

**COMMITTEE MEMBERS:**

- Jim Van Dusen, Chair
- Paul Barbosa
- Mark Millner
- Maria Anna Kochoa
- John Schaefer
- George Skarpelos
- Rosalind Helfand
- Brandi D'Amore
- Cesar Cervera



HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL  
 Certified Council #52,  
 P.O. Box 3272 Los Angeles, CA 90078  
 www.MyHUNC.org email us at Info@MyHUNC.org

**COMMITTEE MEETING MINUTES**  
**Planning and Land Use Management (PLUM) Committee**  
**Thursday, November 02, 2023, 6:30 PM**  
**Fire Station 82 Annex**  
**1800 N. BRONSON AVENUE, L.A., CA 90028**  
**Second Floor Conference Room**

Welcome

**6:30 PM start**

1. Roll Call

**Attending**

Jim Van Dusen  
Brandi D'Amore

Paul Barbosa

Mark Millner

John Schaefer

George Skarpelos

Rosalind Helfand

**Absent**

Maria Anna Kochoa

Cesar Cervera

2. Approval of Minutes

**Tabled**

**Motion:** Jim Van Dusen

**Second:** Paul Barbosa

**Result:** Yes-4, No-0, Abstain-1, Recused-0, Ineligible-0

**Yes**

Brandi D'Amore

Jim Van Dusen

John Schaefer

Paul Barbosa

**Abstain**

Mark Millner

3. Public Comment on items not on the Agenda (2 minutes each)

4. Agenda Items added per Bylaws request (Art. V111, Section 2)

A) Consideration of proposal regarding discussion and possible motion to add to appendix of Ad Hoc Hollywood Sign Advisory Committee report written communications received from Hollywoodland Homeowners Association (or Christine O'Brien if solely her) pertaining to summary relating to the development of Canyon Lake Drive and the Lake Hollywood Park.

**No action was taken**

B) Consideration of proposal regarding discussion and possible recommendation to board to write a letter of support to City agencies addressed to include but not limited to Council Districts 4 and 13 to encourage State and Federal agencies to investigate feasibility of Hollywood Central Park

**Tabled**

C) Consideration of proposal for 5600 W. Franklin ENC-2020-3838-SCEA for address 5600-5616 Franklin discussion and review of "Notice of Availability to adopt a Sustainable Communities Environmental Assessment (SCEA). Website address

for SCEA [https://planning.lacity.org/odocument/e734e260-fcfe-4462-b9e4-477531a60350/5600%20Franklin%20Avenue%20Project%20SCEA\\_August%202023.pdf.pdf](https://planning.lacity.org/odocument/e734e260-fcfe-4462-b9e4-477531a60350/5600%20Franklin%20Avenue%20Project%20SCEA_August%202023.pdf.pdf)

**Motion Made: HUNC should write a letter In regards to the Sustainable Communities Environmental Assessment (SCEA) for 5600-5616 Franklin Ave. that highlights the following questions, issues and concerns:**

**When a SCEA is submitted, the neighborhood councils should be given additional time to review and gather stakeholder input on such reports.**

**High density projects do not have the sufficient shade to keep the building cool. Setbacks should not be given up and there is not enough space for a large enough canopy and root areas which will provide less shade and pollution reduction benefit.**

**Will there be a gas hookup for the building and we would like full clarification on how any gas would be used for the completed project.**

**No project should be considered until a greenspace area is determined as per the SNAP.**

**What is the environmental impact in terms of shade and light on neighboring buildings including increased utility costs due to this impact? ,**

**Earthquake fault issues should be clarified as well as a determination of the soil samples and hazardous materials for the gas station/mechanics parcel.**

**What is the impact of the haul route on traffic and emergency response vehicles?**

**Aesthetics should match the style of the neighborhood per the SNAP.**

**How will they protect the community from the lead and asbestos from the demolition of the buildings?**

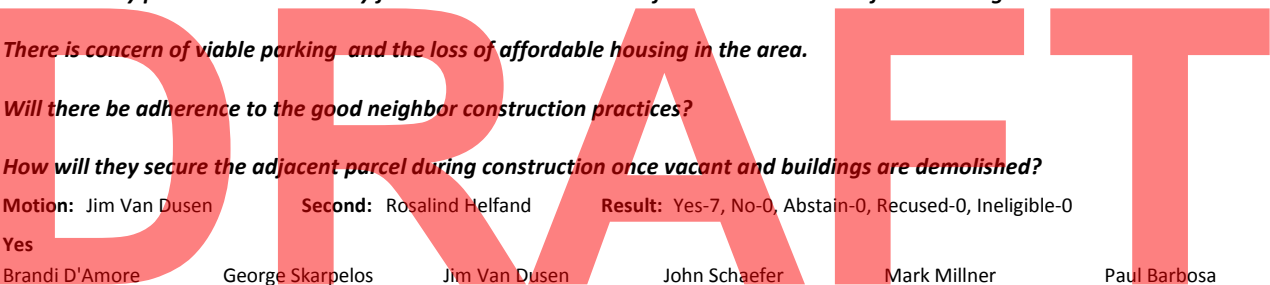
**There is concern of viable parking and the loss of affordable housing in the area.**

**Will there be adherence to the good neighbor construction practices?**

**How will they secure the adjacent parcel during construction once vacant and buildings are demolished?**

**Motion:** Jim Van Dusen      **Second:** Rosalind Helfand      **Result:** Yes-7, No-0, Abstain-0, Recused-0, Ineligible-0

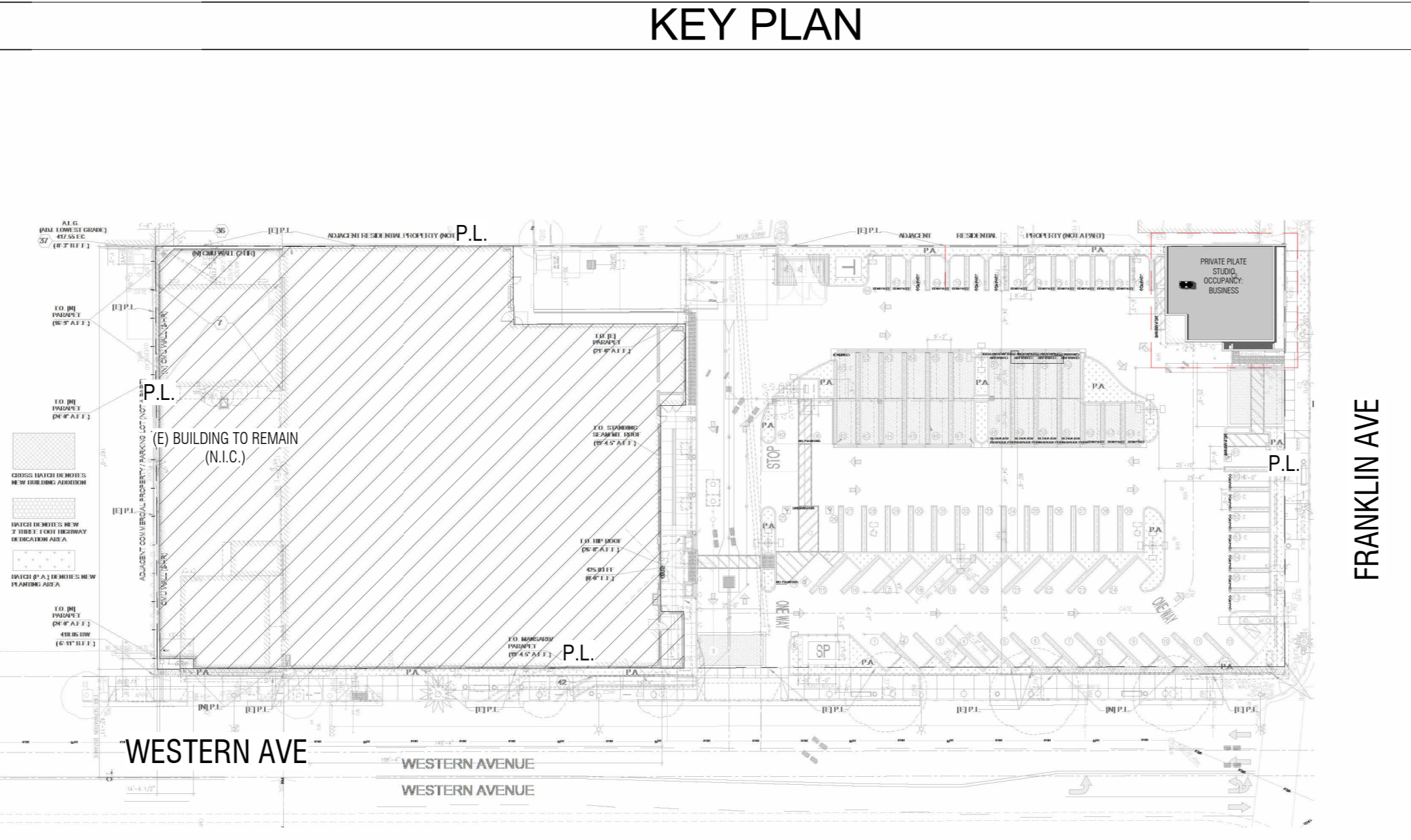
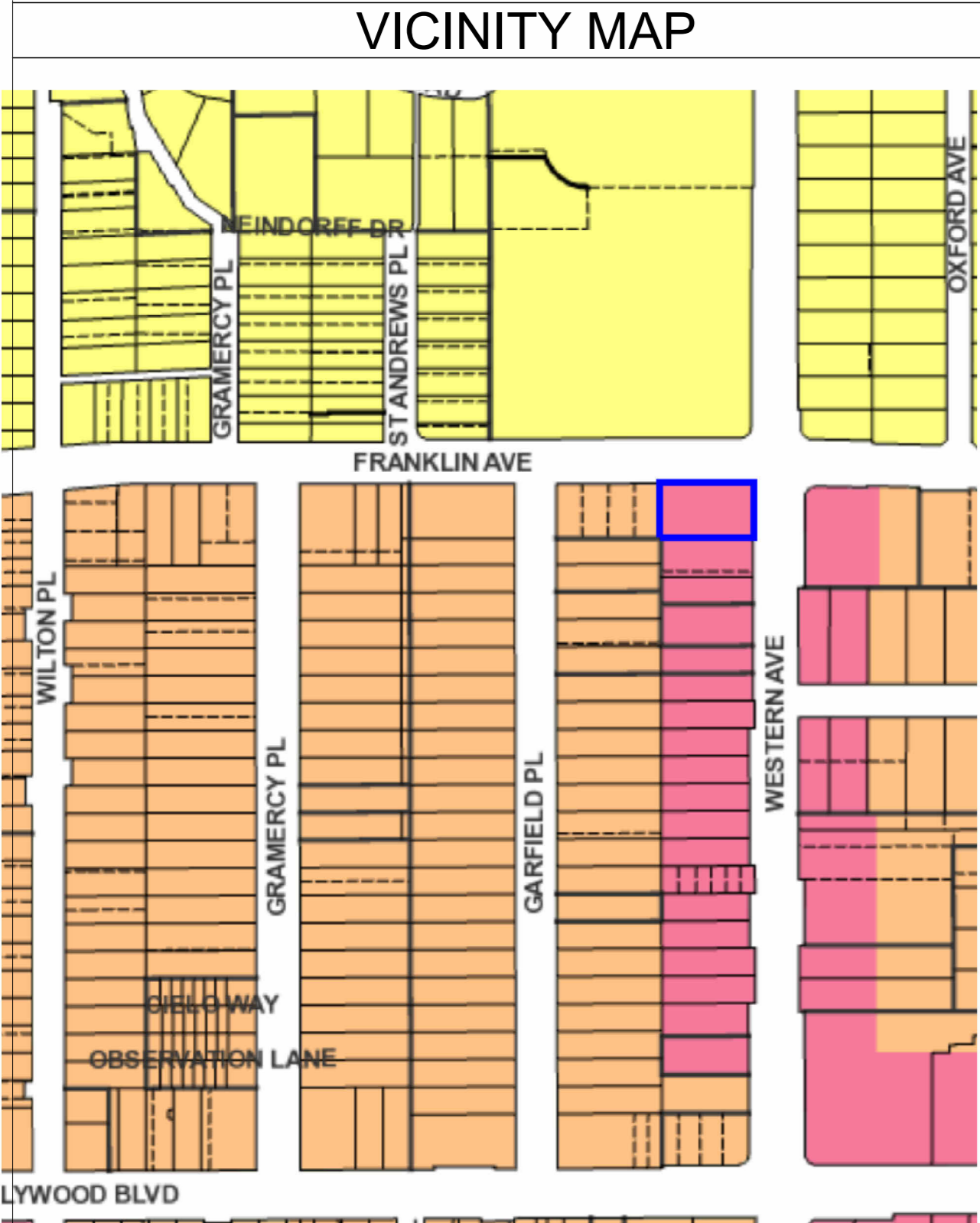
**Yes**  
Brandi D'Amore      George Skarpelos      Jim Van Dusen      John Schaefer      Mark Millner      Paul Barbosa  
Rosalind Helfand



- 5. Committee Member announcements on items not on the Agenda
- 6. New/Future Business
- 7. Old/Ongoing Business

Adjournment at 8:18 PM

Reconsideration: The Board may reconsider and amend its action on items listed on the agenda if that reconsideration takes place before the end of the meeting at which it was considered or at the next regular meeting. The Board, on either of these two days, shall: (1) Make a Motion for Reconsideration and, if approved, (2) hear the matter and take an action. If the motion to reconsider an action is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting: (1) A Motion for Reconsideration on the described matter and (2) a [Proposed] action should the motion to reconsider be approved. A Motion for Reconsideration can only be made by a Board member who has previously voted on the prevailing side of the original action taken. If a Motion for Reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Recording Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Ralph M. Brown Act.



3 KEY PLAN  
1" = 50'-0"

DEFERRED SUBMITTALS

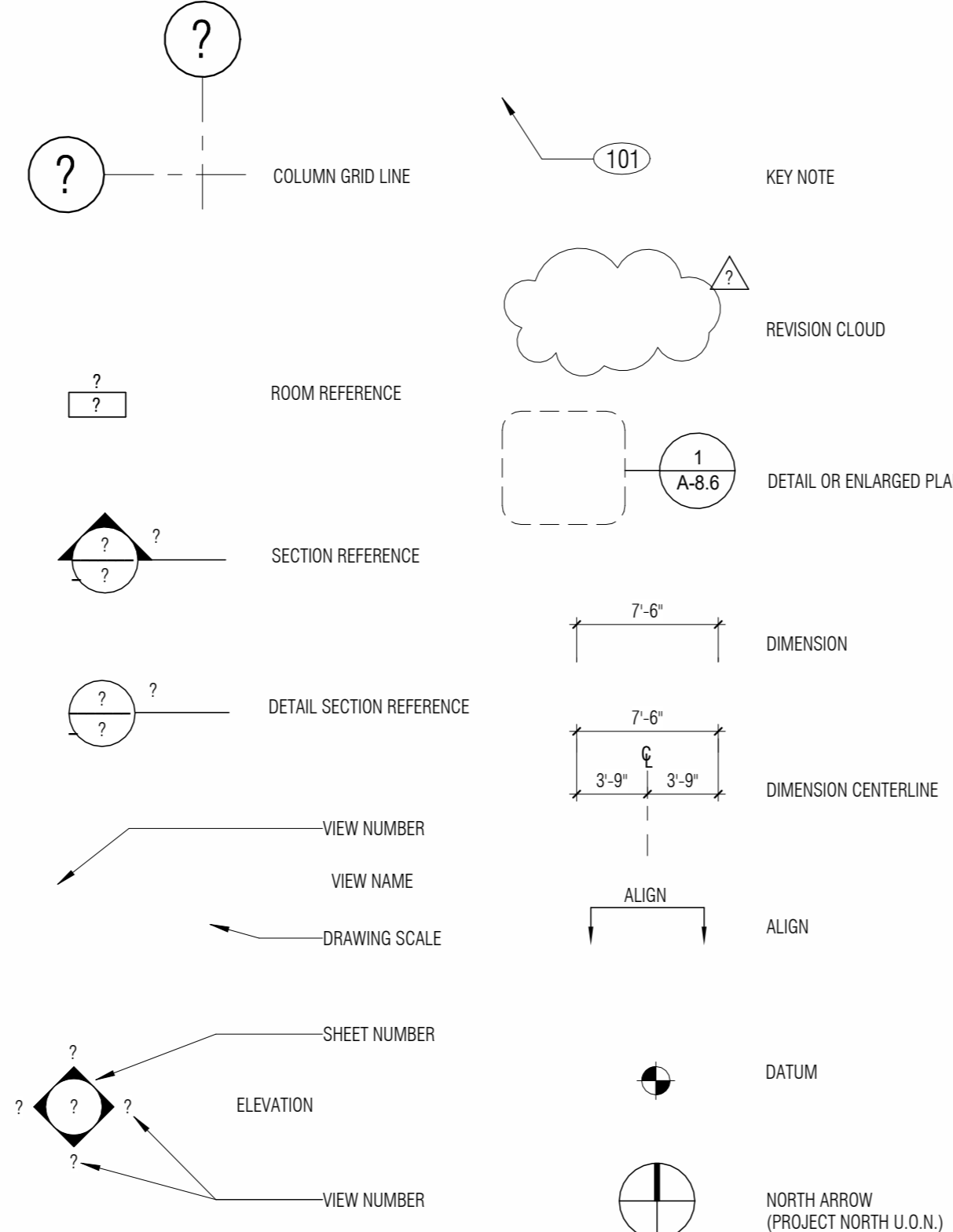
- FIRE ALARM
- MEP

NOTES:  
1. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.  
2. I/WE UNDERSTAND THAT I/WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS.

CORING OF POST TENSIONED SLAB (WHERE APPLICABLE)

- PRIOR TO CORING, DRILLING, OR PERFORMING SELECTIVE DEMOLITION IN A MANNER THAT WILL COMPROMISE THE POST TENSIONED SLAB STRUCTURAL INTEGRITY, PLEASE BE ADVISED AS FOLLOWS:  
REFERENCE STANDARDS:  
a. AMERICAN CONCRETE INSTITUTE (ACI)  
b. AMERICAN SOCIETY OF TESTING & MATERIALS  
c. INTERNATIONAL BUILDING CONFERENCE (CBCO) APPLICABLE UNIFORM BUILDING CODE STANDARDS.  
d. POST-TENSIONING INSTITUTE (PTI)
- OBTAIN FROM THE OWNER, BASE BUILDING STRUCTURAL DRAWINGS DOCUMENTING THE EXISTING POST-TENSIONED SLAB CONSTRUCTION IF AVAILABLE.
- LOCATE EXISTING POST-TENSIONED TENDONS, DISTRIBUTION PLATES, ANCHORAGES, INSERTS, COUPLING SYSTEMS, ETC. WITH X-RAY EQUIPMENT AND DOCUMENT LOCATIONS ON SLAB WITH SPRAY PAINT. LOCATE CORE LOCATIONS RELATIVE TO POST-TENSIONED TENDON LOCATIONS.
- SHOP DRAWING: SUBMIT SHOP DRAWINGS STAMPED AND SIGNED BY STRUCTURAL ENGINEER SHOWING COMPLETE INFORMATION WITH REGARD TO EXISTING POST-TENSIONED TENDON LOCATIONS IN THE VICINITY OF PROPOSED CORES INCLUDING, BUT NOT LIMITED TO, CORE LOCATIONS REQUIRED FOR PLUMBING, FIRE PROTECTION, POWER, DATA & TELEPHONE FLOOR CORES.
- CORING IS NOT ALLOWED WITHIN 24" OF PRE-STRESSING BEARING PLATES.

SYMBOLS



LIGHTING COORDINATION

CONTRACTOR, SUB-CONTRACTORS AND OWNERS SUBCONTRACTORS ARE ALL REQUIRED TO USE THE ARCHITECTURAL DIMENSION WORK POINTS ESTABLISHED FOR OPEN PLAN PENDANT LIGHTING CENTERLINES WHERE APPLICABLE. WORK POINTS INCLUDE COLUMN CENTERLINES, FACE OF COLUMN AND BUILDING ELEMENTS SUCH AS CORE WALLS AND EXTERIOR PERIMETER WALLS. CONTRACTOR AND VENDOR PREPARED SHOP DRAWINGS SHALL DOCUMENT THE ARCHITECTURAL DIMENSION WORK POINTS FOR THE ARCHITECT'S REVIEW PRIOR TO START OF WORK. FIELD LAYOUT REVIEW REQUESTED OF THE ARCHITECT MUST BE PREDICATED ON ESTABLISHED WORK POINTS.

HAZARDOUS MATERIALS NOTES

- OWNER ACKNOWLEDGES THAT STUDIO 3AM SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, REMOVAL, PRESENCE HANDLING, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS SUBSTANCES, MATERIALS, AND WASTES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, PCB MOLD, OR OTHER TOXIC SUBSTANCES.
- THE OWNER ACKNOWLEDGES THAT IT ACCEPTS RESPONSIBILITY FOR NOTIFYING THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES FOR ANY DEMOLITION, CONSTRUCTION, OR REPAIR WORK.
- ANY QUESTIONS THAT ARISE RELATED TO ASBESTOS SHALL BE REFERRED TO THE OWNER FOR RESOLUTION. STUDIO 3AM SHALL NOT BE REQUIRED TO DO ANY WORK NOR RENDER ANY OPINIONS RELATED TO ASBESTOS.
- THE OWNER SHALL RETAIN AN INDEPENDENT CONSULTANT WHO IS TRAINED AND EXPERIENCED IN IDENTIFICATION AND SURVEY OF EXISTING SITES PRIOR TO START OF DEMOLITION CONSTRUCTION.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL REPORT THE PRESENCE OF ANY MATERIAL OR ASSEMBLY SUSPECTED TO CONTAIN ASBESTOS UPON DISCOVERY. THE WORK SHALL BE CARRIED OUT PER THE CONSULTANT'S RECOMMENDATIONS.

FIRE NOTES

- LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 19.
- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.
- IN BUILDINGS THAT REQUIRE STANDPIPES, STANDPIPES SHALL BE PROVIDED DURING CONSTRUCTION WHEN THE HEIGHT REACHES 40 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. A FIRE DEPARTMENT CONNECTION SHALL BE NO MORE THAN 100 FEET FROM AVAILABLE FIRE DEPARTMENT VEHICLE ACCESS ROADWAYS. CFC SECTIONS 3310, 3313.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 33.
- ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2 CFC 505.
- WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.11 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.
- KEY BOXES SHALL BE PROVIDED FOR ALL HIGH-RISE BUILDINGS, POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE ACCESS TO AN AREA IS RESTRICTED AND SHALL BE INSTALLED PER CFC 506.
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IA STRUCTURE SEPERATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPERATED. CFC 304.3.
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.
- OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.
- THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIRE EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLER AND STANDPIPE SYSTEMS AND OTHER SPECIAL FIRE EXTINGUISHING SYSTEMS AND RELATED APPURTENANCES SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CFC 901.2.
- COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CFC 907.1.1. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19.
- OPEN FLAMES, FIRE AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.
- PROJECT SHALL COMPLY WITH CBC SECTION 603 FOR USE OF COMBUSTIBLE MATERIALS.

PROJECT INFORMATION

PROJECT ADDRESS: 5518 FRANKLIN AVE, HOLLYWOOD CA  
 LEGAL ADDRESS: LOT 1 OF TRACT 63625-C MAP BOOK 1384 PAGE 1 OF 4

PROJECT DESCRIPTION: THE SCOPE OF THIS SUBMISSION CONSISTS OF COMMERCIAL TENANT IMPROVEMENT OF 1537 SF OF A PRIVATE FITNESS PILATE STUDIO. CHANGE OF USE FROM DRY CLEANER TO PRIVATE FITNESS STUDIO

TYPE OF CONSTRUCTION: III-B  
 BUILDING OCCUPANCY: B  
 RENTABLE AREA: 1740 SF  
 AREA IN SCOPE: 1537 SF  
 BUILDING NO. OF STORIES: SINGLE STORY STAND-ALONE BUILDING  
 PROJECT LOCATION: DEFERRED SUBMITTAL: MEP, VISUAL AND AUDIBLE ALARMS, AND OTHER FIRE PROTECTION ITEMS

BUILDING LIFE SAFETY INFO: SPRINKLERS, VISUAL AND AUDIBLE ALARMS NOT PROVIDED

ADDITIONAL REQUIREMENTS:  
 1. THE CONTRACTOR SHALL REPLACE ALL MISSING FIREPROOFING AND FIRESTOPPING.  
 THE CONTRACTOR SHALL REPLACE ALL FIREPROOFING AFFECTED BY NEW CONSTRUCTION WITH FIREPROOFING TO MATCH BASE BUILDING STANDARDS, APPROVED EQUAL, OR AS REQUIRED TO MATCH THE EXISTING.  
 2. ALL INTERIOR FINISHES SHALL COMPLY WITH THE REFERENCED CODE REQUIREMENTS FOR FLAMMABILITY AND SMOKE DEVELOPED RATINGS AS WELL AS TOXICITY.  
 WALL AND CEILINGS: PER ASTM E84, CLASS A  
 FLAME SPREAD: 0 - 25  
 SMOKE DEVELOPMENT: 0 - 200  
 FLOORING: ASTM E648, CLASS 1  
 CRITICAL RADIANT FLUX OF NOT LESS THAN 0.45 WATTS PER SQUARE CENTIMETER  
 3. ALL DOORS TO BE 36" WIDE MIN., 34" MIN. CLR. IN OPEN POSITION (U.O.N.).

ZONING INFORMATION

ZONING	C4-1D
PROPERTY TYPE	BUSINESS
APN	5544004035
FIRE SPRINKLER	NO
AREA IN SCOPE	1740 SF
TYPE OF CONSTRUCTION	III-B
NUMBER OF STORIES	1
VERY HIGH FIRE HAZARD SEVERITY ZONE	NO
BLDG LEGAL ADDRESS	LOT 51 OF HOLLYWOOD TERRACE TRACT MAP BOOK M B 3-98

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S-2	ROOF FRMG. PLAN + STRUC. NOTES

CONTACT INFORMATION

ARCHITECT	CLIENT/TENANT	STRUCTURAL ENGINEER	OWNER REP
STUDIO 3AM 5505 W. WILSHIRE BLVD #1139 LOS ANGELES, CA 90036 323-866-3187 / EVA@STUDIO0300.COM	MOTIVATE STUDIO CEREZA RICHESON 213.925.7164/cenzaricheson@gmail.com	A-S ENGINEERS JOE FLEISCHER 310.908.3445/joefleischer@hotmail.com	CGI PLUS DAVID ESTRADA 818.438.0467/DEstrada@CGIPlus.com

MEP ENGINEER  
 AC ENGINEERING  
 PJ TOUFIGHI, P.E.  
 28001 SW17TH DR. ST 104  
 VALENCIA, CA 91355  
 818.554.7496/aceng@sbccglobal.net

APPLICABLE CODES

2020 LOS ANGELES BUILDING CODE
2020 LOS ANGELES FIRE CODE
2020 CALIFORNIA ENERGY CODE
2020 LOS ANGELES MECHANICAL CODE
2020 LOS ANGELES PLUMBING CODE
2020 LOS ANGELES ELECTRICAL CODE
2020 LOS ANGELES GREEN BUILDING STANDARDS CODE



MOTIVATE STUDIO

TENANT IMPROVEMENT

5518 FRANKLIN AVE, HOLLYWOOD CA



1 1 PLAN CHECK SUBMITTAL 1 6/1/2023

Delta	Issue	Description	Date
Author	Checker		
Drawn	Check	Owner Approval	
01AMZN 2598.000		As indicated	
Job No.		Scale	

PROJECT INFORMATION

Title  
**GN-1.0**  
 Sheet

NOT FOR CONSTRUCTION

## DEMOLITION NOTES

1. **SUMMARY**  
WORK NECESSARY FOR COMPLETE DEMOLITION INCLUDES FURNISHING LABOR FOR DEMOLITION, REMOVAL OF DEBRIS, PATCHING AS REQUIRED, CONTROL DUST, AND NECESSARY PERMITS.

2. **HAZARDOUS MATERIALS**  
IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING, THEN WAIT FOR DIRECTION FROM THE OWNER.

OTHER MATERIALS AND WASTE IN ANY FORM AT THE PROJECT SITE MAY BE LOCATED ON THE PROJECT SITE, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO ACBM, PCB'S OR OTHER TOXIC SUBSTANCES.

3. **SCHEDULE**  
SUBMIT SCHEDULE INDICATING PROPOSED SEQUENCE OF OPERATIONS FOR SELECTIVE DEMOLITION WORK TO ARCHITECT AND THEIR CONSULTANTS, AND THE OWNERS REPRESENTATIVE CITY BUILDING OFFICIALS, AND BUILDING MANAGEMENT FOR REVIEW. INCLUDE COORDINATION FOR SHUT OFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES AS REQUIRED TOGETHER WITH DETAILS FOR DUST AND NOISE CONTROL. PROVIDE DETAILED SEQUENCE OF DEMOLITION, FLOOR BY FLOOR, AND REMOVAL WORK TO ENSURE UNINTERRUPTED PROGRESS OF OWNERS ON-SITE OPERATIONS, AND BUILDING OPERATIONS.

4. **CONDITION OF STRUCTURES**  
OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.

CONDITIONS EXISTING AT THE TIME OF COMMENCEMENT OF CONTRACT WILL BE MAINTAINED BY OWNER INSOFAR AS PRACTICAL. VARIATIONS WITHIN STRUCTURE MAY OCCUR BY OWNERS REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF SELECTIVE DEMOLITION WORK.

5. **PARTIAL DEMOLITION AND REMOVAL**  
STORAGE OF REMOVED ITEMS WILL BE PERMITTED AS DIRECTED BY THE OWNER.

6. **PROTECTIONS**  
PROVIDE PROTECTIVE BARRICADES, PROTECTIVE CANOPIES, AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNERS PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNERS PERSONNEL, TENANT, THEIR EMPLOYEES AND THEIR INVITEES, AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING.

PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY.

CONSTRUCT TEMPORARY INSULATED SOLID DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED.

PROVIDE TEMPORARY WEATHER PROTECTION WHEN APPLICABLE DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING. REMOVE PROTECTIONS AT COMPLETION OF WORK.

7. **DAMAGES**  
PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO ADDITIONAL COST TO OWNER.

8. **TRAFFIC**  
CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

9. **UTILITY SERVICES**  
MAINTAIN EXISTING FIRE PROTECTION SYSTEM AND UTILITIES TO REMAIN, KEEP IN SERVICE, IDENTIFY, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. PROVIDE TEMPORARY LIGHT AND POWER AS REQUIRED. SEE DRAWINGS FOR EXISTING STANDPIPE LOCATIONS.

REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES, OR DRAINS NOT BEING RE-USED.

10. **ENVIRONMENTAL CONTROLS**  
USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO ISOLATE DUST AND DIRT RISING AND SCATTERING. COMPLY WITH BUILDING MANAGEMENT REGULATIONS AND GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

11. **INSPECTION**  
PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK, INSPECT AREAS IN WHICH WORK WILL BE PERFORMED IF NECESSARY. PHOTOGRAPH EXISTING CONDITIONS TO STRUCTURE SURFACES, EQUIPMENT, OR TO SURROUNDING PROPERTIES WHICH COULD BE MISCONSTRUCTED AS DAMAGE RESULTING FROM DEMOLITION WORK. FILE WITH OWNER PRIOR TO STARTING WORK.

12. **PREPARATION**  
CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN. WORK SHALL BE DONE UNDER THE SUPERVISION OF A LICENSED STRUCTURAL ENGINEER PROVIDED BY THE CONTRACTOR AT THE PROJECT SITE.

CONTRACTOR SHALL CEASE OPERATIONS AT HIS/HER DISCRETION AND NOTIFY OWNER AND BUILDING MANAGEMENT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AS DIRECTED BY THE CONTRACTORS LICENSED STRUCTURAL ENGINEER TO SAFELY SUPPORT THE STRUCTURE UNTIL A DETERMINATION IS MADE FOR CONTINUING THE WORK AS DIRECTED BY THE CONTRACTOR'S LICENSED STRUCTURAL ENGINEER.

TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS. CONTRACTOR IS SOLELY RESPONSIBLE FOR DEMOLITION MEANS AND METHODS.

13. **COVER AND PROTECT**  
COVER AND PROTECT FURNITURE, EQUIPMENT AND FIXTURES, AND OTHER ITEMS TO REMAIN FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN ROOMS OR AREAS FROM WHICH SUCH ITEMS HAVE BEEN REMOVED.

14. **CLEAN UP**  
AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREAS SHALL BE LEFT IN BROOMED AND CLEAN CONDITION. CARPETED AREAS TO BE LEFT IN A VACUUM CLEAN CONDITION. VINYL FLOORING SHALL BE DAMP MOPPED AT THE END OF EACH WORK DAY. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED AT THE END OF EACH WORK DAY.

15. **FREIGHT ELEVATOR**  
DEBRIS REMOVAL MUST BE PERFORMED USING THE FREIGHT ELEVATOR. CONTACT THE BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR THE USE OF THE FREIGHT ELEVATOR PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.

16. **EXISTING ELECTRICAL**  
IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC. TO THEIR SOURCE AS REQUIRED. ALL EXISTING FLOOR MOUNTED OUTLETS, WHERE NOTED TO BE REMOVED OR RELOCATED, SHALL BE CAPPED OFF TO THE NEAREST JUNCTION BOX. FILL AND LEVEL FLOOR TO ACCEPT NEW FLOOR COVERING. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICE OWNER, OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.

17. **PATCHING**  
CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS, OR TENANT SPACES. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.

18. **PIPES AND VENTS**  
REMOVE TO SOURCE ALL ANCILLARY PIPES, VENTS, APPLIANCES AND DRAINS SCHEDULED FOR DEMOLITION. WHERE APPLICABLE, CAP AT RISER AND FIRESAFE PER UL EXISTING PENETRATIONS.

19. **FLOORING**  
REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES AND DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.

20. **WALL COVERING**  
SHOULD PAPER LAYER OF EXISTING GYP BD BE DAMAGED, REMOVE AND REPLACE EXISTING GYP BD AT SCHEDULED WALL COVERING REMOVAL LOCATIONS.

21. **DEMOLITION**  
DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK HEREIN. IF QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.

22. **STAIRWAYS**  
STAIRWAYS MUST REMAIN ACCESSIBLE INCLUDING A CLEAR PATH OF EGRESS AT ALL TIMES DURING DEMOLITION.

23. **GRAPHICS**  
REMOVE EXISTING SIGNAGE/GRAPHICS AND STORE FOR RE-USE WHERE APPLICABLE.

24. **FIRE AND LIFE SAFETY SYSTEM**  
NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX, OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING, SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS, AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN ITS INTENDED PURPOSE.

25. **CONSTRUCTION WASTE MANAGEMENT:**  
WHERE LOCAL GREEN BUILDING ORDINANCE DOES NOT DICTATE TO THE CONTRARY AND LEED CERTIFICATION IS NOT REQUIRED BY THE OWNER:  
• REDIRECT CONSTRUCTION DEMOLITION & PACKAGING DEBRIS TO SOURCES OTHER THAN LANDFILL.  
• STRATEGIES MAY INCLUDE:  
• REDIRECT PACKAGING DEBRIS BACK TO THE MANUFACTURER.  
• DONATE SALVAGEABLE MATERIALS TO A RECLAMATION SITE OR NON-PROFIT CHARITY SUCH AS HABITAT FOR HUMANITY.  
• DESIGNATE RECYCLING AREAS DURING DEMOLITION AND CONSTRUCTION.  
• IDENTIFY CONSTRUCTION HAULERS & RECYCLERS TO HANDLE THE DESIGNATED MATERIALS AS INTENDED.  
• CONTACT A REGIONAL CARPET RECLAMATION FACILITY FOR SALVAGE OF CARPETING

## PARTITION PLAN NOTES

1. **DIMENSIONS**  
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.

2. **PARTITIONS**  
ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS OR LINES. ALL SCREWS OR OTHER ATTACHMENT DEVICES SHALL BE PATCHED AND NOT VISIBLE. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.

3. **DIMENSION REFERENCE POINTS**  
ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD, U.O.N. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES, U.O.N.

ALL DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF WINDOW FRAME ASSEMBLY, U.O.N.

4. **CLEAR DIMENSIONS**  
DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN  $\pm 1/8"$  WITHOUT WRITING INSTRUCTION FROM ARCHITECT.

5. **DIMENSION TOLERANCES**  
DIMENSIONS TOLERANCES SHALL NOT EXCEED (LOCAL JURISDICTION CODE DEFINED CRITERIA). VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT AND SECURE ARCHITECT'S APPROVAL.

6. **DISCREPANCIES**  
NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION OF THE LAYOUT, NOTIFY THE ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION FOR BID PRICING. G.C. TO PRICE HIGHER OPTION REQUIRED BY ANY DISCREPANCY NOTED IN CONTRACT DOCUMENTS. NOTIFY ARCHITECT FOR FINAL SCOPE DECISION FOR THESE ITEMS PRIOR TO PURCHASING.

7. **EXPOSED EDGES**  
ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM.

8. **ALIGNMENT**  
ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.

\*ALIGN\* MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

9. **MILLWORK**  
REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.

10. **CEILING HEIGHT PARTITIONS**  
REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS, AND PLENUM BARRIER LOCATIONS.

11. **NOTES AND REFERENCES**  
REFER TO SHEET A-1.0 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.

12. **ELECTRICAL WORK**  
REFER TO POWER & SIGNAL AND REFLECTED CEILING PLANS FOR LOCATIONS OF SWITCHES, OUTLETS, AND THE LIKE TO BE REMOVED. PATCH AND REPAIR PARTITION TO MATCH ADJACENT SURFACE AND FINISH.

13. **ARCHITECT APPROVAL**  
OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING COLUMN FURRING, RELOCATING PIPES, AND SIMILAR SYSTEMS AND ITEMS. ADJUSTING ANY AND ALL OTHER FIELD CONDITIONS REQUIRED TO FIT PLANS.

14. **SLAB WORK**  
ALL EXISTING AND NEW UL RATED FLOOR SLAB PENETRATIONS FOR PIPING AND CONDUIT SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.

15. **DOOR CLEARANCES**  
TRIM THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, AS APPLICABLE, BY 1/4" INCH MAXIMUM, U.O.N. VERIFY SLAB CONDITIONS AND TRIM EACH DOOR TO FIT CONDITIONS. WHERE RADICAL VARIATIONS IN FLOOR ELEVATION EXIST, DOORS SHALL BE ORDERED WITH BOTTOM STILE SIZED TO ACCOMMODATE THESE UNDERCUT CONDITIONS.

16. **GLASS WORK**  
ALL GLASS SHALL BE CLEAR TEMPERED GLASS, U.O.N. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.

17. **CEILING HEIGHT PARTITIONS**  
CEILING HEIGHT PARTITIONS SHALL BE INSTALLED TIGHT TO FINISHED CEILING, WITH NO JOINTS VARYING MORE THAN 1/8" OVER 6'-0" AND NO JOINTS GREATER THAN 3/16", U.O.N.

18. **DOOR DIMENSIONS**  
DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.

ALL INTERIOR DOORS SHALL HAVE MIN. 1'-6" CLEAR ON STRIKE/PULL SIDE OF DOOR. VERIFY AND ADVISE ARCHITECT OF EXCEPTIONS PRIOR TO CLOSING OUT PARTITIONS. ALL EXTERIOR DOORS TO HAVE 2'-0" CLEAR ON STRIKE/PULL SIDE OF DOOR U.O.N.

19. **MILLWORK**  
ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY SLABS OR ABOVE 4'-0" HEIGHT. ALL CONCEALED LUMBER AND BLOCKING TO BE FIRE TREATED.

20. **WHERE NOT STATED IN THE SHEET SPECIFICATIONS AND THERE IS NO PROJECT MANUAL, AT A MINIMUM PROVIDE SHOP DRAWINGS FOR:**  
MILLWORK  
DOORS/FRAMES/HARDWARE  
GLAZING  
CARPET SEAMING DIAGRAM  
FABRIC WRAPPED PANELS  
DEMOUNTABLE PARTITIONS  
SPECIAL CONSTRUCTION

21. **PATCH AND REPAIR**  
AT ALL PERIMETER CONDITIONS WHERE DEMO OCCURS SHALL BE PATCHED AND REPAIRED. ALL EXISTING WALLS DAMAGED SHALL BE REPAIRED AS REQUIRED TO RECEIVE SCHEDULED FINISH.

22. **GYPSUM WALLBOARD ASSEMBLIES:**  
WHERE LOCAL GREEN BUILDING ORDINANCE DOES NOT DICTATE TO THE CONTRARY AND LEED CERTIFICATION IS NOT REQUIRED BY THE OWNER:  
STEEL FRAMING: MINIMUM RECYCLED CONTENT SHALL INCLUDE 50% POST-CONSUMER RECYCLED CONTENT LAMINATING ADHESIVE: ADHESIVE OR JOINT COMPOUND RECOMMENDED FOR DIRECTLY ADHERING GYPSUM PANELS TO CONTINUOUS SUBSTRATE. ADHESIVES SHALL HAVE A VOC CONTENT OF 50 G/L OR LESS WHEN CALCULATED. ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD 24).  
GYPSUM WALLBOARD: RECYCLED CONTENT SHOULD BE A PRIORITY, LOCALLY MANUFACTURED PRODUCTS SHALL BE SOURCED WHERE POSSIBLE.

## DOOR NOTES

1. **DOOR SCHEDULE**  
REFER TO DOOR SCHEDULE FOR ALL DOOR/HARDWARE SPECIFICATIONS.

2. **FIELD MEASURE**  
FIELD MEASURE FLOOR TO CEILING DOORS FOR PROPER FIT.

3. **SLOPE**  
EXTERIOR LEVEL LANDINGS MAY SLOPE UP TO 1/4" PER FOOT MAX. IN ANY DIRECTION FOR SURFACE DRAINAGE.

4. **THRESHOLDS**  
THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. BEVEL (1:2 MAX) SLOPE WHERE THE THRESHOLD EXCEEDS 1/4" IN HEIGHT.

5. **DOOR OPENINGS**  
DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJOINING PARTITION, U.O.N.

6. **GLASS**  
ALL GLASS IN DOORS SHALL BE TEMPERED SAFETY GLASS, U.O.N.

7. **HOLLOW METAL DOORS**  
HOLLOW METAL DOORS SHALL BE FINISHED WITH SEMI-GLOSS PAINT. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.

8. **EXIT CORRIDORS**  
DOORS OPENING INTO REQUIRED EXIT CORRIDORS DO NOT RESTRICT THE REQUIRED WIDTH WHEN OPENED IN ANY POSITION.

9. **DOOR SWINGS**  
ALL DOORS REQUIRED AS EXITS SHALL SWING IN THE DIRECTION OF TRAVEL.

10. **WOOD SPECIES FOR DOOR FINISHES**  
PROVIDE DOORS MADE WITH ADHESIVES AND COMPOSITE WOOD PRODUCTS WHERE POSSIBLE THAT DO NOT CONTAIN UREA FORMALDEHYDE.

11. **WOOD ORIGINS:**  
ALL WOOD UTILIZED ON THE JOB (SOLID LUMBER AND TIMBER PANEL PRODUCTS PLUS FINISHED WOOD) SHOULD ORIGINATE FROM REGIONAL SOURCES AND FROM CERTIFIED AND SUSTAINABLE SOURCES (SUCH AS SUSTAINABLE FORESTRY INITIATIVE, CSA, FORESTRY STEWARDSHIP COUNCIL, OR AMERICAN TREE FARM SYSTEMS).

12. **ADHESIVES & SEALANTS:**  
THE VOC CONTENT OF ADHESIVES AND SEALANTS USED SHALL BE LESS THAN THE CURRENT VOC CONTENT LIMITS OF SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE #116B, AND ALL SEALANTS USED AS FILLERS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 8, RULE 51.

## SPRINKLER NOTES

1. **LAYOUT**  
SEE DESIGN BUILD ENGINEERING DRAWINGS FOR LOCATION OF RISERS, MAINS, HEADS, BRANCH PIPING, ETC., AND ALL WORK REQUIRED TO COMPLETE THIS PROJECT. SUBMIT PLANS TO OWNER AND OBTAIN THEIR REVIEW PRIOR TO COMMENCEMENT OF ANY SPRINKLER WORK. PROVIDE ACCESS PANELS WHERE REQUIRED, COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO START OF WORK.

2. **FIRE WATCH**  
G.C. SHALL BE RESPONSIBLE FOR TEMPORARY FIRE WATCH AND ALL PROTECTIVE MEASURES REQUIRED BY OWNER WHEN SYSTEM IS MADE INACTIVE TO ACCOMMODATE SPRINKLER WORK.

3. **TESTS AND INSPECTIONS**  
G.C. SHALL BE RESPONSIBLE FOR ALL FINAL TESTS AND INSPECTIONS OF COMPLETED WORK REQUIRED BY THE OWNER PRIOR TO OCCUPANCY OF SPACE. G.C. SHALL PROPERLY TEST AND INSPECT EXISTING SPRINKLER SYSTEM PRIOR TO COMMENCEMENT OF WORK, AND SHALL NOTIFY BUILDING OWNER AND ARCHITECT IMMEDIATELY IF REPAIR WORK OF EXISTING SPRINKLER SYSTEM IS REQUIRED.

4. **TEMPORARY DISCONNECT**  
G.C. SHALL COORDINATE ARRANGEMENTS FOR TEMPORARY DISCONNECT AND RECONNECT OF FIRE SYSTEMS WITH OWNER.

5. **PERMITS AND APPROVALS**  
G.C. SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS REQUIRED BY BUILDING INSPECTORS AND FIRE MARSHAL IN CONJUNCTION WITH CHANGES TO EXISTING SPRINKLER SYSTEM.

6. **LOCATIONS**  
ALL SPRINKLER HEADS (BUILDING STANDARD TYPE) UNLESS NOTED OTHERWISE, SHALL BE INSTALLED IN THE CENTER OF CEILING TILES. ANY DEVIATION TO THIS NOTE MUST BE REVIEWED WITH BUILDING OWNER PRIOR TO PROCEEDING WITH WORK. PROVIDE CONCEALED HEADS AT ALL GYP. BD. CEILINGS. CENTER HEADS WITH ADJACENT DEVICES AT GYPSUM BOARD CEILING IN PUBLIC AREAS SUCH AS LOBBIES, RECEPTIONS, AND CONFERENCE ROOMS. THESE DEVICES INCLUDE BUT NOT LIMITED TO SPEAKERS, EXIT SIGNS, SMOKE DETECTORS, MOTION SENSORS, AND ACCESS PANELS.

## REFLECTED CEILING PLAN NOTES

1. **COORDINATION**  
COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC. NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS. SEE REFLECTED CEILING PLANS FOR FINISHED CEILING HEIGHTS. VERIFY IN FIELD.

2. **PERIMETER CEILING ANGLES**  
PERIMETER CEILING ANGLE, WHERE OCCURS, SHALL BE INSTALLED TIGHT TO VERTICAL SURFACES, FREE FROM CURVES, BREAKS, OR OTHER IRREGULARITIES, AND PAINTED TO MATCH CEILING FINISH.

3. **FIXTURE TRIM**  
FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM, FIXTURE LAMPS, AND SEISMIC BRACING AS REQUIRED.

4. **FIXTURE LOCATIONS**  
LIGHT FIXTURES, EXIT SIGNS, SPRINKLERS, AND OTHER CEILING ELEMENTS SHALL BE LOCATED IN CENTER OF INDIVIDUAL CEILING TILE, U.O.N. ALL SWITCHES AND DIMMERS SHALL BE LOCATED 48" ABOVE FINISHED FLOOR TO CENTER OF SWITCH, U.O.N. MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER AND FINISHED WITH ONE COVER PLATE, U.O.N.

5. **CEILING ACCESS**  
PROVIDE CEILING ACCESS AS REQUIRED FOR EQUIPMENT AND SYSTEM MAINTENANCE, AND MATCH ADJACENT CEILING FINISH, U.O.N.

6. **SOFFITS AND CEILING HEIGHTS DIMENSIONS**  
ALL SOFFITS AND CEILING HEIGHTS ARE DIMENSIONED FROM TOP OF FINISHED FLOOR TO BOTTOM OF FINISHED GYPSUM BOARD OR CEILING TILE AND SHALL ALLOW FOR THICKNESS OF ALL FLOOR FINISHES.

7. **COORDINATION**  
THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT TYPES, LIGHT FIXTURES, SWITCH LOCATIONS, AND ASSOCIATED ITEMS. REFER TO ENGINEERING DRAWING (LIGHTING PLAN) FOR CIRCUITING, WIRING LAYOUT, AND ADDITIONAL INFORMATION.

8. **DISCREPANCIES**  
IN THE EVENT OF DISCREPANCIES BETWEEN THE ARCHITECT'S REFLECTED CEILING PLAN AND THE ENGINEER'S LIGHTING PLAN, IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK.

9. **PLENUM**  
ALL SPECIFIC INFORMATION CONCERNING INSTALLATION OF VARIOUS ABOVE-CEILING ELEMENTS ARE TO BE FOUND IN THE HVAC, PLUMBING, FIRE PROTECTION, ELECTRICAL, AND LIGHTING DRAWINGS.

10. **CONFLICT**  
NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH MAIN RUNNERS, DUCTS, STRUCTURES, HVAC, AND/OR (E)CONDUIT, PRIOR TO FRAMING FOR LIGHTS. ANY DISCREPANCIES BETWEEN ARCHITECT'S CEILING GRID LOCATION AND ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT PRIOR TO FRAMING.

11. **FIXTURE LAYOUT**  
SUBMIT GRILLE, SPRINKLER, THERMOSTAT, AND OTHER FIXTURE AND ELEMENT LAYOUTS TO THE ARCHITECT FOR REVIEW AT LEAST 2 WEEKS PRIOR TO INSTALLATION.

