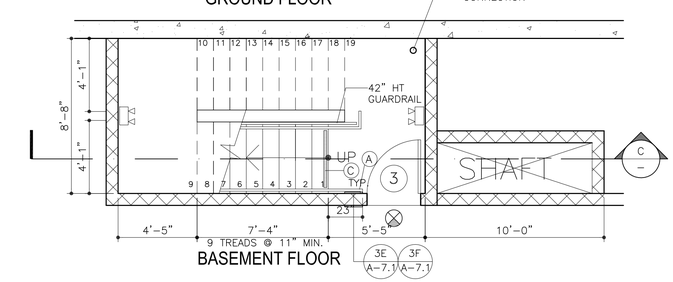
2ND FLOOR



GROUND FLOOR



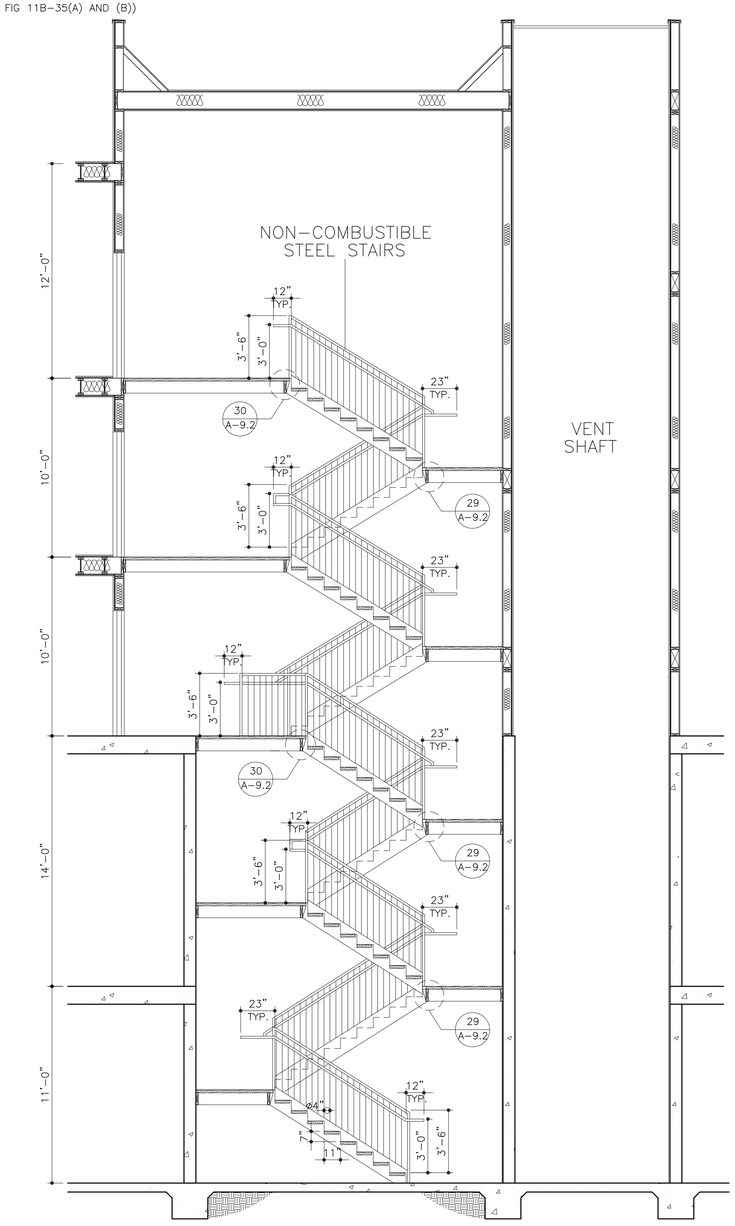
GROUND FLOOR



BASEMENT FLOOR

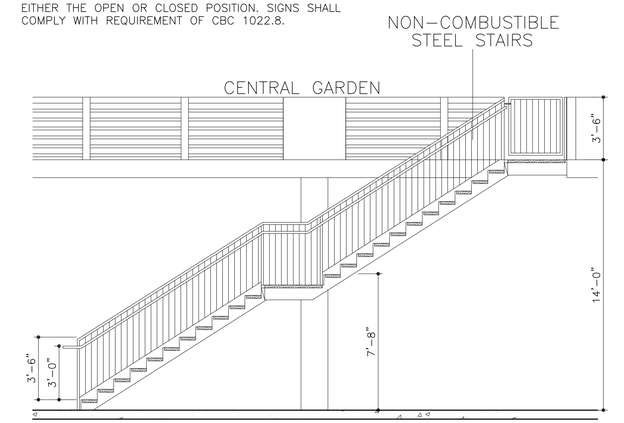
STAIR #4

STAIR #3



BUILDING STAIR PLAN

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



FILE: 140828WK3STR73
DRAWN: P.T.

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A-7.4

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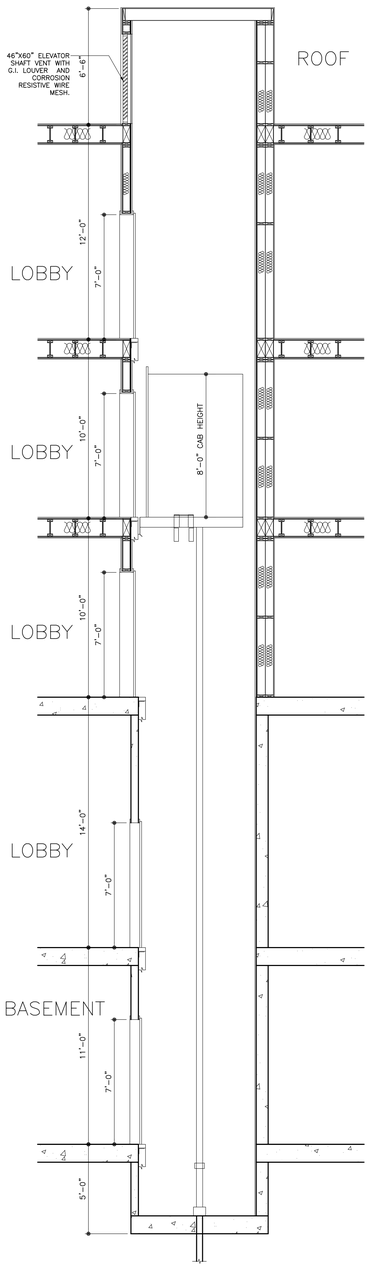


SECTION A

1. CALL OPERATION BUTTON: SHALL BE WITHIN 3'–6" OF THE FLOOR. BUTTONS SHALL BE A MINIMUM OF 3/4" IN SIZE AND SHALL BE RAISED 1/8"±1/32" ABOVE THE SURROUNDING SURFACE. VISUAL INDICATION SHALL BE PROVIDED TO SHOW EACH CALL REGISTERED AND EXTINGUISHED WHEN ANSWERED. OBJECTS ADJACENT TO AND BELOW HALL CALL BUTTONS SHALL NOT PROJECT MORE THAN 4" FROM THE WALL.

2. HALL LANTERN: A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOIST WAY ENTRANCE INDICATING TO THE PROSPECTIVE PASSENGER THE CAR ANSWERING THE CALL AND ITS DIRECTION AS FOLLOWS:
   a). THE VISUAL SIGNAL FOR EACH DIRECTION SHALL BE A MINIMUM OF 2–1/2" HIGH BY 2–1/2" WIDE, AND VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTON.
   b). THE AUDIBLE SIGNAL SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION OR OF A CONFIGURATION WHICH DISTINGUISHED BETWEEN UP AND DOWN ELEVATOR TRAVEL.
   c). THE CENTER LINE OF THE FIXTURE SHALL BE LOCATED A MINIMUM OF 6 FT IN HEIGHT FROM THE LOBBY FLOOR.
   d). THE USE OF ARROW SHAPES IS PREFERRED FOR VISIBLE SIGNALS.

3. FLOOR NUMBER: LOCATED APPROXIMATELY 5 FT ABOVE THE FLOOR ON JAMB PANELS ON BOTH SIDES OF THE ELEVATOR DOOR AND TO BE VISIBLE FROM WITHIN THE ELEVATOR. FLOOR NUMBER IS DESIGNATED BY RAISED ARABIC NUMERALS, WHICH ARE A MINIMUM 2" IN HEIGHT AND RAISED BRAILLE SYMBOLS. THE RAISED BRAILLE SYMBOLS SHALL BE PLACED DIRECTLY TO THE LEFT OF THE CORRESPONDING RAISED ARABIC NUMERALS. THE RAISED CHARACTERS SHALL BE ON A CONTRASTING BACKGROUND.

4. DOOR PROTECTIVE AND REOPENING DEVICES: SENSING DEVICES WITHOUT REQUIRING CONTACT FOR ACTIVATION AT NORMAL 5" AND 29" ABOVE THE FLOOR. TO BE REMAINING EFFECTIVE FOR A PERIOD OF NOT LESS THAN 20 SECONDS IF THE DOOR WAY REMAINS OBSTRUCTED. AFTER 20 SECONDS, THE DOOR MAY BEGIN TO CLOSE. HOWEVER, IF DESIGNED IN ACCORDANCE WITH ASME A17.1–1990, THE DOOR CLOSING MOVEMENT COULD STILL BE STOPPED IF A PERSON OR OBJECT EXERTS SUFFICIENT FORCE AT ANY POINT ON THE DOOR EDGE.

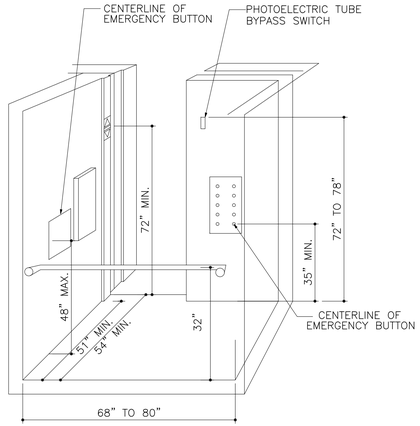
5. CAR POSITION INDICATORS. A SPECIAL BUTTON MAY BE PROVIDED THAT WOULD ACTIVATE THE AUDIBLE SIGNAL WITHIN THE GIVEN ELEVATOR ONLY FOR THE DESIRED TRIP, RATHER THAN MAINTAINING THE AUDIBLE SIGNAL IN CONSTANT.

6. EMERGENCY COMMUNICATION: PROVISION OF BOTH VOICE AND VISUAL DISPLAY INTERCOMMUNICATION OF EMERGENCY TWO–WAY COMMUNICATION SYSTEMS IS REQUIRED.

7. MIN. CLEAR WIDTH FOR ELEVATOR DOORS SHALL BE 36 INCHES.

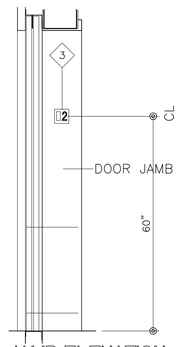
8. THE CAR INSIDE SHALL ALLOW FOR THE TURNING OF A WHEELCHAIR. THE MIN. CLEAR DISTANCE BETWEEN WALLS SHALL NOT BE LESS THAN 68" BY 54" FOR SIDE–SLIDE OPENING DOORS AND NOT BE LESS THAN 80" BY 54" FOR CENTER OPENING DOORS.

9. ELEVATORS SHALL COMPLY WITH SECTION 11B–407 OF THE 2013 CALIFORNIA BUILDING CODE.

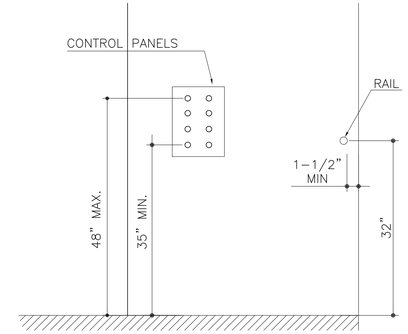


X = 48" MAX. WHEN FRONT REACH ONLY POSSIBLE
54" MAX. WHEN SIDE REACH IS POSSIBLE

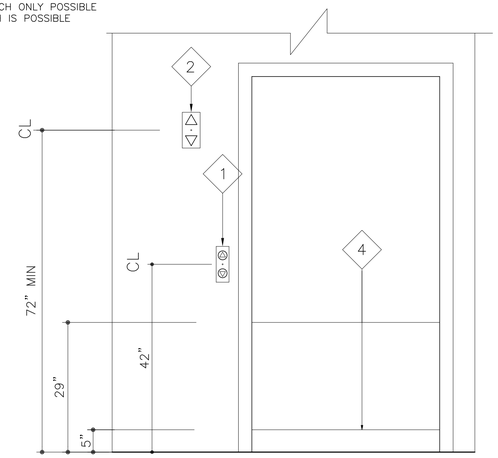
AXOMETRIC VIEW



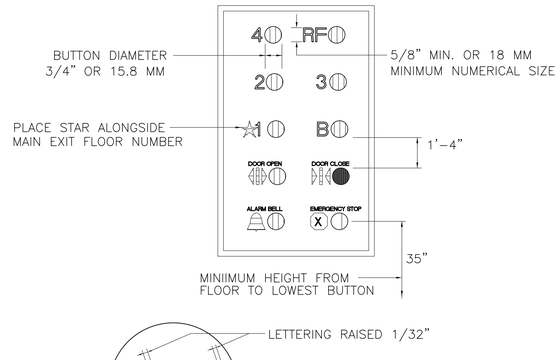
Ⓑ JAMB ELEVATION

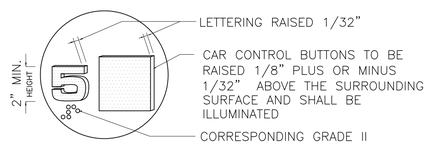


Ⓐ MAX. INSTALLATION HEIGHTS ABOVE FLR.