12. **FIELD VERIFICATION OF WORK**  
VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS, AND ANY AND ALL OTHER APPLICABLE ITEMS; INSTALL APPLICABLE NEW PLUMBING, MECHANICAL FANS, DUCTS, CONDUITS, AND OTHER RELATED AND APPURTENANT ITEMS SO AS TO NOT CONFLICT WITH LUMINARIES AND ANY AND ALL FIELD CONDITIONS.

13. **UL RATED ASSEMBLIES**  
FURNISH AND INSTALL UNDERWRITERS LABORATORIES INC. (UL) LABELED DEVICES THROUGHOUT.

14. **LIGHTING FIXTURES**  
INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, AND THE LIKE, TO AVOID FIXTURE SOILING OR DAMAGE; FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW; LAMPS SHALL BE NEW AT PROJECT COMPLETION.

15. **LIFE SAFETY DEVICES**  
REFER TO ENGINEERING DRAWINGS FOR ALL LIFE SAFETY DEVICES REQUIRED BY CODE AND ALL EMERGENCY LIGHT FIXTURES. ARCHITECTURAL DRAWINGS SHALL GOVERN LOCATION OF THESE DEVICES. COORDINATE LOCATION OF DEVICES WITH ALL ARCHITECTURAL DOCUMENTS PRIOR TO INSTALLATION OF BACK BOXES. REVIEW ALL ARCHITECTURAL AND ENGINEERING DOCUMENTS AND NOTIFY ARCHITECT OF ANY CONFLICTS. GENERAL CONTRACTOR TO COORDINATE AND VERIFY LOCATIONS OF EXISTING DEVICES TO REMAIN WITH ARCHITECTURAL PLANS AND NOTIFY ARCHITECT OF ANY CONFLICTS DURING THE ROUGH-IN PHASE OF PROJECT.

17. **WALL SWITCH LOCATIONS**  
TO BE COORDINATED WITH FURNITURE AND WALL MOUNTED EQUIPMENT LOCATIONS PRIOR TO BOX ROUGH-INS. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION OF ROUGH-INS.

18. **ENGINEERING DOCUMENTS**  
REFER TO ENGINEERING PLANS FOR ADDITIONAL NOTES AND SPECIFICATIONS.

19. **SUSPENDED CEILING GRID LAYOUT**  
CENTER FULL TILES IN ROOM IN BOTH DIRECTIONS AS INDICATED ON DRAWINGS UNLESS DIMENSIONED OR NOTED OTHERWISE.

## HARDWARE NOTES

1. **LOCKSETS**  
ALL LOCKSETS SHALL HAVE LIPS OF SUFFICIENT LENGTH TO CLEAR TRIM AND PROTECT CLOTHING.

2. **COORDINATION**  
GENERAL CONTRACTOR TO COORDINATE HARDWARE PURCHASE, SPECIFICATION, AND INSTALLATION WITH BUILDING MANAGEMENT.

3. **KEYING**  
KEYING OF CYLINDER LOCKS SHALL BE COORDINATED WITH THE OWNER; FOR ESTIMATE USE GRANDMASTER KEYING CHARGE. UNDER OWNERS DIRECTION, KEY TO NEW OR EXISTING SYSTEM TO BE APPROVED BY OWNERS REPRESENTATIVE IN WRITING. FURNISH CONSTRUCTION KEY SYSTEM WITH KEYS WHICH CAN BE RENDERED INOPERATIVE BY THE TURN OF THE CHANGE KEY. STAMP ALL KEYS "DO NOT DUPLICATE". FOR PROTECTION OF THE OWNER, ALL LOCKS AND CYLINDERS SHALL BE KEYPED AT THE FACTORY OF THE LOCK MANUFACTURER WHERE PERMANENT RECORDS ARE MAINTAINED.

4. **HINGES**  
FURNISH TWO PAIR HINGES PER LEAF, U.O.N. FURNISH HINGES WITH STAINLESS STEEL PINS AND CONCEALED BEARINGS. SIZE LISTED IN HARDWARE SETS INDICATE HEIGHT.

5. **SILENCERS**  
FURNISH SILENCERS FOR ALL INTERIOR FRAMES: 3 FOR SINGLE DOORS, 4 FOR PAIR OF DOORS. OMIT WHERE SOUND OR LIGHT SEAL OCCURS.

6. **LOCKS**  
LOCK TO BE 38" FROM BOTTOM OF DOOR TO CENTER OF LEVER U.O.N.

INSTALLATION:  
A. INSTALL EACH HARDWARE ITEM PER MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. DO NOT INSTALL SURFACE MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON THE SUBSTRATE. SET UNITS LEVEL, PLUMB, AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE THE ATTACHMENT SUBSTRATE AS NECESSARY FOR PROPER INSTALLATION AND OPERATION.  
B. ADJUST AND CHECK EACH OPERATING ITEM OF HARDWARE AND EACH DOOR TO ENSURE PROPER OPERATION OR FUNCTION OF EVERY UNIT. REPLACE UNITS WHICH CANNOT BE ADJUSTED TO OPERATE FREELY AND SMOOTHLY.

7. **FAILSAFE**  
ALL ELECTRONIC HARDWARE SHALL BE FAILSAFE AND TIED INTO THE LIFE SAFETY SYSTEM UNLESS OTHERWISE NOTED. SEE DOOR SCHEDULE, HARDWARE GROUPS AND SEQUENCE OF OPERATION FOR COMPLETE OPERATION.

8. **ELECTRONIC HARDWARE**  
ALL EXIT DOORS SCHEDULED WITH ELECTRONIC HARDWARE SHALL UNLOCK UPON THE ACTUATION OF A LIFE SAFETY DEVICE. ALL DOORS REQUIRED AS EXITS WITH ELECTRONIC HARDWARE UNLOCK UPON THE LOSS OF POWER CONTROLLING THE LOCK OR LOCK MECHANISM. ALL DOORS REQUIRED AS EXITS WITH ELECTRONIC HARDWARE SHALL HAVE THE CAPABILITY OF BEING UNLOCKED BY A SIGNAL FROM THE FIRE COMMAND CENTER IN HIGHRISE BUILDINGS WHERE APPLICABLE. SEE DOOR SCHEDULE, HARDWARE GROUPS AND SEQUENCE OF OPERATION FOR COMPLETE DESCRIPTION.

9. **DELAYED EGRESS ELECTRIC HARDWARE**  
EMERGENCY LIGHTING AND AUDIBLE ALARM SHALL BE PROVIDED AT ALL DOORS REQUIRED AS EXITS WITH DELAYED EGRESS ELECTRIC HARDWARE. ALARM SHALL NOTIFY TENANT FLOOR AND CUSTOMERS BURGLAR ALARM SYSTEM.

10. **DOOR HANDLES**  
ALL DOORS WITH LOCK SETS AND LATCH SETS SHALL HAVE A LEVER HANDLE.

11. **MOUNTING HEIGHTS**  
HAND-ACTIVATED DOOR OPENING HARDWARE MUST BE MOUNTED BETWEEN 30 AND 44 INCHES ABOVE FINISH FLOOR.

12. **DOOR HARDWARE**  
DOOR HARDWARE SHALL BE OPERABLE WITH A SINGLE EFFORT WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE (LEVER OR PUSH TYPE IS ACCEPTABLE PER LOCAL JURISDICTION CODE DEFINED CRITERIA)

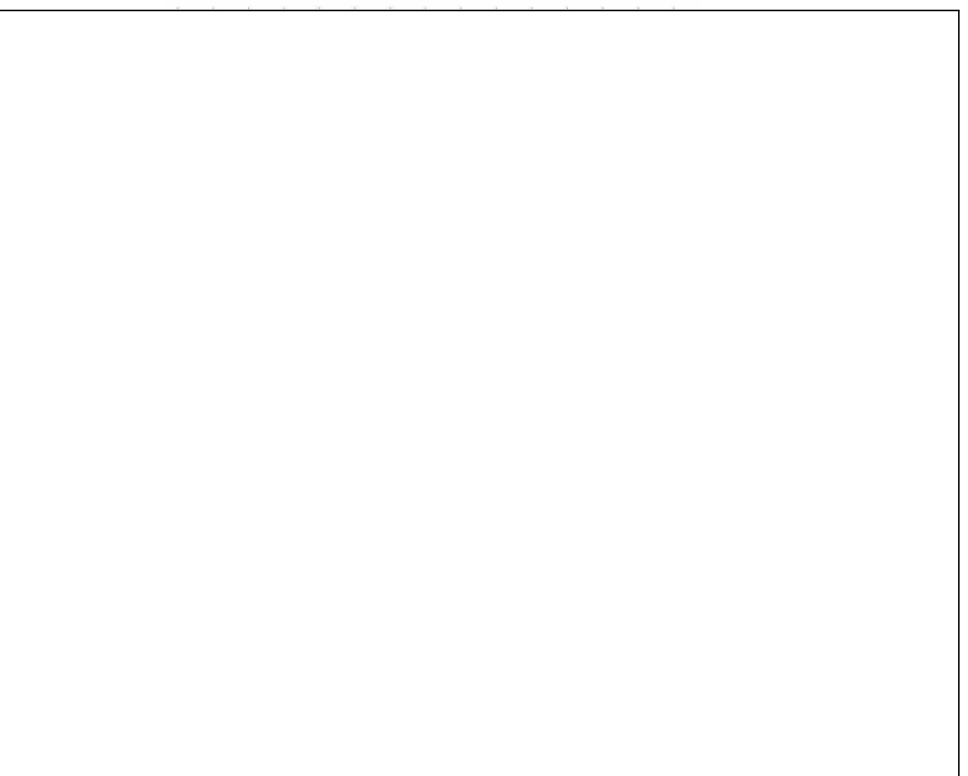
13. **CARD READERS**  
CARD READER DEVICES TO BE PROVIDED AS REFERENCED IN DOOR SCHEDULE. ALL DEVICES AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. SEE DOOR SCHEDULE, HARDWARE GROUPS AND SEQUENCE OF OPERATION FOR COMPLETE DESCRIPTION.



## MOTIVATE STUDIO

## TENANT IMPROVEMENT

5518 FRANKLIN AVE, HOLLYWOOD CA



1 1 PLAN CHECK SUBMITTAL 1 6/1/2023

Delta	Issue	Description	Date
Author	Checker		
Drawn	Check	Owner Approval	
01AMZN.2598.000		1/8" = 1'-0"	
Job No.		Scale	

## GENERAL NOTES

Title  
**GN-1.1**  
Sheet

## CONTRACT DOCUMENT NOTES

1. **REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR**  
THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND WITH AS-BUILT DRAWINGS PROVIDED BY THE OWNER AND SHALL AT ONCE REPORT TO THE ARCHITECT ERRORS, INCONSISTENCIES, OR OMISSIONS. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR AND HAS CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

2. **INTENT OF CONTRACT DOCUMENTS**  
THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS, AND ALL INCIDENTAL, ACCESSORY, AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED ASSEMBLY.

3. **DEFECTIVE WORK**  
NON-COMPLIANT DEFECTIVE WORKMANSHIP OR QUALITY WILL BE REJECTED DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY WARRANTIES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

4. **FIREPROOFING**  
PATCH AND REPAIR ALL SPRAY FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. FIRESAFE AS REQUIRED PER APPLICABLE CODE ALL NEW PENETRATIONS AT EXISTING AND NEW UL RATED ASSEMBLIES.

5. **AS BUILT DRAWINGS**  
CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS BASED ON THE ARCHITECTS RECORD DRAWINGS AND DISTRIBUTE ELECTRONICALLY TO THE OWNER AT THE CONCLUSION OF THE PROJECT.

6. **CONTRACTORS RESPONSIBILITY**  
IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB IN COMPLIANCE WITH THE DESIGN INTENT AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED OR DETAILED.

7. **UNENFORCEABLE WORK**  
SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE TO BE FOR WHATEVER REASONS, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.

8. **LIENS**  
THROUGHOUT THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF CLAIMS OF LIEN BY SUBCONTRACTORS, SUPPLIERS OF MATERIALS, LABOR, SERVICE, EQUIPMENT, OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS, UNLESS REASONABLE AND JUSTIFIABLE CAUSE CAN BE SHOWN. APPROVAL FOR PAYMENT SHALL BE CONTINGENT UPON THE CONTRACTORS OBTAINING AND FURNISHING TO THE ARCHITECT SIGNED RELEASES FROM SUCH INDIVIDUALS OR COMPANIES.

9. **COORDINATION OF THE WORK**  
THE CONTRACTOR IS RESPONSIBLE FOR REVIEW AND VERIFICATION OF CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, INCLUDING CONCEALED CONDITIONS, THE CONTRACTOR SHALL SUBMIT THEM IN WRITING TO THE ARCHITECT AND IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.

10. **WORK SHALL COMPLY WITH APPLICABLE CODES**  
EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, MANUFACTURERS RECOMMENDATIONS, AND TRADE AND REFERENCED STANDARDS, INCLUDING BUT NOT LIMITED TO: IBC, NEC AND NFPA (LATEST APPLICABLE ENFORCED EDITIONS REFERENCE).

11. **DIMENSIONS**  
DO NOT SCALE DRAWINGS, DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. WRITTEN SPECIFICATIONS SHALL GOVERN OVER ALL.

12. **CLARIFICATIONS**  
CLARIFY ALL DISCREPANCIES RELATIVE TO CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND FIELD CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK.

13. **SUBSTITUTIONS**  
THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUIVALENTY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR, INCLUDING THE ARCHITECTS SUBSTITUTION FORM CLEARLY IDENTIFIED AS A "REQUEST FOR SUBSTITUTION". CONTRACTOR SHALL ALSO LIST CREDIT TO THE CLIENT FOR USE OF SUBSTITUTION.

14. **DRAWING DISTRIBUTION**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.

15. **CHANGES IN THE WORK**  
DO NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.

16. **EXISTING WORK**  
ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.

17. **PUNCH LIST**  
UPON COMPLETION OF THE WORK BY THE CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH COMPLETION. THE ARCHITECT SHALL ATTEND THE PUNCH LIST WALK THROUGH CONDUCTED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL PREPARE AND DISTRIBUTE A LIST OF ITEMS TO BE FINISHED OR COMPLETED PRIOR TO THIS WALK THROUGH. THE GENERAL CONTRACTOR SHALL TAKE NOTES AND PREPARE A LIST OF FINAL PUNCH ITEMS TO BE COMPLETED OR CORRECTED AS A RESULT OF THIS WALK THROUGH. THIS PUNCH LIST IS TO BE PROMPTLY DISTRIBUTED BY THE GENERAL CONTRACTOR TO THE TENANT, OWNER AND ARCHITECT.

18. **MATERIALS**  
ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT. U.O.N. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS. U.O.N.

19. **INSURANCE**  
THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. IN ADDITION TO THE TERMS OF THE OWNERS CONTRACT, WHICHEVER IS GREATER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

20. **EXISTING TENANTS**  
COORDINATE ALL WORK WITH BUILDING OWNER SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY TENANT IN THE BUILDING. AVOID CONFLICT AND INTERFERENCE WITH NORMAL BUILDING OPERATIONS BY COMPLYING WITH THE BUILDING'S REGULATIONS REGARDING SCHEDULING AND USE OF ELEVATORS AND LOADING DOCKS FOR DELIVERIES, HANDLING OF MATERIALS, EQUIPMENT, AND DEBRIS.

21. **COORDINATION**  
VERIFY IN THE FIELD THAT NO CONFLICTS EXIST WHICH WOULD PROHIBIT THE LOCATION OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE ALL REQUIRED PIPING, DUCTWORK, AND CONDUIT), AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.

22. **PROTECTION OF EXISTING WORK**  
PROVIDE PROTECTION TO ALL EXISTING FINISHES IN ALL SPACES WITHIN OR ADJACENT TO THE SCOPE OF WORK AND THE TENANTS SPACE. THE CONTRACTOR SHALL PATCH, REFINISH, AND REPAIR ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS. MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.

23. **EXISTING DEFECTS**  
CORRECT ANY DEFECTS FOUND IN EXISTING BUILDING CONSTRUCTION WHICH AFFECTS THE SCOPE OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GYPSUM BOARD UL FIRE RATED ASSEMBLIES OR DAMAGED FIREPROOFING. PATCH AND REPAIR SURFACES TO MATCH ADJACENT, ADJOINING SURFACES MATERIALS AND FINISHES.

24. **TERMINOLOGY**  
"TYPICAL" OR "TYP." MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS. U.O.N.  
"SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.  
"VERIFY" OR "VER." MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH ARCHITECT.

25. **NOT USED.**

26. **NOT USED.**

27. **CLEANING**  
PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM MIGRATING FROM CONSTRUCTION AREA.

28. **ADJACENT SPACES**  
CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING OF ACCESS INTO ADJACENT TENANT SPACES INCLUDING CONCEALED CONDITIONS, WITH THE BUILDING MANAGEMENT AS REQUIRED FOR PRICING AND EXECUTION OF THE WORK.

29. **EXISTING CONDITIONS**  
THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BE AS BIDDING AS TO THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT INDICATED ON THE CONTRACT DOCUMENTS. WHERE FIELD CONDITIONS WARRANT, PROVIDE AND IDENTIFY LUMP SUM ALLOWANCE FOR WORK REQUIRED BUT NOT CLEAR BASED ON THE INFORMATION AVAILABLE PRIOR TO BID.

30. **CONTRACT DOCUMENTS**  
ALL CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY WILL BE AS BIDDING AS IF CALLED FOR BY ALL. ALL WORK SHOWN OR REFERRED TO ON ANY CONTRACT DOCUMENT SHALL BE PROVIDED AS THOUGH THEY ARE ON ALL RELATED DOCUMENTS.

31. **DUPPLICATION OF DOCUMENTS**  
ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/OWNER AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/OWNER.

32. **DETAIL REFERENCE**  
REFER TO A-B SHEETS SERIES FOR DETAILS NOT CROSS REFERENCED FOR ALL THE CONDITIONS OF PENETRATION THROUGH FIRE RATED ASSEMBLIES AND ACOUSTICAL PARTITIONS.

33. **EXISTING PENETRATIONS**  
AT UL FIRE RATED AND ACOUSTICAL LOCATIONS, MAINTAIN INTEGRITY OF EXISTING ASSEMBLY WHEN IMPACTED BY NEW WORK.

34. **SHOP DRAWINGS AND SUBMITTALS**  
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW SHOP SUBMITTALS AND SHOP DRAWINGS FOR APPROPRIATENESS AND COMPLIANCE WITH THE CONTRACT DOCUMENTS PRIOR TO SENDING SHOP DRAWINGS TO THE ARCHITECT OR ENGINEER FOR REVIEW. A STAMP OR STATEMENT TESTIFYING THE CONTRACTOR HAS REVIEWED THE SHOP DRAWINGS, INCLUDING THE DATE REVIEWED, MUST BE AFFIXED TO THE FIRST PAGE OF EACH SUBMITTAL.

35. **DEFECTIVE WORK - AT EXISTING CONSTRUCTION TO REMAIN**  
CORRECT ANY DEFECTS FOUND IN CONSTRUCTION RELATING TO INTERIOR FINISHES IN AREAS AFFECTED BY THIS SCOPE OF WORK. THIS INCLUDES BUT NOT LIMITED TO WALL BASE - CEILING GRID AND ACOUSTICAL CEILING TILE - DOORS/FRAMES/HARDWARE - FLOORING SUBSTRATES - GENERAL CONTRACTOR TO INSPECT SITE CONDITIONS PRIOR TO COMPLETING BID DOCUMENTS.

36. **CONTRACT DOCUMENT COORDINATION**  
THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL CONTRACT DOCUMENTS WITH EACH OTHER FOR ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS, THE CONTRACTOR TO NOTIFY ARCHITECT, IN WRITING, OF ANY DISCREPANCIES FOR APPROVAL PRIOR TO START OF CONSTRUCTION IN THAT AREA.

37. **CONTRACT DOCUMENTS**  
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS HEREIN - EITHER APPARENT OR OBVIOUS - PRIOR TO THE START OF NEW WORK ON THAT ITEM, OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT. THE WORK TO BE DONE UNDER THIS CONTRACT SHALL BE EXECUTED IN A WORKMANLIKE MANNER, TO THE SATISFACTION OF THE ARCHITECT. IF THESE DOCUMENTS OR JOB CONDITIONS MAKE IT IMPOSSIBLE TO PRODUCE FIRST CLASS WORK OR TO WARRANT THE WORK OR ITS PERFORMANCE, OR SHOULD DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, REQUEST INTERPRETATION, CORRECTION OR CLARIFICATION FROM THE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR FAILS TO MAKE SUCH REQUEST, WORK MUST BE PERFORMED IN A SATISFACTORY MANNER AND NO REQUEST FOR ADDED COST OR EXTENSION OF TIME WILL BE CONSIDERED. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE MORE EXPENSIVE WAY OF DOING WORK UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION BEFORE SUBMISSION OF BID AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.

## POWER AND SIGNAL PLAN NOTES

1. **OVERTIME WORK**  
WHEN FLOOR BELOW IS OCCUPIED, PRICE EXTENSIVE FLOOR SLAB PENETRATIONS AND/OR CORING ON AN OVERTIME BASIS.

ALL CORE AND/OR FLOOR TRENCHING FOR TELEPHONE/ELECTRICAL CONDUITING SHALL BE PERFORMED AFTER HOURS AS REQUIRED AND COORDINATED WITH BUILDING OWNER FOR APPROVAL.

2. **COORDINATION OF THE WORK**  
SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATION OF FLOOR OUTLETS AND OTHER OUTLETS IN RELATION TO STRUCTURAL AND OTHER ELEMENTS AS REQUIRED. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC., SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALLCOVERINGS AND CARPET SPECIFIED.

3. **OUTLET LOCATIONS**  
ARCHITECTURAL DRAWINGS DETERMINE LOCATION AND TYPE (ARCHITECT TO VERIFY WITH ENGINEER) OF ALL OUTLETS AND TAKE PRECEDENCE OVER ALL OTHERS. U.O.N. ELECTRICAL ENGINEERS POWER PLAN SHALL GOVERN THE WIRING LAYOUT AND INSTALLATION IN COMPLIANCE WITH ALL LAWS APPLICABLE AND ENFORCED BY GOVERNING AUTHORITIES.

4. **WALL MOUNTED OUTLETS**  
OUTLETS SHOWN BACK TO BACK ON PARTITION WALLS SHALL BE OFFSET 1'-0" MAXIMUM, OR MOUNTED AT DIFFERENT HEIGHTS IF INDICATED.

5. **FURNITURE LAYOUT**  
FURNITURE, IF SHOWN, IS FOR REFERENCE ONLY AND IS NOT IN CONTRACT. U.O.N.

6. **EQUIPMENT COORDINATION**  
COORDINATE ALL WORK RELATED TO EQUIPMENT WITH MANUFACTURERS RECOMMENDATIONS, SPECIFICATIONS, AND INSTRUCTIONS.

7. **EXISTING FLOOR PENETRATIONS**  
ALL EXISTING AND NEW UL RATED FLOOR SLAB PENETRATIONS FOR CONDUIT SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.

8. **OUTLET FINISHES**  
REFER TO FINISH PLAN FOR OUTLET AND SWITCH COVERPLATE FINISH. VERIFY SELECTION AND CHOICE WITH THE ARCHITECT PRIOR TO ORDERING MATERIALS.

9. **ELECTRICAL COORDINATION**  
COORDINATE NEW ELECTRICAL WITH EXISTING, WHERE OCCURS.

10. **OUTLET LAYOUT**  
UPON COMPLETION OF OUTLET LAYOUT, NOTIFY THE ARCHITECT. ARCHITECT SHALL SITE VERIFY ALL OUTLET LOCATIONS PRIOR TO COMMENCEMENT OF CORING OR OUTLET INSTALLATION. G.C. TO PROVIDE AND INSTALL COVER PLATES FOR ALL WALL MOUNTED ELECTRICAL AND COMMUNICATIONS OUTLETS.

11. **UL RATED ASSEMBLIES**  
FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.

12. **MOUNTING HEIGHTS**  
INSTALL WALL MOUNTED OUTLETS 18 INCHES ABOVE FINISHED FLOOR. U.O.N. HEIGHTS SHALL BE DETERMINED FROM FINISHED FLOOR TO THE CENTERLINE OF COVERPLATE, INSTALLED VERTICALLY. GROUNDING POLE AT BOTTOM. U.O.N. OUTLETS MOUNTED HIGHER THAN 2" SHALL BE INSTALLED HORIZONTALLY. GROUNDING POLE AT LEFT. U.O.N. FOURPLEX OUTLETS TO BE INSTALLED VERTICALLY. U.O.N.

13. **HORIZONTAL CLEARANCES**  
MAINTAIN A 4-INCH HORIZONTAL CLEARANCE IN ALL DIRECTIONS, MIN. FROM EDGE OF COVERPLATE, FOR WALL MOUNTED OUTLETS, OR FROM EDGE OF MONUMENT FOR FLOOR MOUNTED OUTLETS, WHEN ADJACENT TO A WALL, COLUMN, OR SIMILAR ELEMENTS. U.O.N.

14. **DIMENSIONS**  
INDICATED DIMENSIONS ARE TO THE CENTER OF THE COVERPLATE OR MONUMENT. CLUSTERS OF OUTLETS ARE DIMENSIONED TO THE CENTER OF THE CLUSTER. U.O.N.; GANG COVERPLATES SHALL BE ONE-PIECE TYPE. U.O.N.

15. **CABINETS**  
OUTLETS INSIDE AND/OR ATTACHED TO CABINETS SHALL BE FURNISHED AND INSTALLED TO MATCH SIMILAR CONDITIONS SUCH AS WALL, FLOOR, AND THE LIKE. FURNISH AND INSTALL BOX EXTENSION OR OTHER APPROPRIATE DEVICES AS REQUIRED. ADJACENT OUTLETS SHALL NOT BE GREATER THAN 6" O.C. APART. U.O.N.

16. **PANEL BOARDS**  
CIRCUIT BREAKERS SHALL BE NEATLY TAGGED AND NUMBERED BY G.C. TO CORRESPOND WITH CIRCUITING OUTLINED ON ENGINEERING DRAWINGS.

17. **DATA AND RECEPTACLES**  
ALL WALL MOUNTED DATA AND VOICE RECEPTACLES TO HAVE 3/4" CONDUIT STUB UP AND TERMINATED 6" ABOVE HUNG CEILING.

18. **MILLWORK**  
THE G.C. SHALL COORDINATE ANY ELECTRICAL WORK OR LIGHTING INSTALLATION INTO CABINET WORK IF AND AS REQUIRED.

19. **PULL STRINGS**  
G.C. TO PROVIDE PULL STRINGS IN ALL EMPTY CONDUIT.

20. **SLAB ON GRADE**  
WHERE FLOOR OUTLETS ARE SHOWN AT SLAB ON GRADE LOCATIONS, SAW CUT AND DEMO EXISTING SLAB AS REQUIRED FOR NEW WORK. EXPOSE (E) SLAB REINFORCING 1'-0" MIN. BACK FROM EA. SAWCUT. PROVIDE NEW SLAB REINFORCING TO MATCH EXISTING. REPAIR AND TAPE JOINTS AT VAPOR BARRIER WHERE ENCOUNTERED. PROVIDE CRUSHED AGGREGATE TO MATCH EXISTING. PROVIDE 3,000 PSI CONCRETE. FINISH TO MATCH EXISTING PER APPLICABLE ACI CRITERIA.

21. **ABANDONED CORE/FLOOR PENETRATIONS**  
ALL ABANDONED CORE AND ABANDONED FLOOR PENETRATIONS THAT ARE NOT SCHEDULED TO BE REUSED ARE TO BE REMOVED. FLOOR TO BE REPAIRED AS REQUIRED PER UL AND LOCAL CODE.

22. **EXISTING LIFE SAFETY DEVICES**  
GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF EXISTING LIFE SAFETY DEVICES WITH ENGINEERING AND ARCHITECTURAL PLANS AND FURNITURE AND WALL MOUNTED EQUIPMENT. ALL DEVICES THAT ARE IN CONFLICTS WITH CONSTRUCTION DOCUMENTS, FURNITURE AND WALL MOUNTED EQUIPMENT ARE TO BE RELOCATED. NOTIFY ARCHITECTS IN WRITING TO CONFIRM NEW LOCATION PRIOR TO RELOCATION OF DEVICES.

23. **ENGINEERING DOCUMENTS**  
REFER TO ENGINEERING PLANS FOR ADDITIONAL NOTES AND SPECIFICATIONS.

## MILLWORK NOTES

1. **BLOCKING**  
ALL BLOCKING REQUIRED SHALL BE SCRIBED TO WALL OR CEILING. G.C. TO CHECK JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED. G.C. IS RESPONSIBLE FOR ALL BLOCKING REQUIRED, UNDER NO CIRCUMSTANCES WILL "EXTRA" WORK BE AUTHORIZED FOR EXTRA BLOCKING.

2. **SHOP DRAWINGS**  
THE G.C. SHALL SUBMIT SHOP DRAWINGS AND SAMPLES TO THE ARCHITECT FOR REVIEW.

3. **FIELD CONDITIONS**  
PRIOR TO THE START OF FABRICATION, THE G.C. SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND SHALL BE RESPONSIBLE FOR SAME.

4. **JOINERY**  
WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND SECURED IN A MANNER TO INSURE AGAINST THE JOINT OPENING.

5. **FABRICATION**  
ALL OF THE WORK SHALL BE FABRICATED, ASSEMBLED, FINISHED, AND ERECTED IN THE BEST METHOD KNOWN TO THE CABINET TRADE. SURFACES SHALL BE TRUE, STRAIGHT, AND FREE FROM ALL MACHINE AND TOOLS MARKINGS, BRUISES, INDENTATIONS, CHIPS, OR ABRASIONS.

6. **FIELD VERIFICATION**  
IT SHALL BE THE G.C.'S RESPONSIBILITY TO HAVE EXAMINED THE JOB SITE IN CONJUNCTION WITH THE PROJECT DOCUMENTS SO AS TO BE SATISFIED AS TO THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED, INCLUDING SUCH MATTERS AS UNLOADING FACILITIES, LOCATIONS AND SIZES OF ELEVATORS, EQUIPMENT, OR FACILITIES NEEDED PRELIMINARY TO AND DURING THE WORK, AND OTHER CONDITIONS WHICH MAY AFFECT THE WORK.

7. **PROTECTION**  
THE G.C. SHALL MAINTAIN REASONABLE PROTECTION TO SAFEGUARD HIS WORK FROM DAMAGE AND TO PROTECT BUILDING OWNERS PROPERTY FROM INJURY OR LOSS ARISING IN CONNECTION WITH ALL PROJECT WORK.

8. **GUARANTEE**  
THE G.C. SHALL GUARANTEE THAT ALL MATERIALS AND WORKMANSHIP SHALL BE OF THE QUALITY SPECIFIED AND SHOWN AND THAT ANY DEFECT DUE TO IMPROPER WORKMANSHIP OR MATERIALS DISCOVERED AND MADE KNOWN WITHIN ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE INSTALLATION SHALL BE REPAIRED OR REPLACED WITH REASONABLE PROMPTNESS WITHOUT ADDITIONAL COST. ARCHITECT WILL GIVE NOTICE OF SUCH OBSERVED DEFECTS WITH REASONABLE PROMPTNESS.

9. **INSTALLATION**  
G.C. SHALL SHIM AND LEVEL COUNTERTOPS ABOVE FILES AFTER FILES ARE INSTALLED BY OTHERS. FILES IN OPERATIONS AREA TO BE SHIMMED AND SECURED TO MILLWORK AFTER THEY ARE SET IN PLACE. G.C. TO LEVEL FLOOR UNDER FILES IN ALL AREAS WHERE FILES ARE GANGED OR INSTALLED BELOW FIXED CABINETS. (PLASTIC LAMINATED SHIMS AS REQUIRED AT FILE CABINET AREA).

10. **FINISH**  
ALL MILLWORK SHALL RECEIVE FINAL FINISH AT THE SHOP OR FACTORY PRIOR TO DELIVERY. G.C. SHALL PROTECT ALL FINISHED AND INSTALLED MILLWORK FROM DAMAGE BY OTHER TRADES. DAMAGED OR DEFECTIVE MILLWORK SHALL BE REPLACED BY THE G.C. AT HIS EXPENSE.

11. **COORDINATION**  
MILLWORK CONTRACTOR TO COORDINATE LOCATION OF ELECTRICAL, TELEPHONE, AND COMMUNICATIONS OUTLETS AND INSTALL GROMMETS IN COUNTERTOP SURFACES AS REQUIRED TO CONCEAL CABLES.

12. **SHELVING**  
NO UNBRACED LENGTH OF SHELVING AND OR COUNTER WORK SHALL EXCEED 3'-0" WITHOUT ADDITIONAL SUPPORTS AND OR BLOCKING. ALL END CONDITIONS SHALL BE PROPERLY BLOCKED AND OR SUPPORTED.

13. **OVERHEAD CABINETS**  
ALL BLOCKING AND WOOD CLEATS FOR OVERHEAD CABINETS TO BE SCREWED AND SECURED TO FULL HEIGHT OR BRACED CEILING HEIGHT METAL STUDS AND WOOD GROUNDINGS.

14. **WOOD ORIGINS**  
ALL WOOD UTILIZED ON THE JOB (SOLID LUMBER AND TIMBER PANEL PRODUCTS PLUS FINISHED WOOD) SHALL ORIGINATE FROM REGIONAL SOURCES AND FROM CERTIFIED AND SUSTAINABLE SOURCES (SUCH AS SUSTAINABLE FORESTRY INITIATIVE, CSA, FORESTRY STEWARDSHIP COUNCIL, OR AMERICAN TREE FARM SYSTEMS).

15. **ADHESIVES & SEALANTS**  
THE VOC CONTENT OF ADHESIVES AND SEALANTS USED SHALL BE LESS THAN THE CURRENT VOC CONTENT LIMITS OF SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQM) RULE #1168, AND ALL SEALANTS USED AS FILLERS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 8, RULE 51.

## FINISH PLAN NOTES

1. **FINISHES**  
NO PAINTING OR INTERIOR FINISHING SHALL BE DONE UNDER CONDITIONS WHICH WILL JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK. ALL WORKMANSHIP WHICH IS JUDGED LESS THAN FIRST QUALITY BY THE ARCHITECT WILL BE REJECTED.

2. **COLOR SELECTION**  
ALL COLORS ARE TO BE SELECTED BY THE ARCHITECT. U.O.N.

3. **FINISH PREPARATION**  
ALL SURFACES SHALL BE PREPARED TO RECEIVE THE SCHEDULED FINISH PER MANUFACTURERS RECOMMENDATIONS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH. PAINT GRADE WOODWORK SHALL BE HAND SANDING BETWEEN COATS AND DUSTED CLEAN. ALL HOLES, PITCH POCKETS, OR SAPPY PORTIONS SHALL BE SCRAPED AND SEALED WITH KNOT SEALER. NAL HOLES, CRACKS, OR DEFECTS SHALL BE PUTTIED AFTER FIRST COAT, WITH PUTTY MATCHING COLOR OF STAIN OR PAINT FINISH. REMOVE OIL OR GREASE WITH MINERAL SPIRITS.

ALL CRACKS, HOLES, IMPERFECTIONS IN EXISTING WALLS, PARTITIONS, OR GYPSUM WALLBOARD SHALL BE FILLED WITH PATCHING PLASTER AND SMOOTHED OFF TO MATCH ADJOINING SURFACES.  
INTERIOR GYPSUM WALLBOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT, IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING PROCESS.

WHERE APPLICABLE EXISTING PLASTER AND CONCRETE STRUCTURE SCHEDULED TO BE EXPOSED SHALL BE FINISHED TO PROVIDE A LEVEL, 3 FINISH UNO.

4. **WORK AREA CLEAN UP**  
UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED, OR SPATTERED ON EXPOSED SURFACES.

5. **STAINING VENEER**  
ALL VENEER STAINS SHALL HAVE UNIFORM COLOR.

6. **TOUCH UP**  
EXAMINE ALL FINISH SURFACES AFTER COMPLETION OF WORK, INCLUDING WOOD FLOORING AND MILLWORK INSTALLATION, AND PROCEED WITH "TOUCH-UP" AS REQUIRED.

7. **FINISH APPROVAL**  
PROVIDE ARCHITECT WITH A MINIMUM OF (3) 8" X 10" BRUSH-OUTS OF EACH COLOR AND FINISH FOR ARCHITECT'S APPROVAL AT LEAST 2 WEEKS PRIOR TO SITE APPLICATION. ON-SITE APPLICATION WILL BE REQUIRED ONE WEEK PRIOR TO FINAL APPROVAL. ARCHITECT RESERVES THE RIGHT TO ADJUST ANY COLOR/FINISH ONCE THE WALL TEST HAS BEEN MADE.

PRIOR TO SITE APPLICATION, PROVIDE ARCHITECT WITH 6" X 10" SAMPLE CUTTINGS FROM ACTUAL DYE LOTS OF ALL SPECIFIED WALLCOVERINGS FOR ARCHITECT'S APPROVAL AND PROVIDE EXPECTED DELIVERY DATE TO JOB SITE.

8. **SOFFITS**  
UNDERSIDE OF SOFFITS (WHERE OCCURS) TO RECEIVE A FINISH TO MATCH ADJACENT VERTICAL FINISH. U.O.N.

9. **DELIVERY LEAD TIME**  
CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY LEAD TIMES FOR ALL FABRICS AND OTHER CUSTOM FINISHES WITHIN THE CONSTRUCTION SCHEDULE. ALL DELIVERY TIMES MUST BE CONFIRMED, AND ANY EXCESSIVE LEAD TIME MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SPECIFICATION IF NECESSARY.

10. **FLOOR SURFACE MODIFICATIONS**  
MODIFY EXISTING FLOOR SURFACES AS REQUIRED TO INSTALL NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.

11. **FINISHES**  
SEE FINISH PLAN, ELEVATIONS, AND DETAILS FOR CLARIFICATION OF EXTENT OF FINISH MATERIALS.

12. **JOINTS**  
STAINED AND PAINTED SURFACES SHALL BE FINISHED SUCH THAT JOINTS ARE NOT VISIBLE WHEN VIEWED FROM ANY REASONABLE ANGLE.

13. **FLOOR FINISHES**  
ALL INTERSECTIONS OF FLOOR FINISH MATERIALS SHALL BE LOCATED DIRECTLY UNDER CENTER OF DOOR, WHERE OCCURS, U.O.N.

14. **CABINETS**  
ALL OPEN CABINETS SHALL BE PLASTIC LAMINATE ON ALL EXPOSED SURFACES. U.O.N. APPLY WHITE MELAMINE TO INTERIOR OF CABINETS WITH DOORS AND DRAWERS. U.O.N.

15. **CARPET SEAMING PLAN**  
SUBMIT CARPET SEAMING PLAN TO ARCHITECT PRIOR TO ORDERING AND AT LEAST (4) WEEKS PRIOR TO INSTALLATION FOR ARCHITECTS REVIEW AND APPROVAL.

16. **EXISTING FINISHES**  
EXISTING FINISHES IN BUILDING SERVICE/CORE AREA TO REMAIN. U.O.N.

17. **WOOD ORIGINS**  
ALL WOOD UTILIZED ON THE JOB (SOLID LUMBER AND TIMBER PANEL PRODUCTS PLUS FINISHED WOOD) SHALL ORIGINATE FROM REGIONAL SOURCES AND FROM CERTIFIED AND SUSTAINABLE SOURCES (SUCH AS SUSTAINABLE FORESTRY INITIATIVE, CSA, FORESTRY STEWARDSHIP COUNCIL, OR AMERICAN TREE FARM SYSTEMS).

18. **ADHESIVES & SEALANTS**  
THE VOC CONTENT OF ADHESIVES AND SEALANTS USED SHALL BE LESS THAN THE CURRENT VOC CONTENT LIMITS OF SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQM) RULE #1168, AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL ADHESIVES (CALGREEN 5.504.4.1). ALL SEALANTS USED AS FILLERS MUST MEET OR EXCEED THE REQUIREMENTS OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 8, RULE 51 DONE.

19. **PAINT**  
CONTRACTOR SHALL USE PAINT SPECIFIED BY ARCHITECT AND SHALL PROPERLY PREPARE ALL SURFACES TO RECEIVE ONE (1) PRIME COAT AND (2) FINISH COATS (MIN) OF PAINT IN COLOR SPECIFIED BY ARCHITECT. PROVIDE ADDITIONAL PREPARATION AND FINISH PAINT COATS AS REQUIRED BY PAINT MANUFACTURER. REFER TO SPECIFICATION FOR ADDITIONAL INFORMATION.

20. **PAINT MANUFACTURE** TO BE AS INDICATED ON THE FINISH SCHEDULE - NO SUBSTITUTIONS U.O.N.

21. **EXTRA MATERIALS**  
FURNISH EXTRA MATERIALS DESCRIBED IN CONTRACT DOCUMENTS THAT ARE FROM THE SAME PRODUCTION RUN (BATCH MIX) AS MATERIALS APPLIED AND ARE PACKAGED FOR STORAGE, IDENTIFIED WITH LABELS DESCRIBING CONTENTS. STORE IN LOCATION MAINTAINING AN AMBIENT TEMPERATURE OF NOT LESS THAN 45 DEGREES F. -QUANTITY: FURNISH AN ADDITIONAL (5) PERCENT OF EACH MATERIAL AND COLOR SPECIFIED.

22. **PAINTS AND COATINGS**  
PAINT TO COMPLY WITH VOC LIMITS IN THE AIR RESOURCES BOARD ARCHITECTURAL COATINGS SUGGESTED CONTROL, MEASURE AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL PAINTS (CALGREEN 5.504.4.3).

23. **CARPET**  
ALL CARPET MUST MEET ONE OF THE FOLLOWING:  
1. CARPET AND RUG INSTITUTE GREEN LABEL PLUS PROGRAM. 2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOCs (SPECIFICATION 01350). 3. NSF/ANSI 140 AT THE GOLD LEVEL. 4. SCIENTIFIC CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE. OR 5. CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS ED 2.2 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE.

AND:  
CARPET CUSHION MUST MEET CARPET AND RUG INSTITUTE GREEN LABEL.  
INDOOR CARPET ADHESIVE AND CARPET PAD ADHESIVE MUST NOT EXCEED 50 G/L VOC CONTENT.

24. **COMPOSITE WOOD**  
COMPOSITE WOOD MUST MEET CARB AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD INCLUDING MEETING THE EMISSIONS LIMITS IN CALGREEN TABLE 5.504.4.5.

25. **RESILIENT FLOORING SYSTEMS**  
FOR 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING, INSTALL RESILIENT FLOORING COMPLYING WITH:  
1. CERTIFIED UNDER THE RESILIENT FLOOR COVERINGS INSTITUTE (RFCI) FLOORSCORE PROGRAM. 2. COMPLIANT WITH THE VOC-EMISSION LIMITS AND TESTING REQUIREMENTS OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH 2010 STANDARD METHOD FOR TESTING AND EVALUATION CHAMBERS V.1.1.3. COMPLIANT WITH THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) ED 2 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE. OR 4. CERTIFIED UNDER THE GREENGLADIOL CHILDREN AND SCHOOLS PROGRAM TO COMPLY WITH CALIFORNIA DEPARTMENT OF PUBLIC HEALTH CRITERIA (CALGREEN 5.504.4.4 AND 5.504.4.6).

## LANDLORD NOTES

1. TENANT'S CONTRACTOR MUST REPAIR ANY/ALL LL PROPERTY DAMAGED DURING CONSTRUCTION AND TI WORK, AND COMPLETE LL PUNCHLIST AS DIRECTED BY LL.  
2. FIELD VERIFICATION OF THE SUITE IS REQUIRED BY TENANT PRIOR TO CONSTRUCTION. IT IS TENANT'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS OF THE SPACE.  
3. THE LL RESERVES THE RIGHT TO MAKE ANY ONSITE CORRECTIONS TO THE APPROVED PLANS WITHIN REASON.  
4. TENANT GC TO USE LL ROOFING CONTRACTOR FOR ALL ROOF REPAIRS, PATCHES, PENETRATIONS AND REPAIRS BY THE TI WORK. ANY ROOF PENETRATIONS OVER 100 SQUARE INCHES SHALL BE DESIGNED BY THE TENANT'S STRUCTURAL ENGINEER AND REINFORCED PER THE ENGINEER'S APPROVED DETAILS.  
5. PRIOR TO ANY CORING OF THE SLAB OR ANCHORING INTO THE PODIUM DECK, THE TENANT AND TENANT'S GC MUST X RAY THE SLAB AND PODIUM DECK TO CONFIRM THE AREAS ARE FREE AND CLEAR OF REBAR, POWER CONDUITS AND PIPES. X RAY RESULTS MUST BE COORDINATED WITH STRUCTURAL ENGINEER OF RECORD (GOLDS ENGINEERING) AND APPROVED BY THE SE PRIOR TO PROCEEDING WITH ANY SLAB CORING. X RAY OF THE SLAB AND PODIUM DECK MUST ALSO BE COORDINATED WITH THE LANDLORD REF TO ADVISE THE APARTMENTS ABOVE AND RETAIL TENANTS TO VACATE PRIOR TO X RAY. ANY SLAB X RAY WILL BE PERFORMED AT NIGHT FROM 11PM TO 6AM. ADVANCE NOTICE TO LANDLORD AND EXISTING TENANTS REQUIRED BEFORE X RAY WORK.  
6. NO STOREFRONT MODIFICATIONS ALLOWED WITHOUT FIRST INFORMING LL OF PROPOSED CHANGES. ANY STOREFRONT CONSTRUCTION OR REVISION

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

CERTIFICATE OF OCCUPANCY

MULTIFAMILY LLC

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof.

Section 91.109.1 LAMC

CERTIFICATE BY: **RICKEY JACKSON** Issued-Valid DATE: **03/26/2021**

GREEN - MANDATORY

NORDHOFF ST Bldg B 91324

BLOCK	LOT(s)	ABB	CO MAP REF #	PARCEL PIN	APN
1	1	M B	1384-1/4	198B117 256	2761-035-015

made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with applicable zoning requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building permits listed or not.