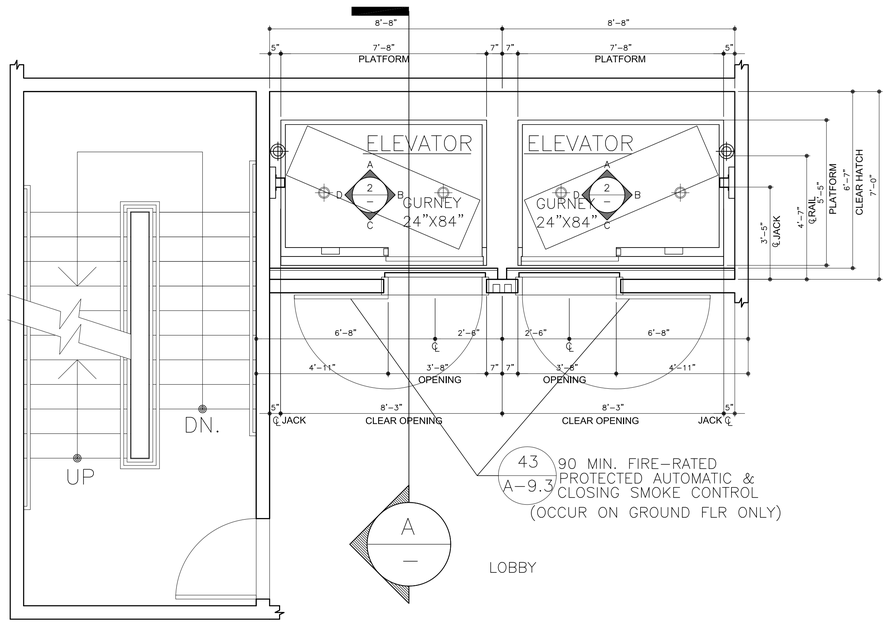


Ⓓ HOISTWAY ENTRANCE ELEVATION



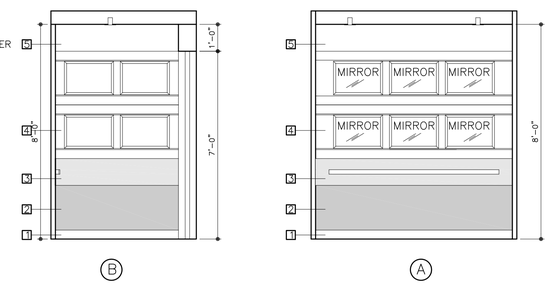


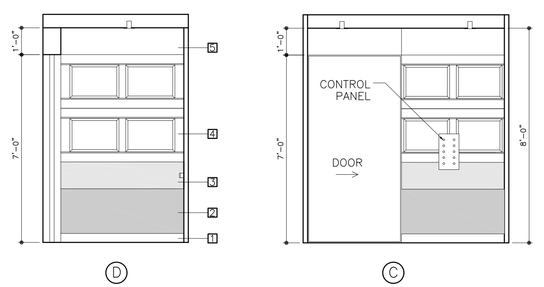
Ⓒ ELEVATOR CONTROL PANEL



FINISH MATERIAL LEGEND:

- M DENTIL MOLDING IN REGAL CHERRYWOOD VENEER
- H REGAL CHERRY WOOD VENEER
- N BLACK LAMINATED
- K GRAPHITE NEBULA LAMINATE
- T ALUMINUM TOE KICK PLATE





ELEVATOR DETAILS

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Ren. 11-30-17
STATE OF CALIFORNIA

FILE: 140828WK2MSC75
DRAWN: P.T.
JOB NO: 140828

A-7.5

FOR REFERENCE ONLY

DOOR SCHEDULE: COMMERCIAL

DOOR MARK		1	2	3	4	5	6	7	8	9	10	11	25	26
SIZE	WIDTH	PAIR OF 3'-0"	PAIR OF 3'-0"	3'-0"	3'-0"	3'-0"	4'-0"	PAIR OF 3'-0"	PAIR OF 3'-0"	3'-0"	PAIR OF 3'-0"	PAIR OF 3'-0"	3'-6"	3'-0"
	HEIGHT	8'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	5'-0"	7'-0"	7'-0"	8'-0"	7'-0"	7'-0"	3-3"
ELEVATION		STORE FRONT GROUND FLOOR	GROUND FLOOR	STAIRWAY P1-5TH FLOOR	EXTERIOR P1-GROUND FLOOR	UTILITY P1-GROUND FLOOR	ELEVATOR COVER DOOR	TRASH ROOM GROUND FLOOR	UTILITY ROOM P1-GROUND FLOOR	INTERIOR GROUND FLOOR	LOBBY P1-GROUND FLOOR	STORAGE ROOM P1-GROUND FLOOR	INTERIOR 2ND-4TH FLOOR	CENTRAL GARDEN PODIUM DECK
TYPE		PAIR/SWING	PAIR/SWING	SWING	SWING	SWING	SWING	SWING	SWING	SWING	PAIR/SWING	SWING	SWING	SWING
THICKNESS		2"	2"	1 3/4"	1 3/4"	1 3/4"	1 3/4"	1 3/4"	1 3/4"	1 3/4"	2"	1 3/4"	1 3/4"	1 3/4"
CONSTRUCTION		DOUBLE GLAZING W/ TEMPERED GLASS LIGHT BROWN TINTED	DOUBLE GLAZING W/ TEMPERED GLASS LIGHT BROWN TINTED	METAL DOOR	METAL DOOR	METAL DOOR	METAL DOOR	METAL DOOR	METAL DOOR	WOOD HOLLOW CORE	DOUBLE GLAZING W/ TEMPERED GLASS LIGHT BROWN TINTED	METAL DOOR	WOOD HOLLOW CORE	METAL DOOR
FACING & FINISH		ALUM./COATED	ALUM./COATED	METAL/PAINTED	METAL/PAINTED	METAL/PAINTED	METAL/PAINTED	METAL/PAINTED	METAL/PAINTED	PAINTED	ALUM./COATED	METAL/PAINTED	PAINTED	METAL/PAINTED
FRAME		ALUM.	ALUM.	METAL	METAL	METAL	METAL	METAL	METAL	METAL	ALUM.	METAL	METAL	METAL
HARDWARE		1,3,8,9,12	8,9,12	1,3,6,12	2,10,12	2,10,12	2,10,12	2,10,12	2,10,12	5,7,11	1,3,6,8,9,12	2,10,12	1,3,6,8,9,12	2,10,12
WEATHER STRIPPING / THRESHOLD		YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	NO	YES
RATING		N/A	N/A	1-1/2 HR	N/A	45 MINS.	90 MINS.	N/A	45 MINS.	N/A	45 MINS.	N/A	20 MINS.	N/A
REMARK		1,2,4,8,9	4	2,4,7	1,2,4,8,9	2,5	2,5	2,5	2,5	4,6	1,2,4,8,9	2,5	4,6	2,5
MANUFACTURER/ MODEL		1	1	2	2	2	2	2	2	3	1	2	3	2
U-FACTOR		0.32	0.32								0.32			
SHGC-FACTOR		0.25	0.25								0.25			

DOOR SCHEDULE: RESIDENTIAL

DOOR MARK		12	13	14	15	16	17	18	19	20	21	22	23	24
SIZE	WIDTH	3'-6" & 1'-6"	PAIR OF 4'-0"	3'-0"	3'-0"	VARIES	PAIR OF 3'-0"	VARIES	3'-0"	PAIR OF 3'-0"	PAIR OF 3-0"	2'-6"	3'-0"	22'-0"
	HEIGHT	7'-0"	7-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7-0"	7'-0"	7'-0"	13'-0"
ELEVATION		ENTRY RESIDENTIAL UNIT	BALCONY RESIDENTIAL UNIT	INTERIOR RESIDENTIAL UNIT	BATHROOM DOOR RESIDENTIAL UNIT	LAUNDRY / STORAGE RESIDENTIAL UNIT	CLOSET RESIDENTIAL UNIT	CLOSET RESIDENTIAL UNIT	RATED DOOR COMMON SPACE	RATED LOBBY DOOR COMMON CORRIDOR	BALCONY RESIDENTIAL UNIT	CLOSET RESIDENTIAL UNIT	BALCONY RESIDENTIAL UNIT	
TYPE		PAIR/SWING	SLIDING	SWING	SLIDING	SWING	SWING	SLIDING	PAIR/SWING	PAIR/SWING	SLIDING	SWING	SWING	ROLL UP
THICKNESS		1 3/4"	PER MANUF SPEC.	1 3/8"	1 3/8"	1 3/8"	1 3/8"	PER MANUF SPEC.	1 3/4"	1 3/4"	PER MANUF SPEC.	1 3/8"	PER MANUF SPEC.	
CONSTRUCTION		SOLID WOOD CORE	PER MANUF SPEC.	HOLLOW WOOD CORE	HOLLOW WOOD CORE	HOLLOW WOOD CORE	HOLLOW WOOD CORE	SHATTERPROOF MIRROR W/ ALUM. FRAME	METAL DOOR	DOUBLE GLAZING W/ TEMPERED GLASS LIGHT BROWN TINTED	PER MANUF SPEC.	HOLLOW WOOD CORE	PER MANUF SPEC.	METAL DOOR
FACING & FINISH		ALUM./PAINTED		PAINTED	PAINTED	PAINTED	PAINTED	PER MANUF SPEC.	METAL/PAINTED	ALUM./COATED		PAINTED		METAL/COATED
FRAME		WOOD	METAL	WOOD	WOOD	WOOD	WOOD	ALUMINUM	METAL	ALUM.	METAL	WOOD	METAL	
HARDWARE		2,3,6,10,11,12		10,12	10,12	10,12	10,12		1,3,4,6,12	1,3,6,8,9,12		10,12		
WEATHER STRIPPING / THRESHOLD		YES	YES	NO	NO	NO	NO	NO	YES	YES	YES	NO	YES	
RATING		20 MINS.	N/A	N/A	N/A	N/A	N/A	N/A	20 MINS.	20 MINS.	N/A	N/A	N/A	N/A
REMARK		3,4 & WITH DOOR VIEWER							2,4,7	2,4,7				
MANUFACTURER/ MODEL		2	2	3	3	3	3		2	1	2	3	2	
U-FACTOR			0.32							0.32	0.32		0.32	
SHGC-FACTOR			0.25							0.25	0.25		0.25	

DOOR NOTES:

HARDWARE SCHEDULE:

1. PANIC DEVICE(S)*
2. LOCKSET(S)
3. SELF-CLOSING DEVICS(S)
4. MAGNETIC DEVICE(S) HOLD-OPEN AND AUTOMATIC CLOSING BY THE ACTUATION OF SMOKE DETECTOR(S) IN THE EVENT OF POWER FAILURE.
5. COORDINATOR
6. SMOKE AND DRAFT CONTROL -PROOF GASKET (IN ACCORDANCE WITH UL1784) SEE DETAIL #3 ON A-8.2
7. DOOR STOP
8. NIGHT LOCK(S)
9. MIN. 10" HT. KICK PLATE
10. AUTOMATIC LATCHES
11. PRIVACY LOCK
12. LEVER TYPE OR PUSH/PULL TYPE HARDWARE.

*PLEASE SEE NOTE

REMARK

1. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
2. OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT
3. ENTRANCE DOOR FROM INTERIOR CORRIDOR SHALL HAVE STC-26 AND SUCH PERIMETER SEALS SHALL MAINTAIN IN GOOD OPERATING CONDITION
4. THIS DOOR SHALL COMPLY WITH ALL REQUIRED REGULATIONS FOR PHYSICALLY HANDICAPPED PEOPLE
5. PROVIDE LABEL INDICATING THE NAME OR TYPE OF ROOM IN ALL MECHANICAL ELECTRICAL, STORAGE AND OTHER ENCLOSED ROOM DOORS. LABEL(S) SHALL HAVE 1" MINIMUM HEIGHT WITH LETTERS EASILY VISIBLE ON THE EXIT SIDE OF DOOR(S).
6. APPLY WATER RESISTANT SEALER FOR ALL DOORS AT BATHROOM(TOILET) SIDE
7. DEAD BOLTS ARE NOT PERMITTED ON EXIT DOORS, ALL LOCKS SHALL BE OPENABLE FROM INSIDE BY APPLYING LEVER HARDWARE.
8. LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED
9. THE USE OF A KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CASE. (CFC 1008.1.9.3)

MANUFACTURER

1. STOREFRONT DOOR BY "U.S. ALUMINUM" OR APPROVED EQUAL SEE WINDOW SCHEDULE SPECIFICATION
2. METAL DOOR BY "HMMA" OR APPROVED EQUAL
3. INTERIOR DOOR BY "HALEY" OR APPROVED EQUAL

DOOR NOTE:

1. THE SWING DOOR SHALL SWING TO THE FULLY OPEN POSITION WHEN AN OPENING FORCE NOT TO EXCEED 30 POUNDS IS APPLIED TO THE LATCH SIDE.
2. EFFORT TO OPERATE DOORS IS WITHIN PRESSURES ALLOWED. INTERIOR DOORS – 5 POUNDS MAX. PRESSURE TO OPERATE. 1126A.4 CBC EXTERIOR DOORS – 5 POUNDS MAX. PRESSURE TO OPERATE. 1126A.4 CBC FIRE DOORS – 15 POUNDS MAX. PRESSURE TO OPERATE. 1126A.4 CBC
3. BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE THAT ALLOWS DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
4. POWER OPERATED DOORS ARE CAPABLE OF BEING MANUALLY OPENED TO PERMIT EXIT TRAVEL IN THE EVENT OF A POWER FAILURE. (CBC 1008.1.4.2)
5. FIRE DOOR ASSEMBLIES IN EXIT ENCLOSURES SHALL HAVE A MAX TRANSMITTED TEMPERATURE END POINT OF NOT MORE THAN 450 DEGREE F (250 DEGREE C) ABOVE AMBIENT AT THE END OF 30 MINUTES. (CBC 715.4.4)

NOTE:

1. CONTRACTOR TO PROVIDE WINDOW/DOOR SHOP DRAWINGS FOR ARCHITECT'S & CITY'S APPROVAL. THE STOREFRONT, METAL & GLAZING, TO RESIST A WIND LOAD OF 20 P.S.F.
2. ALL GLASS OVER 9 SQUARE FEET IN AREA WITHIN 18" OF FLOOR OR 36" OF GRADE, AND GLASS DOOR & WALL PANEL SHALL BE LAMINATED, FULLY TEMPERED.
3. ALL GLAZING WITHIN 24" OF A DOOR AND WITHIN 60" OF FLOOR SHALL BE TEMPERED.
4. WHERE PANIC OR FIRE EXIT HARDWARE IS INSTALLED, IT SHALL COMPLY WITH THE FOLLOWING:
   1. PANIC HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 305;
   2. FIRE EXIT HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 10C AND UL 305;
   3. THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH.
   4. THE MAX. UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS.

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PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON LONG-TSAI LEE
No. C14526
Ren.11-30-17
STATE OF CALIFORNIA

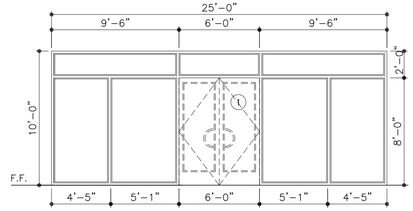
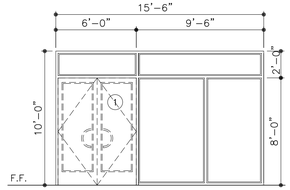
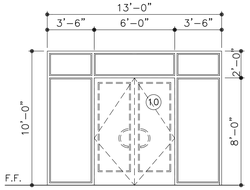
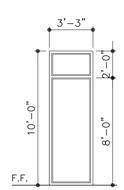
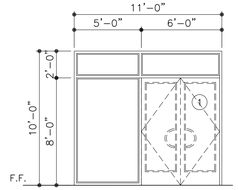
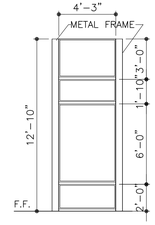
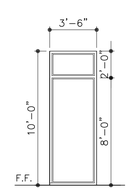
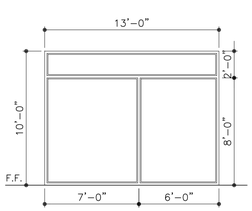
FILE: 140828WK1STE10
DRAWN:

JOB NO: 140828

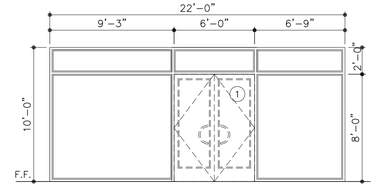
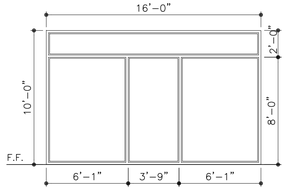
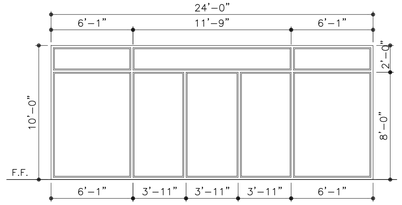
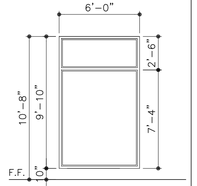
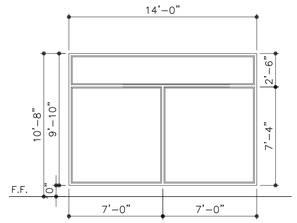
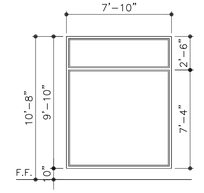
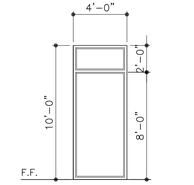
A-8.1

FOR REFERENCE ONLY

WINDOW SCHEDULE: COMMERCIAL

WINDOW MARK		A	B	C	D	E	F	G	H
SIZE	WIDTH	25'-0"	15'-6"	13'-0"	3'-3"	11'-0"	4'-3"	3'-6"	13'-0"
	HEIGHT	10'-0"	10'-0'	10'-0"	10'-0"	10'-0"	12'-10"	10'-0"	10'-0"
ELEVATION									
TYPE		FIXED	FIXED	FIXED	FIXED	FIXED	4 FIXED PANELS	FIXED	FIXED
FRAME		ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	METAL	VINYL	VINYL
FINISH		MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	WHITE	WHITE	WHITE
GLASS		D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS
THICKNESS		5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"
SCREEN		N/A	N/A	N/A	N/A	N/A	YES	N/A	N/A
WEATHER STRIPPING		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RATING		NO	NO	NO	NO	NO	NO	NO	NO
U-FACTOR		0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32
SHGC-FACTOR		0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25

WINDOW SCHEDULE: COMMERCIAL

WINDOW MARK		I	J	K	L	M	N	NN
SIZE	WIDTH	22'-0"	16'-0"	24'-0"	6'-0"	14'-0"	7'-10"	4'-0"
	HEIGHT	10'-0"	10'-0"	10'-0"	9'-10"	9'-10"	9'-10"	10'-0"
ELEVATION								
TYPE		FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED
FRAME		ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM
FINISH		MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING
GLASS		D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS
THICKNESS		5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"
SCREEN		N/A	N/A	N/A	N/A	N/A	N/A	N/A
WEATHER STRIPPING		N/A	N/A	N/A	N/A	N/A	N/A	N/A
RATING		NO	NO	NO	NO	NO	NO	NO
U-FACTOR		0.32	0.32	0.32	0.32	0.32	0.32	0.32
SHGC-FACTOR		0.25	0.25	0.25	0.25	0.25	0.25	0.25

NOTES:

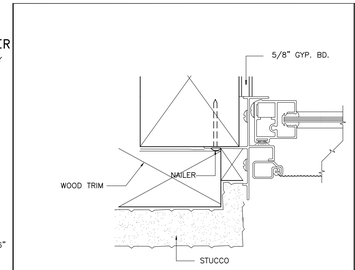
WINDOW FRAME MANUFACTURER

ALL ALUMINUM DOOR AND WINDOW FRAMES ARE BY "US ALUMINUM CORP." OR ARCHITECT'S APPROVED EQ.

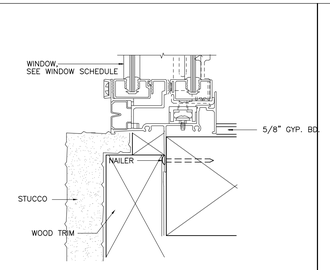
HAZARDOUS LOCATIONS

ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. NOTE AND SHOW ALL REQUIRED LOCATIONS ON PLANS. HAZARDOUS LOCATIONS ARE IDENTIFIED AS FOLLOWS:

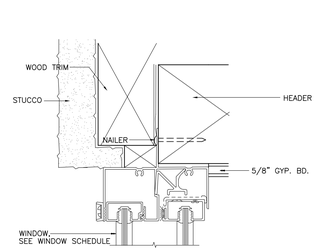
1. GLAZING IN ALL DOORS.
2. GLAZING WITHIN A 24" ARC OF A DOOR EDGE.
3. PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
4. WINDOWS NOT MORE THAN 16" FROM GRADE ARE CONSIDERED SECURITY OPENINGS AND SHALL BE TEMPERED GLASS PER SEC. 6716.



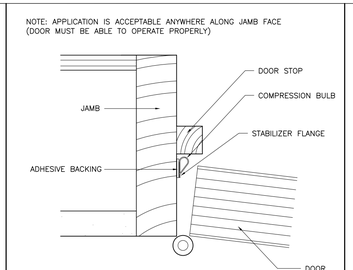
6 EXTERIOR WINDOW JAMB



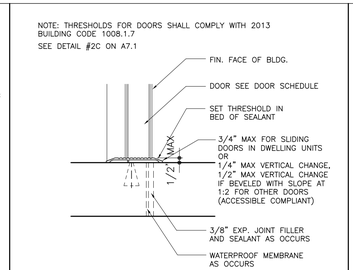
5 EXTERIOR WINDOW SILL



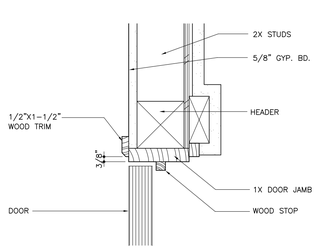
4 EXTERIOR WINDOW HEAD



3 SMOKE & DRAFT CONTROL GASKET



2 TYPICAL DOOR SILL — SCALE: N.T.S. — FILE NO.: 08202-1



1 EXTERIOR DOOR HEAD — SCALE: N.T.S. — FILE NO.: 08202-1

FILE: 140828WK1STE10
DRAWN:

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PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

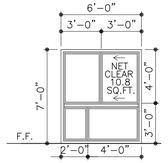
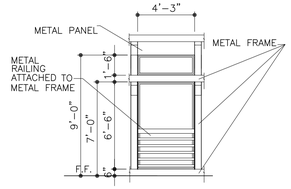
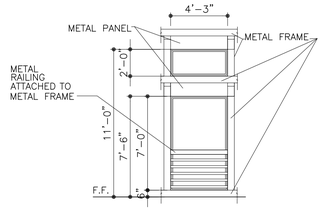
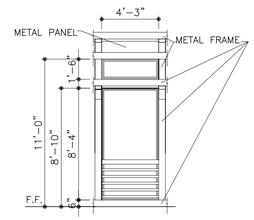
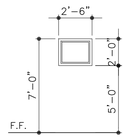
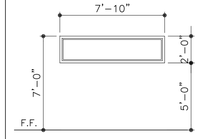
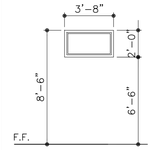
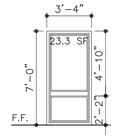
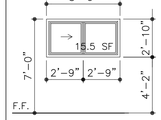
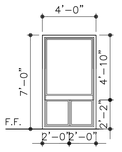
LICENSED ARCHITECT
SIMON LONG-TSAI LEE
No. C14526
Ren.11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

A-8.2

FOR REFERENCE ONLY

WINDOW SCHEDULE: RESIDENTIAL

WINDOW MARK		O	P	Q	R	S	T	U	V	W	X
SIZE	WIDTH	6'–0"	4'–3	4'–3"	4'–3"	2'–6"	7'–10"	3'–8"	3'–4"	5'–6"	4'–0"
	HEIGHT	7–0"	1'–6" & 6'–6"	2'–0" & 7'–0"	1'–6" & 8'–4"	2'–0"	2'–0"	2'–0"	7'–0"	2'–10"	7'–0"
ELEVATION			2ND, 3RD FLR EXTERIOR 	4TH FLR EXTERIOR 	CIRCULAR CROWN TOWER EXTERIOR 	2ND, 3RD FLR EXTERIOR 	2ND, 3RD FLR EXTERIOR 	4TH FLR EXTERIOR 	2ND–4TH FLR EXTERIOR 	2ND–4TH FLR EXTERIOR 	2ND–4TH FLR EXTERIOR RATED OPENING PROTECTION 
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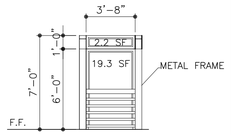
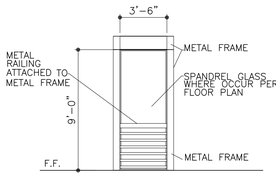
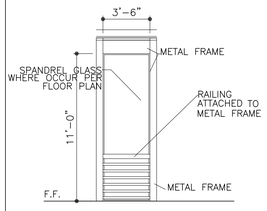
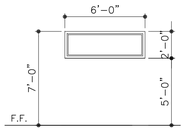
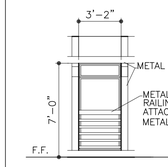
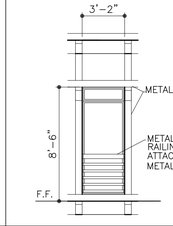
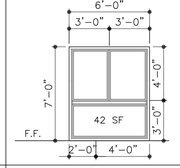
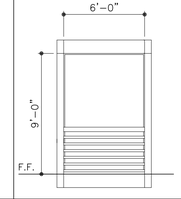
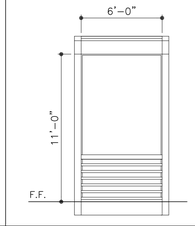
FRAME		ALUMINUM	METAL	METAL	ALUMINUM	ALUMINUM	METAL	VINYL	VINYL	ALUMINUM	ALUMINUM
FINISH		MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	WHITE	WHITE	WHITE	MANUFACTURER COATING	MANUFACTURER COATING
GLASS		D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS
THICKNESS		5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"
SCREEN		N/A	N/A	N/A	N/A	N/A	YES	YES	N/A	N/A	N/A
WEATHER STRIPPING		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RATING		NO	NO	NO	NO	NO	NO	NO	NO	NO	3/4
U–FACTOR		0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32
SHGC–FACTOR		0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25

WINDOW SCHEDULE: RESIDENTIAL

WINDOW MARK		Y	LL	LLL	OO	PP	PPP	QQ	ZZ	ZZZ	
SIZE	WIDTH	3'–8"	3'–6"	3'–6"	6'–0"	3'–2"	3'–2"	6'–0"	6'–0"	6'–0"	
	HEIGHT	7'–0"	9'–0"	11'–0"	2'–0"	7'–0"	8'–6"	7–0"	9'–0"	11'–0"	
ELEVATION		2ND, 3RD FLR EXTERIOR RATED OPENING PROTECTION 	2ND, 3RD FLR EXTERIOR RATED OPENING PROTECTION 	4TH FLR EXTERIOR RATED OPENING PROTECTION 	2ND, 3RD FLR EXTERIOR 	2ND, 3RD FLR EXTERIOR RATED OPENING PROTECTION 	4TH FLR EXTERIOR RATED OPENING PROTECTION 	2ND–4TH FLR LOBBY EXTERIOR 	3RD FLR EXTERIOR RATED OPENING PROTECTION 	4TH FLR EXTERIOR RATED OPENING PROTECTION 	
TYPE		FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	
FRAME		ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	
FINISH		MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	MANUFACTURER COATING	
GLASS		D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	D. GLAZING W/ TEMPERED GLASS	
THICKNESS		5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"	
SCREEN		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
WEATHER STRIPPING		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
RATING		3/4	3/4	3/4	NO	3/4	3/4	NO	3/4	3/4	
U–FACTOR		0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	
SHGC–FACTOR		0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	

NOTES:

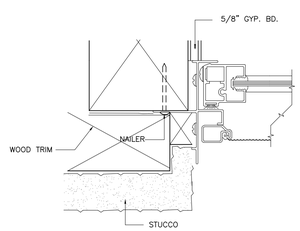
WINDOW FRAME MANUFACTURER

ALL ALUMINUM DOOR AND WINDOW FRAMES ARE BY "US ALUMINUM CORP." OR ARCHITECT'S APPROVED EQ.