4 UNIT, APARTMENT BUILDING WITH RETAIL / RESTAURANT, BASEMENT PARKING GARAGE. (VT163625 M8 ZV-SPR-PA2)

Garage - Private Restaurant Retail

16010-1000-02128	16010-1000-02128	16010-1000-02128	16010-1000-02128	16010-1000-02128
16010-1000-02128	16010-1000-02128	16010-1000-02128	16010-1000-02128	16010-1000-02128

CHANGED	TOTAL
1 Levels	1 Levels
214 Units	214 Units
246113 Sqft	246113 Sqft
70 Feet	70 Feet
358 Feet	358 Feet
6 Stories	6 Stories
216 Feet	216 Feet
3388 Sqft	3388 Sqft
158 Max Occ.	158 Max Occ.
2165 Sqft	2165 Sqft
238931 Sqft	238931 Sqft
160965 Sqft	160965 Sqft
231 Spaces	231 Spaces
218 Spaces	218 Spaces
431 Stalls	431 Stalls
139 Stalls	139 Stalls
11 Stalls	11 Stalls
288 Stalls	288 Stalls
28 Spaces	28 Spaces
25 Spaces	25 Spaces

**CITY LA DBS**  
DEPARTMENT OF BUILDING AND SAFETY

**APPROVAL**

CERTIFICATE NUMBER: 168932

BRANCH OFFICE: VN

COUNCIL DISTRICT: 12

BUREAU: INSPECTN

DIVISION: BLDGINSF

STATUS: CofO Issued

STATUS BY: RICKEY JACKSON

STATUS DATE: 03/26/2021

APPROVED BY: *Rickey Jackson*

APPROVED BY: RICKEY JACKSON

EXPIRATION DATE:

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
16010-1000-02128	19535 W Nordhoff St Bldg B	NEW 4 STORY MIXED USE APARTMENT (24 UNITS) AND RETAIL (RESTAURANT (CORE & SHELL ONLY) OVER PARKING PER VT163625 MR. ZA2005-7584(ZV)SPR(PA2), THE BUILDING INCLUDES 4 STORIES TYPE V-A RESIDENTIAL APARTMENT OVER 2 STORIES TYPE I-A COMMERCIAL GARAGE, DWELLING UNITS AND 1 SUBTERRANEAN PARKING LEVEL. BLDG "B" see comment	Permit Issued - 03/26/2021 RICKEY JACKSON
16010-1000-02128	19535 W Nordhoff St Bldg B	SUPPLEMENTAL PERMIT TO 16010-1000-02128 FOR ARCHITECTURAL/STRUCTURAL REVISIONS TO ORIGINALLY APPROVED PLANS. BLDG B	Permit Finalized - 02/28/2020 ROBERT A COLE
16010-1000-02128	19535 W Nordhoff St Bldg B	NEW VEHICLE CABLE BARRIER SYSTEM FOR EXISTING PARKING GARAGE	Permit Finalized - 03/13/2020 ROBERT A COLE
16010-1000-02128	19535 W Nordhoff St Bldg B	SUPPLEMENTAL PERMIT TO 16010-1000-02128 FOR STRUCTURAL REVISIONS TO ORIGINALLY APPROVED PLANS (BUILDING B)	Permit Finalized - 02/18/2020 ROBERT A COLE
16010-1000-02128	19535 W Nordhoff St Suite A	SUPPLEMENTAL PERMIT FOR DEFERRED STEEL STAIRS. -PERMIT FEES PAID UNDER 16010-1000-02128--NO CHANGE IN VALUATION	Permit Finalized - 02/20/2020 ROBERT A COLE
16010-1000-02128	19535 W Nordhoff St Bldg B	DEFERRED PERMIT FOR THE DOWN SYSTEM FOR BUILDING UNDER PERMIT 16010-1000-02128. (Permit fees have been collected under main permit)	Permit Finalized - 02/20/2020 ROBERT A COLE
16010-1000-02128	19535 W Nordhoff St Bldg B	SUPPLEMENTAL PERMIT TO 16010-1000-02128 FOR REVISIONS TO APPROVED PLANS (NO CHANGE IN HEIGHT OR AREA)	Permit Finalized - 02/28/2020 ROBERT A COLE
16010-1000-02128	19535 W Nordhoff St Bldg B	SUPPLEMENTAL PERMIT TO 16010-1000-02128 PHASED CONSTRUCTION TO PLAN	Permit Finalized - 03/24/2021 RICKEY JACKSON
16010-1001-02128	19535 W Nordhoff St Bldg B	SUPPLEMENTAL PERMIT TO 16010-1000-02128 FOR CANTILEVERED CANOPY AND REVISE PRIVATE PATIO GATE ORIENTATION.	Permit Finalized - 06/26/2020 ROBERT A COLE
16010-1001-02128	19535 W Nordhoff St Bldg B	SUPPLEMENTAL TO 16010-1000-02128 TO ADD NEW DROPPED DECORATIVE CEILING STRUCTURE WITHIN LEVEL 1 OF BUILDING B	Permit Finalized - 03/05/2020 ROBERT A COLE
16010-1001-02128	19535 W Nordhoff St Bldg B	SUPPLEMENTAL PERMIT TO 16010-1000-02128 FOR MINOR STRUCTURAL REVISION/EQUIPMENT ANCHORAGE.	Permit Finalized - 03/02/2020 ROBERT A COLE
16010-1001-02128	19535 W Nordhoff St Bldg B	SUPPLEMENTAL TO PERMIT 16010-1000-02128 TO REVERSE STOREFRONT DETAILS & ADD POPOUTS THROUGHOUT VARIOUS LOCATIONS OF BUILDING.	Permit Finalized - 02/14/2020 ROBERT A COLE
16010-1001-02128	19535 W Nordhoff St Bldg B	SUPPLEMENTAL PERMIT TO 16010-1000-02128 FOR DEFERRED SUBMITTAL FOR CLASS POOL ENCLOSURE	Permit Finalized - 03/13/2020 ROBERT A COLE
16010-1001-02128	19535 W Nordhoff St Bldg B	SUPPLEMENTAL PERMIT TO 16010-1000-02128 FOR NEW INTERIOR RAMP, RELOCATE PARKING STALLS. (NO CHANGE IN # OF PARKING	Permit Finalized - 03/13/2020 ROBERT A COLE
19047-40000-00099	19535 W Nordhoff St	New public swimming pool serving apartments on podium slab built under permit 16010-1000-02128.	Permit Finalized - 06/26/2020 ROBERT A COLE
19047-40000-00099	19535 W Nordhoff St	New public spa serving apartments on podium slab built under permit 16010-1000-02128.	Permit Finalized - 06/26/2020 ROBERT A COLE

**PARCEL INFORMATION**

Area Planning Commission: North Valley	Census Tract: 113X01	Certified Neighborhood Council: Northridge West
Cmpt. FBI Grd.: CFG	Cmpt. FBI Grd.: CFG-1000	Cmpt. FBI Grd.: CFG-3000
Community Plan Area: Chatsworth - Porter Ranch	Council District: 12	Earthquake-Induced Liquefaction Area: Yes
Energy Zone: 9	LADBS Branch Office: VN	Near Source Zone Distance: 7.1
Zone: T110JC-1		

**PARCEL DOCUMENT**

Affidavit (AFF) GRAFFITI AFFIDAVIT 020170198966	Affidavit (AFF) OB AFFIDAVIT 20171140043	Affidavit (AFF) OB-12672
Board of Zoning Appeals Case (BZA) BZA-5686	City Planning Cases (CPC) CPC-1953-4576	City Planning Cases (CPC) CPC-1956-7597
City Planning Cases (CPC) CPC-1988-128-HD	City Planning Cases (CPC) CPC-1997-225-ZC-GPA	City Planning Cases (CPC) CPC-1997-225-ZC-GPA-PFR
City Planning Cases (CPC) CPC-2002-2295-ZC-GPA-MPR-BL	City Planning Cases (CPC) CPC-2004-6191-CU	City Planning Cases (CPC) CPC-23883
City Planning Cases (CPC) CPC-4576	City Planning Cases (CPC) CPC-7597-ZC	Ordinance (ORD) ORD-102641
Ordinance (ORD) ORD-128002	Ordinance (ORD) ORD-145495	Ordinance (ORD) ORD-171920
Ordinance (ORD) ORD-176189	Ordinance (ORD) ORD-176190	Ordinance (ORD) ORD-99671
Zoning Administrator's Case (ZA) ZA-18052	Zoning Administrator's Case (ZA) ZA-1997-663-ZV	Zoning Administrator's Case (ZA) ZA-1999-477-ZV-SPR
Zoning Administrator's Case (ZA) ZA-2005-7584-ZV-SPR	Zoning Administrator's Case (ZA) ZA-2014-2634-ZAA	

**CHECKLIST ITEMS**

Attachment - Owner-Builder Declaration	Attachment - Plot Plan	Fabricator Req'd - Shop Welds
Fabricator Req'd - Structural Steel	Installation - New Pool/Spa	Permit Flag - Fire Life Safety Clearance Req'd
Permit Flag - Fire Life Safety by LADBS	Permit Flag - Not a Fire Life Safety Project	Permit Flag - Rec and Parks Fee Memo Req'd
Special Inspect - Concrete-2.5ksi	Special Inspect - Field Welding	Special Inspect - Structural Observation
Special Inspect - Structural Wood (periodic)	Sid. Work Deser - Seismic Gas Shut Off Valve	Storm Water - LID Project

**PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

<b>OWNER(S)</b>	130 Vantis STE 200	ALISO VIEJO CA 92656
Northridge Multifamily II Llc	130 Vantis STE 200	ALISO VIEJO CA 92656
Northridge Multifamily Llc		

**TENANT**

**APPLICANT**

Relationship: Agent for Owner	533 S Fremont Ave 803	LOS ANGELES, CA 90071	(213) 625-2592
Relationship: Contractor	12326 Montague St	PACOIMA, CA 91331	(310) 488-6028
Relationship: Contractor	12326 Montague St	PACOIMA, CA 91331	(818) 897-9000
Relationship: Agent for Owner	533 S Fremont #803	LOS ANGELES, CA 90071	(213) 623-2592
Relationship: Agent for Owner	533 S Fremont Ave #803	LA, CA 90071	(213) 625-2592
Relationship: Architect	17922 Fitch	IRVINE, CA 92614	(949) 797-8367
Relationship: Agent for Owner			(213) 625-2592
Relationship: Agent for Contractor	32232 Paseo Adelanto Suite A	SAN JUAN CAPISTRANO 92675	(949) 338-4189

**BUILDING RELOCATED FROM:**

**CONTRACTOR (ARCHITECT & ENGINEER INFORMATION)**

NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) Perkowski, Simon	111 W Ocean Blvd 21st Fl, Perkowski & Long Beach, CA 90802	NA	C24026	
(C) American Ironworks Manufacturing Inc	12326 Montague Street, Pacoima, CA 91331	B	756942	(818) 897-9000
(C) Aquatic Technologies	32232 Paseo Adelanto Ste A, San Juan Capistrano, CA 92675	CS3	744177	
(C) Snyder Langston Residential Llc	17962 Cowan, Irvine, CA 92614	B	1021447	
(E) Andersen, Read Lewis	2527 Fresno St, Fresno, CA 93721	NA	GE2810	
(E) Esakul, Dissakorn	8363 Edge Wood St, Chino, CA 91708	NA	55226	
(E) Lacher, Todd Lee	1201 N Tustin Ave, Anaheim, CA 92807	NA	C67656	
(E) Nguyen, Huan Ngoc	7015 Pinnacle Pointe, Orange, CA 92869	NA	C64238	
(E) Sims, Bradley Alan	5732 Walton St, Long Beach, CA 90815	NA	C58238	
(E) Vo, Tung Thanh	11122 Bixler Circle, Garden Grove, CA 92840	NA	C69546	
(O) - Owner-Builder		NA	0	

**SITE IDENTIFICATION-ALL**

ADDRESS: 19535 W NORDHOFF ST Bldg B 91324

**LEGAL DESCRIPTION-ALL**

TRACT	BLOCK	LOT(s)	ABB	CO MAP REF #	PARCEL PIN	APN
TR 63625-C	1	1	M B	1384-1/4	198B117 256	2761-035-015



MOTIVATE STUDIO

TENANT IMPROVEMENT

5518 FRANKLIN AVE, HOLLYWOOD CA



Delta	Issue	Description	Date
Author	Checker		
Drawn	Check	Owner Approval	
01AMZN 2598.000			
Job No.		Scale	

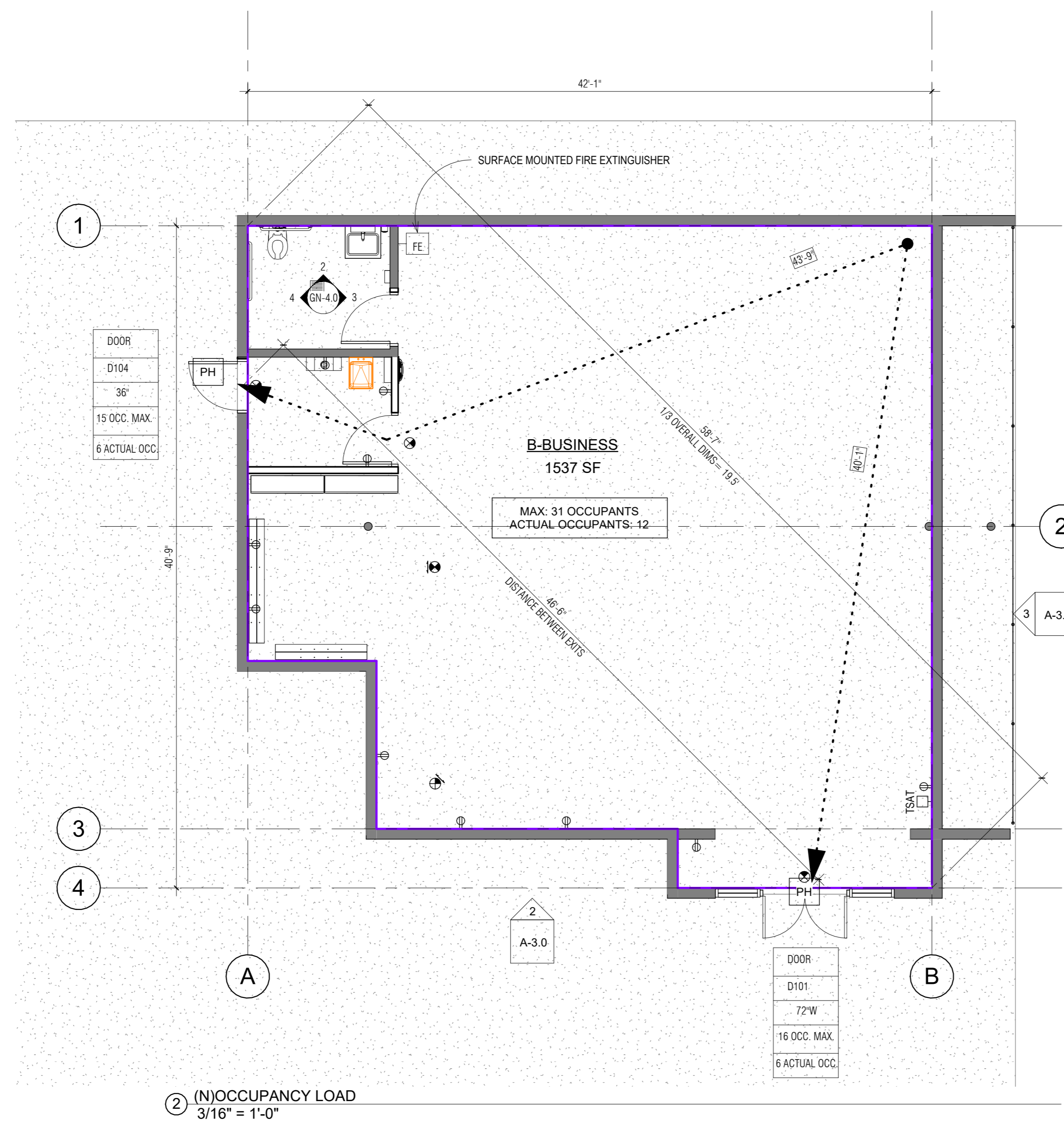
CERTIFICATE OF OCCUPANCY  
GN-1.8  
Sheet

NOT FOR CONSTRUCTION



MOTIVATE STUDIO

TENANT IMPROVEMENT  
5518 FRANKLIN AVE, HOLLYWOOD CA



(N) OCCUPANCY LOAD  
3/16" = 1'-0"

OCCUPANCY LOAD CALCULATION						
Level	OCCUPANCY TYPE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	DOOR EXIT WIDTH FACTOR	REQ. EXIT DOOR WIDTH
LEVEL 1	B	1537 SF	50	31	0.2	6
		1537 SF		31		108"

PLUMBING FIXTURE REQUIREMENT											
PLUMBING FIXTURE OCCUPANT LOAD FACTOR											
PER UPC, TABLE 4-1											
B - 1,537SF / 50 = 31 OCCS											
MINIMUM PLUMBING FACILITIES											
PER UPC, TABLE 422.1											
*CALCULATION IS BASED ON TABLE 422.1. BUILDING OCCUPANCY AS...											
LEVEL 01	OCC...	Water Closet		Urinals		Lavatories		Drinking Fountains		Utility Sink	
		REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD
Male	15	1	1	1	0	1	1	1	1	1	1
Female	16	1	1			1	1				
<b>Total</b>	<b>31</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

LEVEL 1	AREA	LOAD...	OCC.
B-BUSINESS	1537	50	31
<b>TOTAL OCCU.</b>			<b>31</b>

### SIGNAGE

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

- ROOM IDENTIFICATION
- DIRECTIONAL AND INFORMATIONAL
- ACCESSIBLE ENTRANCE AT MAIN ENTRY

TACTILE EXIT SIGNS SHALL BE PROVIDED AT LOCATIONS INCLUDING BUT NOT LIMITED TO:

- GRADE LEVEL EXIT DOORS "EXIT"
- EXIT DOORS LEADING TO GRADE LEVEL EXITS
- EXIT DOORS LEADING TO GRADE LEVEL EXTERIOR EXIT "EXIT"
- EXIT ACCESS DOOR LEADING FROM ROOM OR AREA WITH VISUAL EXIT SIGN; "EXIT ROUTE"

COMPLETE ADA SIGNAGE SHALL BE PROVIDED AS NON-GLARE, CONTRASTING BACKGROUND, 1/32" RAISED CHARACTERS, TEXT HEIGHT 5/8" TO 2" AND PICTOGRAMS SHALL BE 6" HIGH MIN. MOUNTING HEIGHT MIN. 4'-0" ABOVE FINISHED FLOOR TO LOWEST BRAILLE AND MAX. 5'-0" TO BOTTOM OF HIGHEST LINE OF RAISED TEXT. MOUNT SIGNS TO LATCH SIDE OF DOOR. AT DOUBLE DOORS AT THE NEAREST WALL PREFERABLE AT THE RIGHT OF THE OPENING.

SELF ILLUMINATING FLOOR LEVEL EXIT SIGNS SHALL BE PROVIDED AT 1" AND 1/4" OCCUPANCY, E.G. TRITIUM SELF ILLUMINATING FOR 10 YEARS, GREEN FACE, WHITE HOUSING OR SIMILAR.

EXIT ROUTE

MAX. OCCUPANTS

ACCESSIBLE

EXIT

- ### SHEET NOTES
- WHERE EXISTING RATED CONSTRUCTION IS SHOWN TO REMAIN, CONCEALED CONDITIONS ARE OFTEN ENCOUNTERED PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR IS REQUESTED TO CONFIRM AS-BUILT FIELD CONDITIONS AS DOCUMENTED. SHOULD UPGRADATION TO EXISTING RATED ASSEMBLIES BE REQUIRED, CONTRACTOR TO INFORM ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
  - SEE REFLECTED CEILING PLAN FOR ILLUMINATED EXIT SIGN LOCATIONS.
  - SEE POWER & SIGNAL / ELECTRICAL ENGINEERING DRAWINGS FOR CARD READER LOCATIONS.
  - EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011.2-1011.5.3)
  - THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
  - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
  - DOOR HANDLES, LOCK AND OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
  - ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9-1008.1.9.7
  - THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
  - THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
  - 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 THE FOLLOWING AREAS:
    - aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
    - corridors, exit enclosures and exit passageways in buildings required to have two or more exits.
    - exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
  - INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS
  - EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAY IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
  - EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.06 FOOT-CANDLE (0.6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
  - PROVIDE TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE" ADJACENT TO LATCH SIDE OF DOOR AT C.L. 60" A.F.F.
  - PROVIDE SIGN, POSTING OCCUPANT LOAD AS REQ'D. PER DOCUMENTED OCCUPANT LOAD CALCULATION TABLE.

### KEYNOTES

#### EXITING LEGEND

NEW CONSTRUCTION

EXISTING CONSTRUCTION TO REMAIN

NEW 1HR FIRE RESISTANT RATED PARTITION

NEW 2HR FIRE RESISTANT RATED PARTITION

NEW MILLWORK WITH OVERHEAD CABINETS

EXIT ACCESS = LESS THAN 300' IN SPRINKLERED BUILDING

COMMON PATH OF EGRESS = LESS THAN 100' IN SPRINKLERED BUILDING

WALL MOUNTED EMERGENCY DOOR RELEASE

EXIT SIGNAGE

FIRE EXTINGUISHER CABINET

FIRE EXTINGUISHER

WALL MOUNTED CARD READER

EXIT / ACCESS TO EXIT

FIRE PROTECTION RISER CABINET

FIRE EXTINGUISHER CABINET

FIRE EXTINGUISHER

PANIC HARDWARE

Delta	Issue	Description	Date
1	1	PLAN CHECK SUBMITTAL 1	6/1/2023

Author	Checker	Owner Approval
Drawn	Check	

01AMZN.2598.000 As Indicated  
Job No. Scale

## (E) & (N) EXITING DIAGRAM

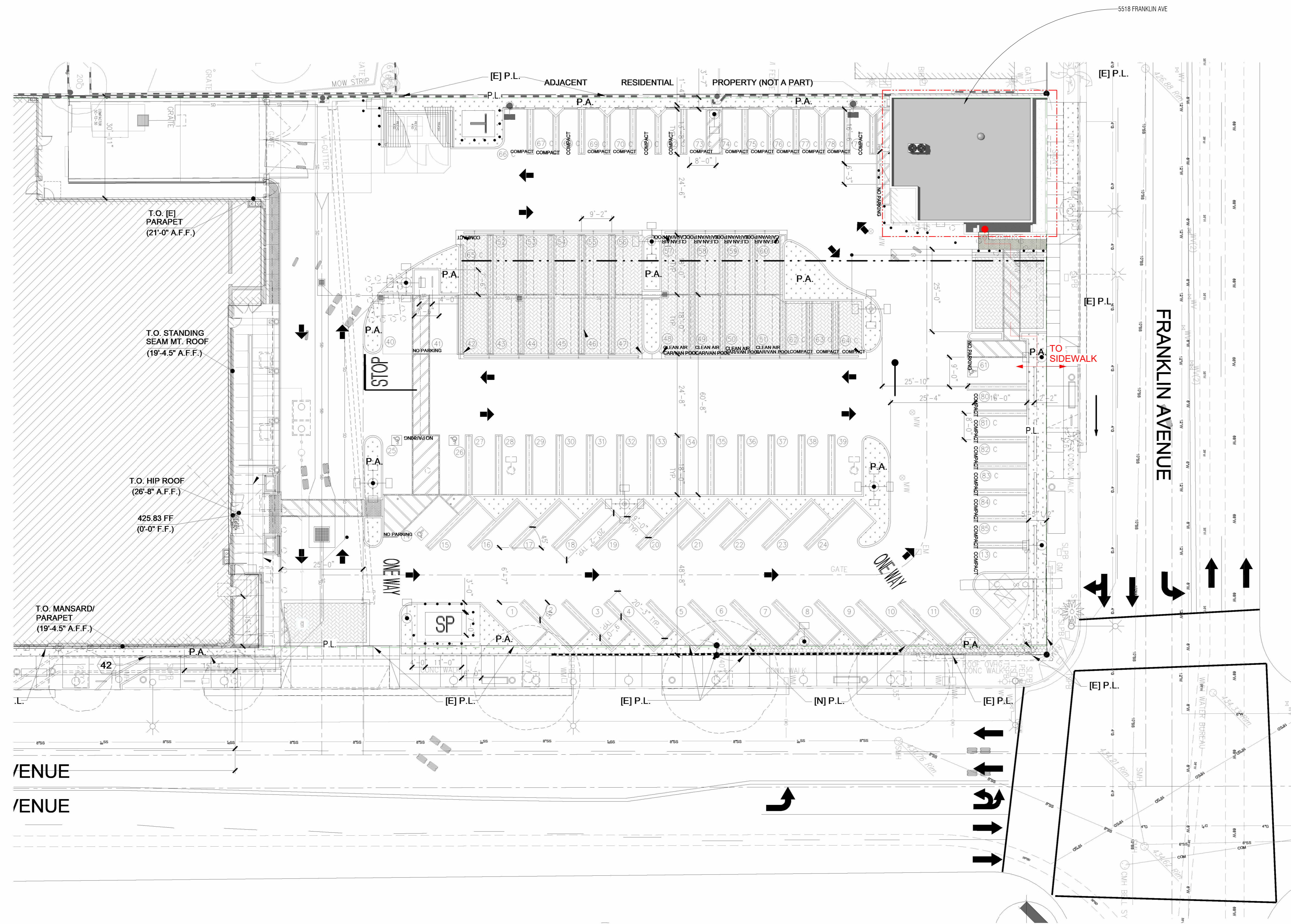
# GN-2.1

Sheet



MOTIVATE STUDIO

TENANT IMPROVEMENT  
5518 FRANKLIN AVE, HOLLYWOOD CA



1 ADA PATH OF TRAVEL  
1/16" = 1'-0"

SITE VEHICULAR AND BICYCLE PARKING				
PARKING LOT DESIGN TO COMPLY WITH IB / P / 2C / 2002-001				
ENTERPRISE ZONE: 1/500:				
PARKING STALLS REQUIRED: 15375F/500 = 3 REQUIRED				
PARKING STALLS PROVIDED ON SITE: 85 SPACES				
Existing Parking Schedule				
COMPACT	STANDARD	ACCESSIBL E	CLEAN	TOTAL
24	49	3+1 VAN	0	85

BICYCLE PARKING ANALYSIS
RETAIL: 1/2000SF
15375F/2000 = 1 REQUIRED
BIKE PARKING PROVIDED ON SITE:
(4) SHORT TERM
(4) LONG TERM

KEY NOTES

1 1 PLAN CHECK SUBMITTAL 1 6/1/2023

Delta	Issue	Description	Date

Drawn	Check	Owner Approval
01AMZN 2598.000		As indicated
Job No.		Scale

ADA PATH OF TRAVEL  
Title  
**GN-2.2**  
Sheet

NOT FOR CONSTRUCTION



<p>EXTERIOR STAIRWAYS SERVING BUILDINGS ON A SITE CONTAINING MULTIFAMILY DWELLING UNITS SHALL COMPLY WITH CBC SECTIONS 1154.</p> <p>A. OPEN RISERS ARE NOT PERMITTED ON EXTERIOR STAIRWAYS EXCEPT FOR THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. AN OPENING OF NOT MORE THAN 1/2" MAY BE PERMITTED BETWEEN THE BASE OF THE RISER AND THE BASE OF THE TREAD.</li> <li>2. RISERS CONSTRUCTED OF GRATING CONTAINING OPENINGS OF NOT MORE THAN 1/2" MAY BE PERMITTED.</li> </ol> <p>B. TREAD SURFACES SHALL BE SLIP RESISTANT. TREADS SHALL HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES, AND NO AIRBURY EDGES AT THE NOSING (LOWER FRONT EDGE).</p> <p>C. NOSING SHALL NOT PROJECT MORE THAN 1/2" PAST THE FACE OF THE RISER BELOW. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL.</p> <p>D. EXTERIOR STAIRS SERVING BUILDINGS ON A SITE CONTAINING MULTIFAMILY DWELLING UNITS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM 2" WIDE TO A MAXIMUM 4" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE IS ACCEPTABLE.</p> <p>E. STAIR HANDRAILS SHALL COMPLY WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. INTERMEDIATE HANDRAILS SHALL BE LOCATED EQUIVALENT FROM THE SIDES OF THE STAIRWAY AND COMPLY WITH CBC SECTION 1012.3 STAIRWAYS SERVING AN INDIVIDUAL DWELLING UNIT ARE EXEMPT AND MAY HAVE ONE HANDRAIL, EXCEPT THAT STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAILS ON THE OPEN SIDE OR SIDES.</li> <li>2. HANDRAIL CONFIGURATIONS SHALL COMPLY WITH THE FOLLOWING: <ol style="list-style-type: none"> <li>a. THE TOP OF HANDRAILS SHALL BE 34" TO 38" ABOVE THE NOSING OF THE TREADS.</li> <li>b. ENDS SHALL BE RETURNED OR TERMINATE IN NEVEL POST OR SAFETY TERMINALS.</li> <li>c. HANDRAILS SHALL EXTEND A MINIMUM 12" BEYOND THE TOP NOSING AND 12" PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING. WHERE THE EXTENSION CREATES A HAZARD, THE TERMINATION OF THE EXTENSION SHALL BE ROUNDED AND RETURN SMOOTHLY TO THE FLOOR WALL OR POST. WHERE STAIRS ARE CONTIGUOUS FROM LANDING TO LANDING, THE INNER RAIL SHALL BE CONTINUOUS AND NEED NOT EXTEND OUT ONTO THE LANDING.</li> <li>d. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT REDUCE THE REQUIRED MINIMUM CLEAR WIDTH OF THE RAMP. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 2" DEEP AND EXTENDS AT LEAST 18" ABOVE THE TOP OF THE RAIL. ANY WALL OR SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.</li> <li>e. THE HANDGRIP PORTION OF THE HANDRAIL SHALL NOT BE LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR SHAPE. SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/2". HANDRAILS SHALL NOT ROTATE WITH THEIR FITTINGS.</li> </ol> </li> </ol>		
EXTERIOR STAIR	SCALE 1/2"=1'-0"	17

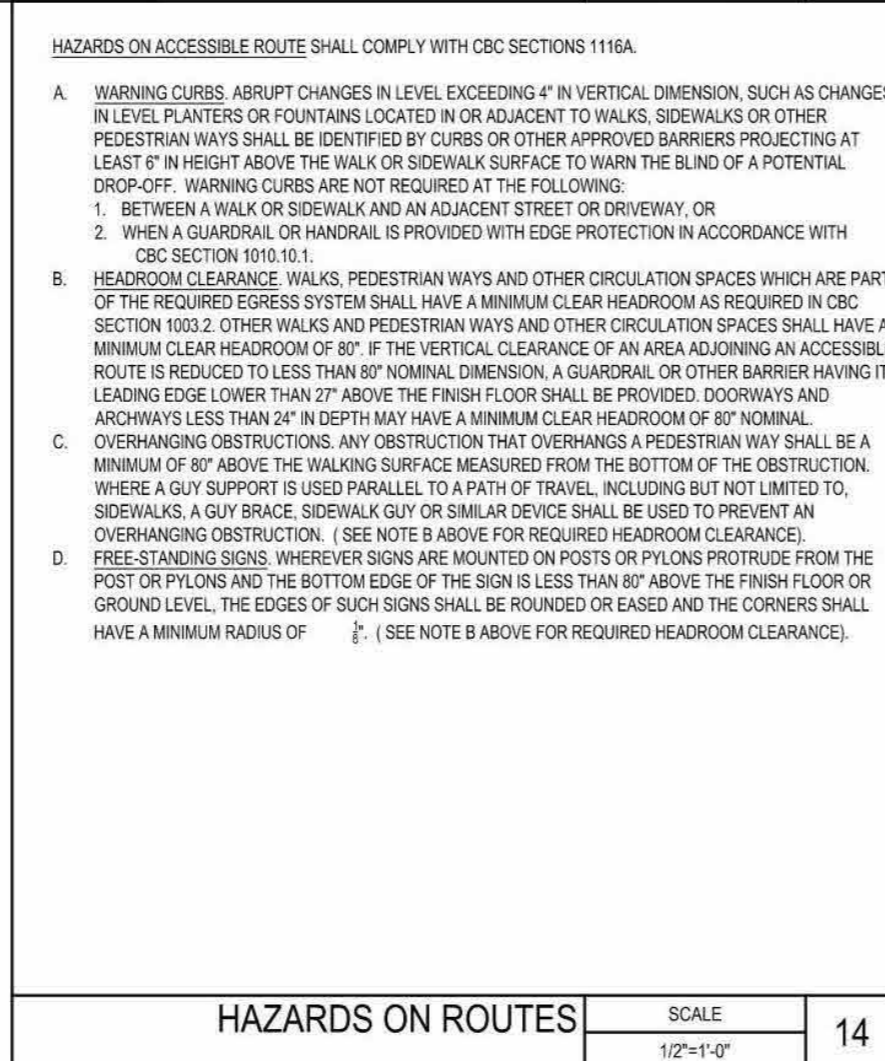
<p>WALKS AND SIDEWALKS ON AN ACCESSIBLE ROUTE SHALL COMPLY WITH CBC SECTIONS 1109A.8.</p> <p>A. WALKS AND SIDEWALKS ON AN ACCESSIBLE PATH SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR ABRUPT CHANGES IN ELEVATION EXCEEDING 1/4".</p> <ol style="list-style-type: none"> <li>1. WALKS AND SIDEWALKS SHALL BE A MINIMUM OF 48" IN WIDTH, EXCEPT THAT WALKS SERVING AN INDIVIDUAL DWELLING UNIT IN COVERED MULTIFAMILY BUILDINGS MAY BE REDUCED TO 36" IN CLEAR WIDTH EXCEPT AT DOORS.</li> <li>2. SURFACES SHALL BE SLIP RESISTANT AS FOLLOWS: <ol style="list-style-type: none"> <li>a. SURFACES CROSS SLOPES SHALL NOT EXCEED 1 PERCENT. A PERCENT SLOPE GRADIENT SHALL BE AS SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.</li> <li>b. SURFACES WITH A SLOPE OF 4 PERCENT OR GREATER GRADIENT SHALL BE SLIP RESISTANT.</li> <li>c. SURFACE CROSS SLOPES SHALL NOT EXCEED 1 PERCENT. A PERCENT SLOPE GRADIENT SHALL BE AS SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. WHEN THE ENFORCING AGENCY FINDS THAT DUE TO LOCAL CONDITIONS IT CREATES AN UNREASONABLE HARDSHIP, THE CROSS SLOPE MAY BE INCREASED TO 2 PER FOOT (4 PERCENT SLOPE) FOR DISTANCES NOT TO EXCEED 5 FEET.</li> </ol> </li> </ol> <p>B. ALL WALKS ON AN ACCESSIBLE ROUTE WITH CONTINUOUS GRADES SHALL HAVE LEVEL AREAS AT LEAST 60" IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FEET.</p> <p>C. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK ON AN ACCESSIBLE ROUTE EXCEEDS 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE), IT SHALL COMPLY WITH THE RAMP PROVISIONS. SEE SHEET A-300 FOR ADDITIONAL INFORMATION.</p> <p>D. ALL WALKS ON AN ACCESSIBLE ROUTE 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.</p> <p>E. THE BOTTOM OF ALL DOOR AND GATE KEYS EXCEPT AUTOMATIC AND SLIDING DOORS OR GATES SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR OR GATE TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW RAMP DOORS ARE USED, A 1/2" 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.</p> <p>F. WALKS, SIDEWALKS AND PEDESTRIAN WAYS ON AN ACCESSIBLE ROUTE SHALL BE FREE OF GRABBINGS WHENEVER POSSIBLE. GRABBINGS LOCATED ON THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRABBINGS SHALL BE LIMITED TO 1/4" IN THE DIRECTION OF TRAVEL. DIRECTIONS ARE AS FOLLOWS:</p> <ol style="list-style-type: none"> <li>1. 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 THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" OR</li> <li>2. THIS SECTION SHALL NOT APPLY IN THOSE CONDITIONS WHERE, DUE TO LEGAL OR PHYSICAL CONSTRAINTS, ALL OR PORTIONS OF THE SITE OF THE PROJECT WILL NOT ALLOW COMPLIANCE WITH THESE BUILDING STANDARDS OR EQUIVALENT FACILITIES ON ALL PORTIONS OF ONE SITE WITHOUT CREATING AN UNREASONABLE HARDSHIP.</li> </ol>		
WALKS AND SIDEWALKS	SCALE 1/2"=1'-0"	13

<p>ACCESSIBLE PARKING SIGNAGE SHALL COMPLY WITH CBC SECTION 1109A.8.8.</p> <p>A. EACH ACCESSIBLE PARKING SPACE RESERVE FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTIVE SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE CONSISTING OF THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" IN WHITE ON A DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 10 SQUARE INCHES IN AREA AND, WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 60" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISH GRADE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 30" FROM THE PARKING SPACE FINISH GRADE. GROUND OR SIDEWALK VAN ACCESSIBLE SPACES SHALL COMPLY WITH CBC SECTION 1109A.8 AND SHALL HAVE AN ADDITIONAL SIGN OR LANGUAGE STATING "VAN ACCESSIBLE" BEHIND THE SYMBOL OF ACCESSIBILITY.</p> <p>B. WHEN ASSIGNED RESERVING IS PROVIDED, SIGNAGE IS NOT REQUIRED EXCEPT FOR VISITOR PARKING SPACES.</p> <p>C. ADDITIONAL SIGNAGE SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17" BY 22" IN SIZE WITH LETTERING NOT LESS THAN 1" HIGH AND, SHALL CLEARLY STATE THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES WILL BE RECLAIMED AT 11:00 AM OR BY TELEPHONING _____.</li> </ol> <p>BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.</p> <p>D. IN ADDITION TO THE ABOVE REQUIREMENTS, THE SURFACE OF EACH ACCESSIBLE PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES:</p> <ol style="list-style-type: none"> <li>1. 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 THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" OR</li> <li>2. BY OUTLINING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" IN WHITE ON A BLUE BACKGROUND. THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" 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 30" HIGH BY 30" WIDE.</li> </ol>		
PARKING SIGNAGE	SCALE 1/2"=1'-0"	9

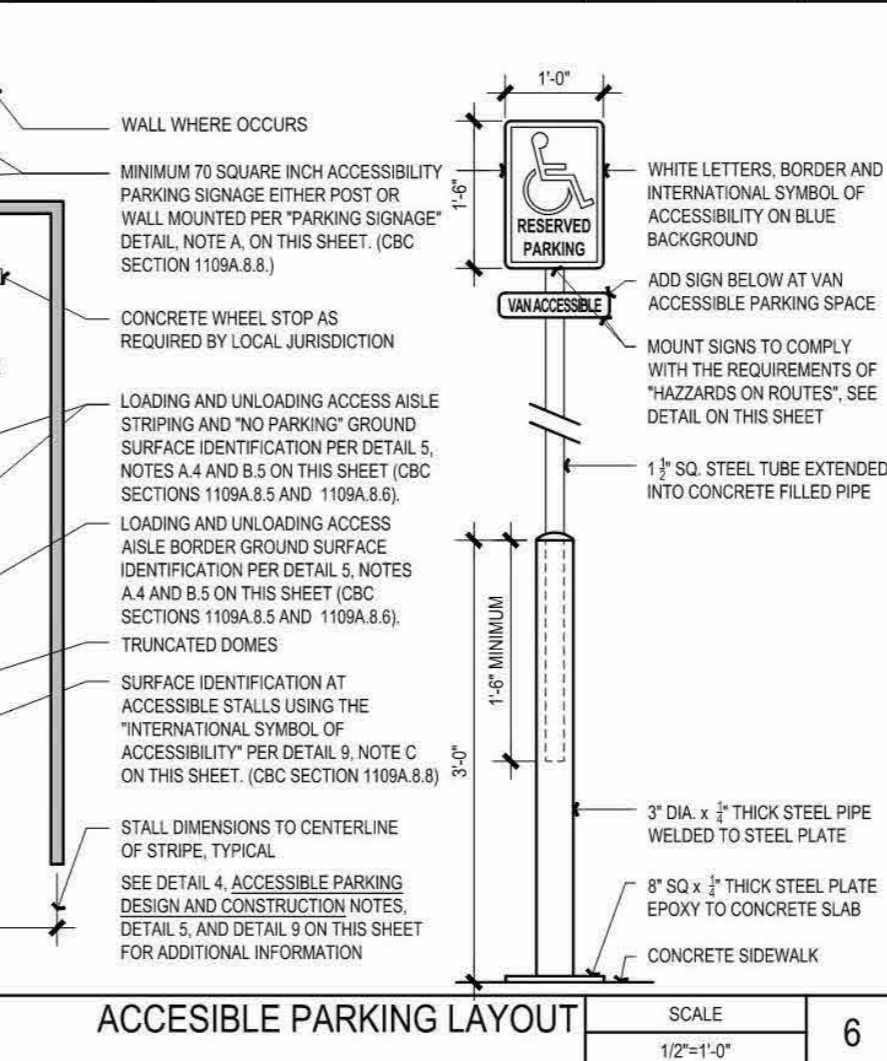
<p>ACCESSIBLE PARKING SPACE SIZES SHALL COMPLY WITH CBC SECTIONS 1109A.8.5 &amp; 1109A.8.6.</p> <p>A. WHERE ACCESSIBLE SPACES ARE PROVIDED, THEY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. SINGLE SPACES SHALL BE 4' WIDE AND LINED TO PROVIDE A 7' WIDE PARKING AREA WITH A 2' WIDE LOADING AND UNLOADING ACCESS AISLE ON THE PASSENGER SIDE OF THE VEHICLE WITH THE VEHICLE PARKED IN THE FORWARD POSITION.</li> <li>2. WHEN MORE THAN ONE SPACE IS PROVIDED, TWO (2) WIDE PARKING SPACES MAY BE LINED WITH ONE ON EACH SIDE OF THE 2' WIDE LOADING AND UNLOADING ACCESS AISLE.</li> <li>3. THE MINIMUM LENGTH OF THE PARKING SPACE SHALL BE 16'.</li> <li>4. THE LOADING AND UNLOADING ACCESS AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE WITHIN THE BORDER. HATCHED LINES A MAXIMUM OF 30" ON CENTER SHALL BE PAINTED A CONTRASTING COLOR WITH THE PARKING SPACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND SURFACE WITHIN EACH 4' FOOT WIDE LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN LETTERS NOT LESS THAN 1" HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.</li> </ol> <p>B. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. EACH SPACE SHALL BE SERVED BY A LOADING AND UNLOADING ACCESS AISLE 8' WIDE. PLACES ON THE PASSENGER SIDE WITH THE VEHICLE PARKED IN THE FORWARD POSITION.</li> <li>2. THE MINIMUM LENGTH OF EACH PARKING SPACE SHALL BE 16'.</li> <li>3. EACH SPACE SHALL BE DESIGNATED BY SIGNAGE AS "VAN ACCESSIBLE".</li> <li>4. ALL "VAN ACCESSIBLE" SPACES MAY BE GROUPOED ON ONE LEVEL OF A PARKING FACILITY.</li> <li>5. THE LOADING AND UNLOADING ACCESS AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE WITHIN THE BORDER. HATCHED LINES A MAXIMUM OF 30" ON CENTER SHALL BE PAINTED A CONTRASTING COLOR WITH THE PARKING SPACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND SURFACE WITHIN EACH 4' FOOT WIDE LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN LETTERS NOT LESS THAN 1" HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.</li> </ol>		
PARKING SPACE SIZES	SCALE 1/2"=1'-0"	5

<p>THIS SHEET IS FOR REFERENCE ONLY AND ILLUSTRATES CODE REQUIRED MINIMUM STANDARDS FOR SITE ELEMENTS OF MULTIFAMILY DEVELOPMENT. SEE PERMIT SHEETS, DRAWINGS, AND SPECIFICATIONS FOR APPLICATION OF THESE STANDARDS TO THIS SPECIFIC PROJECT.</p> <p>THE INFORMATION CONTAINED WITHIN THESE SHEETS ARE EXCEPTS FROM THE 2013 CALIFORNIA BUILDING CODE (CBC) AND APRIL 1998 FHR HOUSING ACT (FHA) DESIGN MANUAL AND INTENDED TO PROVIDE THE CONTRACTOR THE GENERAL REQUIREMENTS OF ACCESSIBILITY FOR THIS PROJECT. THE GENERAL CONTRACTOR SHALL BE KNOWLEDGEABLE AND SHALL BE HELD TO ALL APPLICABLE ACCESSIBILITY CODE REQUIREMENTS. FURTHER INFORMATION OR CLARIFICATION IS REQUIRED, CONSULT THE ARCHITECT OR REFER TO THE CBC AND FHA DESIGN MANUAL PRIOR TO FABRICATION OR INSTALLATION OF THE WORK.</p> <p>BUILDINGS OR PORTIONS OF BUILDINGS AND FACILITIES SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES. EACH BUILDING ON THE SITE SHALL BE CONSIDERED SEPARATELY WHEN DETERMINING THE REQUIREMENTS OF ACCESSIBILITY, EXCEPT WHEN CALCULATING THE NUMBER OF UNITS WHICH MUST COMPLY WITH CBC SECTION 1102A.3.1. DWELLING UNITS WITHIN A SINGLE STRUCTURE SEPARATED BY FIRE WALLS DO NOT CONSTITUTE SEPARATE BUILDINGS.</p> <p>A. MULTISTORY DWELLING UNITS IN BUILDINGS WITHOUT ELEVATORS SHALL COMPLY WITH CBC SECTION 1102A.3.1.</p> <p>B. THE MINIMUM NUMBER OF MULTIFAMILY DWELLING UNITS WHICH MUST COMPLY WITH THIS SECTION SHALL BE CALCULATED USING THE TOTAL NUMBER OF ALL MULTISTORY DWELLING UNITS IN BUILDINGS ON A SITE. ANY FRACTION THEREOF (OF THE 10 PERCENT REQUIRED) SHALL BE ROUNDED TO THE NEXT HIGHER WHOLE NUMBER.</p> <p>C. MULTISTORY DWELLING UNITS IN BUILDINGS WITH ELEVATORS SHALL COMPLY WITH CBC SECTION 1102A.3.2.</p> <p>D. FOR ALL MULTISTORY DWELLING UNITS IN BUILDINGS WITH ONE OR MORE ELEVATORS, THE STORY OF THE FLOOR THAT IS SERVED BY THE BUILDING ELEVATOR IS CONSIDERED GROUND FLOOR AND THE LOADING ENTRY FLOOR TO THE UNIT AND SHALL COMPLY.</p> <p>E. ALL GROUND FLOOR DWELLING UNITS IN NON-ELEVATOR BUILDINGS SHALL BE ADAPTABLE AND ON AN ACCESSIBLE ROUTE. UNLESS AN ACCESSIBLE ROUTE IS NOT REQUIRED AS DETERMINED BY THE SITE IMPRACTICALITY PROVISIONS OF CBC SECTION 1105A. FOR BUILDINGS WITH ELEVATORS, SEE CBC SECTION 1106A.</p> <p>F. WHERE THE FIRST FLOOR OF A BUILDING CONTAINING DWELLING UNITS IS ABOVE GRADE, ALL UNITS ON THAT FLOOR SHALL BE SERVED BY AN ACCESSIBLE ROUTE. THIS FLOOR WILL BE CONSIDERED A GROUND FLOOR AND ALL DWELLING UNITS WILL BE CONSIDERED COVERED MULTIFAMILY DWELLING UNITS EXCEPT GARAGE UNITS AS SET FORTH IN CBC CHAPTER 2.</p> <p>G. GARAGES, CARPORTS AND OTHER PARKING FACILITIES, WHICH ARE ACCESSORY TO COVERED MULTIFAMILY DWELLING UNITS SHALL BE ACCESSIBLE.</p> <p>SEE CBC CHAPTER 2 FOR DEFINITION OF TERMS.</p>		
GENERAL NOTES	SCALE 1/2"=1'-0"	1

<p>HAZARDS ON ACCESSIBLE ROUTE SHALL COMPLY WITH CBC SECTIONS 1116A.</p> <p>A. WARNING CURBS, ABRUPT CHANGES IN LEVEL EXCEEDING 4" IN VERTICAL DIMENSION, SUCH AS CHANGES IN LEVEL PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS SHALL BE IDENTIFIED BY CURBS OR OTHER APPROVED BARRIERS PROJECTING AT LEAST 6" IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP-OFF. WARNING CURBS ARE NOT REQUIRED AT THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. BETWEEN A WALL OR CURB AND AN ADJACENT STREET OR DRIVEWAY, OR</li> <li>2. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED WITH EDGE PROTECTION IN ACCORDANCE WITH CBC SECTION 1013.10.1.</li> </ol> <p>B. HEADROOM CLEARANCES. WALKS, PEDESTRIAN WAYS AND OTHER CIRCULATION SPACES WHICH ARE PART OF THE REQUIRED EGRESS SYSTEM SHALL HAVE A MINIMUM CLEAR HEADROOM AS REQUIRED IN CBC SECTION 1003.2. OTHER WALKS AND PEDESTRIAN WAYS AND OTHER CIRCULATION SPACES SHALL HAVE A MINIMUM CLEAR HEADROOM OF 80". IF THE VERTICAL CLEARANCE AT AN ADJACENT ACCESSIBLE STALL IS REDUCED TO LESS THAN 80" NOMINAL DIMENSION, A GUARDRAIL OR OTHER BARRIER HAVING ITS LEADING EDGE LOWER THAN 27" ABOVE THE FINISH FLOOR SHALL BE PROVIDED. DOWNWAYS AND ARCHWAYS LESS THAN 40" IN DEPTH MAY HAVE A MINIMUM CLEAR HEADROOM OF 78".</p> <p>C. OVERHANGING OBSTRUCTIONS. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE FINISH SURFACE MEASURED FROM THE BOTTOM OF THE OBSTRUCTION, UNLESS 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 FROM PROJECTING INTO THE PEDESTRIAN WAY.</p> <p>D. FREE-STANDING SIGNS. WHEREVER SIGNS ARE MOUNTED ON POSTS OR PLYONS PROJECTING FROM THE POST OR PLYONS AND THE BOTTOM EDGE OF THE SIGN IS LESS THAN 80" ABOVE THE FINISH FLOOR OR GROUND LEVEL, THE EXPOSURE SURFACE SHALL BE FREE OF SHARP CORNERS AND HANDRAILS SHALL HAVE A MINIMUM RADIUS OF 1/2". (SEE NOTE A ABOVE FOR REQUIRED HEADROOM CLEARANCES).</p>		
HAZARDS ON ROUTES	SCALE 1/2"=1'-0"	14