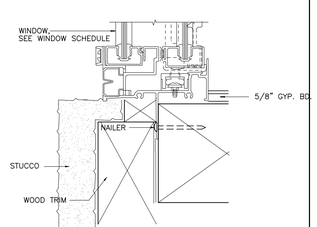
HAZARDOUS LOCATIONS

ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. NOTE AND SHOW ALL REQUIRED LOCATIONS ON PLANS. HAZARDOUS LOCATIONS ARE IDENTIFIED AS FOLLOWS:

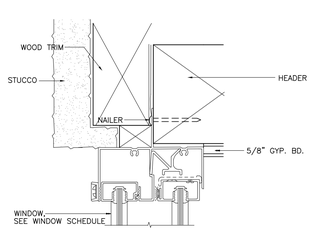
1. GLAZING IN ALL DOORS.
2. GLAZING WITHIN A 24" ARC OF A DOOR EDGE.
3. PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
4. WINDOWS NOT MORE THAN 16" FROM GRADE ARE CONSIDERED SECURITY OPENINGS AND SHALL BE TEMPERED GLASS PER SEC. 6716.



6 EXTERIOR WINDOW JAMB

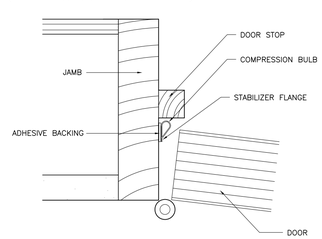


5 EXTERIOR WINDOW SILL



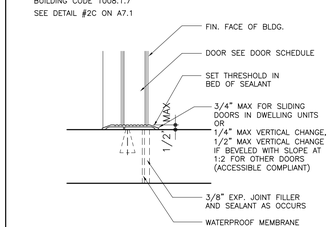
4 EXTERIOR WINDOW HEAD

NOTE: APPLICATION IS ACCEPTABLE ANYWHERE ALONG JAMB FACE (DOOR MUST BE ABLE TO OPERATE PROPERLY)

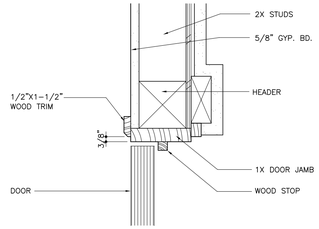


3 SMOKE & DRAFT CONTROL GASKET

NOTE: THRESHOLDS FOR DOORS SHALL COMPLY WITH 2013 BUILDING CODE 1008.1.7
SEE DETAIL #2C ON A7.1



2 TYPICAL DOOR SILL — SCALE: N.T.S. — FILE NO.: 08202–1



1 EXTERIOR DOOR HEAD — SCALE: N.T.S. — FILE NO.: 08202–1

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FILE: 140828WK1STE10
DRAWN:

PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570–1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON DONG-TSAN LEE
No. C14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

A-8.3

FOR REFERENCE ONLY

FINISH LEGEND @ REMARK

PAINT (P)
1. FLAT LATEX
2. SEMI–GLOSS ENAMEL
3. STAINED
4. VARNISH
5. FACTORY FINISH
6. NONE

COVERING (C)
7. REGULAR
8. WASHABLE
9. FACTORY FINISH

TEXTURE (T)
10. PER MANUFACTURE
11. SMOOTH
12. TOOL FINISH SPECIFIED

FINISH NOTES

1. ALL INTERIOR WALLS AND CEILING FINISHES SHALL COMPLY WITH CHAPTER 8 OF CBC.
2. COLOR & TEXTURE WILL BE SELECTED BY THE OWNER OR ARCHITECT. MATERIAL SAMPLES SHALL BE SUBMITTED FOR APPROVAL.
3. PAINT SHALL BE NON–TOXIC IN ALL HABITABLE ROOMS.
4. TEXTILE WALL COVERINGS SHALL COMPLY WITH CFC 803.5.1
5. EXPANDED VINYL WALL OR CEILING COVERINGS SHALL COMPLY WITH THE REQUIREMENTS OF EITHER CFC 803.6 (1,2,3 OR 4)
6. HIGH–DENSITY POLYETHYLENE (HDPE), WHEN USED AS AN INTERIOR FINISH, SHALL COMPLY WITH CFC 803.1.2
7. SITE FABRICATED STRETCH SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF CFC 803.1.1 OR 803.1.2 (CFC 803.9)
8. FOAM PLASTIC MATERIALS SHALL NOT BE USED AS INTERIOR WALL AND CEILING FINISH UNLESS SPECIFICALLY ALLOWED BY CFC 803.7.1 OR 803.7.2
9. FOAM PLASTIC SHALL BE ALLOWED FOR TRIM IN ACCORDANCE WITH CFC 804.2
10. WHERE REQUIRED TO BE FLAME RESISTANT, DECORATIVE MATERIALS SHALL BE TESTED BY AN APPROVED AGENCY AND MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701, OR SUCH MATERIALS SHALL BE NONCOMBUSTIBLE. REPORTS OF TEST RESULTS SHALL BE PREPARED IN ACCORDANCE WITH NFPA 701 AND FURNISHED TO THE FIRE CODE OFFICIAL UPON REQUEST

NOTE:

1. WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.9

MAXIMUM FLAME–SPREAD CLASS

OCCUPANCY GROUP	SPRINKLERED		
	EXIT ENCLOSURES & EXIT PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES
A–2	B	B	C
R–2	C	C	C
M	B	C	C
S–2	C	C	C

2. ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 807.2
3. ALL WINDOWS ADJACENT TO DOORS (WITHIN 40" OF A LOCK) MUST BE TEMPERED GLAZING.
4. TOILET ROOM SHALL HAVE A SMOOTH, HARD, NON–ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE OR OTHER APPROVED MATERIAL WHICH EXTENDS UP THE WALL AT LEAST 5".
5. WHERE FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE–RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF CBC 803.11.

ROOM FINISH SCHEDULE

LEVEL	SPACE: ROOM NUMBER	SPACE: ROOM NAME	FLOOR: CARPET	FLOOR: SHEET VINYL	FLOOR: CONCRETE	FLOOR: GRANITE/MARBLE	FLOOR: HARDWOOD	BASE: WOOD BASE	BASE: SHEET VINYL COVE	BASE: GRANITE/MARBLE	WALL: DRYWALL/PAINTED	WALL: DRYWALL/WALL COVER'G	WALL: G.W.B./CERAMIC TILE @4'–0" HT.	WALL: PAINT FINISH	WALL: DRYWALL SEMI – GLOSS PAINT	CEILING: ACOUSTIC TILE	CEILING: DRYWALL/PAINT	CEILING: EXPOSED STRUCTURE	CEILING: PAINT FINISH	CEILING: DRYWALL SEMI – GLOSS PAINT	CEILING: CEILING HEIGHT	REMARKS
2ND TO 5TH FLOOR RESIDENTIAL PRIVATE		LIVING ROOM					◯	◯			◯						◯					
		DINING ROOM					◯	◯			◯						◯					
		KITCHEN					◯	◯							◯					◯		
		ENTRY					◯	◯			◯						◯					
		POWDER ROOM					◯	◯							◯					◯		
		LAUNDRY ROOM					◯	◯							◯					◯		
		WALK IN CLOSET					◯	◯			◯						◯					
		BEDROOM					◯	◯			◯						◯					
		BATHROOM					◯	◯							◯					◯		
2ND TO 5TH FLOOR RESIDENTIAL PUBLIC		RESIDENTIAL LOBBY				◯				◯	◯	◯						◯				
		STORAGE		◯							◯							◯				
		UTILITY		◯							◯							◯				
		STAIRS #1			◯						◯						◯					
		STAIRS #2			◯						◯						◯					
		STAIRS #3			◯						◯						◯					
		LOUNGE	◯					◯			◯						◯					
		CORRIDOR	◯					◯			◯						◯					
GROUND FLOOR		RETAIL / RESTAURANT			◯						◯							◯				
		RESIDENTIAL LOBBY			◯						◯							◯				
		PARKING AREA			◯									◯				◯	◯			
		STORAGE ROOM			◯						◯							◯				
		ELEC. PANEL ROOM			◯						◯							◯				
		STAIRS #1			◯						◯						◯					
		STAIRS #2			◯						◯						◯					
		STAIRS #3			◯						◯						◯					
		RECREATION / GYM	◯					◯			◯						◯					
1ST LEVEL BASEMENT		ELEVATOR LOBBY				◯				◯	◯						◯					
		PARKING AREA			◯									◯				◯	◯			
		EXHUAST FAN ROOM			◯						◯							◯				
		MECH. ROOM			◯						◯							◯				
		ELEV. MACH. ROOM			◯						◯							◯				
		STORAGE ROOM			◯						◯							◯				
		STAIRS #1			◯						◯						◯					
		STAIRS #2			◯						◯						◯					
		STAIRS #3			◯						◯						◯					

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DRAWN:

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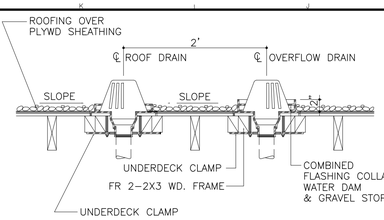
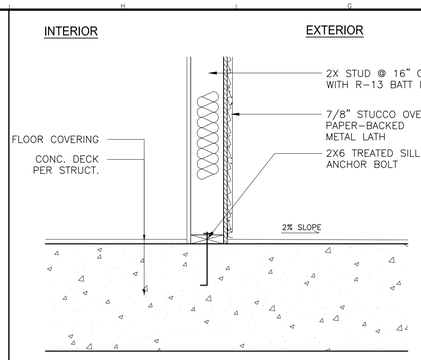


NOTE:

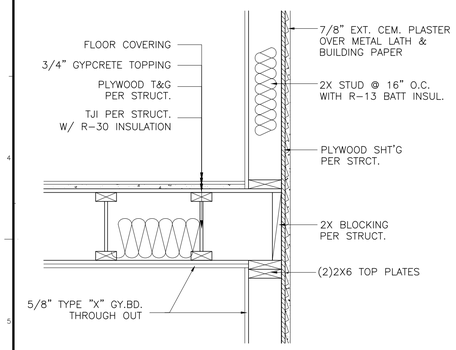
ROOF DRAIN & OVERFLOW DRAIN PIPING TO BE COMPLETELY UNDER SEPARATE SYSTEM

1. OVERFLOW CUPPERS SHALL HAVE A MINIMUM AREA THREE TIMES THAT OF THE ROOF DRAIN AND SHALL BE CONNECTED TO AN APPROVED DRAINAGE SYSTEM.
2. OVERFLOW DRAINS OF THE SAME SIZE AREA REQUIRED 2" ABOVE EACH LOW POINT AND CONNECTED TO INDEPENDENT DRAIN LINES. [1506.2, .3]

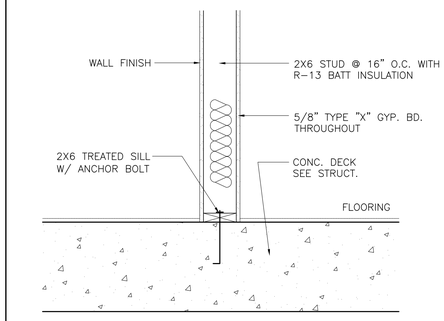
ROOF AND OVERFLOW DRAIN — SCALE: 1"=1'-0" — 17 / A9.1



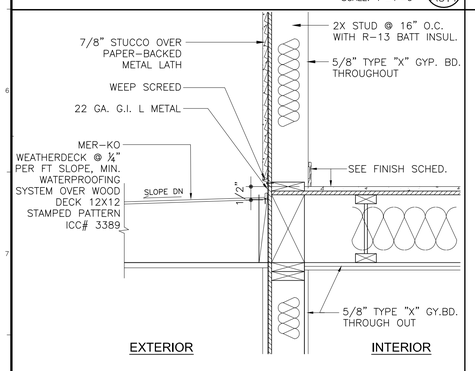
EXTERIOR WALL @ CONC. DECK - WOOD STUD — SCALE: 1"=1'-0" — 13 / A9.1



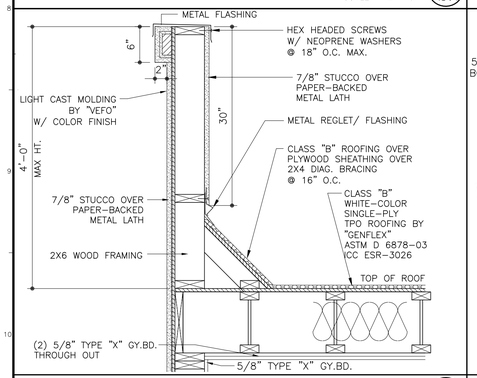
EXTERIOR WALL @ FLOOR — SCALE: 1"=1'-0" — 18 / A9.1



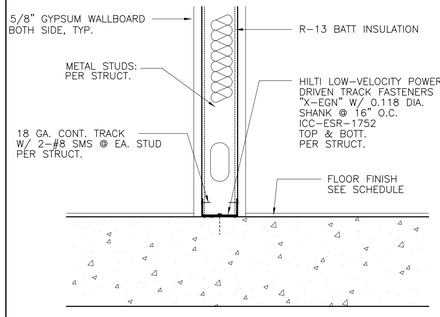
INTERIOR WALL @ CONC. DECK - WOOD STUD — SCALE: 1"=1'-0" — 14 / A9.1



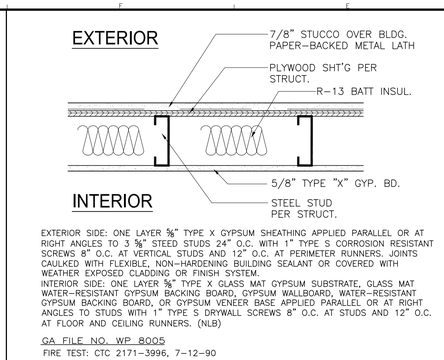
EXTERIOR WALL @ BALCONY / WATER PROOFING DECK — SCALE: 1"=1'-0" — 19 / A9.1



PARAPET WALL - 1 HR RATED — SCALE: 1"=1'-0" — 20 / A9.1



INTERIOR WALL @ CONC. DECK - METAL STUD — SCALE: 1"=1'-0" — 16 / A9.1



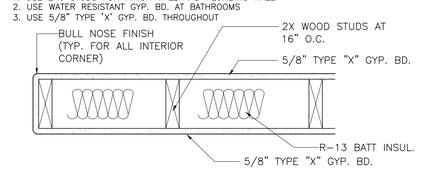
EXTERIOR SIDE: ONE LAYER ⅝" TYPE X GYPSUM SHEATHING APPLIED PARALLEL OR AT RIGHT ANGLES TO 3 ⅝" STEED STUDS 24" O.C. WITH 1" TYPE S CORROSION RESISTANT SCREWS 8" O.C. AT VERTICAL STUDS AND 12" O.C. AT PERIMETER RUNNERS. JOINTS CAULKED WITH FLEXIBLE, NON-HARDENING BUILDING SEALANT OR COVERED WITH WEATHER EXPOSED CLADDING OR FINISH SYSTEM.
INTERIOR SIDE: ONE LAYER ⅝" TYPE X GLASS MAT GYPSUM SUBSTRATE, GLASS MAT WATER-RESISTANT GYPSUM BACKING BOARD, GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. AT STUDS AND 12" O.C. AT FLOOR AND CEILING RUNNERS. (NLB)

GA FILE NO. WP 8005
FIRE TEST: CTC 2171-3996, 7-12-90

ALL BUILDING ENVELOPES SHALL HAVE A STC RATING OF 50 OR HIGHER.

TYPICAL EXTERIOR WALL - 1-HR RATED STEEL STUD — SCALE: 1 1/2"=1'-0" — 9 / A9.1

NOTES:
1. USE 2X6 STUDS FOR FINISH WALL AND PLUMBING WALL.
2. USE WATER RESISTANT GYP. BD. AT BATHROOMS
3. USE 5/8" TYPE 'X' GYP. BD. THROUGHOUT



ONE LAYER ⅝" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2X4 WOOD STUDS 24" O.C. WITH 6D COATED NAILS, 1⅞" LONG, 0.0915" SHANK, ¼" HEADS, 7" O.C.

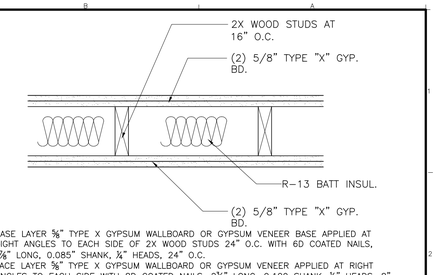
JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD BEARING)

GA FILE NO. WP 3510

FIRE TEST: UL R3501-47, -48, 9-17-65, UL DESIGN U309; UL R1319-129, 7-22-70, UL DESIGN U314

SOUND TEST: NGC 2404, 10-14-70

INTERIOR WALL - 1-HR RATED WOOD STUD — SCALE: 1 1/2"=1'-0" — 5 / A9.1



BASE LAYER ⅝" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2X WOOD STUDS 24" O.C. WITH 6D COATED NAILS, 1⅞" LONG, 0.085" SHANK, ¼" HEADS, 24" O.C.
FACE LAYER ⅝" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8D COATED NAILS, 2⅜" LONG, 0.100 SHANK, ¼" HEADS, 8" O.C.

JOINTS STAGGERED 24" EACH LAYER AND SIDE. SOUND TESTED WITH STUDS 16" O.C. AND WITH NAILS FOR BASE LAYER SPACED 6" O.C. (LOAD BEARING)

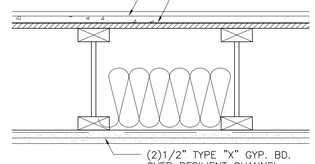
GA FILE NO. WP 4135

FIRE TEST: FM WP 360, 9-27-74

SOUND TEST: NGC 2363, 4-1-70

STAIRWAY AND ELEVATOR ENCLOSURE - 2-HR RATED -WOOD CONSTRUCTION — SCALE: 1 1/2"=1'-0" — 1A / A9.1

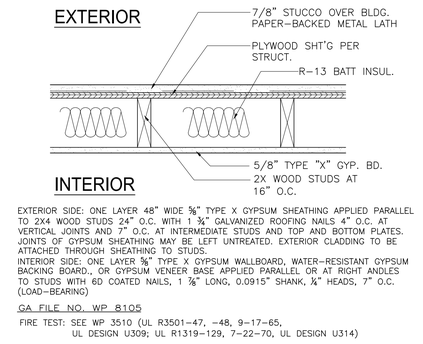
GA FILE NO. FC 5106
FIRE TEST: NRCC A-4440.1 6-24-97
SOUND TEST: NRCC B-3150.3, 6-30-00



BASE LAYER ½" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS 16" O.C. WITH 1¼" TYPE S DRYWALL SCREWS 12" O.C. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO MIN. 9½" DEEP WOOD I-JOISTS, WITH MIN. 1¼" DEEP X 1½" WIDE FLANGES AND MIN. ⅜" WEBS, 24" O.C. WITH 1¼" TYPE W DRYWALL SCREWS. FACE LAYER ½" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1⅝" TYPE S DRYWALL SCREWS 12" O.C. FACE LAYER END JOINTS LOCATED MIDWAY BETWEEN CHANNELS AND ATTACHED TO BASE LAYER WITH 1½" TYPE G SCREWS 12" O.C. EDGE JOINTS OFFSET 24" FROM BASE LAYER EDGE JOINTS. WOOD I-JOISTS SUPPORTING ⅝" ORIENTED STRAND BOARD APPLIED AT RIGHT ANGLES TO I-JOISTS WITH 8D COMMON NAILS 12" O.C.
STC AND IIC TESTED BOTH WITH AND WITHOUT VINYL FLOOR COVERING AND WITH 3½" GLASS FIBER INSULATION IN JOIST SPACES

ALL FLOOR CEILING SHALL HAVE A STC RATING OF 50 OR HIGHER.

FLOOR CEILING ASSEMBLY - 1-HR RATED, STC 55-59 — SCALE: 1 1/2"=1'-0" — 10 / A9.1



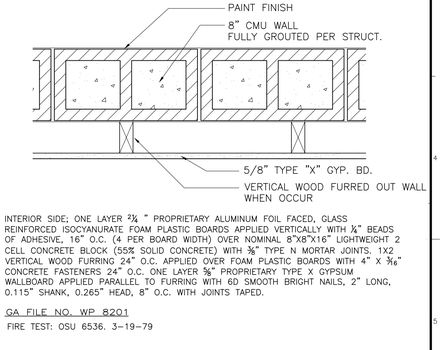
EXTERIOR SIDE: ONE LAYER 48" WIDE ⅝" TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO 2X4 WOOD STUDS 24" O.C. WITH 1 ¾" GALVANIZED ROOFING NAILS 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES. JOINTS OF GYPSUM SHEATHING MAY BE LEFT UNTREATED. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.
INTERIOR SIDE: ONE LAYER ⅝" TYPE X GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD., OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D COATED NAILS, 1 ⅞" LONG, 0.0915" SHANK, ¼" HEADS, 7" O.C. (LOAD-BEARING)

GA FILE NO. WP 8105

FIRE TEST: SEE WP 3510 (UL R3501-47, -48, 9-17-65, UL DESIGN U309; UL R1319-129, 7-22-70, UL DESIGN U314)

ALL BUILDING ENVELOPES SHALL HAVE A STC RATING OF 50 OR HIGHER.

TYPICAL EXTERIOR WALL - 1-HR RATED WOOD STUD — SCALE: 1 1/2"=1'-0" — 6 / A9.1

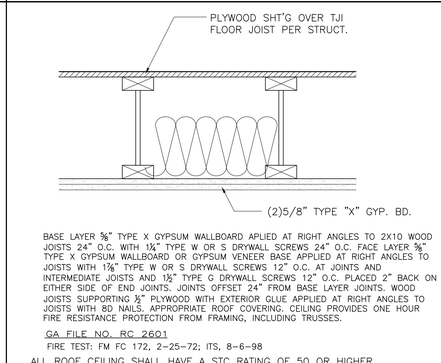


INTERIOR SIDE; ONE LAYER 2¾ " PROPRIETARY ALUMINUM FOIL FACED, GLASS REINFORCED ISOCYANURATE FOAM PLASTIC BOARDS APPLIED VERTICALLY WITH ¼" BEADS OF ADHESIVE, 16" O.C. (4 PER BOARD WIDTH) OVER NOMINAL 8"X8"X16" LIGHTWEIGHT 2 CELL CONCRETE BLOCK (55% SOLID CONCRETE) WITH ⅜" TYPE N MORTAR JOINTS. 1X2 VERTICAL WOOD FURRING 24" O.C. APPLIED OVER FOAM PLASTIC BOARDS WITH 4" X ⅜" CONCRETE FASTENERS 24" O.C. ONE LAYER ⅝" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED PARALLEL TO FURRING WITH 6D SMOOTH BRIGHT NAILS, 2" LONG, 0.115" SHANK, 0.265" HEAD, 8" O.C. WITH JOINTS TAPED.

GA FILE NO. WP 8201

FIRE TEST: OSU 6536. 3-19-79

STAIRWAY AND ELEVATOR ENCLOSURE - 2-HR RATED -MASONRY CONSTRUCTION — SCALE: 1 1/2"=1'-0" — 1B / A9.1



ROOF CEILING ASSEMBLY - 1-HR RATED — SCALE: 1 1/2"=1'-0" — 11 / A9.1

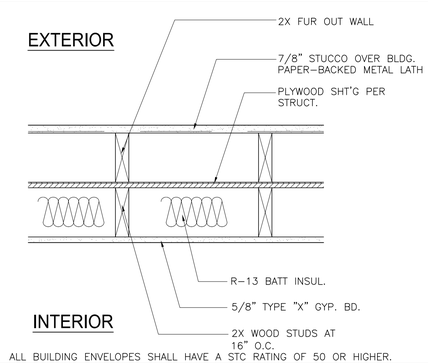
BASE LAYER ⅝" TYPE X GYPSUM WALLBOARD APLIED AT RIGHT ANGLES TO 2X10 WOOD JOISTS 24" O.C. WITH 1¼" TYPE W OR S DRYWALL SCREWS 24" O.C. FACE LAYER ⅝" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO JOISTS WITH 1⅝" TYPE W OR S DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOISTS AND 1½" TYPE G DRYWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD JOISTS SUPPORTING ½" PLYWOOD WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO JOISTS WITH 8D NAILS. APPROPRIATE ROOF COVERING. CEILING PROVIDES ONE HOUR FIRE RESISTANCE PROTECTION FROM FRAMING, INCLUDING TRUSSES.

GA FILE NO. RC 2601

FIRE TEST: FM FC 172, 2-25-72; ITS, 8-6-98

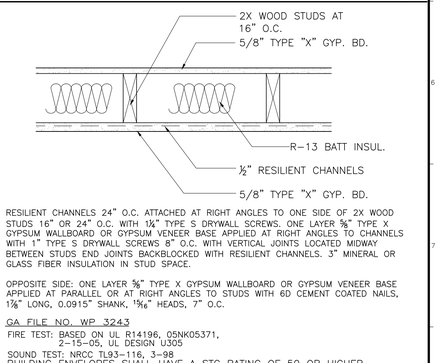
ALL ROOF CEILING SHALL HAVE A STC RATING OF 50 OR HIGHER.

TYPICAL EXTERIOR WALL WITH FUR OUT - 1-HR RATED — SCALE: 1 1/2"=1'-0" — 7 / A9.1



ALL BUILDING ENVELOPES SHALL HAVE A STC RATING OF 50 OR HIGHER.

CORRIDOR WALL - 1-HR RATED — SCALE: 1 1/2"=1'-0" — 2 / A9.1



RESILIENT CHANNELS 24" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2X WOOD STUDS 16" OR 24" O.C. WITH 1¼" TYPE S DRYWALL SCREWS. ONE LAYER ⅝" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS END JOINTS BACKBLOCKED WITH RESILIENT CHANNELS. 3" MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.

OPPOSITE SIDE: ONE LAYER ⅝" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D CEMENT COATED NAILS, 1⅞" LONG, 0.0915" SHANK, ⅞₆" HEADS, 7" O.C.

GA FILE NO. WP 3243

FIRE TEST: BASED ON UL R14196, 05NK05371, 2-15-05, UL DESIGN U305

SOUND TEST: NRCC TL93-116, 3-98

ALL BUILDING ENVELOPES SHALL HAVE A STC RATING OF 50 OR HIGHER.

FLOOR CEILING ASSEMBLY - 3-HR RATED REINFORCED CONCRETE SLAB — SCALE: 1"=1'-0" — 12 / A9.1

NOTE: PLEASE SEE STRUCTURE PLAN DETAILS

INTERIOR WALL - 1-HR RATED STEEL STUD — SCALE: 1 1/2"=1'-0" — 8 / A9.1

ONE LAYER ⅝" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 3-5/8" STEEL STUD AT 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 8" O.C. AT VERTICAL JOINTS AND 12" O.C. AT FLOOR AND CEILING RUNNERS AND INTERMEDIATE STUDS.