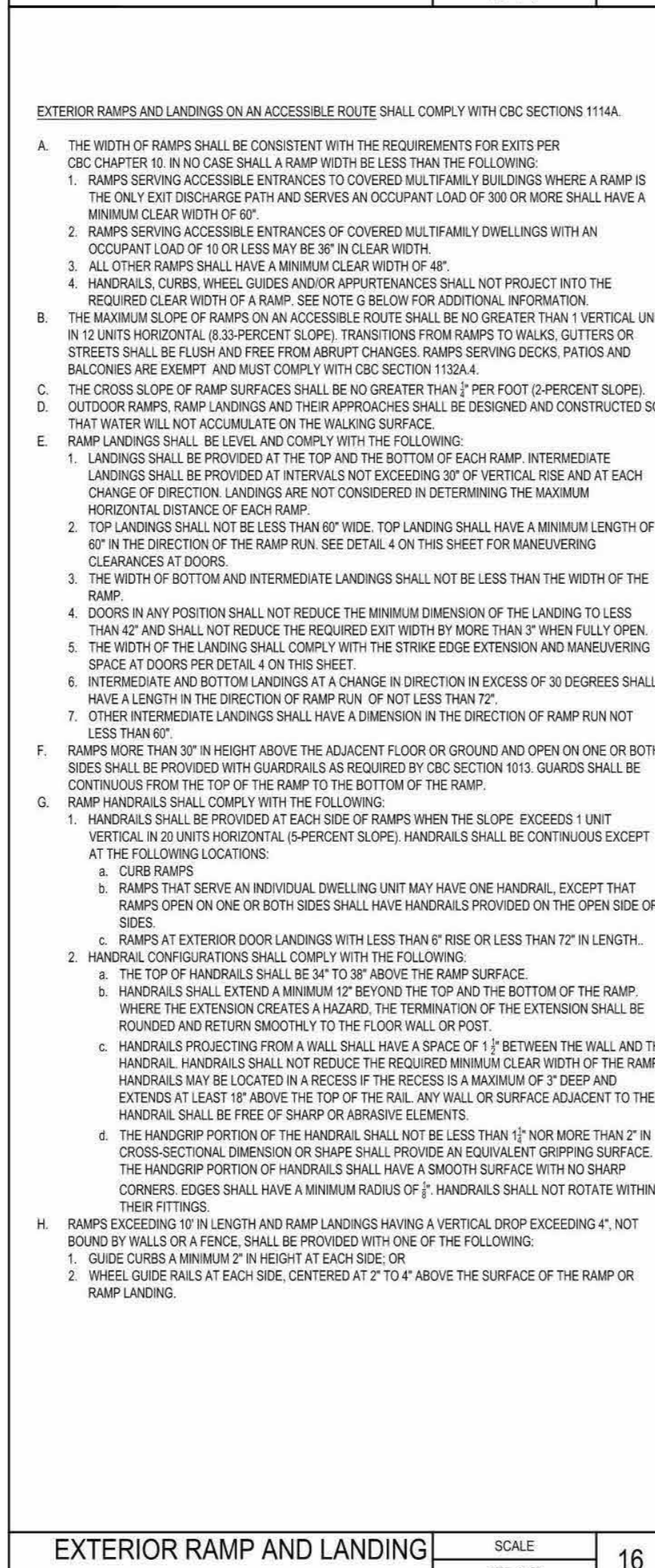


<p>HAZARDS ON ACCESSIBLE ROUTES SHALL COMPLY WITH CBC SECTIONS 1112A.</p> <p>A. CURB RAMPS WITHIN THE BOUNDARY OF THE SITE SHALL BE CONSTRUCTED AT EACH CORNER OF STREET INTERSECTIONS AND WHERE A PEDESTRIAN WAY CROSSES A CURB. THE PREFERRED AND RECOMMENDED LOCATION FOR CURB RAMPS IS ON THE CENTER OF THE CROSSWALK AT EACH STREET CORNER. WHERE IT IS NECESSARY TO LOCATE A RAMP IN THE CENTER OF A CURB RETURN, THE STREET SURFACES SHALL BE MARKED TO IDENTIFY THE PEDESTRIAN CROSSWALKS, AND THE LOWER END OF THE CURB RAMP SHALL TERMINATE WITHIN SUCH CROSSWALK AREAS. CURB RAMPS DO NOT INCLUDE HANDRAILS.</p> <p>B. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT OBSTRUCTION BY PARKED CARS. BUILT-UP CURB RAMPS SHALL BE BUILT SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES. PARKING SPACES ON THE ADJACENT LOADING AND UNLOADING ACCESS AISLE.</p> <p>C. CURB RAMPS SHALL BE A MINIMUM OF 48" IN WIDTH.</p> <p>D. IF DIAGONAL (OR CORNER TYPE) CURB RAMPS HAVE RETURN CURBS OR OTHER WELL DEFINED EDGES, SUCH EDGES SHALL BE PARALLEL TO THE DIRECTION OF TRAFFIC FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A 48" MINIMUM CLEAR SPACE IN THE DIRECTION OF TRAVEL. IF DIAGONAL CURB RAMPS ARE PROVIDED AT MARKED CROSSINGS, THE 48" CLEAR SPACE SHALL BE WITHIN THE MARKINGS. IF DIAGONAL CURB RAMPS HAVE FLARED SIDES, THEY SHALL ALSO HAVE AT LEAST A 24" LONG SEGMENT OF A CURB BUILT UP ON EACH EDGE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING. SEE CBC FIGURES 11A-3A THROUGH 11A-3C.</p> <p>E. THE SLOPE OF CURB RAMPS SHALL NOT EXCEED 1 UNIT VERTICAL TO 12 UNITS HORIZONTAL (8.33 PERCENT SLOPE) AND SHALL BE, GENERALLY, IN A SINGLE SLOPED PLANE. TRANSITIONS FROM RAMPS TO WALKS, CUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJACENT CUTTERS, ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1 UNIT VERTICAL TO 20 UNITS HORIZONTAL (5 PERCENT SLOPE) WITHIN FOUR FEET OF THE TOP AND BOTTOM OF THE CURB RAMP.</p> <p>F. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE CURB, THEN IT SHALL HAVE FLARED SIDES. THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1 UNIT VERTICAL IN 10 UNITS HORIZONTAL (10 PERCENT SLOPE). CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. SEE CBC FIGURES 11A-3A THROUGH 11A-3C.</p> <p>G. A LEVEL LANDING 48" DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP. OVER THE SLOPE OF THE FINISHED FLOOR FINISH FROM THAT OF THE ADJACENT SIDEWALK, ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12" WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY 1/2" ON CENTER. ALL CURB RAMPS CONTROLLED BETWEEN THE FACE OF CURB AND THE STREET SHALL HAVE A GROOVED BORDER AT THE LEVEL SURFACE OF THE SIDEWALK. SEE CBC FIGURES 11A-3A THROUGH 11A-3C.</p> <p>H. DETECTABLE WARNINGS SHALL BE PROVIDED IN ACCORDANCE WITH CBC SECTION 11B-247.1 AND SHALL COMPLY WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. DETECTABLE WARNINGS SHALL BE PROVIDED WHERE REQUIRED BY CBC SECTION 11B-247.1.2.</li> <li>2. PLATFORM BOARDING EDGES SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH CBC SECTIONS 11B-705.1.2.1.</li> <li>3. CURB RAMPS SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH CBC SECTIONS 11B-705.1.1 AND 11B-705.1.2.4.</li> <li>4. ISLANDS OR CUT THROUGH MEDIANS SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH CBC SECTIONS 11B-705.1.1 AND 11B-705.1.2.4.</li> <li>5. BUS STOP PADS SHALL PROVIDE A SQUARE CURB SURFACE OR DETECTABLE WARNINGS COMPLYING WITH CBC SECTIONS 11B-705.1.1 AND 11B-705.1.2.4.</li> <li>6. IF A WALK CROSSES OR ADJAINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING COMPLYING WITH CBC SECTIONS 11B-705.1.1 AND 11B-705.1.2.5.</li> <li>7. THE EDGES OF REFLECTIVE POOLS SHALL BE PROTECTED BY RAILINGS, WALLS, WARNING DETECTABLE WARNINGS COMPLYING WITH CBC SECTIONS 11B-705.1.1 AND 11B-705.1.2.6.</li> <li>8. WHERE IT IS NECESSARY TO CROSS TRACKS TO REACH TRANSIT BOARDING PLATFORMS, DETECTABLE WARNINGS COMPLYING WITH CBC SECTIONS 11B-705.1.1 AND 11B-705.1.2.7 SHALL BE PROVIDED.</li> </ol>		
CURB RAMPS	SCALE 1/2"=1'-0"	12

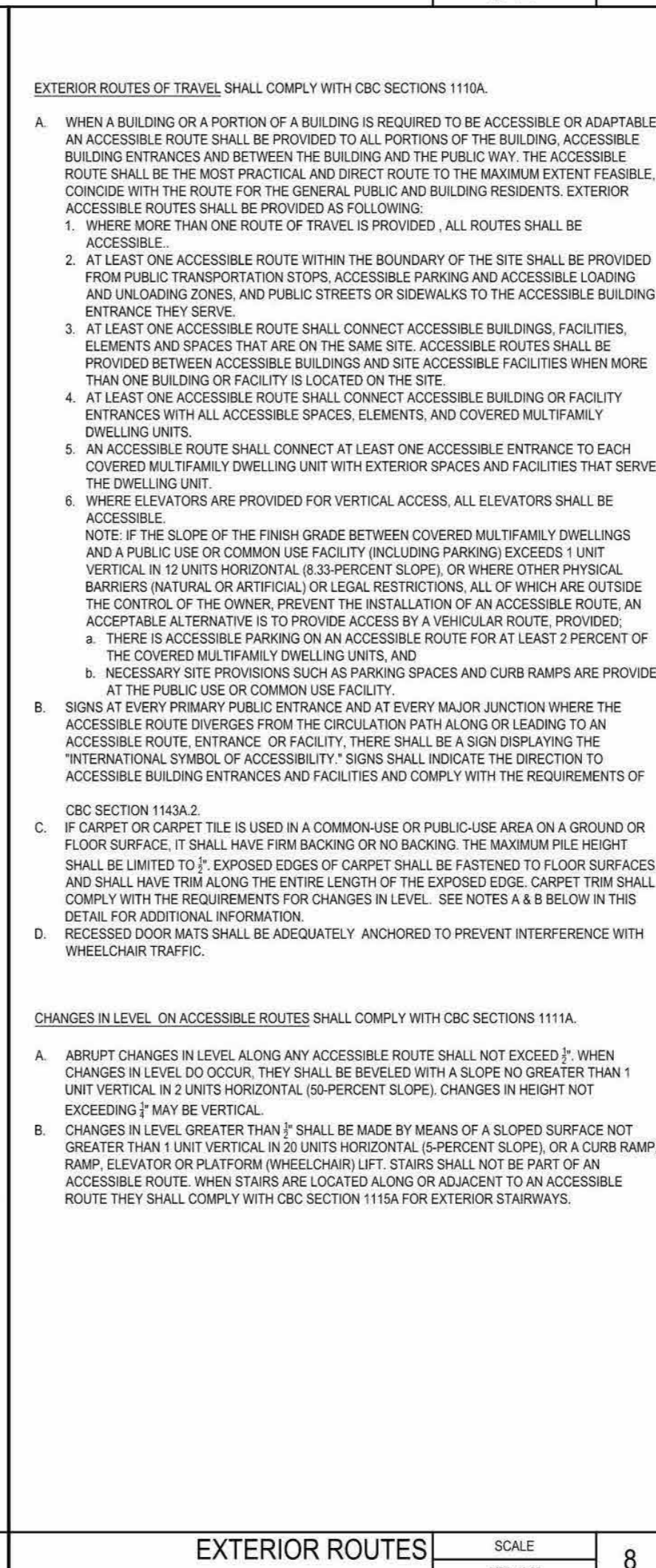


<p>ACCESSIBLE PARKING DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:</p> <p>A. ALL ENTRANCES, EXITS AND VEHICULAR PASSAGeways TO AND FROM REQUIRED ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES, SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" FROM THE FLOOR TO THE LOWEST PROJECTION OF THE CEILING. REFLECTIVE WARNING SIGNS COMPLYING WITH CBC CHAPTER 11B FOR CHARACTER HEIGHT SHALL BE INSTALLED AT ALL TRANSITIONS FROM THE 8'-2" CEILING TO LOWER CEILING HEIGHTS IN VEHICULAR PASSAGeways IN THE SAME PARKING LEVEL.</p> <p>B. PARKING SPACES SHALL BE ARRANGED TO COMPLY WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. IN EACH PARKING AREA, A BUMPER OR CURB SHALL BE PROVIDED AND LOCATED TO PREVENT THE ENCROACHMENT OF CARS OVER THE REQUIRED WIDTH OF SIDEWALKS.</li> <li>2. RAMPS, INCLUDING CURB RAMPS, SHALL NOT ENDOACH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT LOADING AND UNLOADING ACCESS AISLE.</li> <li>3. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/2 PERCENT (2 PERCENT GRADIENT) IN ANY DIRECTION.</li> <li>4. PARKING SPACES ADJACENT TO ACCESSIBLE PARKING SPACES SHALL NOT BE CONSIDERED AS LOADING OR UNLOADING ACCESS AISLES.</li> </ol>		
BUILDING ACCESSIBILITY	SCALE 1/2"=1'-0"	2

<p>EXTERIOR RAMPS AND LANDINGS ON AN ACCESSIBLE ROUTE SHALL COMPLY WITH CBC SECTIONS 1114A.</p> <p>A. THE WIDTH OF RAMPS SHALL BE CONSISTENT WITH THE REQUIREMENTS FOR EXITS PER CBC CHAPTER 10. IN NO CASE SHALL A RAMP WIDTH BE LESS THAN THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. RAMPS SERVING ACCESSIBLE ENTRANCES TO COVERED MULTIFAMILY BUILDINGS WHERE A RAMP IS THE ONLY EXIT DISCHARGING AND SERVING AN OCCUPANT LOAD OF 300 OR MORE SHALL HAVE A MINIMUM CLEAR WIDTH OF 60".</li> <li>2. RAMPS SERVING ACCESSIBLE ENTRANCES OF COVERED MULTIFAMILY DWELLINGS WITH AN OCCUPANT LOAD OF 300 OR MORE SHALL HAVE A MINIMUM CLEAR WIDTH OF 48".</li> <li>3. ALL OTHER RAMPS SHALL HAVE A MINIMUM CLEAR WIDTH OF 48".</li> </ol> <p>B. HANDRAILS, CURBS, WHEEL GUIDES AND/OR APPURTENANCES SHALL NOT PROJECT INTO THE REQUIRED CLEAR WIDTH OF A RAMP. SEE NOTE C ABOVE FOR FOOTREST AND HANDRAILS. THE MAXIMUM SLOPE OF RAMPS ON AN ACCESSIBLE ROUTE SHALL BE NO GREATER THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33 PERCENT SLOPE). TRANSITIONS FROM RAMPS TO WALKS, CUTTERS OR STREETS SHALL BE FLUSH AND FREE FROM ABRUPT CHANGES. RAMPS SERVING DOORS, PATIOS AND BALCONIES ARE EXEMPT AND MUST COMPLY WITH CBC SECTION 1120A.4.</p> <p>C. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1/2 PER FOOT (2 PERCENT SLOPE). OUTSIDE RAMPS, RAMP LANDINGS AND THEIR APPROACHES SHALL BE DESIGNED AND CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON THE WALKING SURFACE.</p> <p>D. RAMP LANDINGS SHALL BE LEVEL AND COMPLY WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. LANDINGS SHALL BE PROVIDED AT THE TOP AND THE BOTTOM OF EACH RAMP. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30' OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION. LANDINGS ARE NOT CONSIDERED IN DETERMINING THE MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP.</li> <li>2. TOP LANDINGS SHALL NOT BE LESS THAN 60" WIDE. TOP LANDING SHALL HAVE A MINIMUM LENGTH OF 60" IN THE DIRECTION OF THE RAMP RUN. SEE DETAIL A ON THIS SHEET FOR NAMEVENDING CLEARANCES AT DOORS.</li> <li>3. THE WIDTH OF BOTTOM AND INTERMEDIATE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE RAMP.</li> <li>4. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE LANDING TO LESS THAN 42" AND SHALL NOT REDUCE THE REQUIRED EXT WIDTH BY MORE THAN 1" WHEN FULLY OPEN. THE WIDTH OF THE LANDING SHALL COMPLY WITH THE STRIKE EDGE EXTENSION AND MAKEOVERING SPACE AT DOORS PER DETAIL A ON THIS SHEET.</li> <li>5. INTERMEDIATE AND BOTTOM LANDINGS AT A CHANGE IN DIRECTION IN EXCESS OF 30 DEGREES SHALL BE PROVIDED WITH GUARDRAILS AS REQUIRED BY CBC SECTION 1013. GUARDRAILS SHALL BE CONTINUOUS FROM THE TOP OF THE RAMP TO THE BOTTOM OF THE RAMP.</li> </ol> <p>E. RAMP HANDRAILS SHALL COMPLY WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. HANDRAILS SHALL BE PROVIDED AT EACH SIDE OF RAMPS WHEN THE SLOPE EXCEEDS 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE). HANDRAILS SHALL BE CONTINUOUS EXCEPT AT THE FOLLOWING LOCATIONS: <ol style="list-style-type: none"> <li>a. CURB RAMPS</li> <li>b. RAMPS THAT SERVE AN INDIVIDUAL DWELLING UNIT MAY HAVE ONE HANDRAIL, EXCEPT THAT RAMPS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAILS PROVIDED ON THE OPEN SIDE OR SIDES.</li> </ol> </li> <li>2. RAMPS AT EXTERIOR DOOR LANDINGS WITH LESS THAN 6" RISE OR RISES NOT LESS THAN 12" IN LENGTH SHALL COMPLY WITH THE FOLLOWING: <ol style="list-style-type: none"> <li>a. THE TOP OF HANDRAILS SHALL BE 34" TO 38" ABOVE THE RAMP SURFACE.</li> <li>b. HANDRAILS SHALL EXTEND A MINIMUM 12" BEYOND THE TOP AND THE BOTTOM OF THE RAMP WHERE THE EXTENSION CREATES A HAZARD. THE TERMINATION OF THE EXTENSION SHALL BE ROUNDED AND RETURN SMOOTHLY TO THE FLOOR WALL OR POST.</li> <li>c. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT REDUCE THE REQUIRED MINIMUM CLEAR WIDTH OF THE RAMP. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 2" DEEP AND EXTENDS AT LEAST 18" ABOVE THE TOP OF THE RAIL. ANY WALL OR SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.</li> <li>d. THE HANDGRIP PORTION OF THE HANDRAIL SHALL NOT BE LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR SHAPE. SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/2". HANDRAILS SHALL NOT ROTATE WITH THEIR FITTINGS.</li> </ol> </li> </ol> <p>F. RAMPS EXCEEDING 10" IN LENGTH AND RAMP LANDINGS HAVING A VERTICAL DROP EXCEEDING 4", NOT BOUND BY WALLS OR A FENCE, SHALL BE PROVIDED WITH ONE OF THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. GUIDE CURBS A MINIMUM 1/2" IN EACH DIRECTION AT EACH END OF THE RAMP.</li> <li>2. WHEEL GUIDE RAILS AT EACH SIDE, CENTERED AT 2" TO 4" ABOVE THE SURFACE OF THE RAMP OR RAMP LANDING.</li> </ol>		
EXTERIOR RAMP AND LANDING	SCALE 1/2"=1'-0"	16



<p>EXTERIOR ROUTES TRAVEL SHALL COMPLY WITH CBC SECTIONS 1110A.</p> <p>A. WHEN A BUILDING OR A PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING. ACCESSIBLE BUILDING ENTRANCES AND BETWEEN THE BUILDING AND THE PUBLIC WAY, THE ACCESSIBLE ROUTE SHALL BE THE MOST PRACTICAL AND DIRECT ROUTE TO THE MAXIMUM EXTENT FEASIBLE, CONSIDERING THE ROUTE AND THE GENERAL PUBLIC AND BUILDING RESIDENTS. EXTERIOR ACCESSIBLE ROUTES SHALL BE PROVIDED AS FOLLOWS:</p> <ol style="list-style-type: none"> <li>1. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE.</li> <li>2. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE LOADING AND UNLOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEREBY.</li> <li>3. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE. ACCESSIBLE ROUTES SHALL BE PROVIDED BETWEEN ACCESSIBLE BUILDINGS AND SITE ACCESSIBLE FACILITIES WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON THE SITE.</li> <li>4. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES, ELEMENTS, AND COVERED MULTIFAMILY DWELLING UNITS.</li> <li>5. AN ACCESSIBLE ROUTE SHALL CONNECT AT LEAST ONE ACCESSIBLE ENTRANCE TO EACH COVERED MULTIFAMILY DWELLING UNIT WITH EXTERIOR SPACES AND FACILITIES THAT SERVE THE DWELLING UNIT.</li> <li>6. WHERE ELEVATORS ARE PROVIDED FOR VERTICAL ACCESS, ALL ELEVATORS SHALL BE ACCESSIBLE.</li> </ol> <p>NOTE: IF THE SLOPE OF THE FINISH GRADE FROM COVERED MULTIFAMILY DWELLINGS AND A PUBLIC USE OR COMMON USE FACILITY INCLUDING PARKING EXCEEDS 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE), OR WHERE OTHER PHYSICAL BARRIERS (NATURAL OR ARTIFICIAL) OR LEGAL RESTRICTIONS, ALL OF WHICH ARE OUTSIDE THE CONTROL OF THE OWNER, PREVENT THE INSTALLATION OF AN ACCESSIBLE ROUTE, AN ACCEPTABLE ALTERNATIVE IS TO PROVIDE ACCESS BY A VEHICULAR ROUTE. PROVIDED:</p> <ol style="list-style-type: none"> <li>a. THERE IS ACCESSIBLE PARKING ON AN ACCESSIBLE ROUTE FOR AT LEAST 2 PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS, AND</li> <li>b. NECESSARY SITE PROVISIONS SUCH AS PARKING SPACES AND CURB RAMPS ARE PROVIDED AT THE PUBLIC USE OR COMMON USE FACILITY.</li> </ol> <p>B. SIGNS AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE, ENTRANCE OR FACILITY, THERE SHALL BE A SIGN DISPLAYING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY". SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND COMPLY WITH THE REQUIREMENTS OF CBC SECTION 11A3.2.</p> <p>C. IF CARPET OR CARPET TILE IS USED IN A COMMON-USE OR PUBLIC-USE AREA ON A GROUND OR FLOOR SURFACE, IT SHALL HAVE BACKING OR NO BACKING, THE MAXIMUM PILE HEIGHT SHALL BE LIMITED TO 1/4". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET TRIM SHALL COMPLY WITH THE REQUIREMENTS FOR CHANGES IN LEVEL. SEE NOTES A &amp; B BELOW IN THIS DETAIL FOR ADDITIONAL INFORMATION.</p> <p>D. RECESSION DOOR MATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC.</p> <p>CHANGES IN LEVEL ON ACCESSIBLE ROUTES SHALL COMPLY WITH CBC SECTIONS 1111A.</p> <p>A. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/4" WHEN CHANGES IN LEVEL DO OCCUR. THEY SHALL BE SERVED WITH A SLOPE OF GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50 PERCENT SLOPE). CHANGES IN HEIGHT NOT EXCEEDING 1/4" MAY BE VERTICAL.</p> <p>B. CHANGES IN LEVEL GREATER THAN 1/4" SHALL BE MADE BY MEANS OF A SLOPED SURFACE NOT GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE), OR A CURB RAMP, ELEVATOR OR PLATFORM (WHEELCHAIR LIFT). STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. WHEN STAIRS ARE LOCATED ALONG OR ADJACENT TO AN ACCESSIBLE ROUTE, THEY SHALL COMPLY WITH CBC SECTION 1115A FOR EXTERIOR STAIRWAYS.</p>		
EXTERIOR ROUTES	SCALE 1/2"=1'-0"	8



<p>PARKING FACILITIES SHALL COMPLY WITH CBC SECTION 1109A.</p> <p>A. EACH PARKING FACILITY PROVIDED FOR COVERED MULTIFAMILY DWELLINGS AND FACILITIES (e.g., SWIMMING POOLS, CLUB HOUSES, RECREATIONAL AREAS AND LAUNDRY ROOMS) THAT SERVE MULTIFAMILY DWELLINGS ON THE BUILDING SITE SHALL PROVIDE ACCESSIBLE PARKING.</p> <p>B. PARKING FACILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. GARAGES</li> <li>2. PRIVATE GARAGES</li> <li>3. CARPORTS</li> <li>4. OFF-STREET PARKING (PARKING LOTS/SPACES)</li> </ol> <p>C. PRIVATE GARAGES ACCESSORY TO MULTIFAMILY DWELLING UNITS, SHALL BE ACCESSIBLE. PRIVATE GARAGES INCLUDE INDIVIDUAL GARAGES AND INDIVIDUAL GARAGES GROUPOED TOGETHER.</p> <p>D. AN ATTACHED PRIVATE GARAGE DIRECTLY SERVING A SINGLE COVERED MULTIFAMILY DWELING UNIT, PROVIDED AT LEAST ONE OF THE FOLLOWING OPTIONS, SHALL NOT BE REQUIRED TO BE ACCESSIBLE:</p> <ol style="list-style-type: none"> <li>a. A DOOR LEADING DIRECTLY FROM THE COVERED MULTIFAMILY DWELLING UNIT WHICH IMMEDIATELY ENTERS THE GARAGE. THE DOOR SHALL COMPLY ON BOTH SIDES WITH CBC SECTIONS 1123A THROUGH 1123A.3</li> <li>b. AN ACCESSIBLE ROUTE OF TRAVEL FROM THE COVERED DWELLING UNIT TO THE EXTERIOR DOOR ENTERING THE GARAGE. SEE CBC SECTIONS 1123A.1 FOR REQUIREMENTS AT BOTH DOOR ENTRIES.</li> </ol> <p>E. AN ACCESSIBLE ROUTE OF TRAVEL FROM THE DWELLING UNITS PRIMARY ENTRY DOOR TO THE VEHICULAR ENTRANCE AT THE GARAGE. SEE CBC SECTION 1123A.1 FOR REQUIREMENTS AT THE PRIMARY ENTRY DOOR.</p> <p>F. ACCESSIBLE PARKING SHALL BE PROVIDED AT A MINIMUM RATE OF 2 PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS, AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT. WHEN ASSIGNED PARKING IS PROVIDED, SIGNAGE AS REQUIRED BY CBC SECTION 1109A.8 IS NOT REQUIRED.</p> <p>G. WHEN ASSIGNED PARKING IS PROVIDED FOR A RESIDENT OR A GROUP OF RESIDENTS, AT LEAST 2 PERCENT OF THE ASSIGNED SPACES SERVING COVERED MULTIFAMILY DWELLING UNITS SHALL BE ACCESSIBLE IN EACH TYPE OF PARKING FACILITY. AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT. WHEN ASSIGNED PARKING IS PROVIDED, DESIGNATED ACCESSIBLE PARKING FOR THE DWELLING UNIT SHALL BE PROVIDED ON REQUEST OF PERSONS WITH DISABILITIES ON THE SAME TERMS AND WITH THE FULL RANGE OF CHOICES (e.g., OFF-STREET PARKING, CARPORT OR GARAGE) THAT ARE AVAILABLE FOR OTHER RESIDENTS.</p> <p>H. LOCATION OF PARKING SPACES SHALL COMPLY WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE TO AN ACCESSIBLE BUILDING OR COVERED MULTIFAMILY DWELLING UNIT ENTRANCE. ALL VAN ACCESSIBLE SPACES SHALL BE GROUPOED ON ONE LEVEL OF A PARKING FACILITY.</li> <li>2. WHEN PARKING FACILITIES ARE LOCATED ADJACENT TO A BUILDING WITH MULTIPLE ACCESSIBLE ENTRANCES, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES.</li> <li>3. WHEN PRACTICAL, THE ACCESSIBLE ROUTE SHALL NOT CROSS LANES FOR VEHICULAR TRAFFIC WHEN CROSSING VEHICULAR TRAFFIC LANES IS NECESSARY. THE ACCESSIBLE ROUTE SHALL BE DESIGNATED AND MARKED AS A SIDEWALK.</li> <li>4. PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING SHALL HAVE ACCESSIBLE PARKING SPACES LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE TO AN ACCESSIBLE BUILDING ENTRANCE TO THE PARKING FACILITY.</li> <li>5. ACCESSIBLE PARKING SPACES SHALL BE LOCATED SO THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN. EXCEPT, WHEN NECESSARY, ACCESSIBLE PARKING SPACES MAY BE LOCATED BEHIND PARKED CARS OTHER THAN THEIR OWN PROVIDED EQUIVALENT FACILITIES WOULD BE CREATED AN UNREASONABLE HARDSHIP. PARKING SPACES MAY BE PROVIDED WHICH WOULD REQUIRE A PERSON WITH PHYSICAL DISABILITIES TO WHEEL OR WALK BEHIND OTHER THAN ACCESSIBLE PARKING SPACES.</li> </ol> <p>ACCESSIBLE PARKING DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:</p> <p>A. ALL ENTRANCES, EXITS AND VEHICULAR PASSAGeways TO AND FROM REQUIRED ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES, SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" FROM THE FLOOR TO THE LOWEST PROJECTION OF THE CEILING. REFLECTIVE WARNING SIGNS COMPLYING WITH CBC CHAPTER 11B FOR CHARACTER HEIGHT SHALL BE INSTALLED AT ALL TRANSITIONS FROM THE 8'-2" CEILING TO LOWER CEILING HEIGHTS IN VEHICULAR PASSAGeways IN THE SAME PARKING LEVEL.</p> <p>B. PARKING SPACES SHALL BE ARRANGED TO COMPLY WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. IN EACH PARKING AREA, A BUMPER OR CURB SHALL BE PROVIDED AND LOCATED TO PREVENT THE ENCROACHMENT OF CARS OVER THE REQUIRED WIDTH OF SIDEWALKS.</li> <li>2. RAMPS, INCLUDING CURB RAMPS, SHALL NOT ENDOACH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT LOADING AND UNLOADING ACCESS AISLE.</li> <li>3. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/2 PERCENT (2 PERCENT GRADIENT) IN ANY DIRECTION.</li> <li>4. PARKING SPACES ADJACENT TO ACCESSIBLE PARKING SPACES SHALL NOT</li></ol>		
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MOTIVATE STUDIO

TENANT IMPROVEMENT  
5518 FRANKLIN AVE, HOLLYWOOD CA



1 1 PLAN CHECK SUBMITTAL 1 6/1/2023

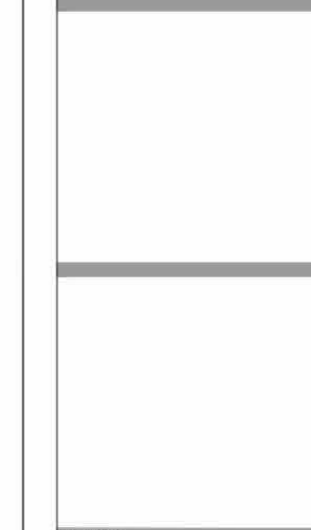
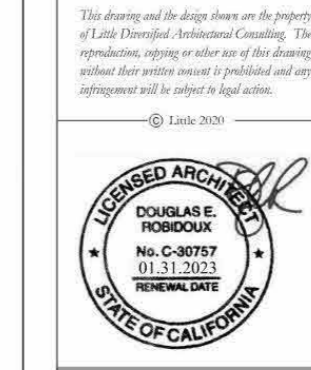
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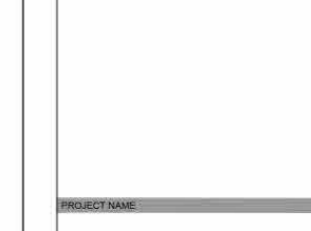
**(E) PARKING ANALYSIS (FOR REFERENCE ONLY)**

Title: **GN-2.4**  
Sheet

NOT FOR CONSTRUCTION



CGI / ECM  
6300 CANOGA AVENUE, SUITE 1102  
WOODLAND HILLS, CA 91367



SITE & SHELL BUILDING REMODEL:  
**LAZY ACRES**  
natural materials  
1841 N. WESTERN AVE., LOS ANGELES, CA 90027

REVISION	DATE	DESCRIPTION

DATE	DESCRIPTION

ARCHITECTURAL SITE PLAN

622.12712.00  
ASP100

- SITE PLAN KEYNOTES:**
- (E) CONCRETE PAD MOUNT TRANSFORMER AND PAD TO BE REMOVED AND REPLACED WITH NEW. SEE ELECTRICAL DRAWINGS.
  - NEW ELECT. TRANSFORMER & CONC. PAD BY G.C.
  - (N) PARKING LOT LIGHT STANDARDS
  - NEW CONCRETE GAS METER PAD AND GAS METER LOCATION W/ BOLLARDS; SEE PLUMBING DWGS.
  - NEW GREASE INTERCEPTOR; SEE PLUMBING DWGS.
  - NEW GUTTER / TRENCH DRAIN; SEE CIVIL DWGS.
  - EXISTING (2) BUILDINGS (TOTAL 3,609 SF) TO BE REMOVED AND REPLACED WITH AN ADDITION / EXPANSION OF (8,106 SF + 114 SF + 8,220 SF) TO THE EXISTING TO BE VACATED RITE AID 23,329 SF BUILDING; FOR A TOTAL OF 31,549 SF; SEE CIVIL DRAWINGS; DEMOLITION OF (E) BUILDINGS UNDER SEPARATE DEMOLITION PERMIT.
  - (E) TO BE VACATED RITE AID BUILDING WALL TO REMAIN.
  - (N) PROPOSED "ASB" AUTOMATIC SPRINKLER RISER LOCATION
  - (N) PROPOSED FIRE DOUBLE DETECTOR CHECK AND PDC LOCATION; SEE CIVIL DWGS.
  - REPLACE EXISTING ELECTRICAL METER / MAIN WITH NEW; SAME LOCATION; SEE ELECT. DWGS.
  - (E) SITE ELECTRICAL LIGHTS TO BE REMOVED.
  - NEW 3" HIGH MASONRY SCREEN WALL; SEE CIVIL DWGS.
  - (E) LIGHT STANDARD AND POWER POLE TO REMAIN; PROTECT IN PLACE.
  - (E) DRIVEWAY AND CURB CUT TO BE REMOVED AND MODIFIED; SEE CIVIL DWGS.
  - NEW PARKING STRIPING, INTERIOR DIAGONAL STRIPING 3'-0" O.C.; PAINT WHITE.
  - PATH OF TRUCK TRAVEL.
  - NEW STOP SIGN
  - NEW PAINTED DIRECTIONAL ARROWS / STOP SIGN
  - ACCESSIBLE PARKING: PAINT BLUE & ADA PARKING BOLLARD SIGN
  - NEW SLURRY AND STRIPE
  - NEW 5' WIDE ACCESSIBLE STRIPING; INTERIOR DIAGONAL STRIPING 3'-0"; PAINT BLUE
  - TRUNCATED DOMES; RECESSED PAVERS; TRAFFIC YELLOW; SEE CIVIL DWGS.
  - (E) CONCRETE CURB / SIDEWALK / HARDSCAPE TO BE REMOVED AND REPLACED WITH (N) CONCRETE ON-SITE SIDEWALK; SEE CIVIL DRAWINGS
  - EXTERIOR POLE SIGN TO BE REMOVED; RELOCATED; UNDER SEPARATE PERMIT
  - PAINT CURBS RED; NO PARKING
  - NEW DOCK BUMPERS AND EDGE OF DOCK
  - EXISTING FENCE TO BE REMOVED
  - NEW DRIVEWAY; SEE CIVIL DWGS.
  - (E) STREET LIGHT STANDARD TO BE RELOCATED; SEE CIVIL DWGS.
  - (N) COVERED MASONRY TRASH ENCLOSURE WITH METAL GATES, AND CONCRETE APRON, FINISHES TO MATCH BUILDING; SEE CIVIL DWGS; AND SHEET A01
  - (N) HAUL-AWAY TRASH COMPACTOR - TC-35 TRASH-N-CASH
  - (N) OFF-SITE SCOPE OF WORK, INCLUDING NEW CONCRETE SIDEWALK; STREET TREE REPLACEMENTS; TREE WELLS; BENCHES; BIKE RACKS; SEE CIVIL DRAWINGS
  - (E) PAD BUILDING AND FENCING TO BE REMOVED; SEE CIVIL DWGS; DEMOLITION OF (E) BUILDINGS UNDER SEPARATE DEMOLITION PERMIT.
  - DOUBLE STRIPED PARKING STRIPING; PER LAMC 12-A.5.B.11 TYPICAL.
  - EXISTING TELE-COMMUNICATION POLE TO REMAIN; PROTECT IN PLACE; MAINTAIN MINIMUM 3' CLEAR BETWEEN POLE AND BUILDING.
  - ADJACENT LOWEST GRADE ELEVATION: 417.55 EC
  - LONG TERM BIKE PARKING: BIKE LOCKER FOR (2) BIKES; (2) TYPICAL; SEE CIVIL DRAWINGS AND BUILDING SUMMARY #7 / SHEET T-1
  - SHORT TERM BIKE PARKING: BIKE LOOP FOR (2) BIKES; (2) TYPICAL; SEE CIVIL DWGS; AND BUILDING SUMMARY #7 / SHEET T-1
  - (E) PYLON SIGN TO REMAIN
  - (E) PAD BUILDING TO REMAIN
  - DASHED LINES DENOTES NEW ROOF STRUCTURE; FOR ADDITIONAL ROOF
  - (N) LADWP SWITCH PAD (7X11)
  - POUCHED PATTERN DENOTES PERMEABLE PAVERS FOR BMP / STORM WATER INFILTRATION; SEE CIVIL DWGS.
  - RELOCATED ELECTRICAL METER; SEE ELECT. DWGS.

**SITE VEHICULAR AND BICYCLE PARKING INFO:**

**PARKING COUNT BREAKDOWN:**

EXISTING PARKING	# SPACES
ADJACENT PROPERTY	23 SPACES
TOTAL AVAILABLE PARKING	87 SPACES

**SUMMARY TABLE:**

ITEM	DESCRIPTION	QUANTITY
1	EXISTING PARKING	23 SPACES
2	ADDITIONAL PARKING FOR EXP.	23 SPACES
3	TOTAL AVAILABLE PARKING	87 SPACES
4	STANDARD STALLS INCLUDING ADA #1 SPACES	47 SPACES
5	* COMPACT STALLS - 10.0% (47) ALLOWED	47 SPACES
6	DESIGNATED PARKING - (7) 100% PARKING SPACES + 8 SPACES REQUIRED	15 SPACES
7	PROVIDE DESIGNATED PARKING FOR ANY COMBINATION OF LOW-CAPACITY, FULL-CAPACITY AND CARPOOL/VAN POOL SPACES	15 SPACES
8	TOTAL DESIGNATED PARKING	15 SPACES

**VEHICULAR PARKING ANALYSIS:**

EXISTING	NEW	REMOVED	PROVIDED
9	26	5	1
10	26	5	1
11	26	5	1
12	26	5	1
13	26	5	1
14	26	5	1
15	26	5	1
16	26	5	1
17	26	5	1
18	26	5	1
19	26	5	1
20	26	5	1
21	26	5	1
22	26	5	1
23	26	5	1
24	26	5	1
25	26	5	1
26	26	5	1
27	26	5	1
28	26	5	1
29	26	5	1
30	26	5	1
31	26	5	1
32	26	5	1
33	26	5	1
34	26	5	1
35	26	5	1
36	26	5	1
37	26	5	1
38	26	5	1
39	26	5	1
40	26	5	1
41	26	5	1
42	26	5	1
43	26	5	1
44	26	5	1
45	26	5	1
46	26	5	1
47	26	5	1
48	26	5	1
49	26	5	1
50	26	5	1
51	26	5	1
52	26	5	1
53	26	5	1
54	26	5	1
55	26	5	1
56	26	5	1
57	26	5	1
58	26	5	1
59	26	5	1
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61	26	5	1
62	26	5	1
63	26	5	1
64	26	5	1
65	26	5	1
66	26	5	1
67	26	5	1
68	26	5	1
69	26	5	1
70	26	5	1
71	26	5	1
72	26	5	1
73	26	5	1
74	26	5	1
75	26	5	1
76	26	5	1
77	26	5	1
78	26	5	1
79	26	5	1
80	26	5	1
81	26	5	1
82	26	5	1
83	26	5	1
84	26	5	1
85	26	5	1
86	26	5	1
87	26	5	1
88	26	5	1
89	26	5	1
90	26	5	1
91	26	5	1
92	26	5	1
93	26	5	1
94	26	5	1
95	26	5	1
96	26	5	1
97	26	5	1
98	26	5	1
99	26	5	1
100	26	5	1

**BICYCLE PARKING ANALYSIS:**

EXISTING	NEW	REMOVED	PROVIDED
1	2	0	2
2	2	0	2
3	2	0	2
4	2	0	2
5	2	0	2
6	2	0	2
7	2	0	2
8	2	0	2
9	2	0	2
10	2	0	2
11	2	0	2
12	2	0	2
13	2	0	2
14	2	0	2
15	2	0	2
16	2	0	2
17	2	0	2
18	2	0	2
19	2	0	2
20	2	0	2
21	2	0	2
22	2	0	2
23	2	0	2
24	2	0	2
25	2	0	2
26	2	0	2
27	2	0	2
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30	2	0	2
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41	2	0	2
42	2	0	2
43	2	0	2
44	2	0	2
45	2	0	2
46	2	0	2
47	2	0	2
48	2	0	2
49	2	0	2
50	2	0	2
51	2	0	2
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57	2	0	2
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60	2	0	2
61	2	0	2
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63	2	0	2
64	2	0	2
65	2	0	2
66	2	0	2
67	2	0	2
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85	2	0	2
86	2	0	2
87	2	0	2
88	2	0	2
89	2	0	2
90	2	0	2
91	2	0	2
92	2	0	2
93	2	0	2
94	2	0	2
95	2	0	2
96	2	0	2
97	2	0	2
98	2	0	2
99	2	0	2
100	2	0	2

- GENERAL NOTES:**
- PRIOR TO PROCEEDING WITH ROUGH GRADING, CONTRACTOR TO COORDINATE CIVIL GRADES WITH ARCHITECTURAL GRADES IN BUILDING DISCIPLINE. COMPARE TOP OF FINISH GRADES AT PERIMETER OF BUILDINGS, FLAT WORK, AND ADJOINING SITE AREAS. IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
  - BUILDING PADS TO BE ROUGH GRADED AND COMPACTED PER THE SOILS REPORT AS PART OF THE SITE WORK. PAD GRADES TO EXTEND 10' BEYOND BUILDING LIMIT LINE INCLUDING ADJOINING SIDEWALKS AND CONCRETE SLABS.
  - SEE CIVIL DWGS. FOR PAINTED PAVEMENT MARKINGS AND STRIPING, ADDITIONAL DIMENSIONS AND INFORMATION.
  - PROVIDE PIPE BOLLARDS AT ABOVE GROUND UTILITY EQUIPMENT AS REQUIRED BY GOVERNING AGENCIES. VERIFY EXACT NUMBER, TYPE AND LOCATION WITH UTILITY COMPANIES.
  - ON-SITE PROTECTION FACILITIES (I.E. HYDRANTS, SPRINKLER SYSTEMS, ETC.) SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO OCCUPANCY.
  - ALL SITE UTILITIES STRIPPED TO 5'-0" MINIMUM FROM BUILDING FACE, TYPICAL, UNLESS OTHERWISE NOTED.
  - VEHICULAR ACCESS DRIVES MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
  - PLANS SHOWING UNDERGROUND PIPING OF ON-SITE HYDRANTS AND SPRINKLER SYSTEMS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
  - THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE HYDRANT AND/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.
  - CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONTROL MEASURES PER LOCAL REQUIREMENTS TO DRIVEWAYS TO BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
  - ALL MATERIALS AND WORKMANSHIP FOR PUBLIC FACILITIES TO CONFORM TO CITY STANDARD CONSTRUCTION SPECIFICATIONS.
  - CONTRACTOR SHALL SWEEP ENTIRE SITE OR PORTIONS OF SITE TO BE USED BY THE PUBLIC AND SURROUNDING RIGHT-OF-WAY AREA OF THE STREET PRIOR TO USE BY THE GENERAL PUBLIC.
  - STERILIZE AND REMOVE ALL VEGETATION IN CRACKED ASPHALT, SIDEWALKS, ETC. SCHEDULED TO REMAIN.
  - FOR EXTENT OF OFF-SITE WORK, REFERENCE CIVIL DRAWINGS PREPARED BY CIVIL ENGINEER WITHIN THIS SITE DEVELOPMENT SET.
  - REFERENCE CIVIL PLANS FOR ADDITIONAL SITE DIMENSIONS AND INFORMATION.
  - AT NO TIME SHALL CAMPER, TRAILER, MOTOR HOME, OR ANY OTHER VEHICLE BE USED AS LIVING OR SLEEPING QUARTERS ON THE CONSTRUCTION SITE. ALL SUCH VEHICLES SHALL BE REMOVED FROM THE SITE AT THE END OF EACH WORK DAY.
  - FINAL INSPECTION BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO OCCUPANCY. CONTRACTOR TO NOTIFY PLANNING WHEN CALLING FOR FINAL BUILDING DEPARTMENT INSPECTION.
  - PORTABLE TOILETS USED DURING CONSTRUCTION SHALL BE KEPT AS FAR AS POSSIBLE FROM EXISTING RESIDENCES AND SHALL BE EMPTIED ON A REGULAR BASIS AS NECESSARY TO PREVENT ODOR.
  - THE SITE SHALL BE KEPT FREE OF FIRE HAZARDS FROM THE START OF CONSTRUCTION TO FINAL INSPECTION.
  - THE DEVELOPMENT SHALL MEET ALL REQUIREMENTS OF THE LOCAL FIRE CODE.
  - VERIFY LOCATION OF POST INDICATOR VALVE AND DETECTOR CHECK VALVE, COORDINATE WITH CIVIL.
  - VERIFY ALL (E) UNDERGROUND UTILITIES RELATED ITEMS PRIOR TO CONSTRUCTION & PROTECT FROM DAMAGE AS REQUIRED. ANY UNDERGROUND ITEM DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO APPROVED CONDITION BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - DEMOLITION SHALL FULLY COMPLY WITH ALL AGENCY REQUIREMENTS.
  - PROVIDE TEMPORARY SHORING AS REQUIRED.
  - ALL SITE UTILITY (ON-SITE / OFF SITE) TRENCHING, BACK FILLING AND FINISH SHALL BE BY GC. GENERAL CONTRACTOR TO COORDINATE WITH UTILITY AGENCIES AS REQUIRED.