JOINTS STAGGERED 24" ON EACH SIDE AND ON OPPOSITE SIDES. SOUND TESTED WITH 3-1/2" GLASS FIBER FRICTION FIT IN STUD SPACE. (NLB)

GA FILE NO. WP 1072

FIRE TEST: SEE WP 1350, FM WP-45, 6-19-68; OSU T-1770, 8-61; ULC 79T484, 79TS00, 79T497, 8-12-81, ULC DESIGN W415

SOUND TEST: NRCC 816-NV, 2-3-81

UNIT SEPARATION WALL - 1-HR RATED, STC 55 TO 59 — SCALE: 1 1/2"=1'-0" — 3 / A9.1

ALL BUILDING ENVELOPES SHALL HAVE A STC RATING OF 50 OR HIGHER.

BASE LAYER ¼" GYPSUM WALLBOARD APPLIED PARALLEL TO EACH SIDE OF DOUBLE ROW OF 2X4 WOOD STUDS 16" O.C. ON SEPARATE PLATES SPACED ½" APART WITH 4D COATED NAILS, 1½" LONG, 0.099" SHANK, ¼" HEADS, 12" O.C. JOINTS STAGGERED 16" ON OPPOSITE SIDES. FACE LAYER ½" TYPE X PLAIN OR PREDECORATED GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO EACH SIDE WITH ⅜" BEADS OF ADHESIVE 16" O.C. AND 5D COATED NAILS, 1¾" LONG, 0.099" SHANK, ¼" HEADS, 16" O.C. AT TOP AND BOTTOM PLATES. 4D FINISH NAILS, 1½" LONG, 0.072" SHANK, 0.1055" HEADS, DRIVEN AT A 45 DEGREE ANGLE 16" O.C. HORIZONTALLY AND 24" O.C. VERTICALLY. JOINTS OFFSET 24" FROM BASE LAYER JOINTS.

GA FILE NO. WP 5510

FIRE TEST: FM WP-147, 1-2-69
2-15-05, UL DESIGN U305

SOUND TEST: G&H BW-325T, 4-22-68

ARCHITECT:
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SAN GABRIEL, CA 91776
simon@slarch.com
www.slarch.com
TEL: (626) 571-8000
FAX: (626) 571-8005

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DRAWN: P.T.

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A-9.1

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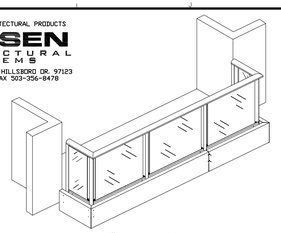
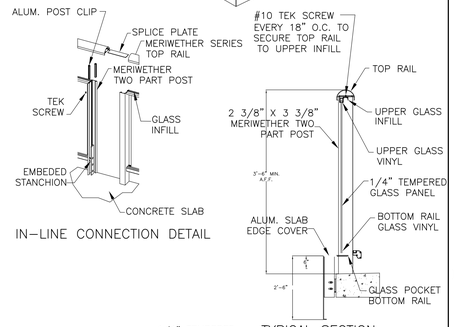
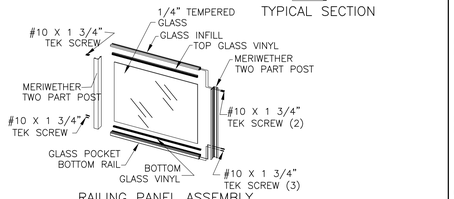
NOTE:
SEE SYM. #12
ON SHEET
A3.1–A3.2 FOR
LOCATIONS.





IN–LINE CONNECTION DETAIL

TYPICAL SECTION



RAILING PANEL ASSEMBLY

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ALUM. GLASS RAILING DETAIL 36 A9.2

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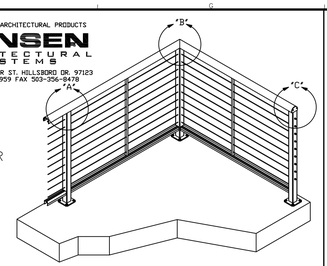
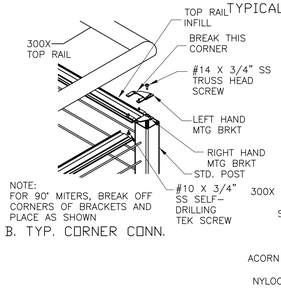
NOTE:
SEE SYM. #20
ON SHEET
A3.1–A3.2 FOR
LOCATIONS.

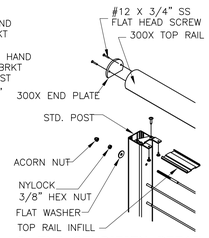


TYPICAL ISOMETRIC

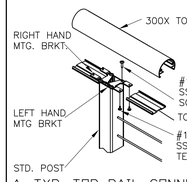


NOTE:
FOR 90° MITERS, BREAK OFF CORNERS OF BRACKETS AND PLACE AS SHOWN

B. TYP. CORNER CONN.



C. END CONDITION DETAIL



A. TYP. TOP RAIL CONNECTION

SERIES 200 & 300 CABLE RAILING CONNECTION DETAILS
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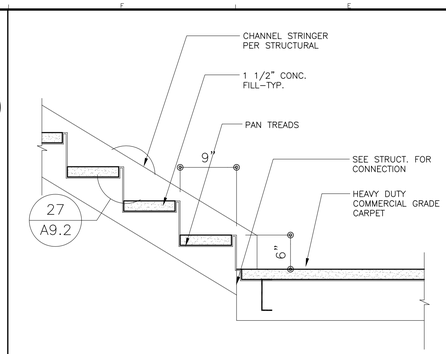
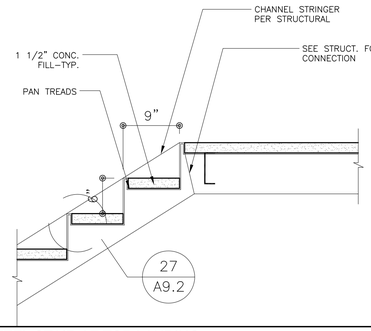
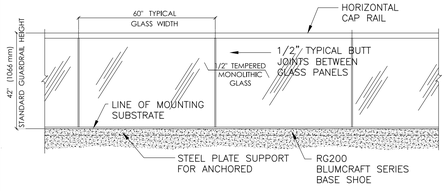
CABLE RAILING DETAIL 33 A9.2

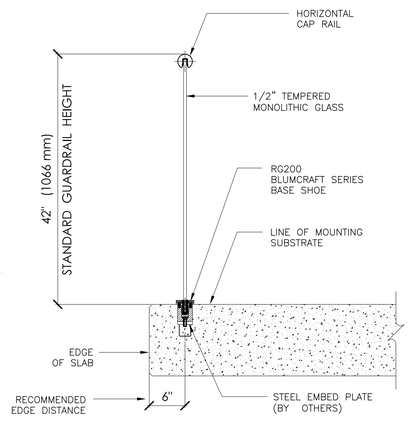


STEEL STAIR AT BOTTOM LANDING
SCALE: 1"=1'–0" 29 A9.2



STEEL STAIR AT TOP LANDING
SCALE: 1"=1'–0" 30 A9.2





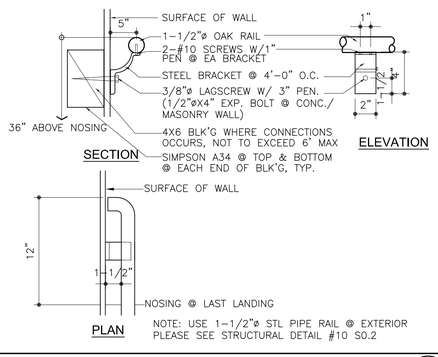
C.R.LAURENCE CO.
ARCHITECTURAL PRODUCTS
2503 E. Vernon Avenue, Los Angeles, C.A 90058-1897
PH (800)-421-6144 FX: 800-587-7501
www.crlaurence.com

United States ALUMINUM

NOTE:
SEE SYM. #22
ON SHEET
A3.1–A3.2 FOR
LOCATIONS.

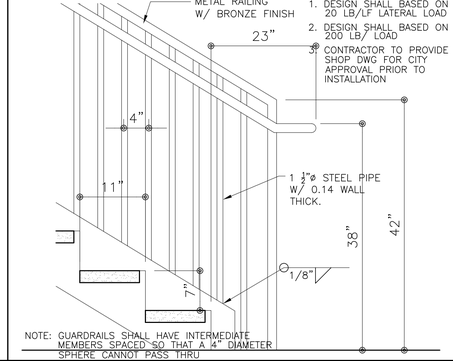
FRAMELESS GLASS RAILING DETAIL 37 A9.2

SCALE: 1"=1'–0" 34 A9.2



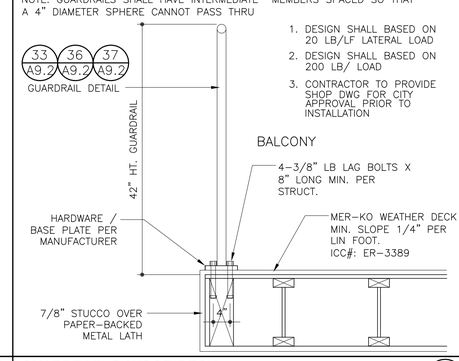
NOTE: USE 1–1/2"ø STL PIPE RAIL @ EXTERIOR PLEASE SEE STRUCTURAL DETAIL #10 S0.2

HANDRAIL DETAIL
SCALE: 1 1/2"=1'–0" 35 A9.2

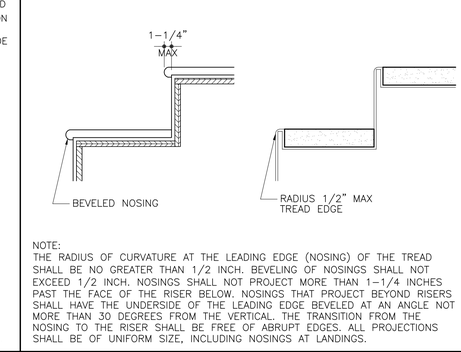


NOTE: GUARDRAILS SHALL HAVE INTERMEDIATE MEMBERS SPACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THRU

GUARDRAIL / HANDRAIL DETAIL
SCALE: 1"=1'–0" 31 A9.2

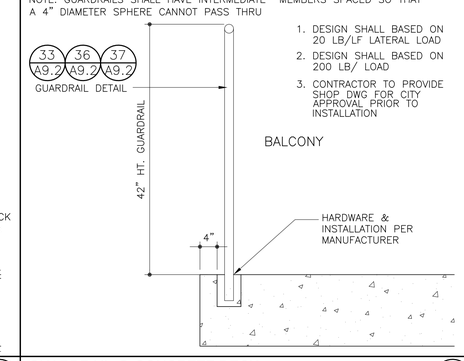


GUARDRAIL @ WOOD DECK
SCALE: 1"=1'–0" 32 A9.2

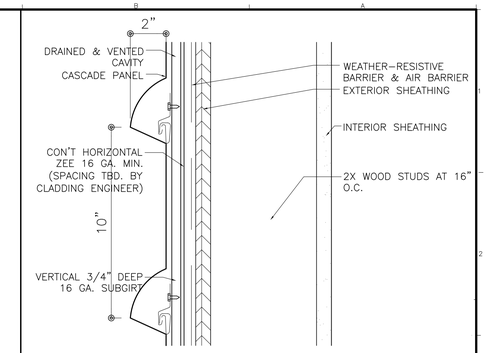


NOTE:
THE RADIUS OF CURVATURE AT THE LEADING EDGE (NOSING) OF THE TREAD SHALL BE NO GREATER THAN 1/2 INCH. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2 INCH. NOSINGS SHALL NOT PROJECT MORE THAN 1–1/4 INCHES PAST THE FACE OF THE RISER BELOW. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE BEVELED AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. THE TRANSITION FROM THE NOSING TO THE RISER SHALL BE FREE OF ABRUPT EDGES. ALL PROJECTIONS SHALL BE OF UNIFORM SIZE, INCLUDING NOSINGS AT LANDINGS.

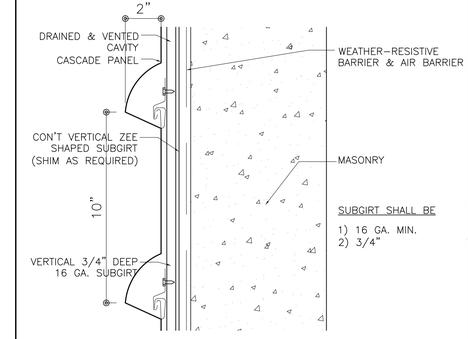
TYPICAL STAIR NOSING
SCALE: 1"=1'–0" 27 A9.2



GUARDRAIL @ CONCRETE DECK
SCALE: 1"=1'–0" 28 A9.2



CASCADE METAL PANEL DETAIL CONNECTION - WOOD STUD CC-624 OR EQUAL 21 A9.2



CASCADE METAL PANEL DETAIL CONNECTION - MASONRY WALL CC-624 OR EQUAL 22 A9.2

SCALE: 1"=1'–0" 26 A9.2

SCALE: 1"=1'–0" 25 A9.2

SCALE: 1"=1'–0" 24 A9.2

SCALE: 1"=1'–0" 23 A9.2

FILE: 140828WK1DET91
DRAWN: P.T.

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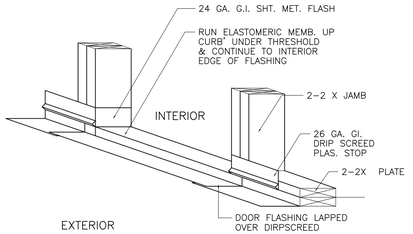
PROJECT:
LONG BEACH BLVD.
MIXED USE DEVELOPMENT
1570–1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON SONG-TSAN LEE
No. C 14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

A-9.2

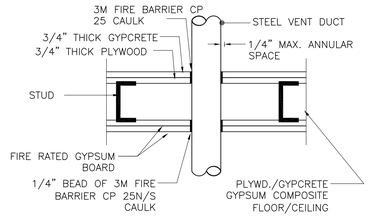
FOR REFERENCE ONLY



FLASH @ EXT. DOOR

SCALE: 1"=1'-0" (57 / A9.3)

PENETRATION FIRESTOP FOR 4" MAX. DIA. STEEL VENT DUCT THROUGH A FLOOR/CEILING ASSEMBLY



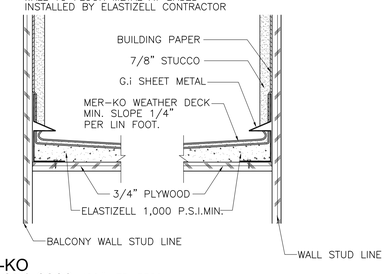
NOTE:
1. ASSEMBLY: WOOD/GYPSUM FLOOR/CEILING ASSEMBLY CONSTRUCTED IN THE MANNER SPECIFIED IN THE UL FIRE RESISTANCE DIRECTORY UNDER DESIGN NOS. L501, L512, OR L537. MAX. ANNULAR SPACE: 1/4"
2. RATINS: F-1HR., T=1/2 HR.
3. INSTALL 3M FIRE BARRIER CP 25N/S CAULK INTO THE ANNULAR SPACE TO THE FULL EXTENT OF THE FLOOR AND GYPSUM THICKNESS. AT THE VENT DUCT'S EGRESS, CP 25N/S CAULK BEAD SHOULD BE 1/4" HIGH x 3/8" WIDE AROUND THE PERIMETER.

PENETRATION FIRESTOP
UL SYSTEM # 169

SCALE: 1 1/2"=1'-0" (53 / A9.3)

LIGHTWEIGHT CONCRETE SUBSTRATE DETAIL

NOTE
WALL TO FLOOR METAL AT BASED INSTALLED BY ELASTIZELL CONTRACTOR



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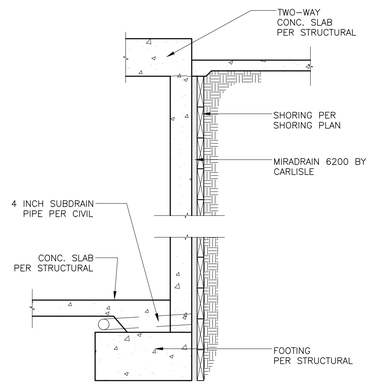
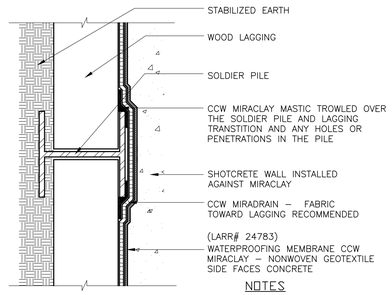
(800) 851-6303 ICC#: ER-3389

MER-KOTE DECK

SCALE: 2"=1'-0" (49 / A9.3)

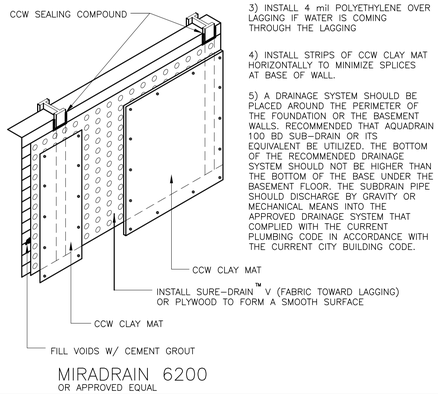


SECTION

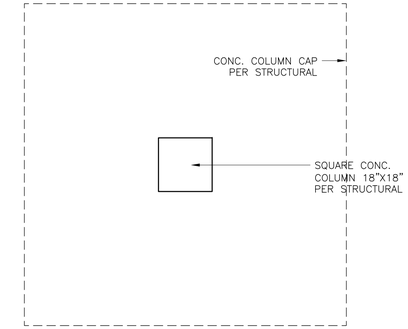


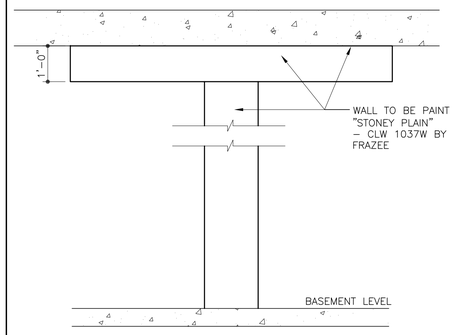
PLAN VIEW

NOTES
1) FILL GAPS GREATER THAN 1" WITH CEMENT GROUT. TROWEL SMOOTH.
2) COVER ROUGH AND IRREGULAR SURFACES WITH 1/2" CD PLYWOOD OR SURE-DRAIN V.
3) INSTALL 4 mil POLYETHYLENE OVER LAGGING IF WATER IS COMING THROUGH THE LAGGING
4) INSTALL STRIPS OF CCW CLAY MAT HORIZONTALLY TO MINIMIZE SPLICES AT BASE OF WALL.
5) A DRAINAGE SYSTEM SHOULD BE PLACED AROUND THE PERIMETER OF THE FOUNDATION OR THE BASEMENT WALLS. RECOMMENDED THAT AQUADRAIN 100 BD SUB-DRAIN OR ITS EQUIVALENT BE UTILIZED. THE BOTTOM OF THE RECOMMENDED DRAINAGE SYSTEM SHOULD NOT BE HIGHER THAN THE BOTTOM OF THE BASE UNDER THE BASEMENT FLOOR. THE SUBDRAIN PIPE SHOULD DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO THE APPROVED DRAINAGE SYSTEM THAT COMPLIED WITH THE CURRENT PLUMBING CODE IN ACCORDANCE WITH THE CURRENT CITY BUILDING CODE.



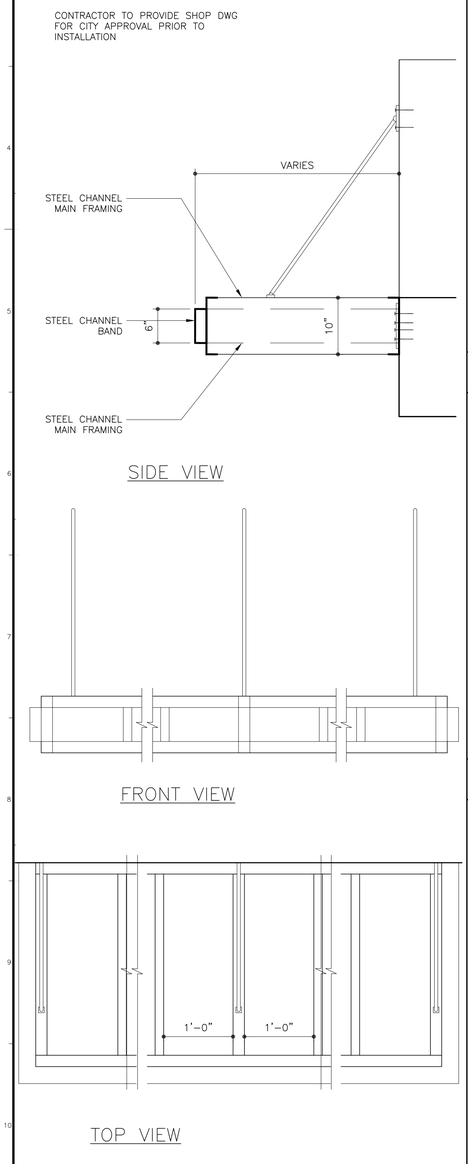
MIRADRAIN 6200
OR APPROVED EQUAL





BASEMENT COLUMN AND PAINT DETAIL

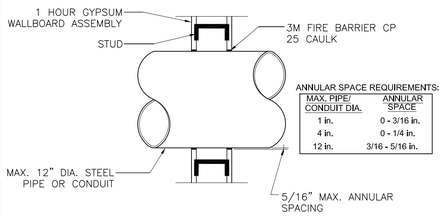
SCALE: 1/2"=1'-0" (42 / A9.3)



METAL CANOPY

SCALE: 1"=1'-0" (60 / A9.3)

PENETRATION FIRESTOP FOR 12" MAX. DIA. STEEL PIPE THROUGH A GYPSUM WALLBOARD ASSEMBLY



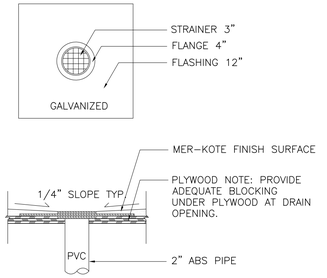
ANNULAR SPACE REQUIREMENTS:

MAX. PIPE/ CONDUIT DIA.	ANNULAR SPACE
1 in.	0 - 3/16 in.
4 in.	0 - 1/4 in.
12 in.	3/16 - 5/16 in.

NOTE:
1. ASSEMBLY: 1-HR FIRE RATED G.B./STUD WALL ASSEMBLY. STEEL PIPES OR CONDUITS LARGER THAN NOMINAL 4" DIA. MAY ONLY BE USED IN WALLS CONSTRUCTED USING STEEL CHANNEL STUDS.
2. RATINGS: F-1HR., T-0HR. WITH 2 TO NOMINAL 12" DIA. PIPE/CONDUIT, T-1HR. WITH NOMINAL 1" DIA. (OR SMALLER) PIPE/CONDUIT.
3. 3M FIRE BARRIER CP 25 CAULK IS TO BE FORCED INTO THE ANNULAR SPACE TO THE MAX. EXTENT POSSIBLE WITH A MIN. 1/4" DIA. BEAD OF CP25 CAULK APPLIED TO THE PERIMETER OF THE PIPE/CONDUITE AT ITS EGRESS FROM THE WALL.

PENETRATION FIRESTOP
UL SYSTEM # 147(A)

SCALE: 1 1/2"=1'-0" (54 / A9.3)



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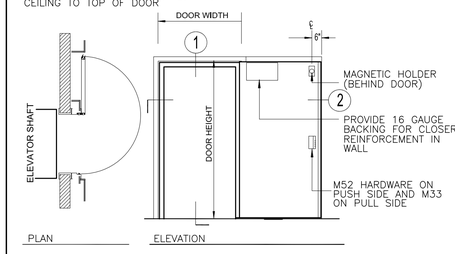
(800) 851-6303

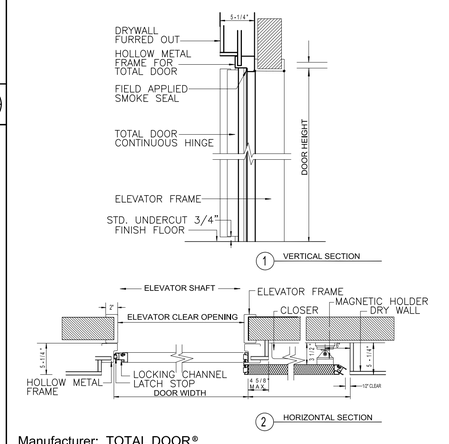
MER-KOTE DECK DRAIN

SCALE: 2"=1'-0" (50 / A9.3)

MIRADRAIN 6200
OR APPROVED EQUAL

NOTE:
MIN. 3/4 CLEARANCE REQUIRED FROM CEILING TO TOP OF DOOR



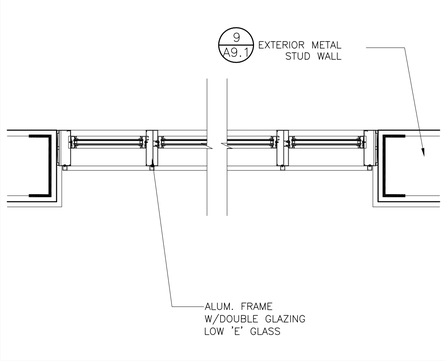


Manufacturer: TOTAL DOOR®
OR APPROVED EQUAL

ELEVATOR - SINGLE DOOR 180°, LH
FLUSH W/FRAME, M52/M33 HARDWARE

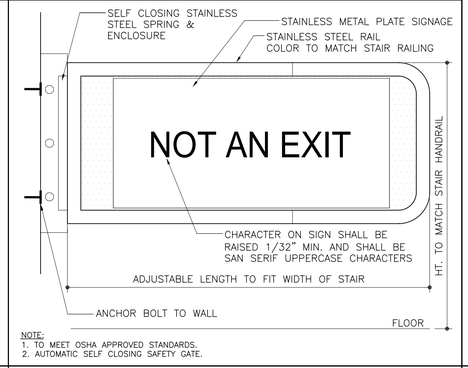
90 MIN. FIRE RATED & SMOKE CONTROL ELEVATOR DOOR

SCALE: 1/2"=1'-0" (43 / A9.3)



TYPICAL STOREFRONT GLAZING

SCALE: 1"=1'-0" (55 / A9.3)



NOTE:
1. TO MEET OSHA APPROVED STANDARDS.
2. AUTOMATIC SELF CLOSING SAFETY GATE.

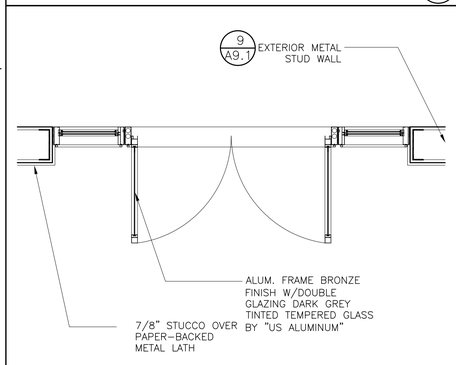
SELF CLOSING SWING GATE BARRIER

SCALE: 1 1/2"=1'-0" (51 / A9.3)

MIRADRAIN 6200
OR APPROVED EQUAL

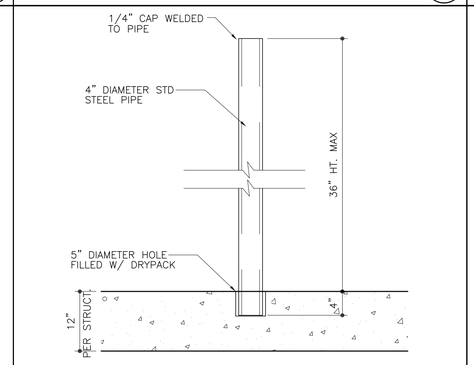
BASEMENT WALL / WATERPROOFING

SCALE: 1/2"=1'-0" (47 / A9.3)



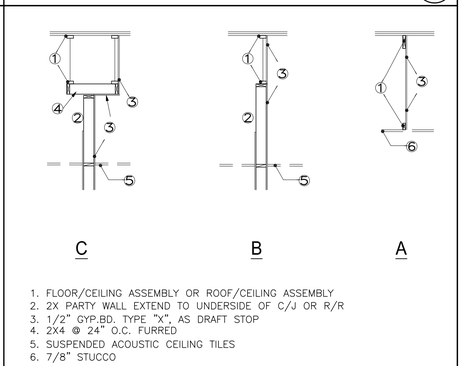
TYPICAL ENTRY DETAIL

SCALE: 1/2"=1'-0" (56 / A9.3)



STEEL PIPE PROTECTION BOLLARD (TYP.)