**LEGAL DESCRIPTION:**

HARD CORNER (APN 5544-004-025): LOT 51 OF HOLLYWOOD TERRACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 98, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RITE AID BUILDING PARCEL (APN 5544-004-032):

PARCEL 1: THE NORTH 60 FEET OF LOT 50 OF HOLLYWOOD TERRACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 98 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

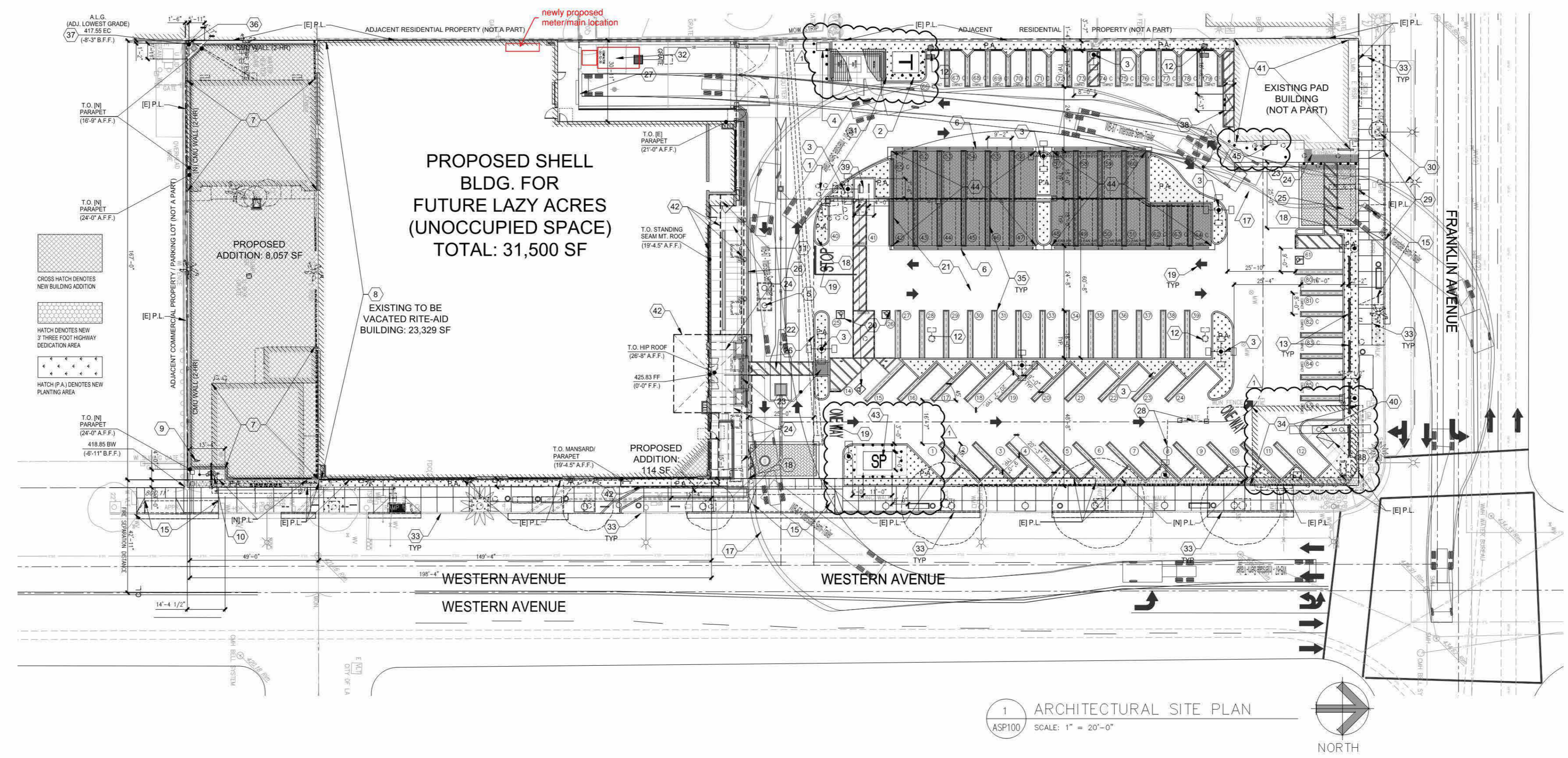
PARCEL 2: THE NORTH 50 FEET OF LOT 49 AND THE SOUTH 10 FEET OF LOT 50 OF HOLLYWOOD TERRACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 98 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: LOT 67 OF GRIDER AND HAMILTON'S GARFIELD PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 190 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: LOT 66 OF HOLLYWOOD TERRACE NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5: LOT 65 OF GRIDER & HAMILTON'S GARFIELD PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 190 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BACK PARCEL (APN 5544-004-015): LOT 44 OF GRIDER AND HAMILTON'S GARFIELD PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 190, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**MANDATORY REQUIREMENTS CHECKLIST  
ADDITIONS AND ALTERATIONS TO NON-RESIDENTIAL BUILDINGS  
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)**

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
<b>PLANNING AND DESIGN</b>				
1	5.106.1	Storm water drainage and retention during construction	NA	
2	5.106.4.1.1	Short-term bicycle parking (≥ 10 vehicular parking spaces)	NA	
3	5.106.4.1.2	Long-term bicycle parking (≥ 10 vehicular parking spaces)	NA	
4	5.106.5.2	Designated parking (≥ 10 vehicular parking spaces)	NA	
5	5.106.10	Grading and Paving	NA	
<b>ENERGY EFFICIENCY</b>				
6	5.211.1	Solar ready (additions ≥ 2,000 sq. ft.)	NA	
<b>WATER EFFICIENCY &amp; CONSERVATION</b>				
7	5.303.1.1	Additions in excess of 50,000 sq. ft.	NA	
8	5.303.1.2	Excess consumption	NA	
9	5.303.2	Water reduction	NA	
10	5.303.3	Water conserving plumbing fixtures and fittings	GN-3.0	FORM GRN 17
11	5.303.3.3	Showerheads	NA	
12	5.304.1	Outdoor water use in landscape areas	NA	
13	5.304.3	Irrigation controller and sensor application	NA	
14	5.304.4	Outdoor water use meters	NA	
15	5.304.5	Exterior faucets	NA	
16	5.305.1	Graywater ready	NA	
17	5.305.2	Recycled water supply to fixtures	NA	
<b>MATERIAL CONSERVATION &amp; RESOURCE EFFICIENCY</b>				
18	5.407.1	Weather protection	NA	
19	5.407.2.1	Sprinklers	NA	
20	5.407.2.2.1	Nonabsorbent floor and wall finishes	A-1.1	LATICRETE HYDROBAN
21	5.407.2.2.2	Exterior door protection	NA	
22	5.408.1	Flashing	NA	
23	5.408.2	Construction waste reduction	NA	
24	5.408.2	Universal Waste	NA	

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
25	5.408.3	Excavated soil and land clearing debris	NA	
26	5.410.1	Recycling by occupants (additions that are > 30% of existing floor area)	NA	
27	5.410.4	Testing, adjusting and balancing	GN-3.0	FORM GRN 15, NOTE 14
28	5.410.4.2	- Systems		
29	5.410.4.3	- Procedures		
30	5.410.4.4	- Reporting		
31	5.410.4.5	- Operation and maintenance manual		
32	5.410.4.5.1	- Inspections and reports		
<b>ENVIRONMENTAL QUALITY</b>				
33	5.503.1	Fireplace and Woodstoves	NA	
34	5.504.1.3	Temporary ventilation	NA	
35	5.504.3	Covering of duct openings and protection of mechanical equipment during construction	GN-3.0	FORM GRN 15, NOTE 18
36	5.504.4	Finish material pollutant control		
37	5.504.4.1	- Adhesives, sealants, and caulks	GN-3.0	FORM GRN 11
38	5.504.4.3	- Paints and coatings		
39	5.504.4.3.1	- Aerosol paints and coatings		
40	5.504.4.3.2	- Verification	GN-3.0	FORM GRN 11
41	5.504.4.4	Carpet systems	NA	
42	5.504.4.4.1	Carpet cushion	NA	
43	5.504.4.5	Composite wood products	NA	
44	5.504.4.6	Resilient flooring systems	NA	
45	5.504.5.3	Filters	NA	
46	5.504.7	Environmental tobacco smoke (ETS) control	GN-3.0	FORM GRN 15, NOTE 17&26
47	5.505.1	Indoor moisture control	GN-3.0	FORM GRN 15, NOTE 27
48	5.506.2	Carbon dioxide (CO <sub>2</sub> ) monitoring	NA	
49	5.507.4.1	Exterior noise transmission prescriptive method		
50		- Exterior noise transmission for roof		
51		- Exterior noise transmission for walls		
52		- Exterior noise transmission for windows		
53	5.507.4.2	Exterior noise transmission performance method	NA	
54	5.507.4.3	Interior sound transmission	NA	STAND-ALONE BUILDING, NO ADJACENT TENANT
55	5.508.1	Ozone depletion and greenhouse gas reductions	NA	
56	5.508.2	Supermarket refrigerant leak reduction	NA	

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VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS <sup>1,2</sup>		FORMALDEHYDE LIMITS <sup>3</sup>	
COATING CATEGORY <sup>1,2</sup>	CURRENT LIMIT	PRODUCT	CURRENT LIMIT
Flat coatings	50	Hardwood plywood veneer core	0.05
Nonflat coatings	50	Hardwood plywood composite core	0.05
Nonflat-high gloss coatings	50	Particleboard	0.09
Specialty Coatings	100	Medium density fiberboard	0.11
Aluminum roof coatings	400	Thin medium density fiberboard <sup>4</sup>	0.13
Basement specialty coatings	400		
Blumious roof coatings	50		
Blumious roof primers	350		
Bond breakers	350		
Concrete curing compounds	100		
Concrete curing compounds, Roadways & Bridges	350		
Concrete/masonry sealers	100		
Driveway sealers	50		
Dry fog coatings	50		
Faux finishing coatings	100		
Clear Top Coat	350		
Decorative Coatings	350		
Glazes	350		
Japan	350		
Trowel Applied Coatings	50		
Fire resistive coatings	150		
Floor coatings	50		
Form-release compounds	100		
Graphic arts coatings (sign paints)	200		
High temperature coatings	400		
Industrial maintenance coatings	100		
Low solids coatings <sup>5</sup>	120		
Magnesium cement coatings	450		
Mastic texture coatings	100		
Metallic pigmented coatings	150		
Multicolor coatings	250		
Primer, sealers, and undercoaters	420		
Recycled coatings	250		
Roof coatings, aluminum	50		
Roof coatings, other	100		
Rust preventative coatings	100		
Shellacs	730		
Clear	850		
Opaque	100		
Specialty primers, sealers and undercoaters	100		
Stains	100		
Stains, Interior	250		
Stone consolidants	450		
Swimming pool coatings	340		
Traffic marking coatings	100		
Tin and tin related coatings	420		
Waterproofing membranes	100		
Wood coatings	275		
Wood preservatives	350		
Zinc-rich primers	100		

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MOTIVATE STUDIO

TENANT IMPROVEMENT

5518 FRANKLIN AVE, HOLLYWOOD CA



**GREEN BUILDING CODE PLAN CHECK NOTES  
NON-RESIDENTIAL BUILDINGS**

- State on plans that the outdoor lighting systems shall be designed and installed to comply with all of the following:
  - The minimum requirements in California Energy Code for Lighting Zones 1-4
  - Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11
  - Allowable BUG ratings not exceeding those shown in on Table 5.106.8. (5.106.8)
- Separate submitters shall be installed in any building or new space within a building that is projected to consume more than 1,000 gal/day. (5.303.1.2)
- New plumbing fixtures and fittings shall not exceed the maximum allowable flow rate specified in Section 5.303.3. (5.303.3)
- When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (5.303.3.3)
- For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
- Installed automatic irrigation system controllers are weather- or soil-based controllers. (WMELO, § 492.7)
- Weather-resistant exterior wall and foundation envelope shall be detailed in conformance with Los Angeles Building Code Section 1403.2 and California Energy Code Section 150. (5.407.1)
- Automatic landscape irrigators shall be installed such that it doesn't spray on the structure. (5.407.2.1)
- New exterior entries and openings subject to foot traffic shall be protected against water intrusion using features such as overhangs, awnings and/or recesses for a combined depth over the entry of at least 4 feet. (5.407.2.2.1)
- Nonabsorbent interior floor and wall finishes shall be used within at least two feet around and perpendicular to new exterior entries and/or openings subject to foot traffic. (5.407.2.2.1)
- Exterior entries shall have flashing integrated with the drainage plane. (5.407.2.2.2)
- Only a City of Los Angeles certified hauler will be used for hauling of construction waste. (5.408.1)
- 100% of excavated soil and vegetation resulting from land clearing shall be reused or recycled. (5.408.2)
- A final report for the testing and adjusting of all new systems shall be completed and provided to the field inspector prior to final approval. This report shall be signed by the individual responsible for performing these services. (5.410.4.4)
- For all new equipment, an *Operation & Systems Manual* shall be provided to the owner and the field inspector at the time of final inspection. (5.410.4.5)
- All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (5.503.1, AQMD Rule 445)
- If the new HVAC system is used during construction, use return air filters with a MERV of 8. Replace all filters immediately prior to occupancy. (5.504.1.3)
- All new ducts and other new related air distribution components openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (5.504.3)
- Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 5.504.4.1-5.504.4.3. (5.504.4.1-5.504.4.3)
- The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (5.504.4.3.2)
- All new carpet installed in the building interior meets the testing and product requirements of one of the following:
  - Carpet and Rug Institute's Green Label Plus Program
  - California Department of Public Health's Specification 01350
  - NSF/ANSI 140 at the Gold level
  - Scientific Certifications Systems Indoor Advantage™ Gold (5.504.4.4)
- All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (5.504.4.4.1)
- New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits. (5.504.4.5, 10.504.4.5)
- The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification. (5.504.4.5)
- 80% of the total area receiving new resilient flooring shall comply with one or more of the following:
  - VOC emission limits defined in the CHPS High Performance Products Database
  - Certified under UL GREENGUARD Gold
  - Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
  - Meet the California Department of Public Health's Specification 01350 (5.504.4.6)
- Mechanically ventilated buildings shall have air filter with a Minimum Efficiency Reporting Value (MERV) of 13 or higher. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (5.504.5.3)
- Designated outdoor smoking area shall be at least 25 feet from an outdoor air intake or operable windows. (5.504.7)
- Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2 Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2. (5.505.1)
- Buildings that use Demand Control Ventilation shall have CO<sub>2</sub> sensors and ventilation controls installed in accordance with the requirements of the current edition of the California Energy Code, CCR, Title 24, Part 6, Section 121(c).
- The HVAC, refrigeration, and fire suppression equipment shall not contain CFC or Halons. (5.508.1)
- Retail food stores of 8,000 sq. ft. or more of conditioned area that have a commercial refrigeration system with a global warming potential (GWP) of 150 or greater shall have leak reduction measures in accordance with LAGBC Section 5.508.2. Separate mechanical plan check is required. (5.508.2)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

**PLUMBING FIXTURE FLOW RATES  
Non-Residential Occupancies  
2023 Los Angeles Green Building Code  
(Incorporate this form into the plans)**

SECTION 5.303.2 WATER REDUCTION FIXTURE FLOW RATES	
FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi <sup>1,3</sup>
Lavatory Faucets, nonresidential	0.4 gpm @ 60 psi <sup>1,3</sup>
Kitchen faucets	1.5 gpm @ 60 psi <sup>2,4,5</sup>
Wash fountains	1.8 gpm for every 20 in. of rim space @ 60 psi
Metering faucets	0.2 gallons/cycle
Metering faucets for wash fountains	0.2 gpm for every 20 in. of rim space @ 60 psi
Gravity tank type water closets	1.28 gallons/flush <sup>6</sup>
Flushometer tank water closets	1.28 gallons/flush <sup>6</sup>
Flushometer valve water closets	1.28 gallons/flush <sup>6</sup>
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

<sup>1</sup> Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.  
<sup>2</sup> Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.  
<sup>3</sup> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.  
<sup>4</sup> Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.  
<sup>5</sup> This requirement does not apply to faucets in commercial kitchens.  
<sup>6</sup> Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.  
 Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.  
 Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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**WATER CONSERVATION ORDINANCE NOTES  
NON-RESIDENTIAL BUILDINGS**

- For new buildings or additions exceeding 50,000 ft<sup>2</sup>, install a separate water meter or sub-meter for the following areas:
  - For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gpd (380 L/day).
  - Where potable water is used for industrial/process uses, for water supplied to the following subsystems:
    - Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
    - Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
    - Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW).
  - For each building that uses more than 100 gpd on a parcel containing multiple buildings. (5.303.1.1)
- Provide a 20% reduction in the overall potable water use for each building. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the Los Angeles Plumbing Code. New projects having a water supply of 2" or less and additions and alterations projects may use the prescriptive method outlined in this section. (5.303.2)
- A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sqft or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (5.304.1, 5.304.2)
- New buildings on a site with 1,000 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (5.304.4)
- Additions and alterations on a site with 1,000 square feet of cumulative landscape area which require water service upgrade shall have separate meters or submeters for outdoor water use. (5.304.4)
- Locks shall be installed on all publicly accessible exterior faucets and hose bibs. (5.304.5)
- Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system (5.305.1)
- Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (5.305.2)
- Cooling towers shall comply with one of the following:
  - Shall have a minimum of 6 cycles of concentration (blowdown)
  - A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (5.305.3)
- Develop and construct a system for onsite reuse of the groundwater where groundwater is being extracted and discharged. Alternatively, the groundwater may be discharged to the sewer. (5.305.4)
- Provide a hot water system complying with one of the following:
  - The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
  - Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons. (Los Angeles Plumbing Code Section 610.4.1)

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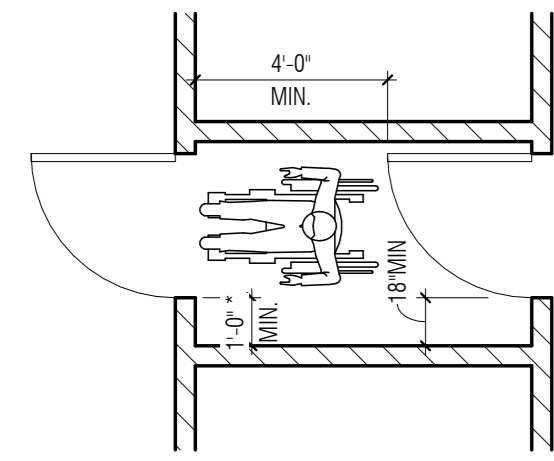
1 1 PLAN CHECK SUBMITTAL 1 6/1/2023

Delta	Issue	Description	Date
Author	Checker		
Drawn	Check	Owner Approval	
01AMZN 2598.000			
Job No.		Scale	

GREEN BUILDING DOCUMENT  
GN-3.0  
Sheet

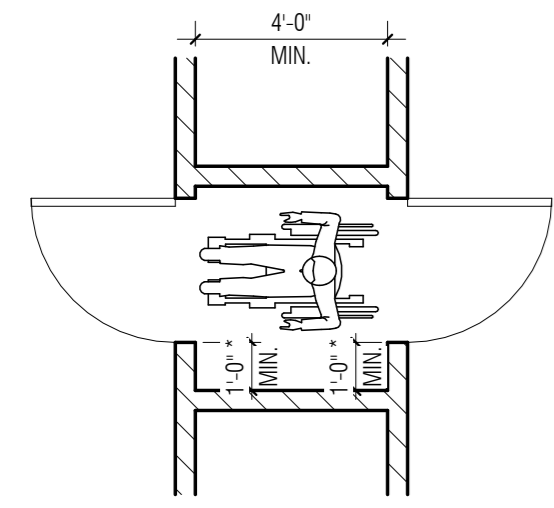
NOT FOR CONSTRUCTION





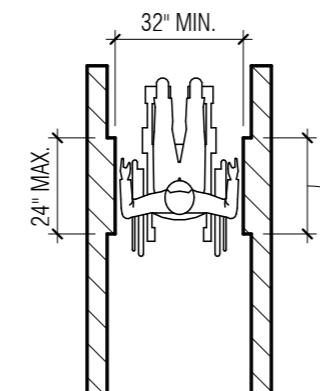
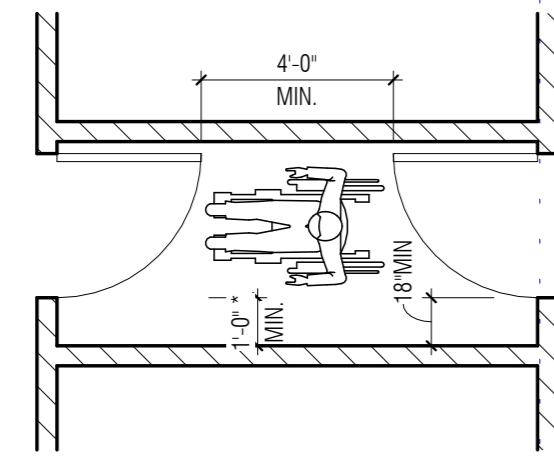
DOORS IN A SERIES

\* PROVIDE THIS ADDITIONAL SPACE IS DOOR IS EQUIPPED WITH BOTH A LATCH & A CLOSER

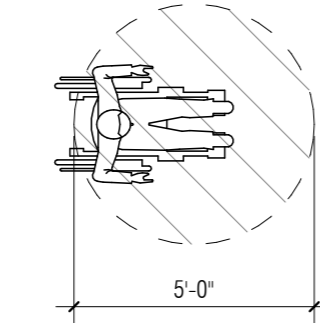


BOTH DOORS OPEN IN

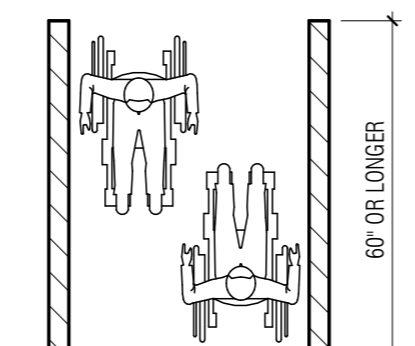
BOTH DOORS OPEN OUT (SERVING OTHER THAN A REQUIRED EXIT STAIRWAY)



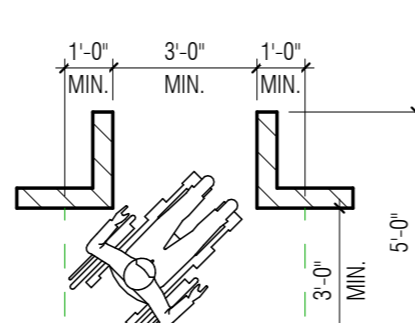
MINIMUM CLEAR WIDTH FOR AN ACCESSIBLE ROUTE



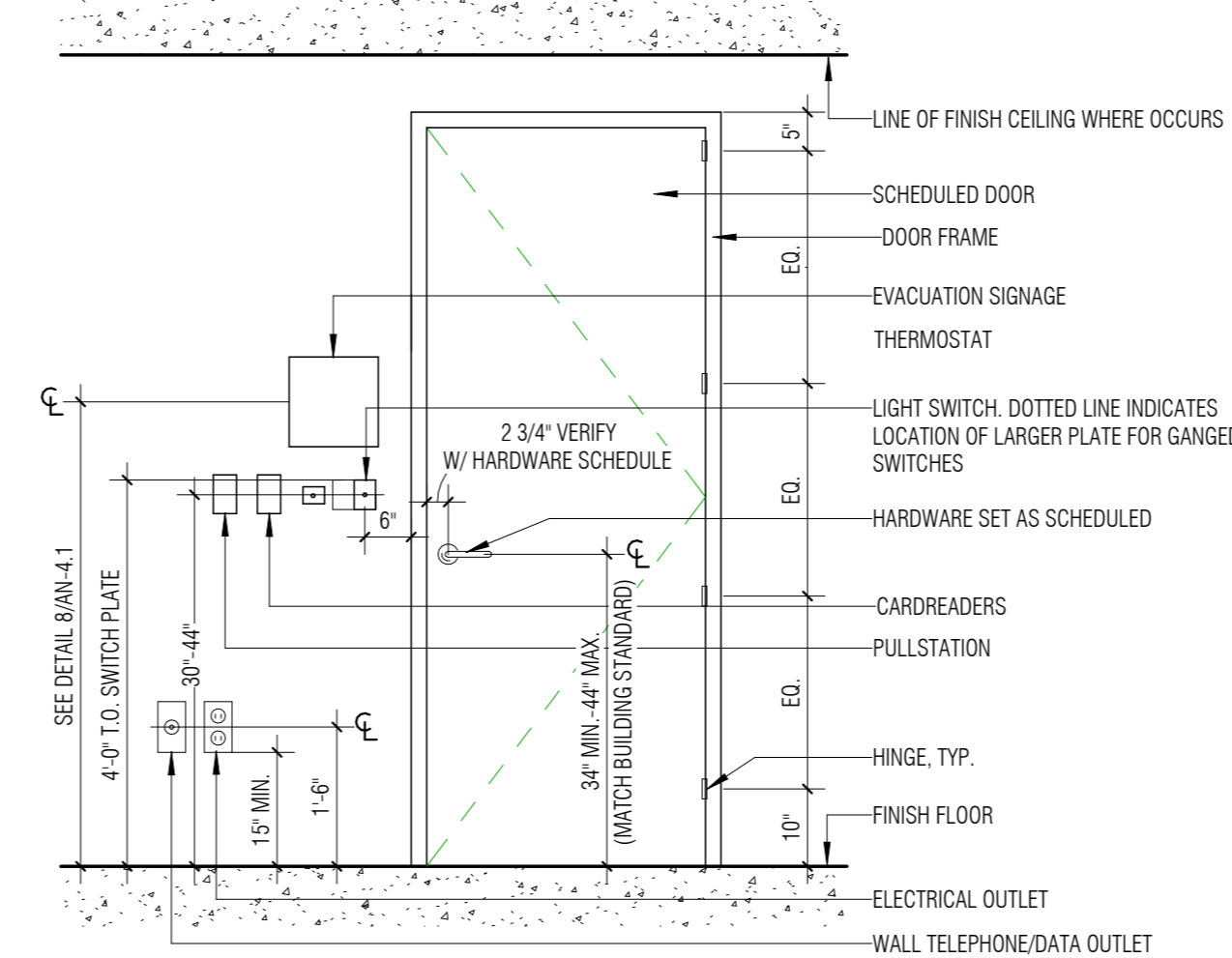
60" DIAMETER SPACE



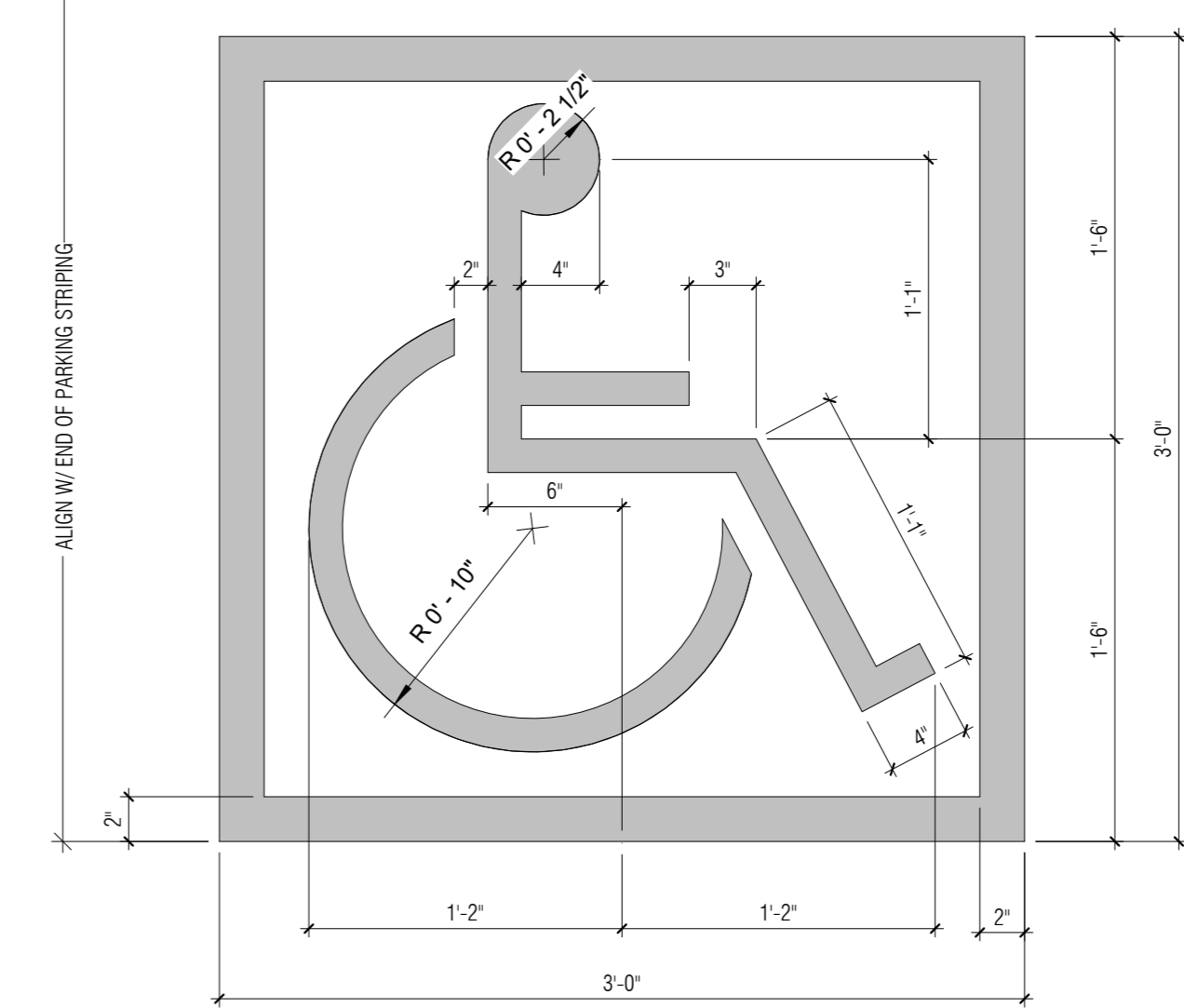
MINIMUM CLEAR WIDTH FOR TWO WHEELCHAIRS



T-SHAPED SPACE FOR 180 DEGREE TURNS



NOTE: T.O. SWITCH TO BE AT 48" A.F.F. MAX. - CENTER ALL OTHER TO CENTER LINE OF LIGHT SWITCHES. T.O. SWITCH TO BE AT 40" A.F.F. MAX. WHERE SWITCH IS LOCATED ABOVE COUNTER. INSTALL ELECTRICAL AND TELEPHONE WALL OUTLETS AND SWITCHPLATES AT NEAREST STUD FROM SCALED LOCATION ON PLAN UNLESS SPECIFICALLY DIMENSIONED.

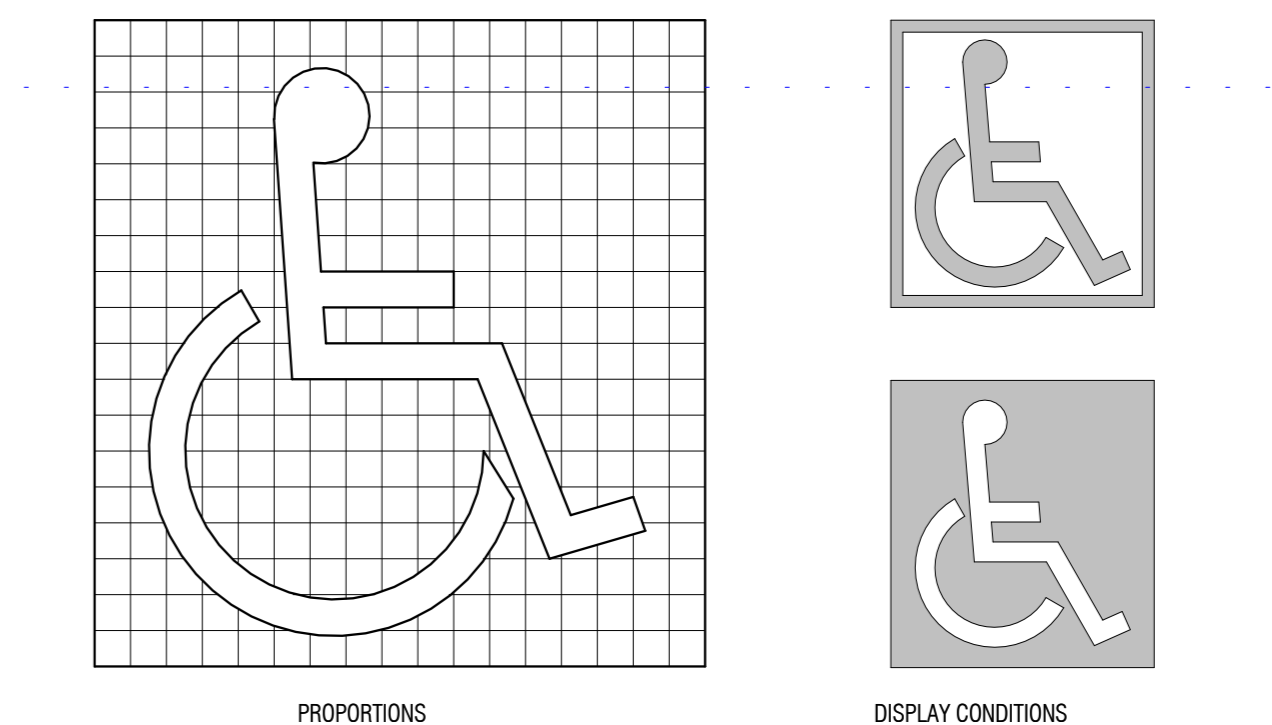


6020 HANDICAPPED SYMBOL 1  
1 1/2" = 1'-0"

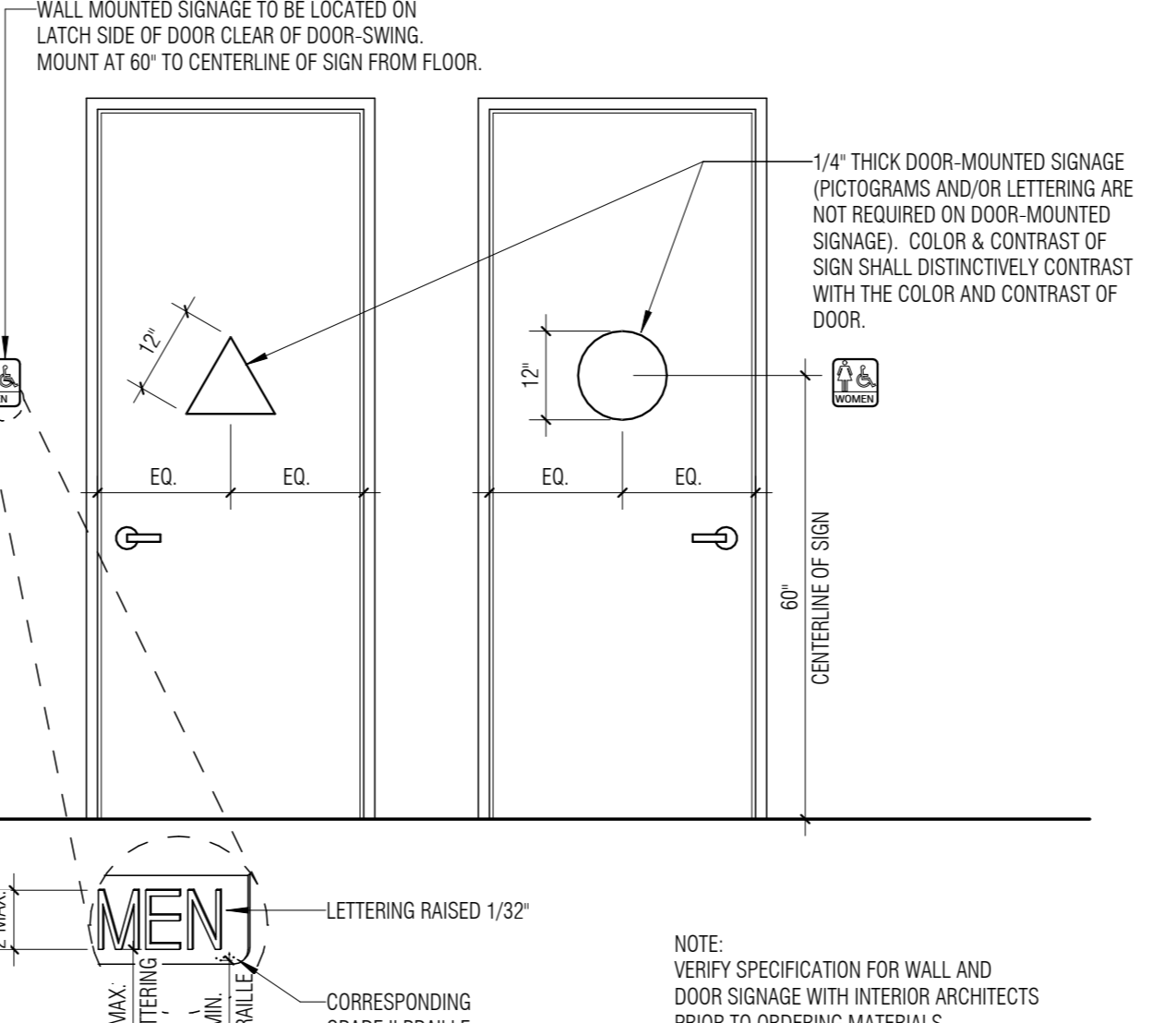
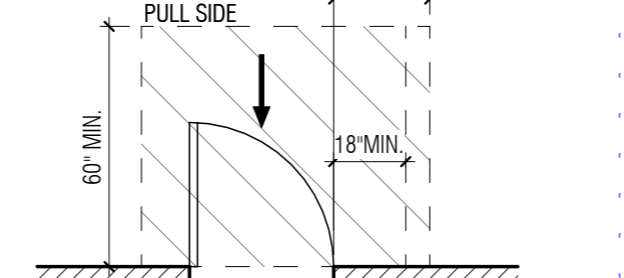
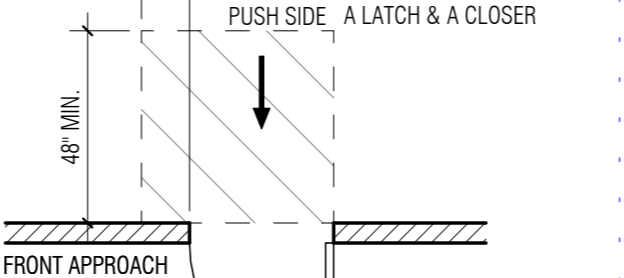
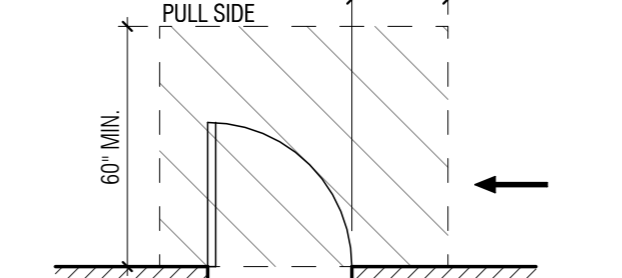
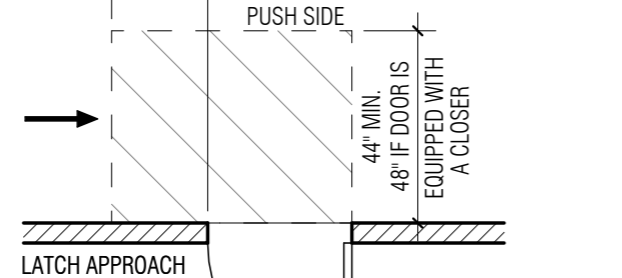
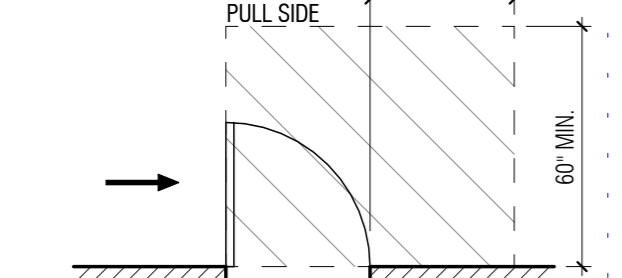
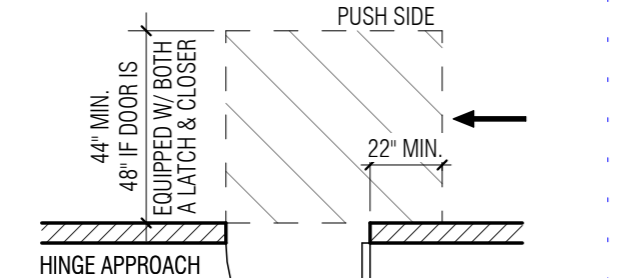
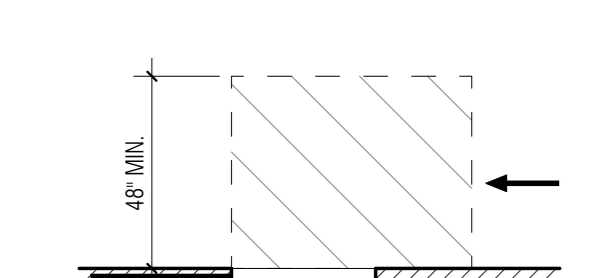
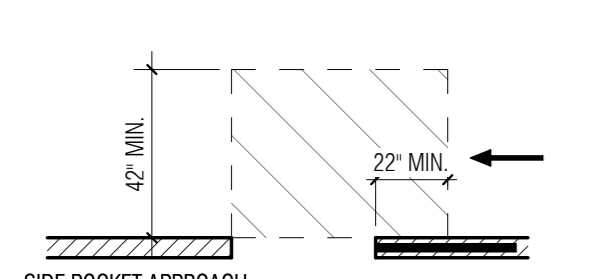
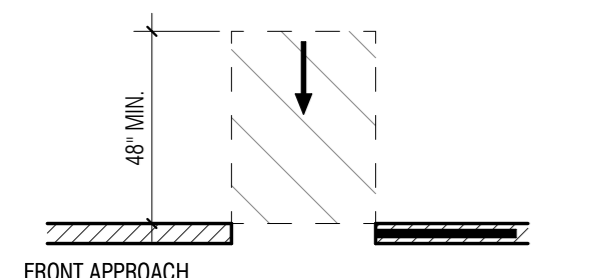
12 VESTIBULE 1  
1/4" = 1'-0"

9 ACCESSIBLE ROUTES 1  
1/4" = 1'-0"

14 TYPICAL MOUNTING HEIGHTS 1  
1/2" = 1'-0"

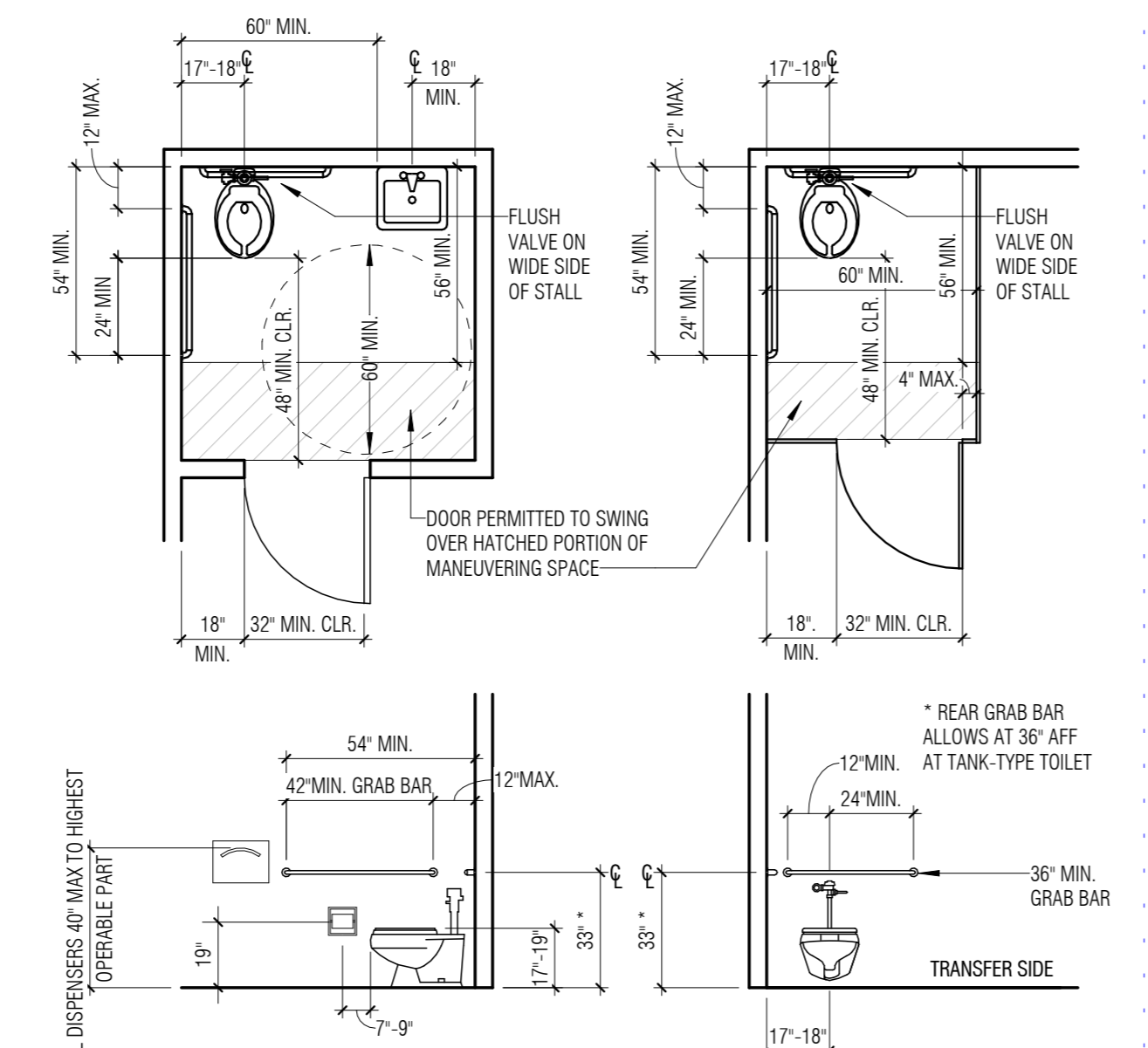


INTERNATIONAL ACCESSIBILITY SYMBOL 1  
N.T.S.

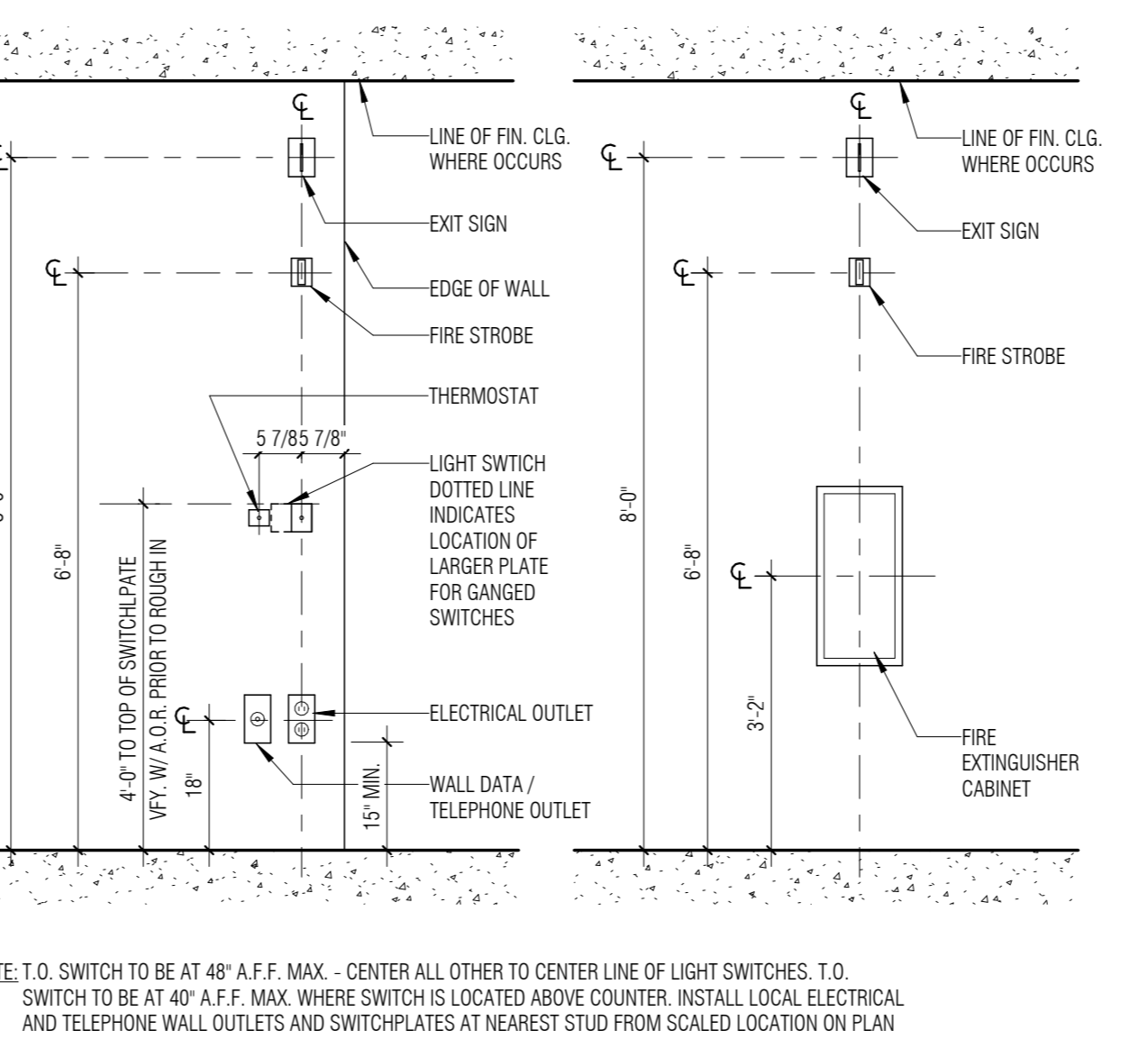


RESTROOM SIGNAGE 1  
1/2" = 1'-0"

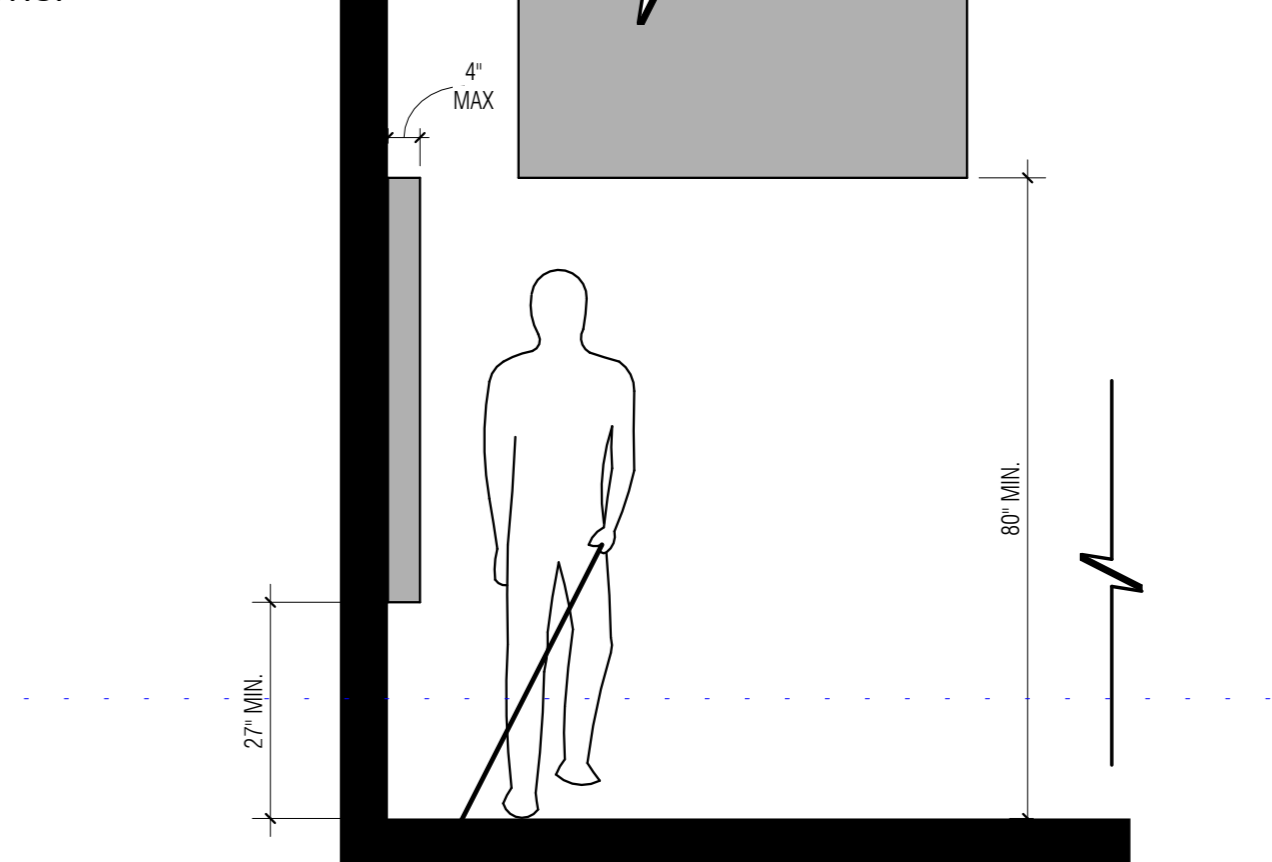
18 MANEUVERING CLEARANCES AT DOOR 1  
1/4" = 1'-0"



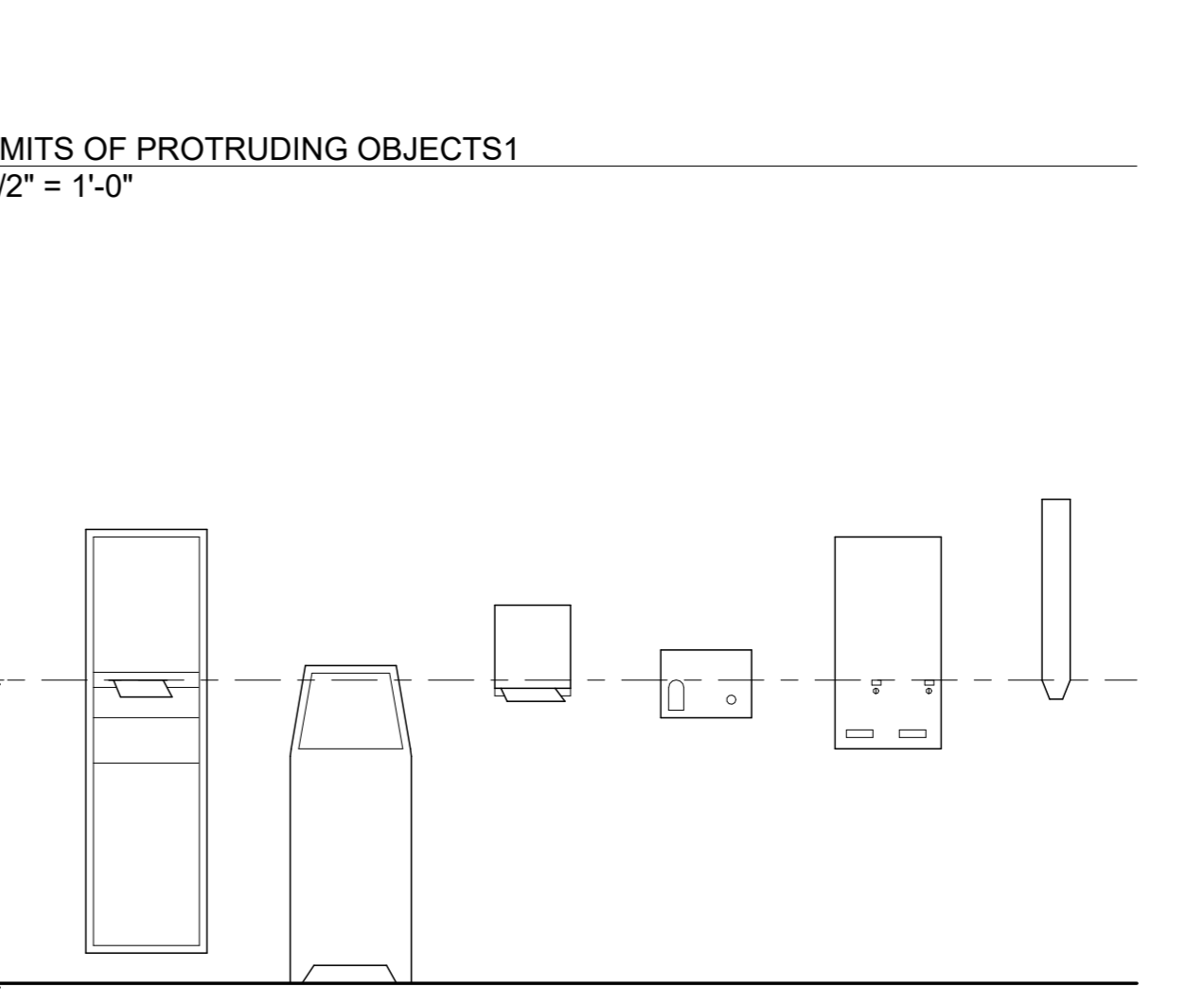
TOILET FACILITIES 1  
1/4" = 1'-0"



TYPICAL MOUNTING ALIGNMENT 1  
1/2" = 1'-0"



LIMITS OF PROTRUDING OBJECTS 1  
1/2" = 1'-0"



TOILET ROOM ACCESSORY MOUNTING HEIGHTS 1  
1/2" = 1'-0"



MOTIVATE STUDIO

TENANT IMPROVEMENT  
5518 FRANKLIN AVE, HOLLYWOOD CA



1 1 PLAN CHECK SUBMITTAL 1 6/1/2023

Delta	Issue	Description	Date
NLH	FL		
Drawn	Check	Owner Approval	
01AMZN 2598.000		As Indicated	
Job No.		Scale	

ACCESSIBILITY COMPLIANCE DIAGRAMS

GN-4.1  
Sheet

NOT FOR CONSTRUCTION

# COMMERCIAL ACCESSIBILITY NOTES

The State of California delegates authority to the local jurisdiction to ensure compliance with Title 24, Part 2 of the California Code of Regulations. The following general notes indicate specific areas of Title 24, Part 2 which are applicable to your project. Please be aware that the owner(s) of the building and higher consultants are responsible for compliance with the most current Federal Regulations contained in the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA). Where the ADA & FHA requirements exceed those contained in Title 24, Part 2, it is the responsibility of the owners and their consultants to ensure compliance with the most current ADA & FHA regulations, as the City is not authorized to review plans or inspect projects for ADA & FHA compliance.

The following applicable, general notes shall be provided to the planner.

## A. APPLICATION AND ADMINISTRATION

- Public accommodations shall maintain in operable working condition those features of facilities and equipment that are accessible to and usable by persons with disabilities. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted. **§11B-108**

## B. BUILDING BLOCKS

### FLOOR OR GROUND SURFACES

- Floor and ground surfaces shall be stable, firm, and slip resistant. **§11B-302.1**
- Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion at all. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch maximum. **§11B-302.2, Figure 11B-302.2**

### CHANGES IN LEVEL

- Vertical changes in level for floor or ground surfaces may be 1/2 inch high maximum and without edge treatment. Changes in level greater than 1/2 inch and not exceeding 1/2 inch in height shall be beveled with a slope not steeper than 1:2. **§11B-303, Figures 11B-303.2 & 11B-303.3**
- Changes in level greater than 1/2 inch in height shall be ramped and shall comply with the requirements of 11B-405 Ramps or 11B-406 Curb Ramps as applicable. **§11B-303**
- Abrupt changes in level exceeding 4 inches in a vertical dimension walking curbs, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 5 inches in height above the walk or sidewalk surface or by guards or handrails with a guide rail centered 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk. These requirements do not apply between a walk or sidewalk and an adjacent street or driveway. **§11B-303.5**

### TURNING SPACE

- Circular turning spaces shall be a space of 60 inches diameter minimum and may include knee and toe clearance complying with 11B-306 Knee and Toe Clearance. **§11B-304.1**
- T-shaped turning spaces shall be a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. **§11B-304.3.2, Figure 11B-304.3.2**

### KNEE AND TOE CLEARANCE

- For lavatories and built-in dining and work surfaces required to be accessible, toe clearance shall be provided that is 30 inches in width and 9 inches in height above the finish floor or ground for a depth of 19 inches minimum. **§11B-306.2.1**

- Toe clearance shall extend 19 inches maximum under lavatories for toilet and bathing facilities and 25 inches maximum under other elements. **§11B-306.2.2**

- At lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in width for a depth of 11 inches at 9 inches above the finish floor or ground and for a depth of 8 inches at 27 inches above the finish floor or ground increasing to 29 inches high maximum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. **§11B-306.3.3, Figure 11B-306.3(c)**

- At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in width at 27 inches above the finish floor or ground for a depth of at least 19 inches. **§11B-306.3**

### PROTRUDING OBJECTS

- Except for handrails, objects with leading edges more than 27 inches and less than 80 inches above the finish floor or ground shall protrude no more than 4 inches horizontally into the circulation path. Handrails may protrude 4 1/2 inches maximum. **§11B-307.2, Figure 11B-307.2**
- Freestanding objects mounted on posts or pylons shall overhang circulation paths no more than 12 inches when located from 27 to 80 inches above the finish floor or ground. **§11B-307.3, Figure 11B-307.3(a)**

- Protruding objects shall not reduce the clear width required for accessible routes. **§11B-307.5**

- Lowest edge of a sign or other obstruction, when mounted between posts or pylons separated with a clear distance greater than 12 inches, shall be less than 27 inches or more than 80 inches above the finish floor or ground. **§11B-307.3, Figure 11B-307.3(b)**

- Vertical clearance shall be at least 80 inches high on circulation paths except at door closers and door stops, which may be 78 inches maximum above the finish floor or ground. **§11B-307.4**

- Guadrails or other barriers with a leading edge located 27 inches maximum above the finish floor or ground shall be provided where the vertical clearance on circulation paths is less than 80 inches high. **§11B-307.4, Figure 11B-307.4**

- Where a guy support is used within either the width of a circulation path or 24 inches maximum outside of a circulation path, a vertical guy brace, sidewalk guy or similar device shall be used to prevent a hazard or an overhead obstruction. **§11B-307.4.1, Figure 11B-307.4.1**

### REACH RANGES

- Electrical controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or ventilating equipment shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. **§11B-308.1.1**

- Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. **§11B-308.1.2**

- High forward reach that is unobstructed shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground. **§11B-308.2.1, Figure 11B-308.2.1**

- High forward reach shall be 48 inches maximum where the reach depth is 20 inches or less and 44 inches maximum where the reach depth exceeds 20 inches. High forward reach shall not exceed 25 inches in depth. **§11B-308.2.2, Figure 11B-308.2.2**

- High side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor where the side reach is unobstructed or the depth of any obstruction does not exceed 10 inches. **§11B-308.3.1, Figure 11B-308.3.1**

- High side reach shall be 46 inches maximum above the finish floor or ground where the high side reach is over an obstruction more than 10 inches but not more than 24 inches in depth. **§11B-308.3.2, Figure 11B-308.3.2**

- Obstructions for high side reach shall not exceed 34 inches in height and 24 inches in depth. **§11B-308.3.2, Figure 11B-308.3.2**

- Obstructed high side reach for the top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finish floor. **§11B-308.3.2**

- Obstructed high side reach for the operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs. **§11B-308.3.2**

### OPERABLE PARTS

- Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Forces required to activate operable parts shall be 5 pounds maximum. **§11B-309.4**

### C. ACCESSIBLE ROUTES

#### DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

- Detectable warning surfaces shall be yellow and approximate FS 33538 of Federal Standard 595C. **§11B-705.1.1.3.1**
- Detectable warning surfaces shall provide a 70 percent minimum visual contrast with adjacent walking surfaces. Contrast in percent shall be determined by:  
Contrast percent = [(B1-B2)/B1] x 100 where  
B1 = light reflectance value (LRV) of the lighter area and  
B2 = light reflectance value (LRV) of the darker area  
**§11B-705.1.1.3.2 (See exception)**

#### DOORS, DOORWAYS, AND GATES

- Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, Doorways, and Gates. **§11B-206.5**

- Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates. **§11B-404.1**

- Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening wider than 34 inches above the finish floor or ground. Projections into the clear opening wider than 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. **§11B-404.2.3**

- Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. **§11B-404.2.4.1**

- Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404.2.4.2. **§11B-404.2.4.2**

- Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicularly to the face of the door or gate. **§11B-404.2.4.3**

- Thresholds, if provided at doorways, shall be 1/2 inch high maximum. Raised thresholds and changes in level at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. **§11B-404.2.5**

- Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-300.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. **§11B-404.2.7**

- The force for pushing or pulling open a door or gate other than fire doors shall be as follows: **§11B-404.2.9**

- Interior hinged doors and gates: 5 pounds maximum.
- Sliding or folding doors: 5 pounds maximum.

- Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds.
- Part 2 which are applicable to your project. Please be aware that the owner(s) of the building and higher consultants are responsible for compliance with the most current Federal Regulations contained in the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA). Where the ADA & FHA requirements exceed those contained in Title 24, Part 2, it is the responsibility of the owners and their consultants to ensure compliance with the most current ADA & FHA regulations, as the City is not authorized to review plans or inspect projects for ADA & FHA compliance.

- Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. **§11B-404.2.10**

### RAMPS

- Ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§11B-405.2**

- Cross slope of ramp runs shall not be steeper than 1:48 (2.083%). **§11B-405.3**

- Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope and cross slope are not permitted on ramp runs. **§11B-405.4**

- The clear width of a ramp run shall be 48 inches minimum. **§11B-405.5**

- The rise for any ramp run shall be 30 inches maximum. **§11B-405.6**

- Ramps shall have landings at the top and the bottom of each ramp run. **§11B-405.7**

- Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level are not permitted. **§11B-405.7.1**

- The landing clear width shall be at least as wide as the widest ramp run leading to the landing. **§11B-405.7.2**

- Top landings shall be 60 inches wide minimum. **§11B-405.7.2.1**

- Other landing clear length shall be 60 inches long minimum. **§11B-405.7.3**

- Bottom landings shall extend 72 inches minimum in the direction of ramp run. **§11B-405.7.3.1**

- Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. **§11B-405.7.4**

- Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.2.5 are not required. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. **§11B-405.7.5**

- Ramp runs shall have compliant handrails per 11B-505 Handrails. **§11B-405.8**

- Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings. **§11B-405.9 (See exceptions)**

- A curb, 2 inches high minimum, or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. **§11B-405.9.2**

- Landings subject to wet conditions shall be designed to prevent the accumulation of water. **§11B-405.10**

### HANDRAILS

- Handrails shall be provided on both sides of stairs and ramps. **§11B-505.2**

- Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. **§11B-505.3**

- Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. **§11B-505.4**

- Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches minimum. Handrails may be located in a recess for a depth of 3 inches maximum deep and 18 inches minimum clear above the top of the handrail. **§11B-505.5**

- Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches minimum below the bottom of the handrail-gripping surface. **§11B-505.6**

- Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/2 inches minimum and 2 inches maximum. **§11B-505.7.1**

- Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 9 1/2 inches maximum, and a cross-section dimension of 2 1/4 inches maximum. **§11B-505.7.2**

- Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section 11B-505.10 Handrail Extensions. **§11B-505.10**

- Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp. **§11B-505.10.1**

- At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. **§11B-505.10.2**

- At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and the height equal to the sloping portion of the handrail as measured above the stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. **§11B-505.10.3**

### STAIRWAYS

- A stair is defined as a change in elevation, consisting of one or more risers. **§11B-502**

- All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches high minimum and 7 inches high maximum. Treads shall be 11 inches deep minimum. Curved stairways with winder treads are permitted at stairs which are not part of a required means of egress. (See exception) **§11B-504.2 (See exceptions)**

- Open risers are not permitted. **§11B-504.3 (See exceptions)**

- 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 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. 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. Grooves shall not be used to satisfy this requirement. **§11B-504.4.1**

- The radius of curvature at the leading edge of the tread shall be 1/2 inch maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall have a permitted to lead the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches maximum over the tread below. **§11B-504.5 (See exception for existing buildings)**

- Stairs shall have handrails complying with Section 11B-505 Handrails. **§11B-504.6**

- Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water. **§11B-504.7**

- Floor identification signs required by Chapter 10, Section 1022.9 complying with Sections 11B-703.1 Signs General, 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.5 Visual Characters shall be located at the landing of each floor level, placed adjacent to the door on the latch side, in all enclosed stairways in buildings two or more stories in height to identify the floor level. At the 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. **§11B-504.8**

### CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

- Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§11B-406.2.1**

- For perpendicular ramps, where provided, curb ramp flares shall not be steeper than 1:10. **§11B-406.2, Figure 11B-406.2.2**

- The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§11B-406.2.1, Figure 11B-406.2.2**

- A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum (2.083%). **§11B-406.3.2**

- Blended transition ramps shall have a running slope not steeper than 1:20 (5%). **§11B-406.4.1**

- Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides. **§11B-406.5.1**

- The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum. **§11B-406.5.2**

- Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum. **§11B-406.5.3**

- Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush. **§11B-406.5.6**

- The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. **§11B-406.5.7**

- Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curbs to walks, gutters, and streets shall be at the same level. **§11B-406.5.8**

- The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. **§11B-406.5.9**

- Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable Warnings. **§11B-406.5.12**

- Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches wide minimum. Where curb ramps are provided, they shall comply with 11B-406 Curb Ramps, Blended Transitions and Islands. Landings complying with 11B-406.5.3 Landings and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with 11B-705 Detectable Warnings and Detectable Directional Texture. **§11B-406.6, Figure 11B-406.6**

### D. GENERAL SITE AND BUILDING ELEMENTS

- Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208.5 Parking Spaces. **§11B-208.5**

- Where passenger loading zones, drop-off zones, and/or bus stops are provided, accessible passenger loading zones, drop-off zones, and/or bus stops are required.

- Where Electric vehicle charging stations (EVCS) are provided, they shall comply with Section 11B-812 as required by Section 11B-228.3.

- EVCS complying with Section 11B-812 that serve a particular building or facility shall be located on an accessible route to an entrance complying with Section 11B-204.4. Where EVCS do not serve a particular building or facility, EVCS complying with Section 11B-812 shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility.

## E. PLUMBING FIXTURES AND FACILITIES

### DRINKING FOUNTAINS

- Drinking fountains shall comply with Sections 11B-307 Protruding Objects and 11B-602 General Requirements. **§11B-602.1**

- Units shall have a clear floor or ground space complying with Section 11B-305 Clear Floor or Ground Space positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. **§11B-602.2**

- Spout outlets shall be 36 inches maximum above the finish floor or ground. **§11B-602.4**

- The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. **§11B-602.5**

- The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. **§11B-602.6**

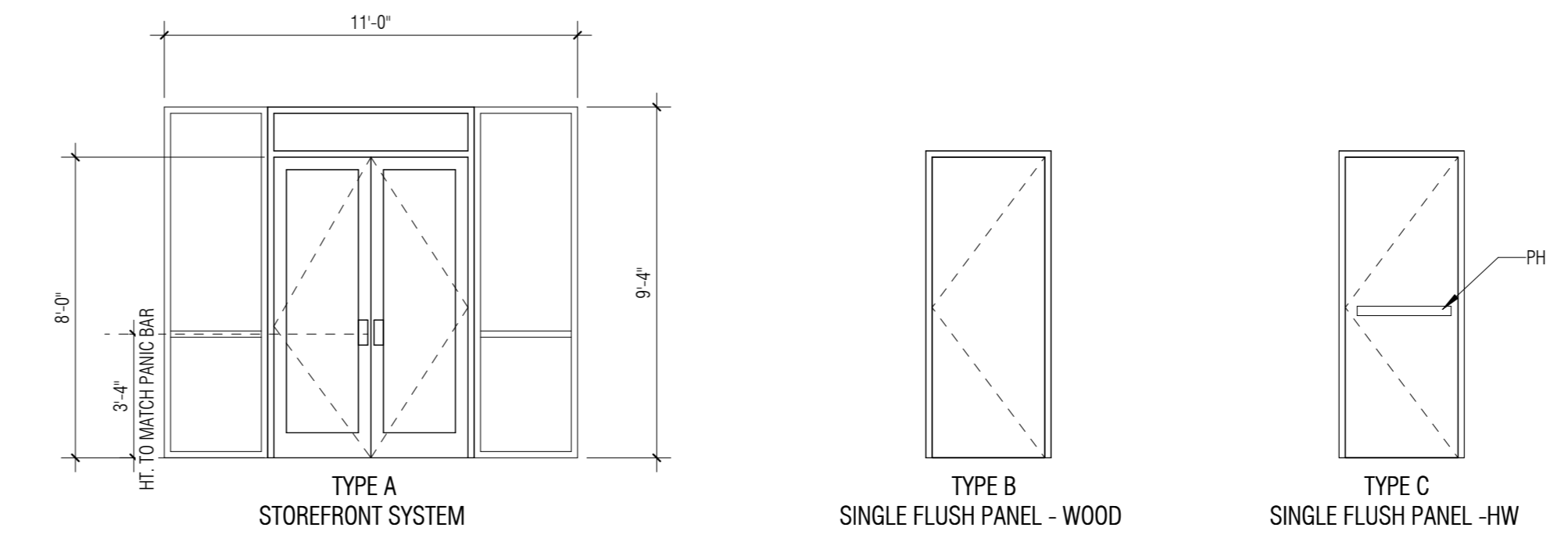


**MOTIVATE STUDIO**

**TENANT IMPROVEMENT**  
5518 FRANKLIN AVE, HOLLYWOOD CA



Door Schedule													
Mark	Size			DOOR TYPE	F.R.	Frame Type	Frame Mat.	Door Lever	Hdwr. Grp.	Manufactur er	Self Close	Panic Hdwr.	Comments
	H	W	Thck.										
D101	8'-0"	2'-7"	0'-1 3/4"	A	20 Min.	ALUM	ALUM		WITH LOCK	KAWNEER OR PRL	W/ MANUFACTURER SELF CLOSING DEVICE	W/ MANUFACTURER PANIC HARDWARE	WITH PANIC HARDWARE
D102	8'-0"	3'-0"	0'-1 3/4"	B	NR	SOLID CORE	WOOD	TACO LHL-510 LEVER TRIM	PRIVACY LOCK		TACO DC-70BC ADJUSTABLE DOOR CLOSER W/ BACK CHECK		
D103	8'-0"	3'-0"	0'-1 3/4"	B	NR	SOLID CORE	WOOD	TACO LHL-510 LEVER TRIM	PASSAGE		TACO DC-70BC ADJUSTABLE DOOR CLOSER W/ BACK CHECK		
D104	8'-0"	3'-0"	0'-1 3/4"	C	NR	HOLLOW METAL	HOLLOW MTAL	TACO LHL-510 LEVER TRIM	WITH LOCK		TACO DC-70BC ADJUSTABLE DOOR CLOSER W/ BACK CHECK	TACO ED-501 RIM PANIC EXIT DEVICE	WITH PANIC HARDWARE AND SURFACE DOOR CLOSER



DOOR TYPES  
1/4" = 1'-0"

- NOTES:**
- (E) STOREFRONT ENTRANCES/EXITS TO BE REPLACED WITH NEW
  - A. SIGN ABOVE ALL EXIT DOORS: DOORS TO REMAIN UNLOCKED DURING OPERATIONAL HOURS\*
  - ALL (N) DOORS EXCEPT STOREFRONT UNIT TO BE 8'-0" IN HEIGHT
  - DOORS WITH GLASS ARE TEMPERED
  - EXTERIOR DOORS TO HAVE 2% GRADE AWAY FROM DOOR
  - ALL DOORS SELF CLOSING, SEE ATTACHED SPEC
  - ALL DOORS TO BE EQUIPPED WITH ADA COMPLIANT HARDWARE
  - ALL DOORS TO BE 36" WIDE
  - EXIT DOORS ARE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY, SPECIAL KNOELDGE OR EFFORT

Delta	Issue	Description	Date
Author	Checker		
Drawn	Check	Owner Approval	
01AMZN.2598.000		1/4" = 1'-0"	
Job No.		Scale	

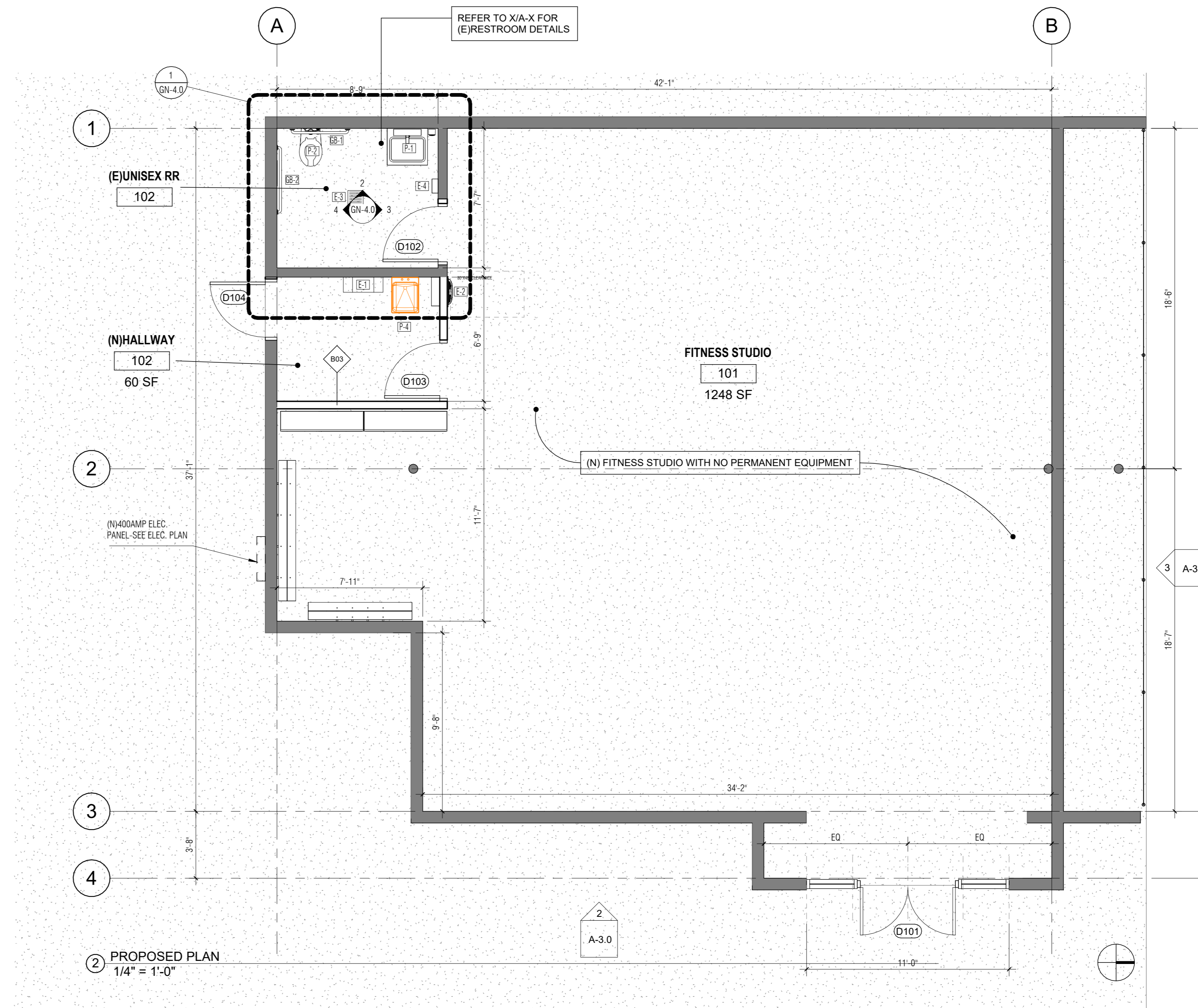
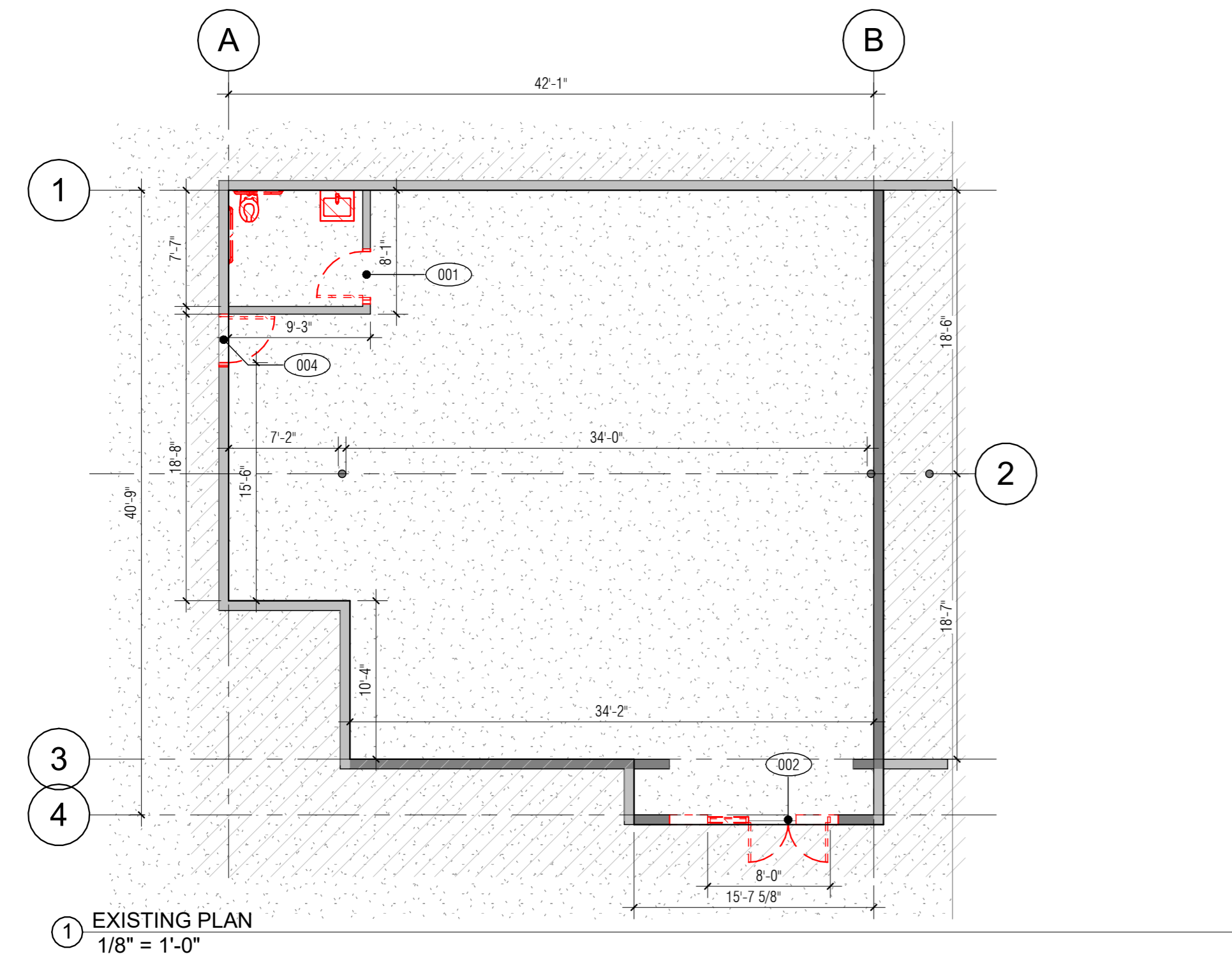
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Title  
**GN-5.0**  
Sheet

NOT FOR CONSTRUCTION

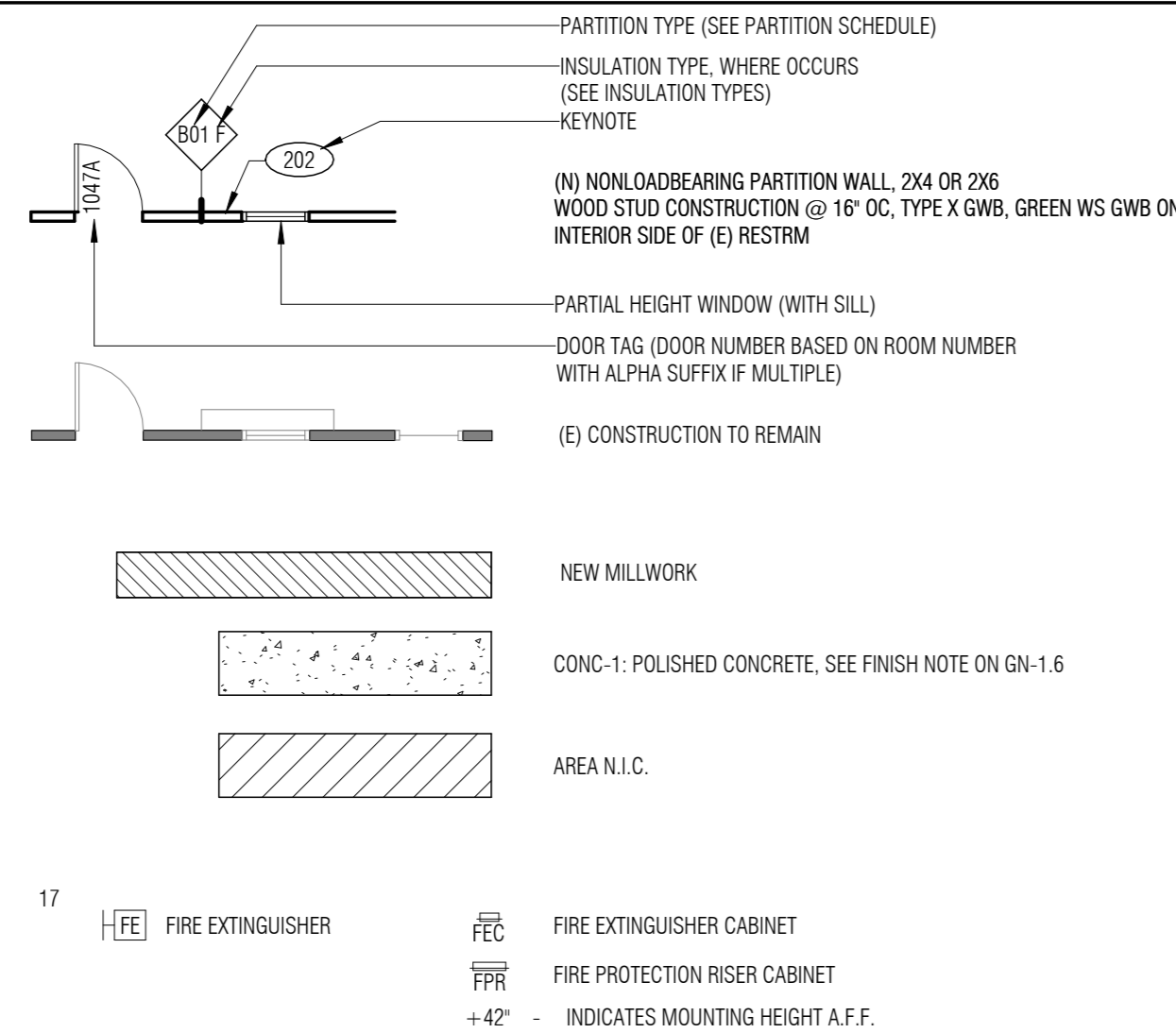


MOTIVATE STUDIO

TENANT IMPROVEMENT  
5518 FRANKLIN AVE, HOLLYWOOD CA



PARTITION LEGEND



PARTITION SCHEDULE

WALL TYPE	FIRE RATING (HR)	UL #	DESCRIPTION	SSMA #	STUD SPACING (IN)	MAX DEFLECTIO N	MAX HT	STC	THICKNES S	DETAIL REF.
B03	NR	NR	NON-RATED 3 5/8\"	362S125-33	16	L/240	16'-5"	40	0'-4 7/8"	

SHEET NOTES

- SEE AN-SHEET SERIES FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- PARTITIONS DIMENSIONED TO FINISH FACE U.O.N. DO NOT ADJUST DIMENSIONS INDICATED AS "CLEAR" WITHOUT WRITTEN DIRECTION FROM ARCHITECT. DRAWINGS SHALL NOT BE SCALED. VERIFY ALL DIMENSIONS AND EXISTING AS BUILT FIELD CONDITIONS, INCLUDING FIELD MEASUREMENTS PRIOR TO START OF WORK. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
- USE TYPE "X" GWB ON FIRE RATED PARTITIONS.
- USE CEMENTITIOUS BACKER BOARD (DUROCK) OR EQUAL AT PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE (U.O.N.). SEE FINISH PLAN FOR LOCATION OF TILE.
- SEE A-8 DETAIL SHEET SERIES FOR TYPICAL PARTITION DETAILS, EXTEND OF FRAMING AND FINISHES.
- WHERE FURRED PARTITIONS EXCEED MAXIMUM HEIGHT, BRACE TO ADJACENT STRUCTURE. SEE A-8 DETAIL SHEET SERIES.
- FIRE SAFE PENETRATIONS AT FIRE RESISTANT RATED PARTITIONS PER APPLICABLE U.L. ASSEMBLY. SEE AS SHEET SERIES FOR DETAILS.
- MAINTAIN INTEGRITY OF EXISTING FIRE RESISTANT RATED ASSEMBLIES FOR ALL PENETRATIONS.
- PROVIDE BLOCKING AS REQUIRED AT LOCATIONS INCLUDING, BUT NOT LIMITED TO: GRAB BARS, SHELVING, OVERHEAD CABINETS, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNT EQUIPMENT, ETC.
- PROVIDE LEVEL 3 FINISH U.O.N.
- LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVERALL, NOTIFY ARCHITECT IN WRITING WHERE DISCREPANCIES OCCUR.
- ALL EXPOSED OUTSIDE GYPSUM BOARD CORNERS SHALL HAVE A CONTINUOUS METAL CORNER BEAD.
- DIMENSIONS TAKEN FROM PERIMETER EXTERIOR WINDOW WALL ARE TAKEN FROM THE INSIDE FACE OF THE VERTICAL MULLION. DIMENSIONS MARKED VERIFY IN FIELD, SHALL BE VERIFIED PRIOR TO START OF WORK UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE WORK WITH HVAC, MECHANICAL, ELECTRICAL, PLUMBING, DESIGN BUILD FIRE PROTECTION AND STRUCTURAL DRAWINGS AND REPORT TO THE ARCHITECT DISCREPANCIES FOR CORRECTION AND ADJUSTMENT PRIOR TO START OF WORK. NO ALLOWANCE WILL BE MADE FOR INCREASED COST DUE TO THE CONTRACTOR'S LACK OF COORDINATION.
- PATCH FLOOR AND WALL AREAS DAMAGED DUE TO NEW CONSTRUCTION OR WHERE PENETRATIONS HAVE BEEN MADE FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK. FIRESAFE AT UL RATED ASSEMBLIES CONSISTENT WITH EXISTING UL RATING.
- WHERE EXISTING RATED ASSEMBLIES ARE SHOWN, CONTRACTOR IS REQUESTED TO FIELD VERIFY AS BUILT FIELD CONDITIONS TO CONFIRM RATINGS SHOWN. IF NON-COMPLIANT CONDITIONS ARE FOUND, DEMO AND REPLACE WITH NEW EQUIVALENT U.L. ASSEMBLY, OR REPORT FINDINGS TO OWNER/ARCHITECT IN WRITING WHO WILL PROVIDE WRITTEN DIRECTION.
- PATCH AND REPAIR ALL EXISTING PARTITIONS AFTER DEMOLITION WHERE DAMAGE HAS OCCURRED AT UNPROTECTED LOCATIONS. PLEASE NOTE THAT DEMOLITION ACTIVITY MAY OCCUR BEYOND WORK LIMITS SHOWN ON DEMOLITION PLAN DUE TO CONCEALED CONDITIONS.
- ALL LIGHT GAGE COLD FORMED METAL FRAMING SHALL MEET OR EXCEED PROPERTIES SPECIFIED FOR THE CORRESPONDING MEMBER SIZE IN STEEL MANUFACTURERS ASSOCIATION (SSMA) PRODUCT TECHNICAL INFORMATION (TC) REPORT NO. ER-4943P AND SHALL COMPLY WITH APPLICABLE AMERICAN SOCIETY FOR TESTING AND MATERIALS, AMERICAN IRON AND STEEL INSTITUTE S100 AND SPECIFIED TRUE GAGE FLAT STEEL MIL THICKNESS THAT ONLY TRUE GAUGE FLAT STEEL CAN SATISFY. USE OF "EFFECTIVE THICKNESS" COLD REDUCED AFTERMARKET EQUIVALENT PRODUCT (EO) STUDS FURNISHED BY EO STUD MANUFACTURERS, VENDORS OR SUPPLIERS ARE NOT PERMITTED WITHOUT EXCEPTION.
- GC TO SCAN AND SURVEY EXISTING FLOOR SLAB FOR LEVELING ISSUES. REMOVE OLD CONCRETE TOPPING & FLOAT FLOORS AS REQ'D TO MEET TOLERANCES COORDINATED W/A O.R., STRUCTURAL ENGINEERS & SYSTEMS FURNITURE VENDOR.
- ALL WALLS REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILLING. SUCH IDENTIFICATION SHALL:
  - BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES;
  - BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND
  - INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8 INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENING"
- SPECIFY A MINIMUM 1.5 HR FIRE PROTECTION RATING FOR THE FIRE/SMOKE DAMPER AT THE DUCT PENETRATION OF THE ASSEMBLY WITH A FIRE RESISTANCE RATING OF LESS THAN THREE-HOURS. (CBC 717.3.2).
- SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- G.C. TO MAINTAIN EXISTING U.L. FIRE RATED ASSEMBLY FOR ALL PENETRATIONS.
- ALL NEW COVER PLATES, STROBES, SWITCHES, AND PLUGS, ETC. TO BE WHITE AT PAINTED WALL AREAS U.O.N.
- WHERE DEVICES ARE SHOWN BACK TO BACK, OFFSET AS REQUIRED TO COMPENSATE FOR BOX AND STUD DIMENSIONS. USE CENTER POINT BETWEEN DEVICE LOCATIONS AS REFERENCE POINT FOR LOCATION DIMENSION U.O.N.
- FOR DEDICATED OUTLETS AND RECEPTACLE MOUNTING HEIGHTS DESIGNED FOR SPECIAL EQUIPMENT, HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE CENTERLINE OF THE OUTLET MOUNTED VERTICALLY, UNLESS NOTED OTHERWISE. RECEPTACLE, SWITCH AND OUTLET MOUNTING HEIGHT DIMENSIONS ARE MEASURED FROM FINISHED FLOOR TO OUTLET CENTERLINE, UNLESS NOTED OTHERWISE.
- ALL ELECTRICAL WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH THE CURRENT RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STATE FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, DEPARTMENT OF INDUSTRIAL RELATIONS AND APPLICABLE CODES. ALL EQUIPMENT SHALL BE UL LABELED.
- BUILDING SERVICES AND UTILITY DISRUPTIONS TO THE BUILDING, INCLUDING ADJACENT TENANTS IN MULTI-TENANT BUILDINGS ARE NOT PERMITTED DURING NORMAL BUSINESS HOURS. ALL FIRE / LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING DEMOLITION AND CONSTRUCTION ACTIVITIES DURING NORMAL BUSINESS HOURS. FOR TEMPORARY DISRUPTIONS LIMITED TO THE AREA OR WORK, AFTER HOURS AS NEEDED TO COMPLETE THE WORK, SCHEDULE DAY AND TIME WITH OWNER IN ADVANCE, IN WRITING ON AN OVERTIME BASIS. REESTABLISH ALL BUILDING SERVICES AND UTILITIES AT CONCLUSION OF TEMPORARY SHUT OFF, AS SOON AS PRACTICAL.

- VERIFY AS-BUILT FIELD CONDITIONS AND LOCATIONS FOR EXISTING AND NEW PLUMBING, HVAC DUCTWORK AND PIPING, STRUCTURAL FRAMING, ELECTRICAL BUS DUCT AND CONDUIT BANKS, ELECTRICAL PULL BOXES, FIRE PROTECTION LINES AND RELATED WORK TO DETERMINE AND COORDINATE BEST CEILING FRAMING, POINTS OF ACCESS AND CLEARANCES AS REQUIRED FOR NEW WORK.
- PROVIDE ACCESS PANELS WHERE REQUIRED IN GYP BD. CEILING INCLUDING, BUT NOT LIMITED TO FIRE SMOKE DAMPERS, FIRE LIFE SAFETY J-BOXES, FAN COILS AND VAV BOXES PER MANUFACTURER'S WRITTEN RECOMMENDATIONS, CONDUIT BANK PULL BOXES AND CONTROL AND SHUTOFF VALVES. ALL ACCESS PANEL LOCATIONS & TYPES TO BE COORDINATED WITH A.O.R.
- UNLESS OTHERWISE SHOWN PROVIDE FLUSH DRYWALL TYPE ACCESS PANELS W/ CONCEALED FRAME AT ALL NON RATED LOCATIONS.
- ALL CEILING MOUNTED ELECTRICAL DEVICES SHALL BEAR UL LABEL AND FREE OF DEFECTS.
- LIGHTING CONTROL COVER PLATES SHALL BE WHITE AT GYP BD CEILINGS, SOFFITS AND CEILING MOUNTED FABRIC WRAPPED PANEL LOCATIONS, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO COORDINATE FIRE SPRINKLER AND FIRE ALARM DEVICE LOCATIONS WITH ARCHITECT PRIOR TO SUBMITTING FOR PERMIT, WHERE APPLICABLE CENTER SPRINKLER HEADS IN CEILING TILE, ALIGN SPEAKERS, SMOKE DETECTORS, MOTION SENSORS AND RELATED CEILING MOUNTED DEVICES WITH LIGHTING FIXTURE CENTERLINES AND CENTER OF CEILING TILE.
- LOCATE EXIT SIGNS VERTICALLY ABOVE THE FINISH FLOOR TO INSURE SIGHT LINES ARE NOT BLOCKED BY LIGHT FIXTURES, BEAMS, SOFFITS, DROPPED CEILINGS, DUCTWORK, CONDUIT BANKS, PIPING AND RELATED OVERHEAD WORK.
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES, PER CBC 1013.

KEYNOTES

NO.	DESCRIPTION
001	REPLACE EXISTING DOOR WITH A 8'-0" H DOOR.
002	REPLACE EXISTING STOREFRONT SYSTEM.
004	REPLACE EXISTING EXIT DOOR WITH OUTSWING DOOR PER CODE.

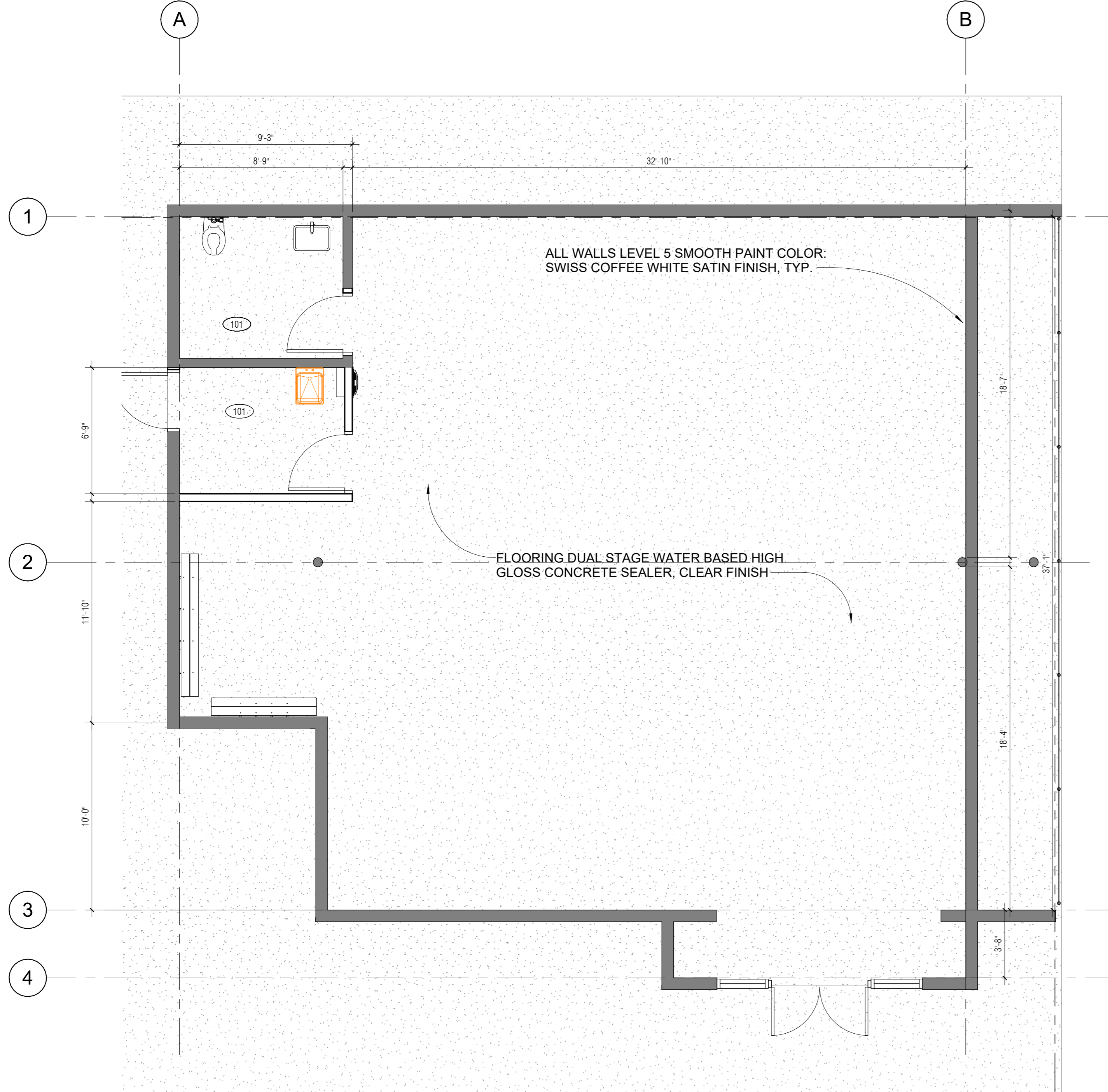
Delta	Issue	Description	Date

Drawn	Check	Owner Approval
01AMZM2598.000		As indicated
Job No.		Scale

EXISTING & PROPOSED PLAN  
Title  
**A-1.0**  
Sheet

NOT FOR CONSTRUCTION





Globally Proven Construction Solutions



**1. PRODUCT NAME**  
HYDRO BAN®

**2. MANUFACTURER**  
LATICRETE International, Inc.

1 LATICRETE Park North  
Belleury, CT 06024-3423 USA  
Telephone: +1 203.393.0010, ext. 235  
Toll Free: 1.800.243.4788, ext. 235  
Fax: +1 203.393.1894  
Internet: www.laticrete.com

**3. PRODUCT DESCRIPTION**

HYDRO BAN is a thin, load bearing waterproofing/track isolation membrane that DOES NOT require the use of fabric in the field, corners or corners. HYDRO BAN is a single component self-curing liquid rubber polymer that forms a flexible, seamless waterproofing membrane. HYDRO BAN bonds directly to a wide variety of substrates.

**Uses**

- Interior and exterior
- Swimming pools, fountains and water features
- Shower pans, stalls and tub surrounds
- Industrial, commercial and residential bathrooms and laundries
- Spas and hot tubs
- Kitchens and food processing areas
- Terraces and balconies over unoccupied spaces
- Countertops and facades
- Steam rooms (when used in conjunction with a vapor barrier)

**Advantages**

- Allow for flood testing in 2 hours at 70°F (21°C) or higher\*
- Does not require the use of fabric†
- Bonds directly to metal, PVC and ABS plumbing fixtures only
- Thin only 0.020-0.030" (0.5-0.8 mm) thick when cured
- Changes in color from a light sage to an olive green when cured
- Anti-fracture protection of up to 1/8" (3 mm) over shrinkage and other non-structural cracks
- "Extra Heavy Service" rating per TCNA performance levels (RE: ASTM C827 Robinson Floor Test)
- Exceeds ANSI A118.10 and A118.12
- IAPMO approved
- Equipped with anti-microbial technology
- Rapid drying for a faster time to tile
- Lighter color for ease of inspection
- Safe—no solvents and non-flammable
- Install tile, brick and stone directly onto membrane
- \*For gaps 1/8" (3 mm) or less see DS-663.5 for complete instructions
- †Refer to customer section for more information on curing

**Suitable Substrates**

- Concrete
- Concrete & Brick Masonry
- Cement Mortar Beds
- Cement Plaster
- Gypsum Wallboard\*\*
- Esterior Gypsum Board\*\*\*
- Ceramic Tile & Stone\*\*
- Cement Terrazzo\*\*
- Cement Backer Board\*\*\*
- Poured Gypsum Underlayment†

\*\*Water resistant with a Latex Thin Set Mortar.  
\*\*\*Consult with a Latex Thin Set Mortar.  
†Special cement mortar best manufacturer for specific installation recommendations and to verify availability for interior use.  
††Refer to our website: www.laticrete.com

**Packaging**

Commercial Unit: 5 gal (18.9 L) pail liquid (36 commercial units/pallet)  
Mini Unit: 4 x 1 gal (3.8 L) pails of liquid packed in a carton (30 cartons/pallet)

**Approximate Coverage**

Commercial Unit: 250 ft² (23.2 m²)  
Mini Unit: 50 ft² (4.6 m²)

**Shelf Life**

Factory sealed containers of this product are guaranteed to be of first quality for two (2) years\* if stored at temperatures >32°F (0°C) and <110°F (43°C).