SCALE: 1/2"=1'-0" (52 / A9.3)



1. FLOOR/CEILING ASSEMBLY OR ROOF/CEILING ASSEMBLY
2. 2X PARTY WALL EXTEND TO UNDERSIDE OF C/J OR R/R
3. 1/2" GYP.BD. TYPE "X", AS DRAFT STOP
4. 2X4 @ 24" O.C. FURRED
5. SUSPENDED ACOUSTIC CEILING TILES
6. 7/8" STUCCO

DRAFT STOP

SCALE: 1/2"=1'-0" (48 / A9.3)

FILE: 140828WK1DET91
DRAWN: P.T.

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PROJECT:
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MIXED USE DEVELOPMENT
1570-1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON SONG-TSAN LEE
No. C14526
Ren.11-30-17
STATE OF CALIFORNIA

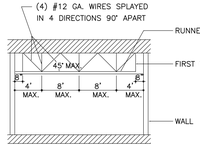
JOB NO: 140828

A-9.3

FOR REFERENCE ONLY

NOTES:

1. MAIN RUNNERS AND CROSS RUNNERS MAY BE ATTACHED AT TWO ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALLS AND THE RUNNERS MAINTAINED AT THE OTHER TWO WALLS.
2. EXTEND TUBE TO BE TIGHT TO CEILING GRID AND STRUCTURE ABOVE, THEN INSTALL BOLT TO SECURE ONE TUBE TO THE OTHER. TUBES SHALL LAP ONE ANOTHER AT LEAST 4" IN FULLY EXTENDED POSITION.
3. #12 GA SPLAY WIRES (4) IN PLANE OF EACH RUNNER–VERTICAL ANGLE APPROXIMATE 45°. ALL WIRES SECURE TO RUNNERS APPROXIMATE 2" FROM INTERSECTION, AND ALL WIRES TO BE SECURED TO CEILING STRUCTURE SEE DETAIL.

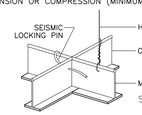


TO COMPLY UBC STANDARD NO 25.2 METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE & FOR LAY IN PANEL CEILINGS.

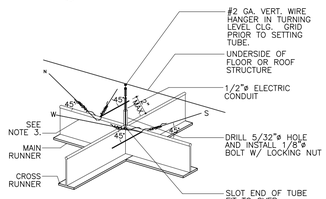
TYPICAL CEILING SUSPENSION SYSTEM

NOTES:

SPLICES AND INTERSECTIONS OF RUNNER'S SHALL BE ATTACHED WITH MECHANICAL INTERLOCKING CONNECTORS SUCH AS POP RIVETS, SCREWS, PINS PLATES WITH BENTY TABS, OR OTHER APPROVED CONNECTORS. DESIGN CONNECTORS FOR 2X DESIGN LOAD OR ULTIMATE AXIAL TENSION OR COMPRESSION (MINIMUM 60 POUNDS)

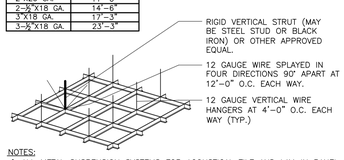


SEISMIC LOCKING SYSTEM



COMPRESSION PIPE STRUT SIZE SCHEDULE (BASED ON L/R<200)	
SIZE:	MAX. HEIGHT:
7/8"X22 GA.	3'–0"
7/8"X22 GA.	4'–0"
1"X20 GA.	6'–0"
1–1/2"X20 GA.	7'–0"
1–1/2"X20 GA.	8'–6"
2"X20 GA.	11'–6"
2–5/8"X18 GA.	14'–0"
3"X18 GA.	17'–3"
3–1/2"X18 GA.	23'–3"

SUSPENDED CEILING SYSTEM
ICC–ES #: ESR–1222



NOTES:

1. ALL METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY–IN PANEL CEILINGS (T–BAR CEILINGS) SHALL COMPLY WITH ATTACHED STDS FOR SUSPENDED CEILING FOR OTHERS BE INSTALLED IN CONFORMANCE WITH 2013 CBC.
2. SUSPENDED CEILING IN SEISMIC DESIGN CATEGORIES D, E OR F SHALL CONFORM TO ASCE 13.5.6.2.2
3. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO–CLEARANCE INSULATION COVER (IC) BY UNDERWRITERS LABORATORIES OR OTHER TESTING/RATING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS.
4. ALL 24"X48" CEILING LIGHT FIXTURES & 24"24" HVAC AIR REGISTERS SHALL BE SUPPORTED BY A MIN. OF (2) TWO HANGERS @ OPP. CORNERS. CEILING SYSTEM SHALL NOT SUPPORT OTHER ITEMS.

SUSPENDED CEILING SHALL COMPLY WITH 2013 CBC SECTION 803 AND ASCE SECTION 13.5.6.

LATERAL BRACING FOR SUSPENDED CEILING MUST BE PROVIDED. WHERE THE CEILING IS NOT SUPPORTING INTERIOR PARTITIONS, CEILING BRACING SHALL BE PROVIDED BY FOUR NO. 12 GAUGE WIRES SECURED TO THE MAIN RUNNER WITHIN 2 INCHES OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. A STRUT (ADEQUATE TO RESIST THE VERTICAL COMPONENT FROM LATERAL LOADS) FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS OF THE ROOF OR FLOOR ABOVE. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FT. ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6 FT. OF EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED. OTHERWISE, PROVIDE A STRUCTURAL DESIGN.

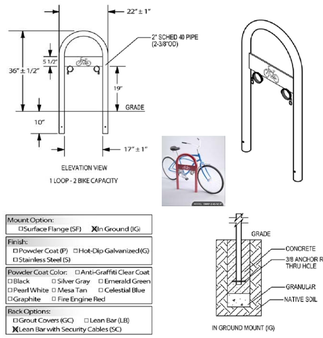
SUSPENDED CEILING SYSTEM (WHERE OCCUR) 78 A9.4

SCALE: 1 1/2"=1'–0" 77 A9.4

DURA BIKE RACKS

A DIVISION OF HANNAN SPECIALTIES INC.
Made in the USA

DIMENSION SHEET FOR
MODEL : DBRP-2-IG-SC-P(G, or S)
(Wide Loop Bicycle Rack)



www.durabikelocker.com
3790 BRADVIEW DR. - SACRAMENTO, CA 95827
(916) 363-7225 - (800) 722-BIKE (2453)

Qty:_____ Approved Date:_____
Please Sign Here:_____
For Your Approval, This Is Usec As A Submittal

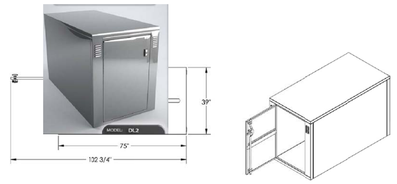
DURA BIKE RACK @ BASEMENT LEVEL 73 A9.4

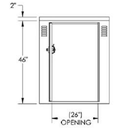
SCALE: 1"=1'–0" 75 A9.4

DURA BIKE LOCKER

A DIVISION OF HANNAN SPECIALTIES INC.
Made in the USA

DIMENSION SHEET FOR
MODEL : DL1
Standard Bicycle Locker







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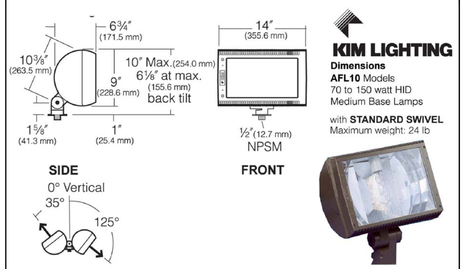
DURA BIKE LOCKER @ GROUND LEVEL 69 A9.4



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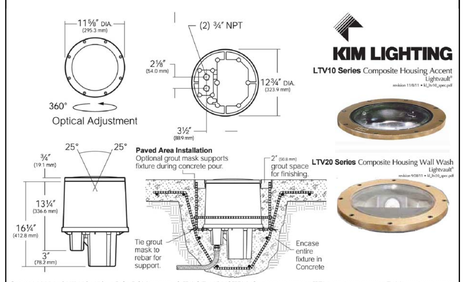
UPLIGHTING @ 3RD & 4TH FLOOR 71 A9.4



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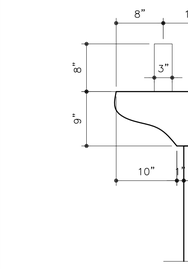
UPLIGHTING @ OBSERVATION DECK 72 A9.4

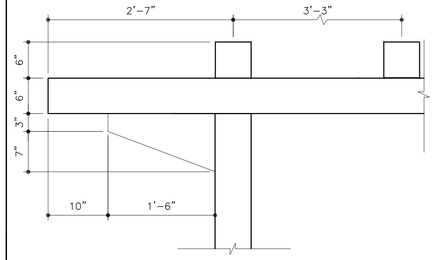


NOTE: WOOD TRELLIS SHALL BE PAINTED WITH THE FOLLOWING COLOR:

ROXY BROWN DE6084 BY DUNN EDWARDS

WOOD TRELLIS FINISH DETAIL (TYP.) @ CENTRAL GARDEN 65 A9.4

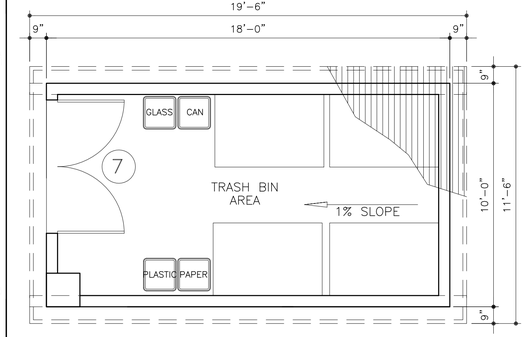
NOTE: SEE STRUCT. DETAIL #3 / S–17 FOR CONSTRUCTION DETAIL



NOTE: WOOD TRELLIS SHALL BE PAINTED WITH THE FOLLOWING COLOR:

WHITE DEW380 BY DUNN EDWARDS

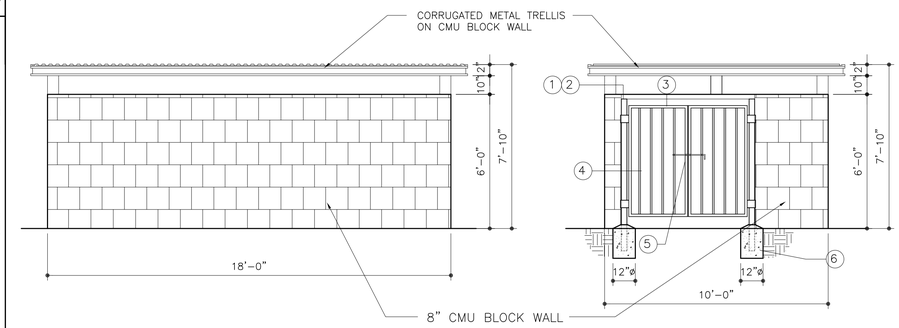
WOOD TRELLIS FINISH DETAIL (TYP.) @ OBSERVATION DECK 66 A9.4



LEGEND:

① 3 1/2"øSTL POST W/ CAP
② HEAVY DUTY HINGES
③ 2" SQUARE W.I. TUBE WELDED AS GATE FRAME PAINTED FINISH: 5332M MALLARD
④ 3/4" SQUARE W.I. TUBE @ 7" O.C., W/ 16 GA. DOULBE METAL DECK SHEETING, PAINTED FINISH: 5332M MALLARD
⑤ CANT STRIP LOCK
⑥ 12"ø CONC. FOOTING

NOTE: TRASH ENCLOSURE SHALL BE DEFERRED ITEM BY SEPARATE SUBMITTAL

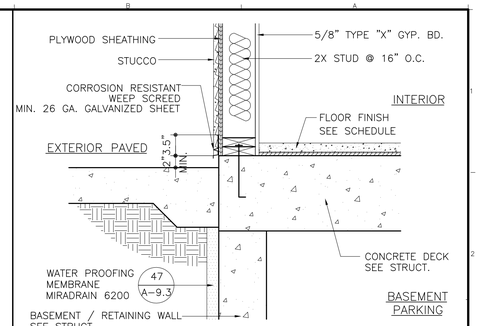


TRASH ENCLOSURE DETAIL

SCALE: 1"=1'–0" 64 A9.4

WEEP SCREED @ PAVED SURFACE 61 A9.4

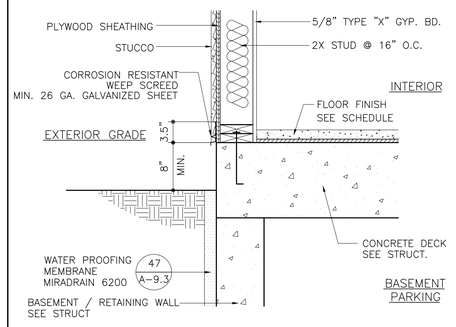
SCALE: 1 1/2"=1'–0"



NOTE: WEEP SCREEDS SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

WEEP SCREED @ GRADE 62 A9.4

SCALE: 1 1/2"=1'–0"



NOTE: WEEP SCREEDS SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

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DRAWN: P.T.

PROJECT:
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MIXED USE DEVELOPMENT
1570–1598 LONG BEACH BLVD.
LONG BEACH, CA 90813

LICENSED ARCHITECT
SIMON DONG-TSAN LEE
No. C 14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 140828

A-9.4

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