Data Sheets are subject to change without notice. For latest revision, visit www.laticrete.com.

DS-663-D-0515

**Limitations**

- DO NOT bond to OSB, particle board, interior glue plywood, lamin, Masonite® or hardwood surfaces.
- Adhesives/mastics, mortars and grouts for ceramic tile, pavers, brick and stone are not replacements for waterproofing membranes. When a waterproofing membrane is required, use HYDRO BAN®.
- Do not use as a primary roofing membrane over occupied space. For more information in installation of tile over wood decks, or over occupied or finished spaces please refer to TDS 157 "Interior Installation of Tile and Stone Over Occupied Space".
- Do not use over dynamic expansion joints, structural cracks or cracks with vertical differential movement. (See HYDRO BAN Installation Instructions, DS-663.5 for complete instructions).
- The installation of Waterproofing Membranes in submerged applications must be installed in a manner that creates a continuous "waterproof pan effect" without voids or interruptions. Therefore, applying waterproofing membranes in limited areas (e.g. solely at the substrate) in submerged applications is not recommended.
- Do not use over cracks >1/8" (3 mm) in width.
- Do not use as a vapor barrier (especially in steam rooms).
- Do not expose unprotected membrane to sun or weather for more than 30 days.
- Do not expose to negative hydrostatic pressure, excessive vapor transmission, rubber solvents or ketones.
- Must be covered with ceramic tile, stone, brick, dry pack thick bed mortar beds, terrazzo or other traffic-bearing finish. Use protection board for temporary cover.
- Obtain approval by local building code authority before using product in shower pan applications.
- Do not install directly over single layer wood floors, plywood tub/showers/fountains or similar constructs.
- Not for use beneath cement or other plaster finishes. Consult with plaster manufacturer for their recommendations when waterproofing membrane is required under plaster finishes.
- Not for use under self-leveling underlayments or decorative wear surfaces.

Note: Surfaces must be structurally sound, stable and rigid enough to support construction/finish, thin brick and similar finishes. Substrate deflection under all live, dead and impact loads, including concentrated loads, must not exceed L/600 for thin bed ceramic tile/brick installations or L/480 for thin bed stone installations and L/600 for all exterior veneer applications where L=span length.

**Cautions**

- Consult SDS for more safety information.
- Allow membrane to cure fully (typically 24 hours at 50°F – 60°F (10°C – 21°C) and 70% RH and 2 hours at 70°F (21°C) or higher and 50% RH before flood testing); flood test prior to applying tile or stone.
- Maximum amount of moisture in the concrete/mortar bed substrate should not exceed 5 but 1000 ft³ (283 gals) only 24 hrs per ASTM F-1869 or 75% relative humidity as measured with moisture probes.
- During cold weather, protect finished work from traffic until fully cured.
- For white and light-colored marbles, use a white Latex Portland Cement Thin Set Mortar.

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DS-663-D-0515



MOTIVATE STUDIO

TENANT IMPROVEMENT

5518 FRANKLIN AVE, HOLLYWOOD CA



FINISH LEGEND		
	FINISH MATERIAL	
	FLOOR FINISH TRANSITION	
	FLOOR FINISH DIRECTION	
	PATTERN START TILE	
	START TILE	
	ALIGNMENT GUIDE	
	AXONOMETRIC / PERSPECTIVE VIEW REFERENCE	

ANNOTATIONS AND DEFINITIONS		
P = PAINT	FT = FLOOR TRANSITION	WT = WINDOW TREATMENT
B = BASE	T = TILE	FAB = FABRIC
PL = PLASTIC LAMINATE	G = GROUT	WC = WALL COVERING
CPT = CARPET	RF = RESILIENT FLOORING	ACP = ACOUSTICAL CEILING PANEL
WD = WOOD	GL = GLASS	CON = CONCRETE
ST = STONE	MTL = METAL	
SDT = STATIC DISSIPATIVE TILE	SSM = SOLID SURFACE	

SHEET NOTES	
1.	SEE AN-SHEET SERIES FOR ADDITIONAL NOTES AND ABBREVIATIONS.
2.	ALL WALLS TO BE PAINTED P-1, U.O.N.
3.	ALL WALLS TO RECEIVE B-1, U.O.N.
4.	CONCRETE FLOOR: CON-1 THROUGHOUT U.O.N.
5.	COLUMNS TO REMAIN UNFINISHED/ EXPOSED.
6.	ANY WOOD FINISH TO BE FIRE RETARDANT.
7.	WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHALL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.
8.	ALL EXISTING BASE BUILDING STEEL, INCLUDING BUT NOT LIMITED TO: COLUMNS, BEAMS, CROSS BRACING AND OPEN WEB JOISTS, SHALL BE PAINTED RED IRON OXIDE METAL FINISH.

KEY NOTES	
NO.	DESCRIPTION
101	LATICRETE HYDROBAN, SEE SPEC SHEET.

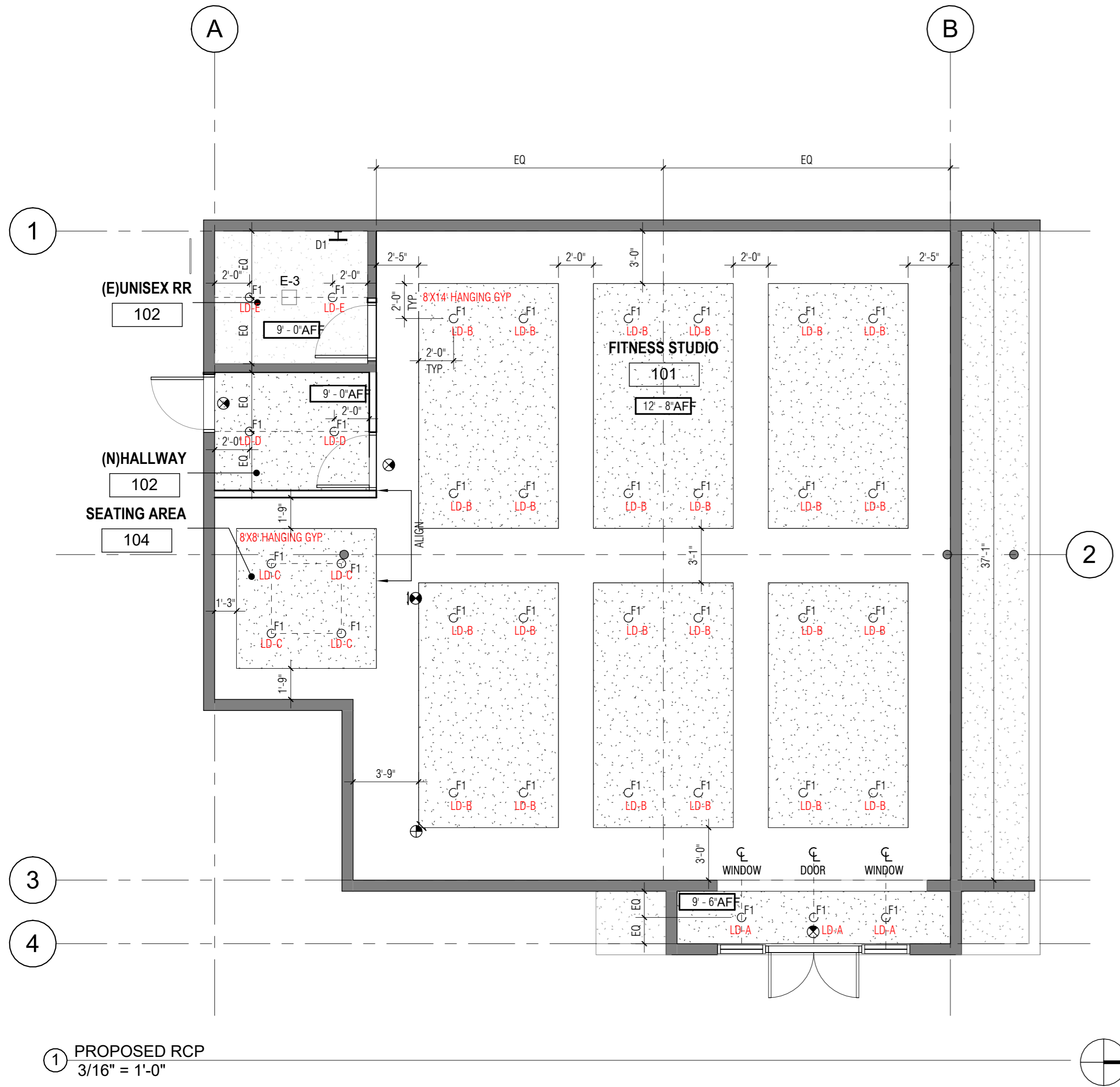
Delta	Issue	Description	Date

Drawn	Check	Owner Approval
01AMZN 2598.000		As Indicated
Job No.		Scale

**FINISH PLAN**  
Title  
**A-1.1**  
Sheet

NOT FOR CONSTRUCTION



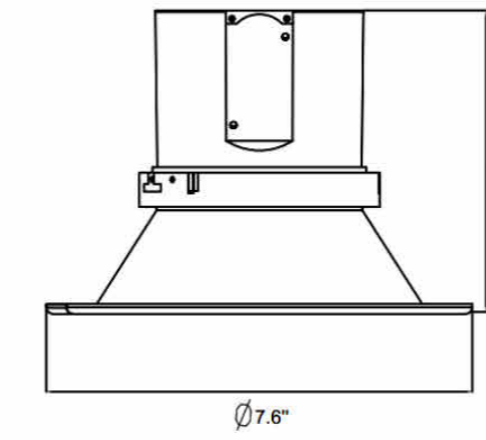
F1 CRLC6-15W-30K-S-D-WH



JOB NAME: \_\_\_\_\_  
DATE: \_\_\_\_\_  
TYPE: \_\_\_\_\_



DIMENSIONS:



- CRLC6-15W-30K-D CRLC6-15W-30K-D-WH
- CRLC6-15W-60K-D CRLC6-15W-40K-D-WH
- CRLC6-15W-50K-D CRLC6-15W-50K-D-WH

6\"/>

Ideal for hotel, offices, retail outlets, restaurant, parking garages, conference room, education facilities and more.

- ELECTRICAL SPECIFICATIONS:**
- Voltage: 120-277VAC 50/60Hz
  - Wattage: 15W
  - Power Factor: >0.90
  - Efficacy: 80-85LM/W

- HOUSING SPECIFICATIONS:**
- 6\"/>

**CERTIFICATIONS:** UL

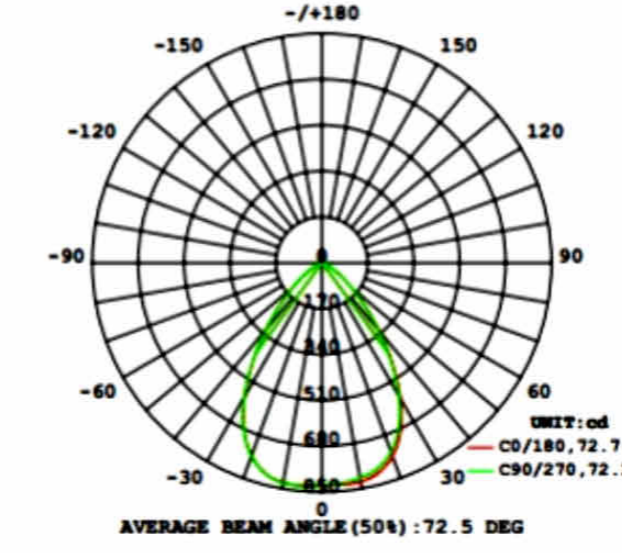


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DATE: \_\_\_\_\_  
TYPE: \_\_\_\_\_

- CRLC6-15W-30K-D CRLC6-15W-30K-D-WH
- CRLC6-15W-40K-D CRLC6-15W-40K-D-WH
- CRLC6-15W-50K-D CRLC6-15W-50K-D-WH

6\"/>

PHOTOMETRY CHART:



MODEL	WATTS	VOLTAGE	LUMENS	COLOR TEMP	FINISH
CRLC6-15W-30K-D	15W	120-277VAC	1200LM	3000K	HAZE
CRLC6-15W-40K-D	15W	120-277VAC	1245LM	4000K	HAZE
CRLC6-15W-50K-D	15W	120-277VAC	1275LM	5000K	HAZE
CRLC6-15W-30K-D-WH	15W	120-277VAC	1200LM	3000K	WHITE
CRLC6-15W-40K-D-WH	15W	120-277VAC	1245LM	4000K	WHITE
CRLC6-15W-50K-D-WH	15W	120-277VAC	1275LM	5000K	WHITE

TWO WAYS TO ORDER :



ORDER COMPLETE	2 ORDER ENGINE & TRIM SEPARATELY
LINT	ENGINE TRIM
CRLC6-15W-30K-D	CRLC-ENG-15W-30K-D + CRLC-TRM-6
CRLC6-15W-40K-D	CRLC-ENG-15W-40K-D + CRLC-TRM-6
CRLC6-15W-50K-D	CRLC-ENG-15W-50K-D + CRLC-TRM-6
CRLC6-15W-30K-D-WH	CRLC-ENG-15W-30K-D + CRLC-TRM-6-WH
CRLC6-15W-40K-D-WH	CRLC-ENG-15W-40K-D + CRLC-TRM-6-WH
CRLC6-15W-50K-D-WH	CRLC-ENG-15W-50K-D + CRLC-TRM-6-WH

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RCP LEGEND		SHEET NOTES																																				
	CEILING MOUNTED ONE SIDED EXIT SIGN		OPEN DECK TO ABOVE																																			
	CEILING MOUNTED TWO SIDED EXIT SIGN		(C-1) TYP. GYPSUM WALL BOARD CEILING 12'-8\"/>																																			
	WALL MOUNTED EXIT SIGN		RECESSED DOWNLIGHT																																			
	DECORATIVE VANITY SCONCE		RECESSED WALL WASHER																																			
<p><b>ANNOTATIONS AND DEFINITIONS</b></p> <p>D - DENOTES DEMOLITION E - DENOTES EXISTING TO REMAIN R - DENOTES RELOCATED LD-X DENOTES LOCAL DIMMER CONTROL ON DESIGNATED CIRCUIT</p> <p> -80 INDICATES MOUNTING HEIGHT A.F.F.  -PS INDICATES USE FOR PROJECTION SCREEN  -3 INDICATES THREE WAY SWITCH</p>																																						
<p><b>KEY NOTES</b></p> <p>1. SEE GN-SHEET SERIES FOR ADDITIONAL NOTES AND ABBREVIATIONS. 2. VERIFY AS-BUILT FIELD CONDITIONS AND LOCATIONS FOR EXISTING AND NEW PLUMBING, AUDIO VISUAL, HVAC DUCTWORK AND PIPING, STRUCTURAL FRAMING, ELECTRICAL BUS DUCT AND CONDUIT BANKS, ELECTRICAL PULL BOXES, FIRE PROTECTION LINES AND RELATED WORK TO DETERMINE AND COORDINATE BEST CEILING FRAMING, POINTS OF ACCESS AND CLEARANCES AS REQUIRED FOR NEW WORK. 3. PROVIDE ACCESS PANELS WHERE REQUIRED IN GYP BD. CEILING INCLUDING, BUT NOT LIMITED TO FIRE SMOKE DAMPERS, FIRE LIFE SAFETY J-BOXES, FAN COILS AND VAV BOXES PER MANUFACTURER'S WRITTEN RECOMMENDATIONS, CONDUIT BANK PULL BOXES AND CONTROL AND SHUTOFF VALVES. ALL ACCESS PANEL LOCATIONS &amp; TYPES TO BE COORDINATED WITH A.O.R. 4. UNLESS OTHERWISE SHOWN PROVIDE FLUSH DRYWALL TYPE ACCESS PANELS W/ CONCEALED FRAME AT ALL NON RATED LOCATIONS. 5. ALL CEILING MOUNTED ELECTRICAL DEVICES SHALL BEAR UL LABEL AND FREE OF DEFECTS. 6. LIGHTING CONTROL COVER PLATES SHALL BE WHITE AT GYP BD CEILINGS, SOFFITS AND CEILING MOUNTED FABRIC WRAPPED PANEL LOCATIONS, UNLESS NOTED OTHERWISE. 7. CONTRACTOR TO COORDINATE FIRE SPRINKLER AND FIRE ALARM DEVICE LOCATIONS WITH ARCHITECT PRIOR TO SUBMITTING FOR PERMIT. WHERE APPLICABLE CENTER SPRINKLER HEADS IN CEILING TILE. ALIGN SPEAKERS, SMOKE DETECTORS, MOTION SENSORS AND RELATED CEILING MOUNTED DEVICES WITH LIGHTING FIXTURE CENTERLINES AND CENTER OF CEILING TILE. 8. LOCATE EXIT SIGNS VERTICALLY ABOVE THE FINISH FLOOR TO INSURE SIGHT LINES ARE NOT BLOCKED BY LIGHT FIXTURES, BEAMS, SOFFITS, DROPPED CEILINGS, DUCTWORK, CONDUIT BANKS, PIPING AND RELATED OVERHEAD WORK. 9. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES, PER CBC 1013.</p>																																						
<p><b>LIGHTING FIXTURE SCHEDULE</b></p> <table border="1"> <thead> <tr> <th>Type</th> <th>Description</th> <th>Manufacturer/Catalog Number</th> <th>Location</th> <th>Initial CCT</th> <th>Driver/Trans.</th> <th>Watts/Unit</th> <th>Voltage</th> <th>Notes</th> <th>Count</th> <th>Total Watts</th> </tr> </thead> <tbody> <tr> <td>D1</td> <td>DECORATIVE VANITY SCONCE</td> <td>FIXTURE SELECTION TBD</td> <td>Restroom</td> <td>TBD</td> <td>TBD</td> <td>30/EA</td> <td>TBD</td> <td></td> <td>1</td> <td>30</td> </tr> <tr> <td>EXIT SIGN</td> <td>EDG-EDGR</td> <td>LITHONIA / EDG 1 GMR EL</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>5</td> <td></td> </tr> <tr> <td>F1</td> <td>RECESSED DOWNLIGHT - 7.6\"/&gt; </td></tr></tbody> </table>				Type	Description	Manufacturer/Catalog Number	Location	Initial CCT	Driver/Trans.	Watts/Unit	Voltage	Notes	Count	Total Watts	D1	DECORATIVE VANITY SCONCE	FIXTURE SELECTION TBD	Restroom	TBD	TBD	30/EA	TBD		1	30	EXIT SIGN	EDG-EDGR	LITHONIA / EDG 1 GMR EL							5		F1	RECESSED DOWNLIGHT - 7.6\"/>
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MOTIVATE STUDIO

TENANT IMPROVEMENT  
5518 FRANKLIN AVE, HOLLYWOOD CA



Delta	Issue	Description	Date
Drawn	Check	Owner Approval	
01AMZN 2598.000		As Indicated	
Job No.		Scale	

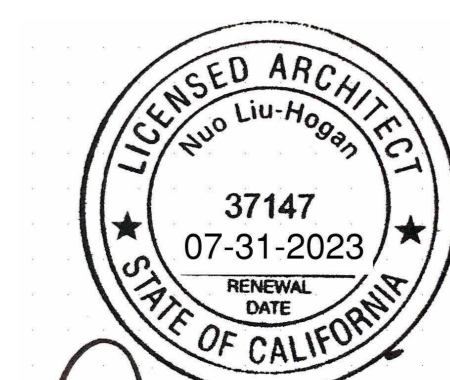
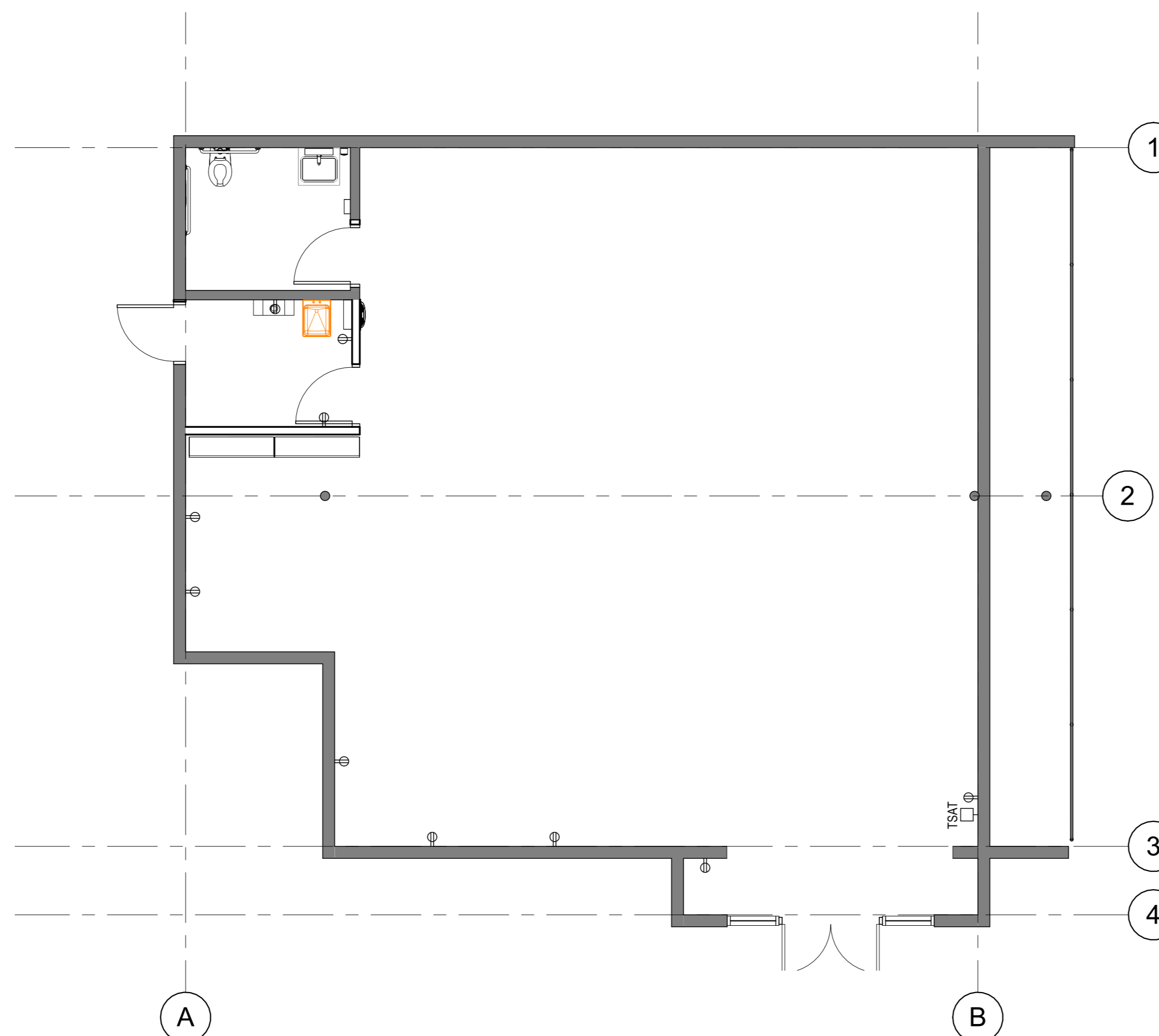
PROPOSED RCP  
Title  
**A-1.2**  
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MOTIVATE STUDIO

TENANT IMPROVEMENT  
5518 FRANKLIN AVE, HOLLYWOOD CA

1 POWER OUTLET PLAN  
3/16" = 1'-0"

EQUIPMENT LEGEND	SHEET NOTES
<p>[X] EQUIPMENT DESIGNATION</p> <p>[Hatched Box] AREA NOT IN CONTRACT</p>	<ol style="list-style-type: none"> <li>SEE AN SHEET SERIES FOR ADDITIONAL NOTES AND ABBREVIATIONS.</li> <li>SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.</li> <li>G.C. TO COORDINATE ALL FINAL FLOOR CORE LOCATIONS WITH FURNITURE VENDOR, OWNER AND ARCHITECT PRIOR TO START OF WORK. ALL FLOOR AND WALL CORING SHALL BE SCHEDULED DURING OFF HOURS UNLESS OTHERWISE ALLOWED BY OWNER.</li> <li>G.C. TO MAINTAIN EXISTING UL FIRE RATED ASSEMBLY FOR ALL PENETRATIONS.</li> <li>ALL NEW COVER PLATES, STROBES, SWITCHES, AND PLUGS, ETC. TO BE WHITE AT PAINTED AND FABRIC WALL AREAS U.O.N. ALL COVER PLATES AT WOOD VENEER WALLS TO BE DARK BROWN U.O.N. REPLACE EXISTING COVER PLATES, PLUGS, SWITCHES, ETC. WITH NEW. SUBMIT COLOR SELECTION TO ARCHITECT PRIOR TO START OF WORK.</li> <li>WHERE DEVICES ARE SHOWN BACK TO BACK, OFFSET AS REQUIRED TO COMPENSATE FOR BOX AND STUD DIMENSIONS. USE CENTER POINT BETWEEN DEVICE LOCATIONS AS REFERENCE POINT FOR LOCATION DIMENSION U.O.N.</li> <li>COORDINATE DEVICE LOCATIONS PRIOR TO START OF WORK INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING CONDITIONS SYSTEM FURNITURE LAYOUT, FREE STANDING AND BUILT-IN FURNITURE, MILLWORK, STRUCTURAL COLUMN LINES AT POKE-THROUGH LOCATIONS &amp; FACE OF FINISH AT PARTITIONS AND FLOOR. WHERE APPLICABLE CONDUCT PRE-INSTALLATION CONFERENCE.</li> <li>WHERE WHIPS ARE SCHEDULED FOR SYSTEM FURNITURE, PROVIDE COMPLETE CODE COMPLIANT INSTALLATION INCLUDING, BUT NOT LIMITED TO WHIP MUST BE VISIBLE AND READILY ACCESSIBLE. SYSTEM FURNITURE WHIP INSTALLATION, HOOK UP AND ACTIVATION SHALL COMPLY WITH LOCAL LABOR LAWS AND JURISDICTION REQUIREMENTS INCLUDING UL, LOCATE WHIP OUTSIDE CLEAR ZONES REQUIRED FOR CIRCULATION, ADA ACCESSIBLE ROUTES AND EXIT PATH.</li> <li>FUTURE VENDOR SHALL COORDINATE FURNITURE INSTALLATION WITH POWER/SIGNAL DEVICE LOCATIONS.</li> <li>PROVIDE 3" MINIMUM CLEAR BETWEEN FLOOR MONUMENTS AND PARTITION.</li> <li>PROVIDE NEMA RECEPTACLE TYPES BASED ON ELECTRICAL AND COMMUNICATION EQUIPMENT SPECIFICATIONS AS COORDINATED PRIOR TO START OF WORK.</li> <li>FOR DEDICATED OUTLETS AND RECEPTACLE MOUNTING HEIGHTS DESIGNED FOR SPECIAL EQUIPMENT, HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE CENTERLINE OF THE OUTLET MOUNTED VERTICALLY, UNLESS NOTED OTHERWISE. RECEPTACLE, SWITCH AND OUTLET MOUNTING HEIGHT DIMENSIONS ARE MEASURED FROM FINISHED FLOOR TO OUTLET CENTERLINE MOUNTED VERTICALLY, UNLESS NOTED OTHERWISE.</li> <li>PRIOR TO START OF WORK VERIFY AND COORDINATE ELECTRICAL BUS DUCT AND CONDUIT, RISER AND HORIZONTAL ROUTING, RUN LOCATIONS, CIRCUITING AND WIRING FOR NEW WORK TO VALIDATE REQUIRED CLEARANCES BASED ON AS-BUILT FIELD CONDITIONS. BRING CONFLICTS WHERE OCCUR TO ARCHITECT'S ATTENTION.</li> <li>ALL ELECTRICAL WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH THE CURRENT RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STATE FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, DEPARTMENT OF INDUSTRIAL RELATIONS AND APPLICABLE CODES. ALL EQUIPMENT SHALL BE UL LABELED.</li> <li>BUILDING SERVICES AND UTILITY DISRUPTIONS TO THE BUILDING, INCLUDING ADJACENT TENANTS IN MULTI-TENANT BUILDINGS ARE NOT PERMITTED DURING NORMAL BUSINESS HOURS. ALL FIRE / LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING DEMOLITION AND CONSTRUCTION ACTIVITIES DURING NORMAL BUSINESS HOURS. FOR TEMPORARY DISRUPTIONS LIMITED TO THE AREA OR WORK, AFTER HOURS AS NEEDED TO COMPLETE THE WORK, SCHEDULE DAY AND TIME WITH OWNER IN ADVANCE. IN WRITING ON AN OVERTIME BASIS. REESTABLISH ALL BUILDING SERVICES AND UTILITIES AT CONCLUSION OF TEMPORARY SHUT OFF, AS SOON AS PRACTICAL.</li> </ol>
<p><b>ANNOTATIONS AND DEFINITIONS</b></p> <p>FURNISH: SUPPLY AND DELIVER TO PROJECT SITE READY FOR UNLOADING, UNPACKING &amp; INSTALLATION.            INSTALL: OPERATIONS ON PROJECT SITE INCL. UNLOADING, TEMP. STORING, UNPACKING, INSTALLING, ASSEMBLING, PLACING, ANCHORING, APPLYING, FINISHING, PROTECTING, CLEANING ETC.            PROVIDE: FURNISH AND INSTALL, COMPLETE READY FOR THE INTENDED USE.</p>	

Delta	Issue	Description	Date

Drawn	Check	Owner Approval
01AMZN 2598.000		As indicated
Job No.		Scale

**PROPOSED POWER OUTLET PLAN**

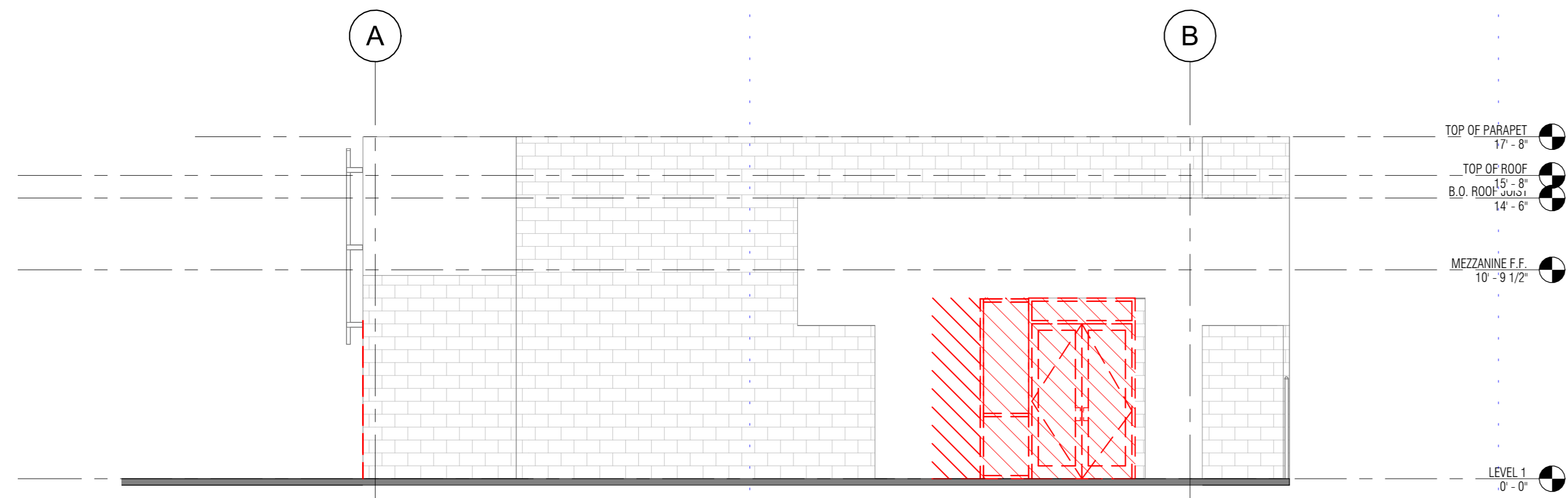
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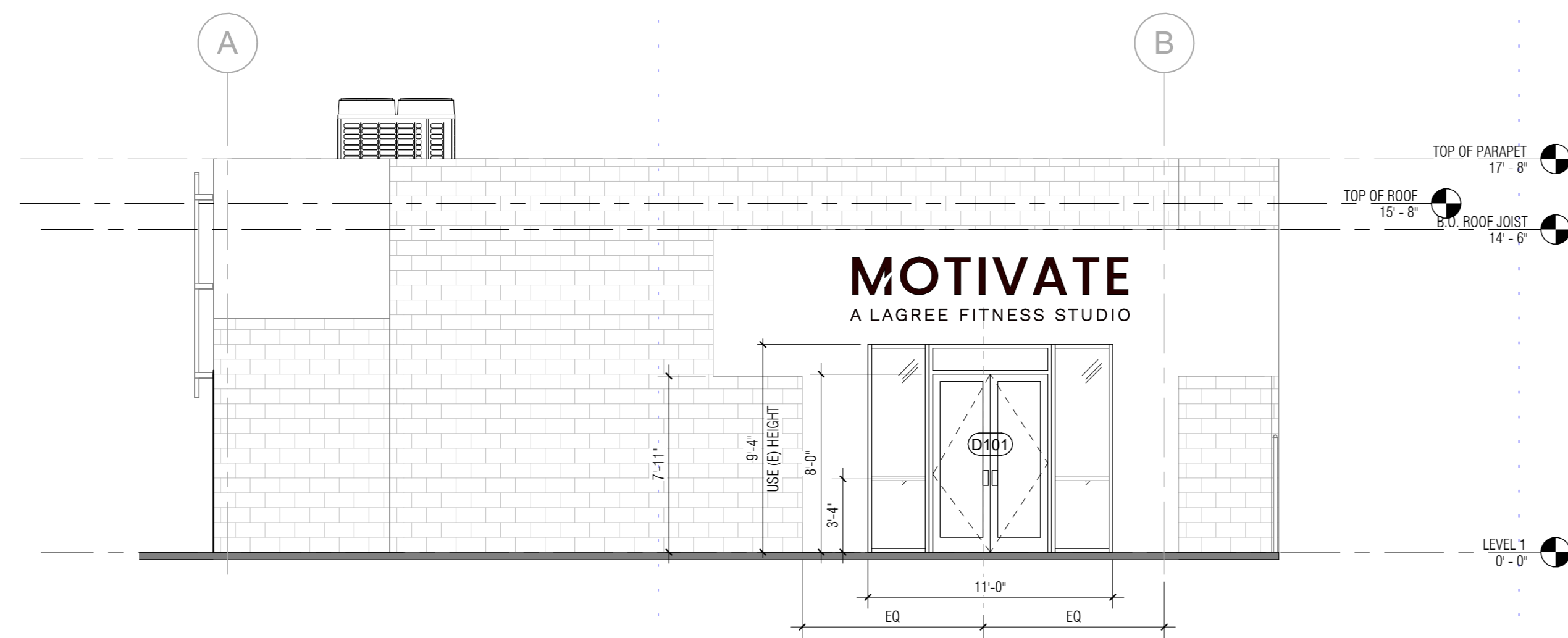


**MOTIVATE STUDIO**

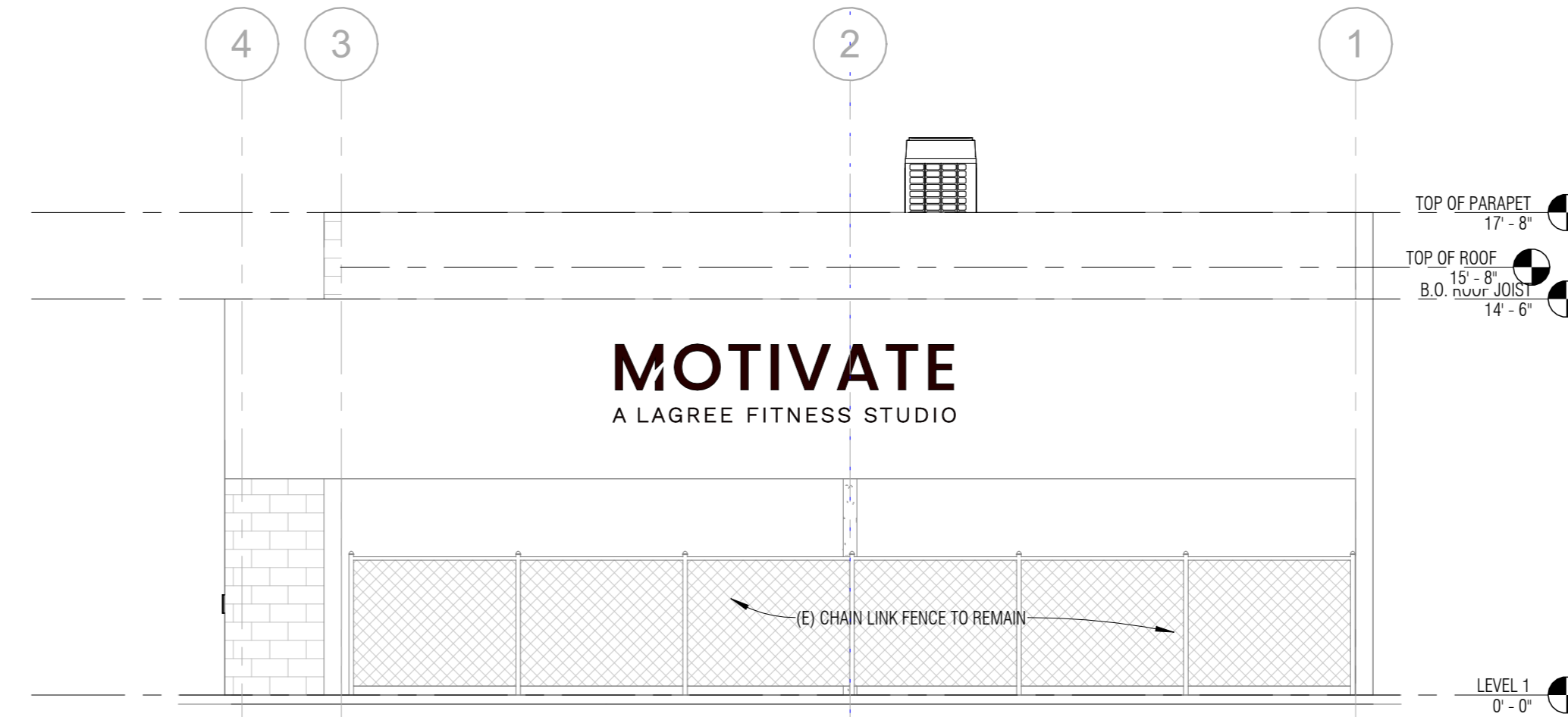
**TENANT IMPROVEMENT**  
5518 FRANKLIN AVE, HOLLYWOOD CA



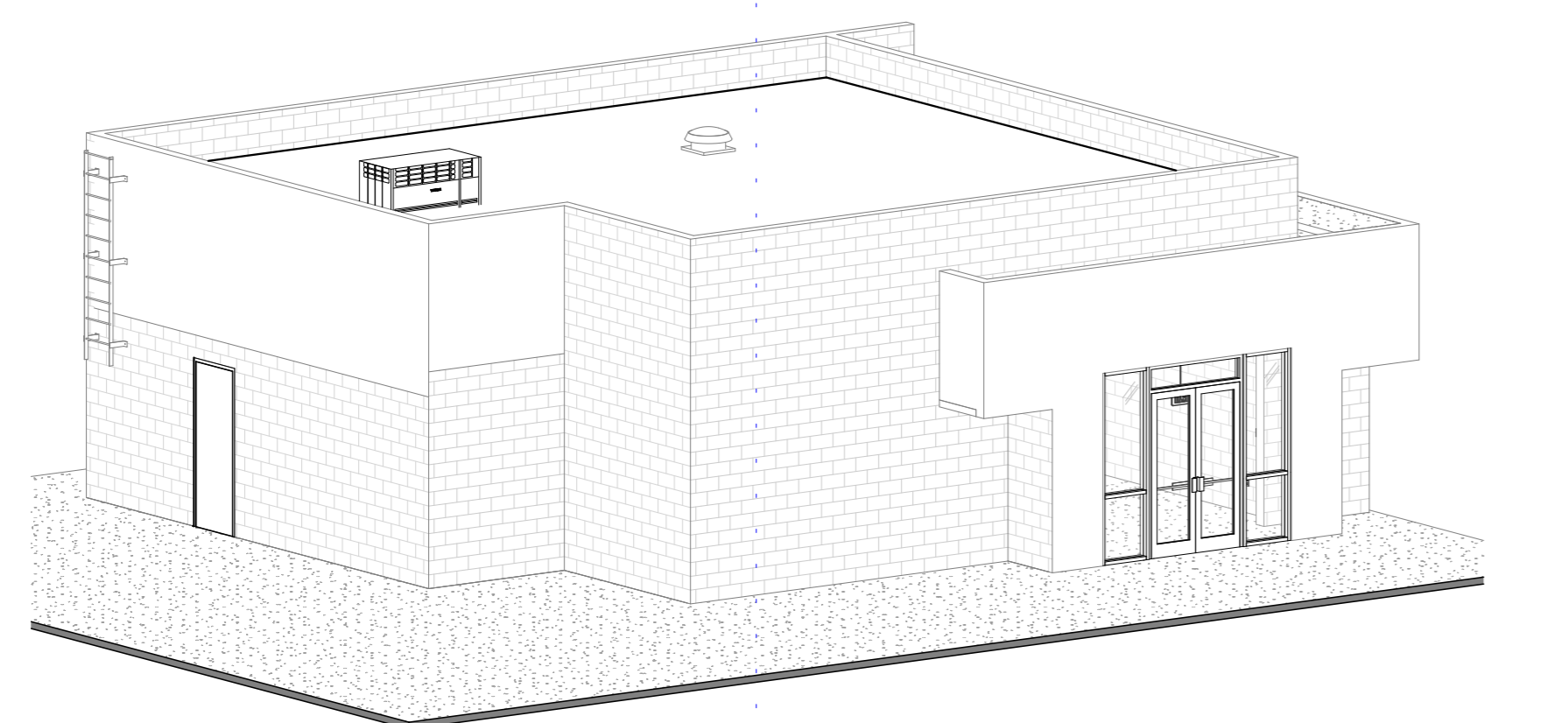
1 EXSITING & DEMO ELEVATION  
3/16" = 1'-0"



2 PROPOSED STOREFRONT ELEVATION  
3/16" = 1'-0"



3 STREET ELEVATION  
3/16" = 1'-0"



4 3D View-2

Delta	Issue	Description	Date

Author	Checker	Owner Approval
Drawn	Check	
01AMZN.2598.000	3/16" = 1'-0"	
Job No.	Scale	

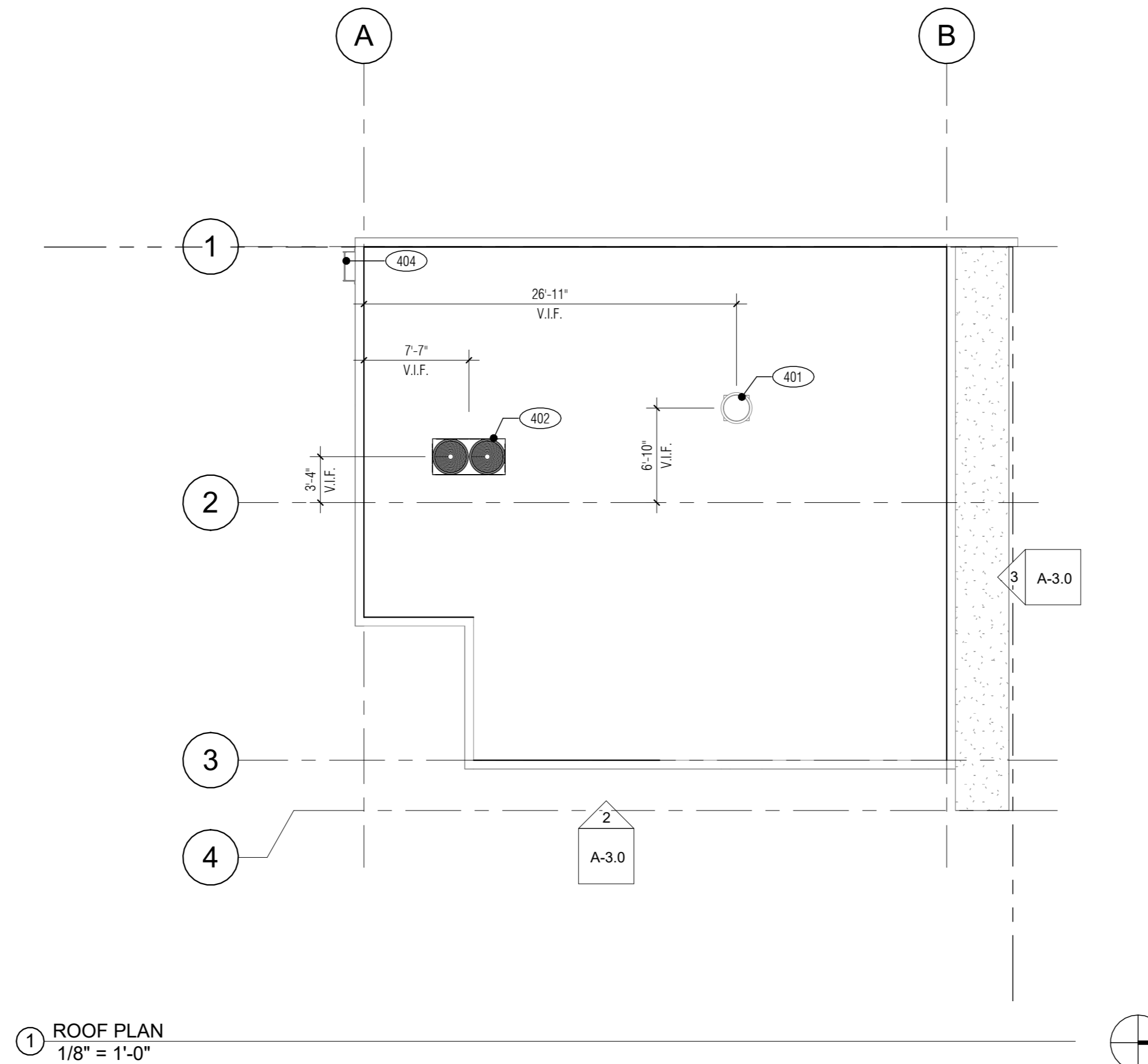
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**A-3.0**  
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MOTIVATE STUDIO

TENANT IMPROVEMENT  
5518 FRANKLIN AVE, HOLLYWOOD CA



1 ROOF PLAN  
1/8" = 1'-0"

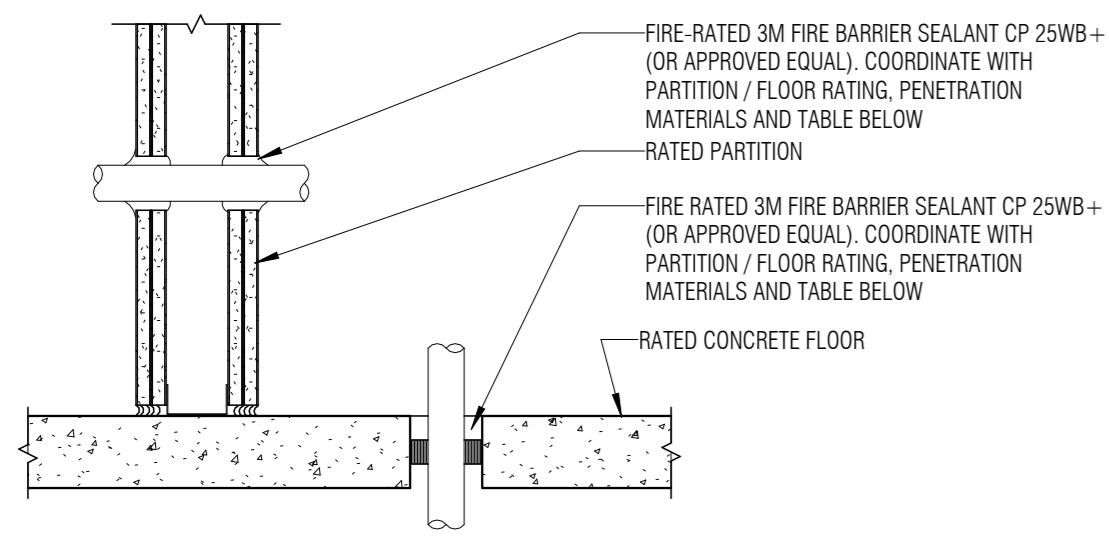
LEGEND		SHEET NOTES		KEYNOTES	
	TAPERED INSULATION CRICKET		PERIMETER ROOF DRAIN WITH PARAPET OVERFLOW SCUPPER (WITHOUT CONDUCTOR HEAD)	NO.	DESCRIPTION
	ROOF HATCH		PARAMETER ROOF DRAIN WITH PARAPET OVERFLOW SCUPPER (WITH CONDUCTOR HEAD)	401	EXISTING VENTILATION TO REMAIN.
	EXHAUST FAN		ROOF ACCESS LADDER (WITHOUT FALL PROTECTION CAGE)	402	EXISTING VENTILATION TO BE REMOVED, NEW 5-TON HVAC UNIT TO BE REPLACED AT THIS LOCATION. REFER TO PRODUCT SPECIFICATION FOR EXACT DIMENSIONS AND WEIGHT.
	PATH OF 2' BUILDING EXPANSION JOINT		ROOF-TO-ROOF ACCESS LADDER	404	EXISTING ROOF LADDER TO REMAIN.
	PATH OF 1' BUILDING EXPANSION JOINT		EXTERIOR BUILDING MTD LIGHTING		
	VENT THROUGH ROOF		ROOF WALKWAY PADS		
	ROOF DRAIN WITH OVERFLOW DRAIN		ROOF DECK PAVER SYSTEM		
	ROOF DRAIN				
	OVERFLOW DRAIN				
	DOWNSPOUT				
	DOWNSPOUT TO SPLASHBLOCK				
	THROUGH PARAPET ROOF SCUPPER WITH COLLECTION BOX				
	GUTTER, SLOPE TO DRAIN				
	MECHANICAL EQMT SCREEN				

- MAINTAIN POSITIVE DRAINAGE TO EXISTING ROOF DRAIN LOCATIONS. WHERE NEW WORK CONFLICTS WITH EXISTING DRAINAGE FLOW, PROVIDE CRICKETS AROUND OBSTRUCTIONS COMPATIBLE WITH EXISTING ROOF MEMBRANE ASSEMBLY AND SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) STANDARDS FOR FLASHING FABRICATION AND ASSEMBLY. CRICKETS SHALL SLOPE 3/8" / FOOT MIN.
- SEE ENGINEERING DRAWINGS FOR ROOF PENETRATION ROUGH OPENING DIMENSIONS, EDGE OF DECK DIMENSIONS AND NEW FRAMING AROUND NEW ROOF PENETRATIONS WHERE OCCUR.
- WHERE EXISTING CONDITIONS ARE DOCUMENTED, THEY ARE PROVIDED FOR THE PURPOSE OF COORDINATION ONLY AND DO NOT INCLUDE CONCEALED CONDITIONS OR EXISTING NON-COMPLIANT WORK.
- WHERE EXISTING MECHANICAL EQUIPMENT IS SHOWN TO BE REMOVED, PATCH AND REPAIR ROOFING MEMBRANE WITH NEW, COMPATIBLE MATERIALS TO MATCH EXISTING. MATCH EXISTING U.L. RATING.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF MECHANICAL/ROOF MOUNTED EQUIPMENT PLATFORMS, HOUSEKEEPING PADS, DRAIN LOCATIONS, POWER FEEDS, SEISMIC RESTRAINT AND INSTALLATION REQUIREMENTS WITH EQUIPMENT MANUFACTURER'S PRIOR TO START OF WORK.
- COORDINATE PENETRATIONS THROUGH ROOF WITH STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL. PROVIDE FLASHING AT PENETRATIONS PER SMACNA DETAILS.
- ROOF CURBS FOR MECHANICAL UNITS AND EQUIPMENT TO BE FURNISHED, INSTALLED AND FLASHED BY CONTRACTOR, U.O.N.
- CONTRACTOR WILL COORDINATE, LOCATE AND INSTALL DRAINS AND CURBS. CONTRACTOR SHALL FLASH AND SEAL DRAINS, ROOF PENETRATIONS, ROOF EDGES, AND TERMINATIONS AS PART OF THIS CONTRACT INCLUSIVE OF WARRANTY AS LISTED IN THE PROJECT MANUAL.
- ROOF PLAN AND DETAILS ARE FOR GENERAL DESIGN INTENT. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS SHOWING CONSTRUCTION DETAILS AND LAYOUTS FOR A COMPLETE JOB ADHERING TO MANUFACTURER'S WARRANTIES.
- SLOPE ROOF AREAS AT A MIN. OF 1/4" PER FOOT, U.O.N. PROVIDE SLOPES OF 3/8" PER FOOT MINIMUM IN LOCATIONS OF HEAVY RAINFALL.
- CONCEALED WOOD BLOCKING SHALL BE P.T. POSITIVELY SECURED TO DECKING AND SUBSTRATE WITH ANCHOR BOLTS.
- UTILIZE APPROVED METAL WALL FLASHING AND COUNTER FLASHING ON BACKSIDE OF ALL PARAPETS WITH A HEIGHT OF 2'-0" OR GREATER.
- SHEET METAL APPLICATIONS SHALL BE INSTALLED PER SMACNA CURRENT EDITION APPROVED DETAILING, INCLUDING (BUT NOT LIMITED TO) COPING, STEP FLASHING, METAL WALL FLASHING, ROOF PENETRATION FLASHING, STANDING SEAM METAL ROOFS, GUTTERS, SCUPPERS, GUTTER STOPS, CONDUCTOR HEADS, AND MISC. JOINTS BETWEEN SHEET METAL MEMBERS.
- RIGID INSULATION USED IN ROOF ASSEMBLIES SHALL MEET THE REQUIREMENTS OF U.I. 1256 AND FMG 4450.
- METAL GAUGES SHALL COMPLY WITH ANSI/SPIR ES-1 REQUIREMENTS FOR SHOP FORMED METAL COPINGS.
- OBJECTS GREATER THAN 24" IN WIDTH ACROSS SLOPE SHALL HAVE CRICKETS TO DIVERT WATER.
- INSTALL ROOF DRAIN LEADERS, FROM DRAIN ASSEMBLY TO DRAIN CHASE, AT MAXIMUM ALLOWABLE ELEVATIONS WHILE MAINTAINING REQUIRED SLOPE.
- ANYWHERE EXPOSED FASTENERS ARE USED IN THE ROOFING SYSTEM, COPING SYSTEM, EXPANSION JOINT SYSTEM, OR FLASHING SYSTEM, THEY SHALL UTILIZE SEALING WASHERS.
- PROVIDE WALKWAY PADS ON ROOF FROM ROOF ACCESS POINTS TO AROUND MECHANICAL EQUIPMENT.

Delta	Issue	Description	Date
Author	Checker		
Drawn	Check	Owner Approval	
01AMZN 2598.000			1/8" = 1'-0"
Job No.			Scale

**ROOF PLAN**  
Title  
**A-4.0**  
Sheet

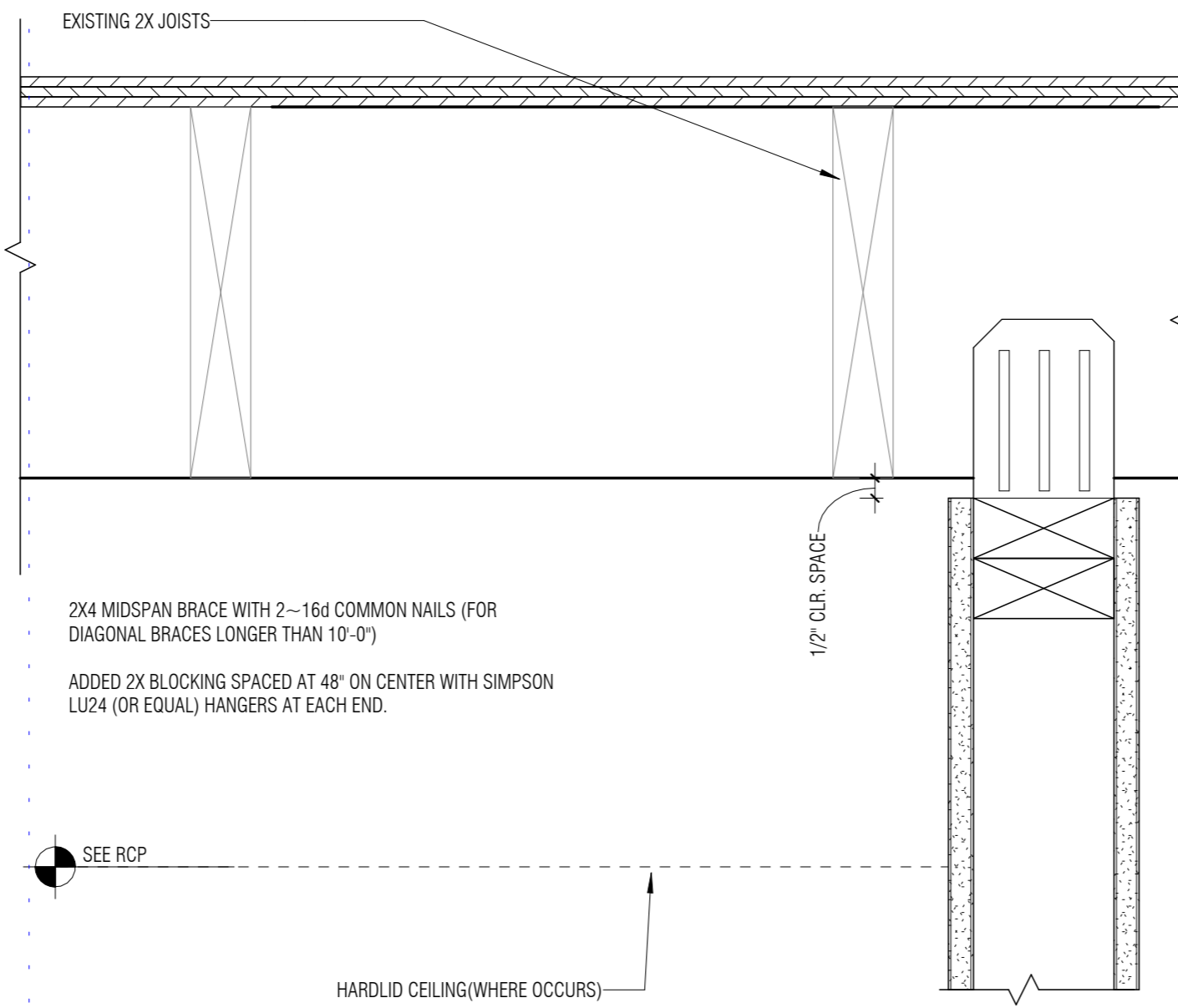
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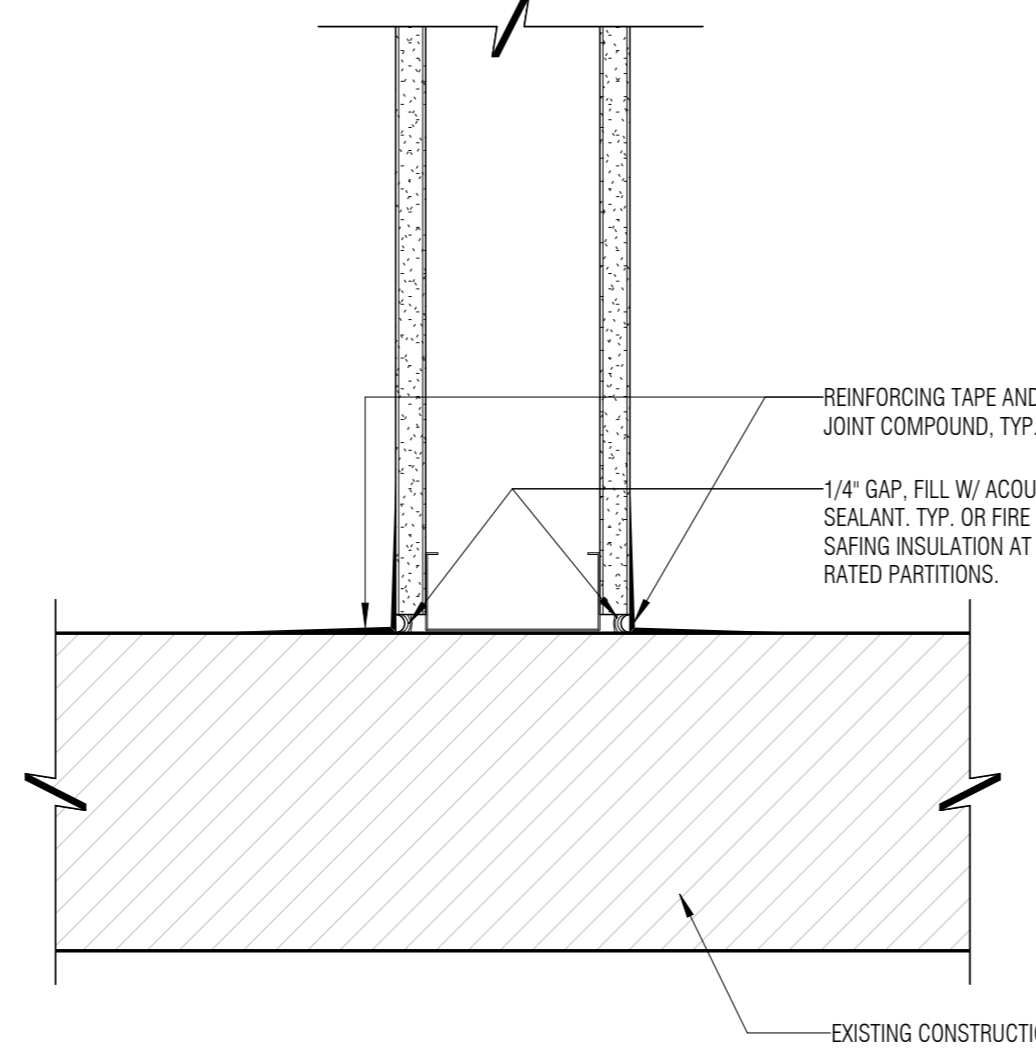
NOTES:  
 1. PENETRATIONS IN FIRE-RESISTIVE WALL, PARTITIONS AND FLOORS WHERE PROTECTED OPENINGS ARE REQUIRED SHALL BE FIRE STOPPED USING APPROVED MATERIALS SECURELY INSTALLED AND CAPABLE OF MAINTAINING THEIR INTEGRITY AND PREVENTING MOVEMENT OF HOT FLAMES OR GASES THROUGH THE VOID SPACES BETWEEN PENETRATING MATERIALS AND WALLS, PARTITIONS AND FLOORS WHEN TESTED IN ACCORDANCE WITH IBC. ALSO SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR PIPING, CONDUIT AND PENE-THRU DETAILS  
 2. ANY APPROVED FIRE STOPPING MATERIALS TO MEET ASTM STANDARDS E814 OR UL 1479 STANDARD METHOD OF FIRE TESTS OF THROUGH PENETRATION FIRESTOPS AND E119 STANDARD TEST METHODS FOR FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS. TO HAVE SAME FIRE RATING AS WALL OR FLOOR.  
 3. THE F RATING/T RATING TO BE NO LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED.

PENETRATION TYPE	ASSEMBLY (FIRE RATING)	U.L. NUMBER
STEEL PIPE & IRON PIPE	CONC. WALL OR FLOOR (2-HR)	CAJ1001
	(2-HR)	CAJ1003
CABLES	CONC. WALL (2-HR)	CAJ3085
STEEL PIPE & IRON PIPE	GYPSUM BOARD WALL (1-HR & 2-HR)	WL1001
INSULATED METAL PIPE	GYPSUM BOARD WALL (1-HR & 2-HR)	WL5001
CABLES	GYPSUM BOARD WALL (1-HR & 2-HR)	WL1093

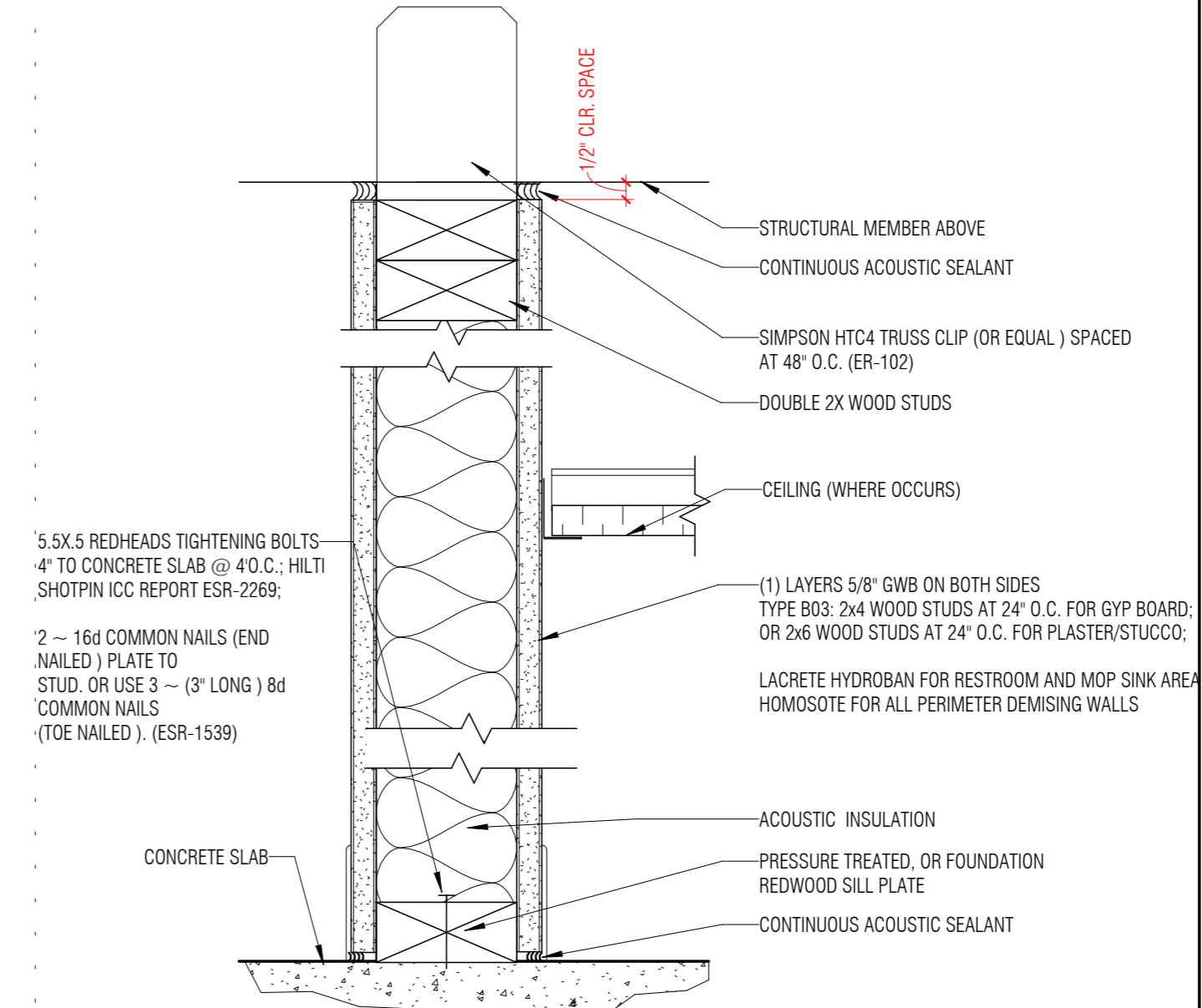
① TYPICAL PENETRATION AT RATED FLOOR OR WALL  
 1 1/2" = 1'-0"



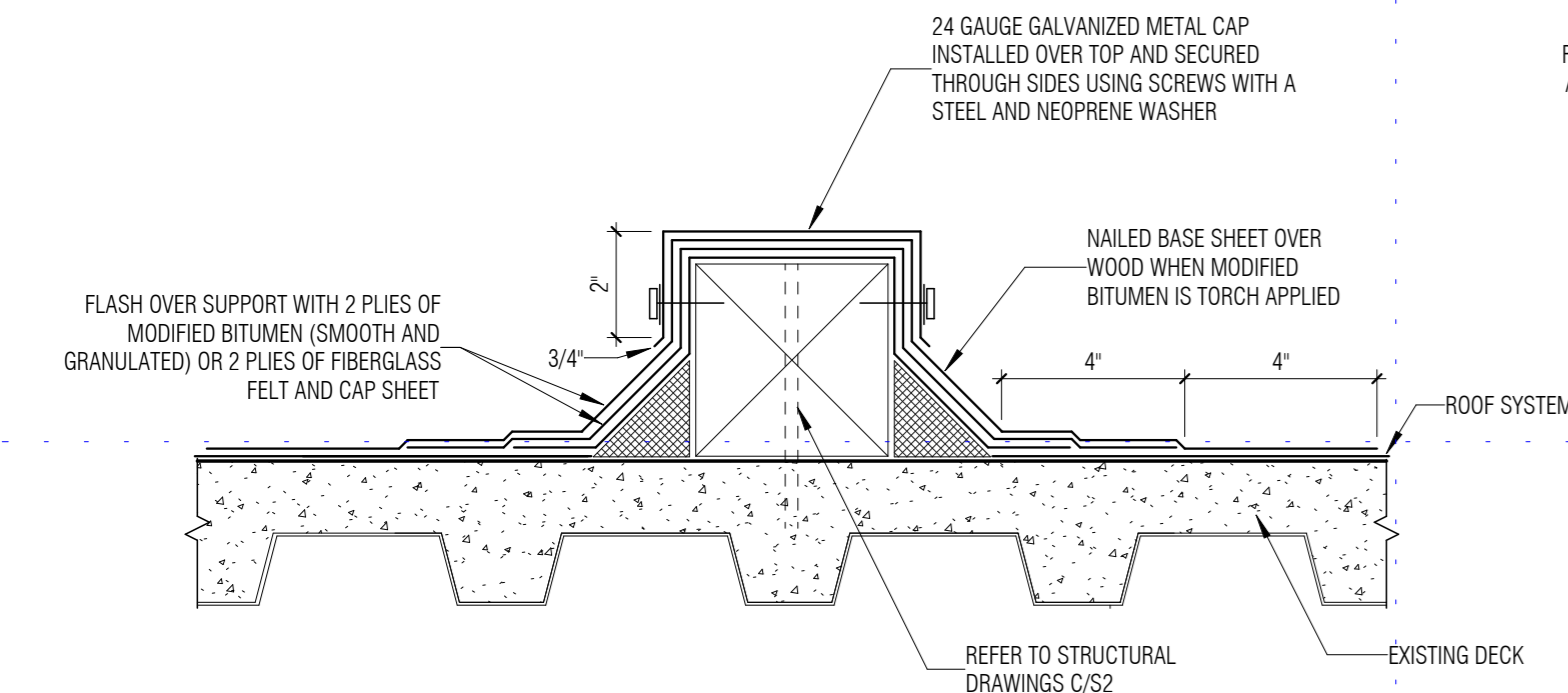
② WALL PERPENDICULAR TO ROOF/CEILING JOISTS  
 3" = 1'-0"



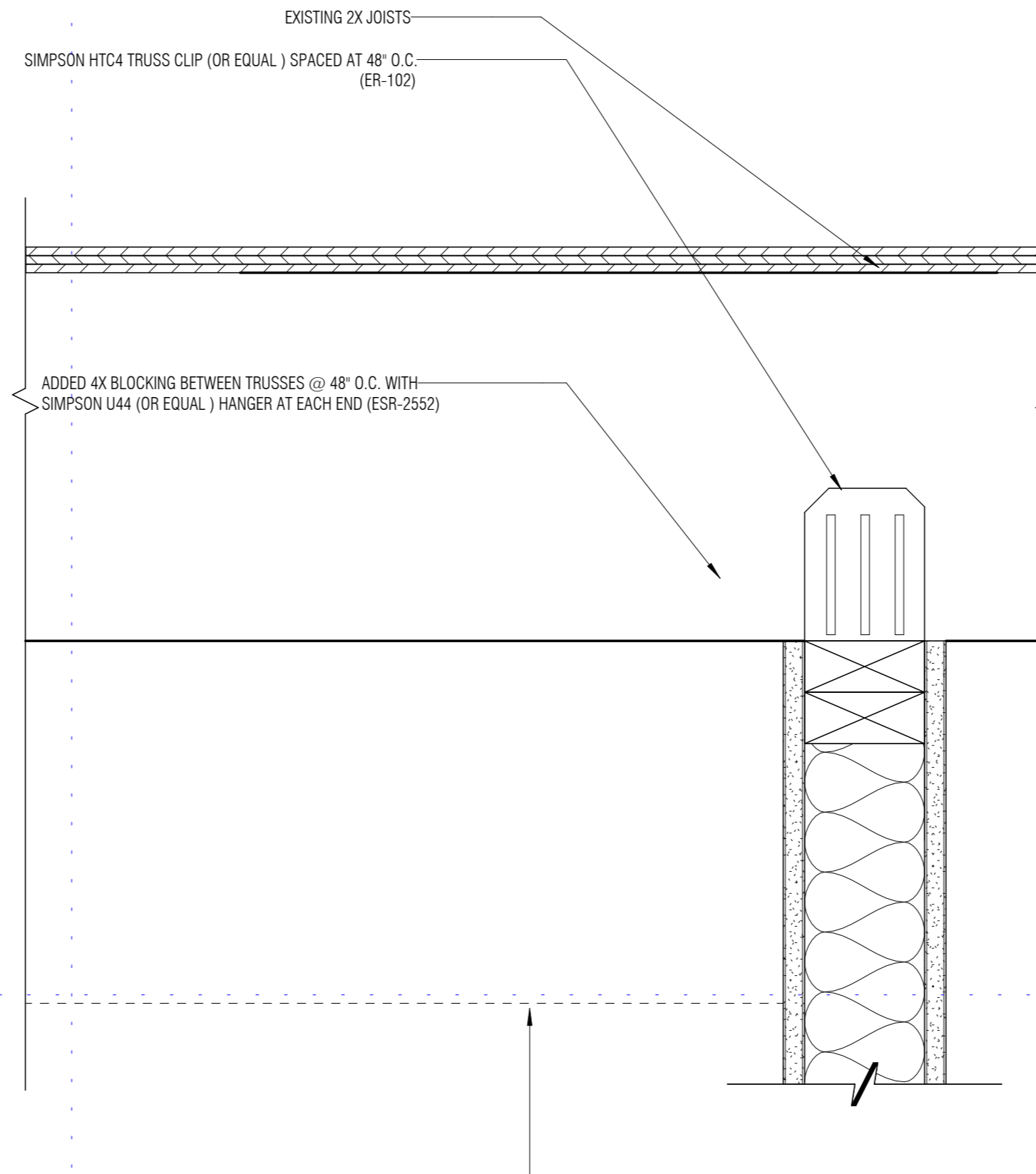
③ PARTITION INTERSECT WITH EXISTING STRUCTURE  
 3" = 1'-0"



④ NON BEARING TYPE B3 (1 LAYER GWB ON BOTH SIDES)  
 3" = 1'-0"



⑤ ROOF MOUNTED EQUIPMENT FLASHED WOOD SUPPORT  
 3" = 1'-0"



⑥ WALL PARALLEL TO ROOF/JOIST FRAMING  
 3" = 1'-0"

NOTES:  
 1. STUDS BRACED BY GYPSUM WALLBOARD EACH SIDE. MAXIMUM NAIL SPACING SHALL NOT EXCEED 12" O.C.  
 2. 5 POUNDS PER SQUARE FOOT MAX. LATERAL LOAD.  
 3. ALL LUMBER: DOUGLAS FIR-LARCH (STUD GRADE).  
 4. DEFLECTION (REF: 2009 IBC - TABLE 1604.3): PLASTER / STUCCO FINISH = L/240 GYPSUM BOARD FINISH = L/120  
 5. FOR H > 18' - 0" AND BRACING > 8' - 0" SUBMIT ENGINEERING DESIGN AND DETAILS.  
 6. THE DETAILS SHOWN ARE INTENDED TO SERVE AS A GUIDE ONLY. THE DESIGN PROFESSIONAL MAY SUBMIT AN ALTERNATE DESIGN AND DETAILS THAT COMPLY WITH THE 2009 IBC.

HEIGHT	WALL FINISH TYPES:	
	GYPSUM BOARD	PLASTER / STUCCO
UP TO 18'-0"	2X6 AT 20" O.C.	2X6 AT 16" O.C.
UP TO 14'-0"	2X4 AT 24" O.C.	2X6 AT 24" O.C.
UP TO 12'-0"	2X4 AT 24" O.C.	2X4 AT 20" O.C.
BRACE LENGTH	BRACE SIZE	
10'-0" OR UNDER	2X4 STUD	



MOTIVATE STUDIO

TENANT IMPROVEMENT

5518 FRANKLIN AVE, HOLLYWOOD CA



1 1 PLAN CHECK SUBMITTAL 1 6/1/2023

Delta	Issue	Description	Date
Author	Checker		
Drawn	Check	Owner Approval	
01AMZN 2598.000		As Indicated	
Job No.		Scale	

PARTITION DETAILS

Title  
**A-8.0**  
 Sheet

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**MOTIVATE STUDIO**

**TENANT IMPROVEMENT**  
5518 FRANKLIN AVE, HOLLYWOOD CA



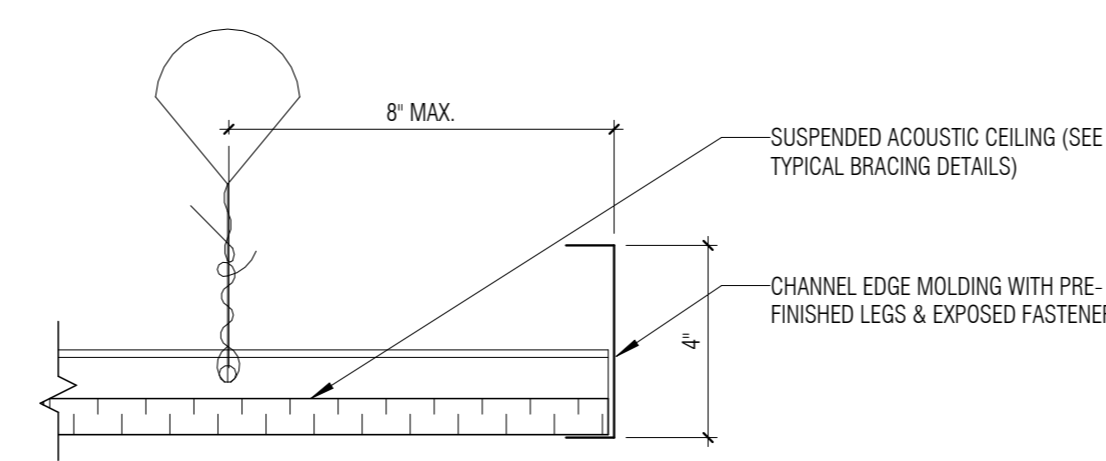
*Noo Liu-Hoppen*

1 1 PLAN CHECK SUBMITTAL 1 6/1/2023

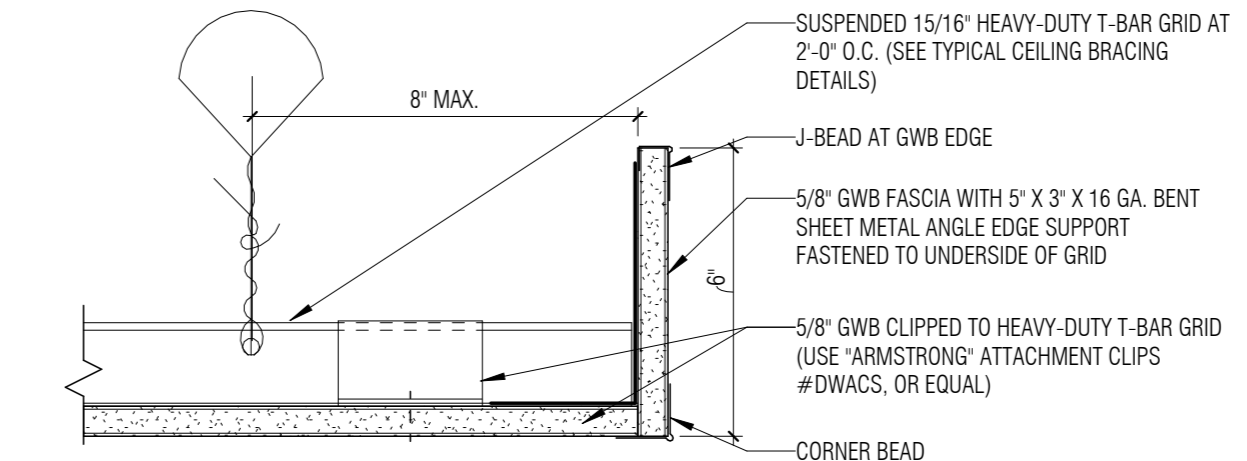
Delta	Issue	Description	Date
	MW/LD	JF/FL	
	Drawn	Check	Owner Approval
	01AMZN 2598.000		As indicated
	Job No.		Scale

**CEILING DETAILS**  
Title  
**A-8.1**  
Sheet

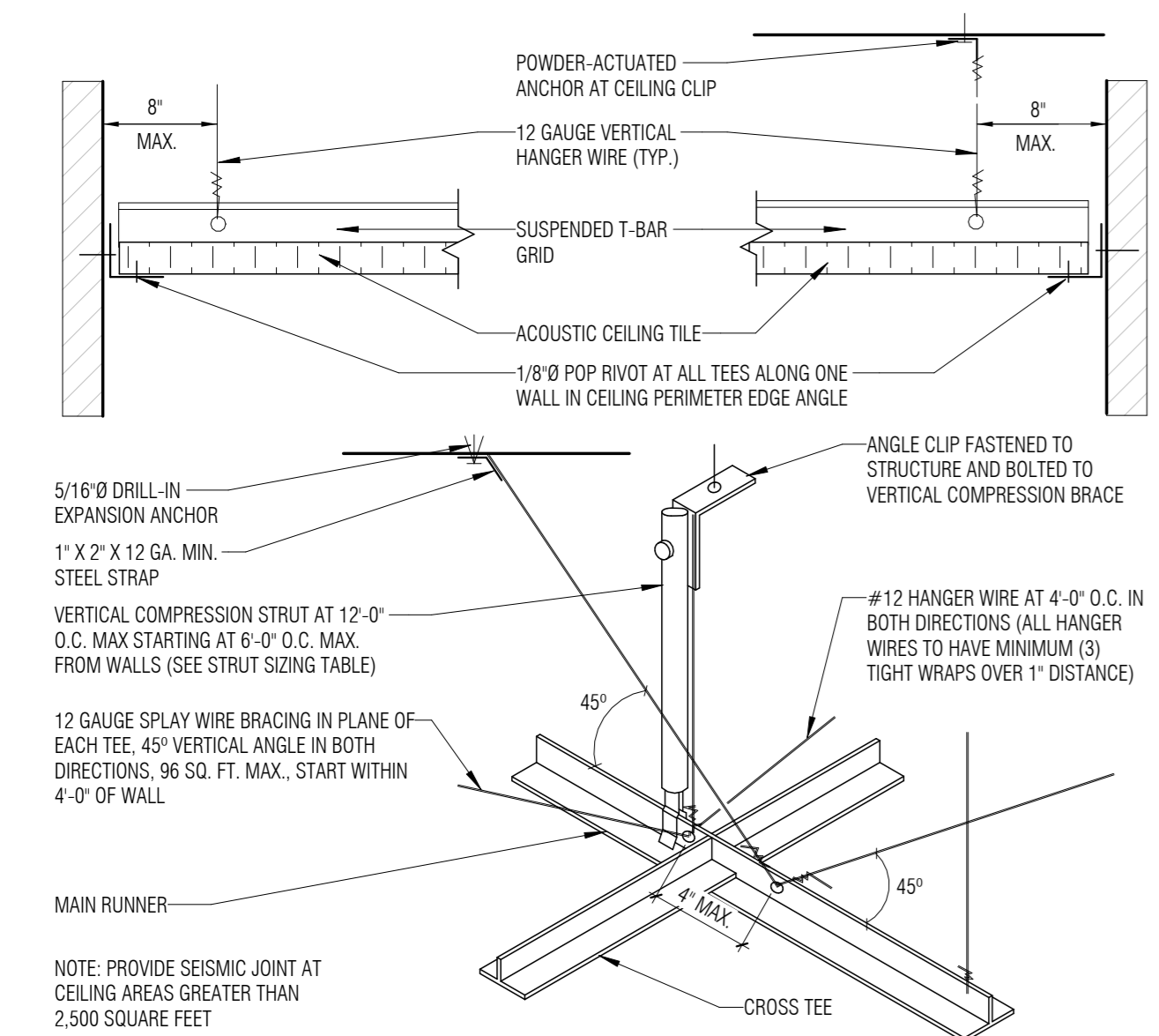
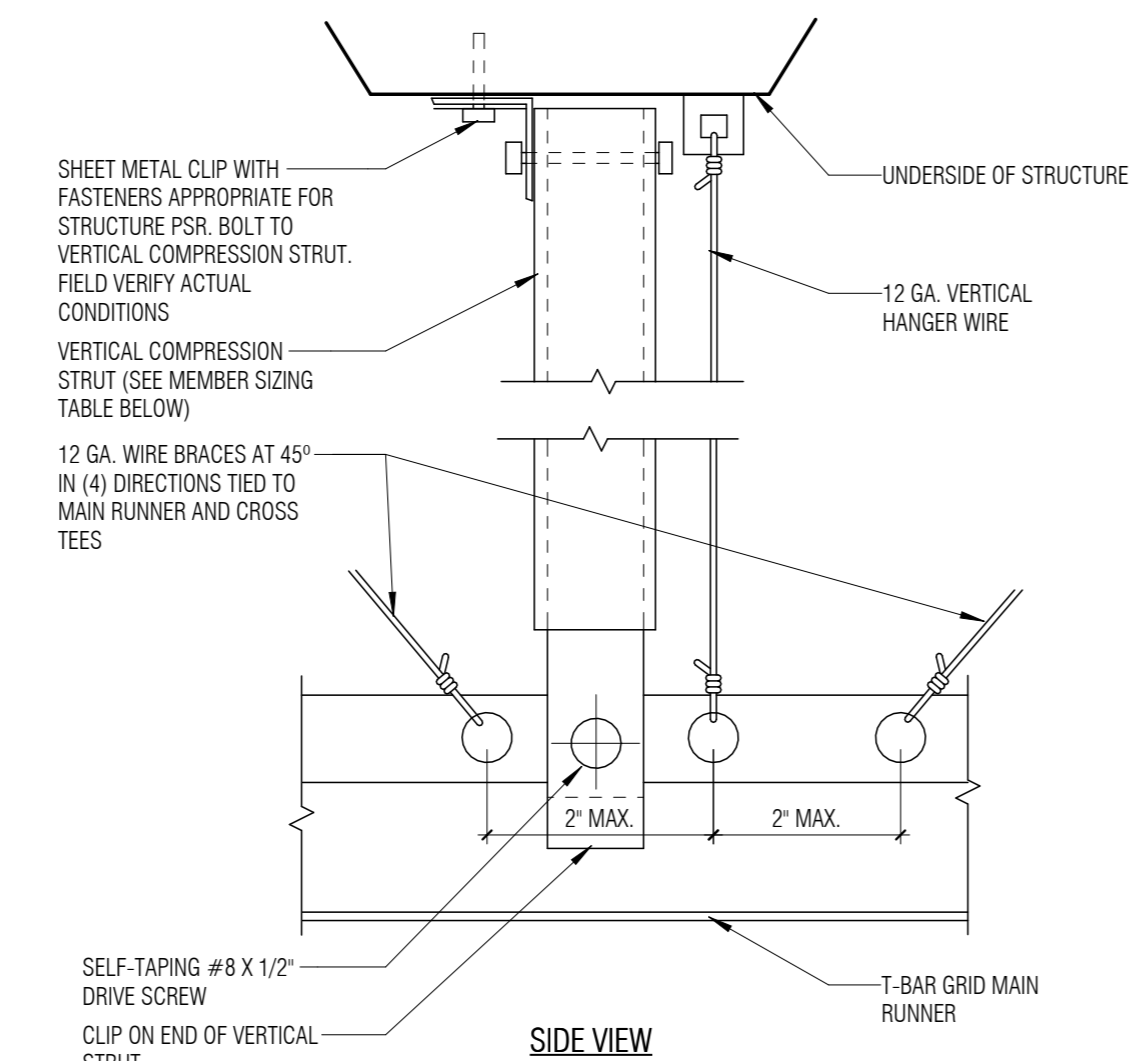
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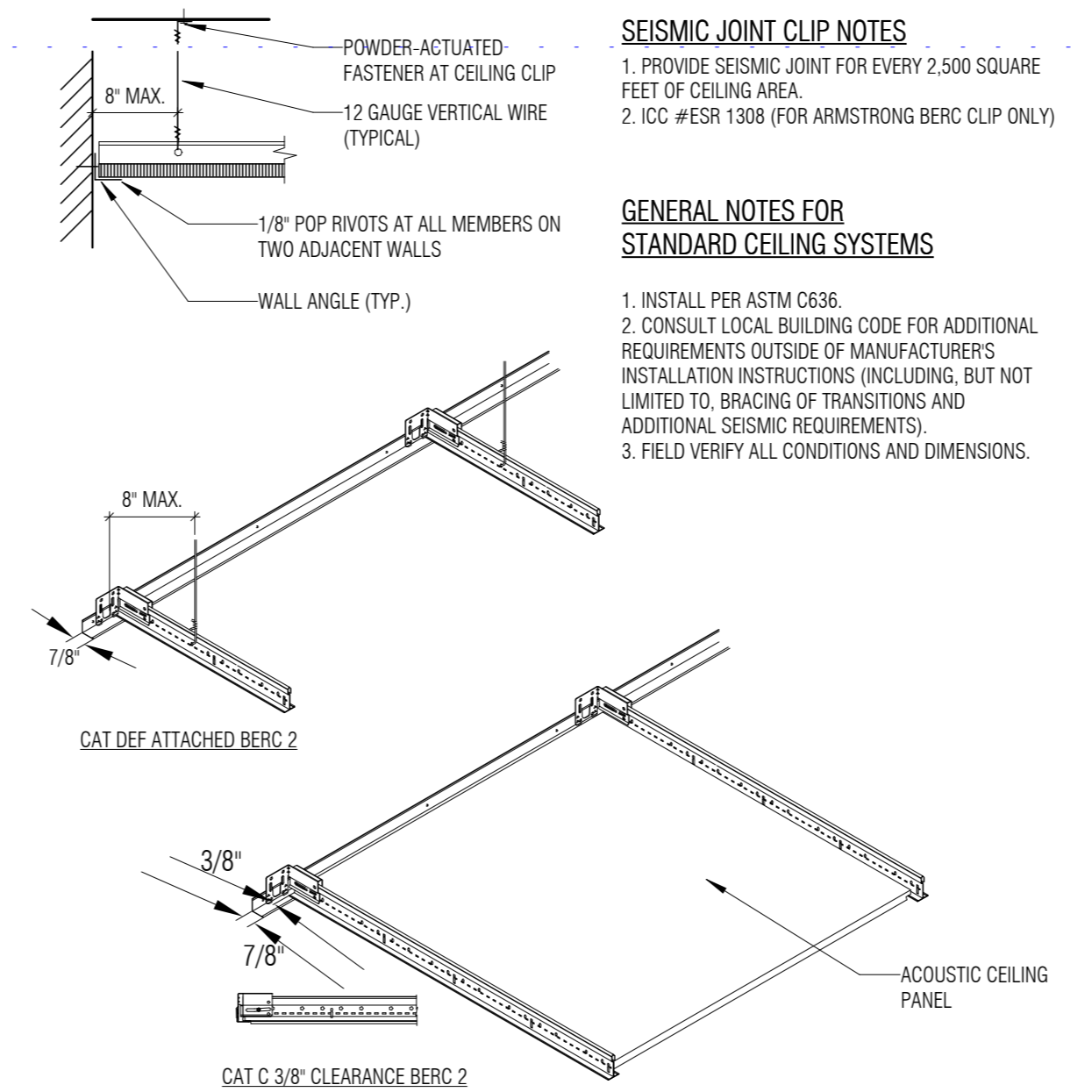
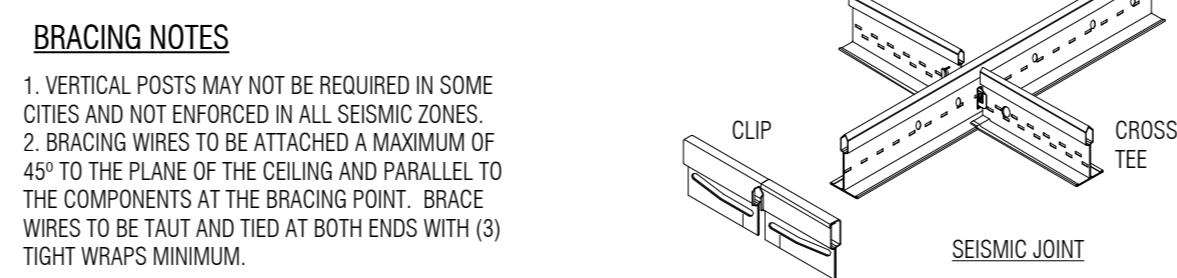
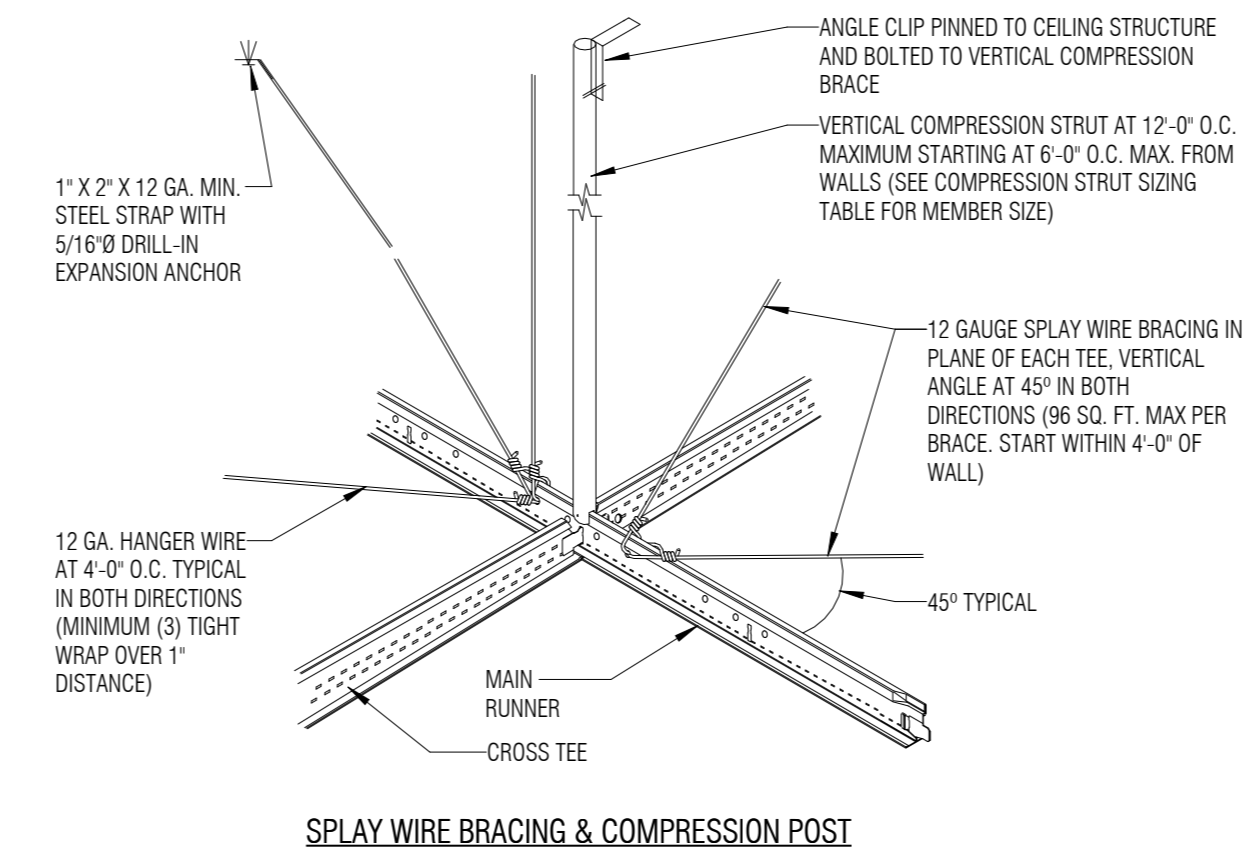
② SUSPENDED ACT CEILING PERIMETER EDGE TRIM  
3" = 1'-0"



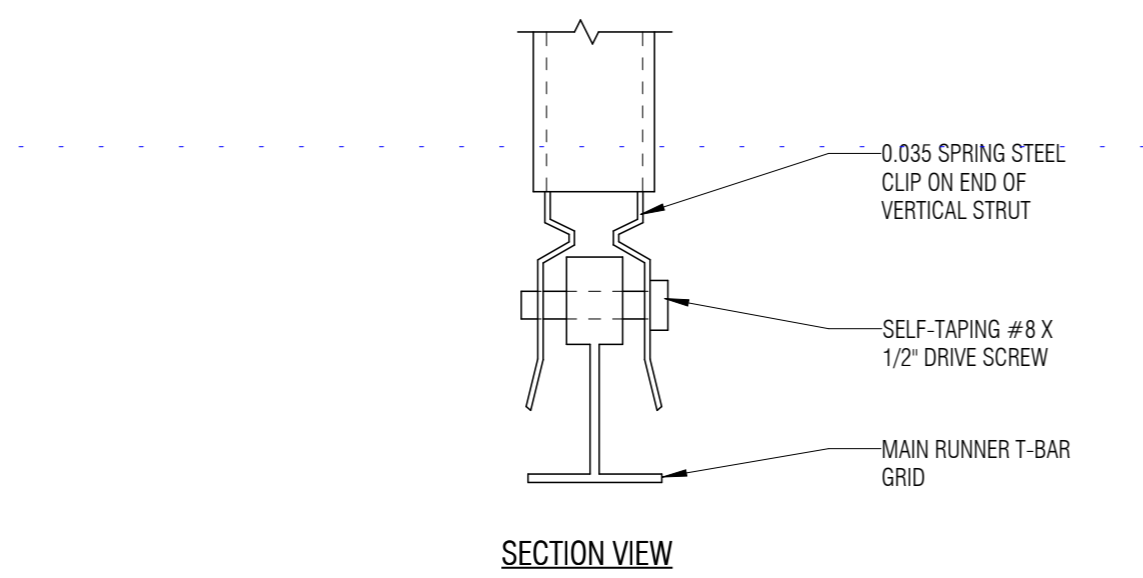
① SUSPENDED GWB CEILING WITH PERIMETER FASCIA  
3" = 1'-0"



⑦ SUSPENDED ACT SEISMIC BRACING  
3" = 1'-0"

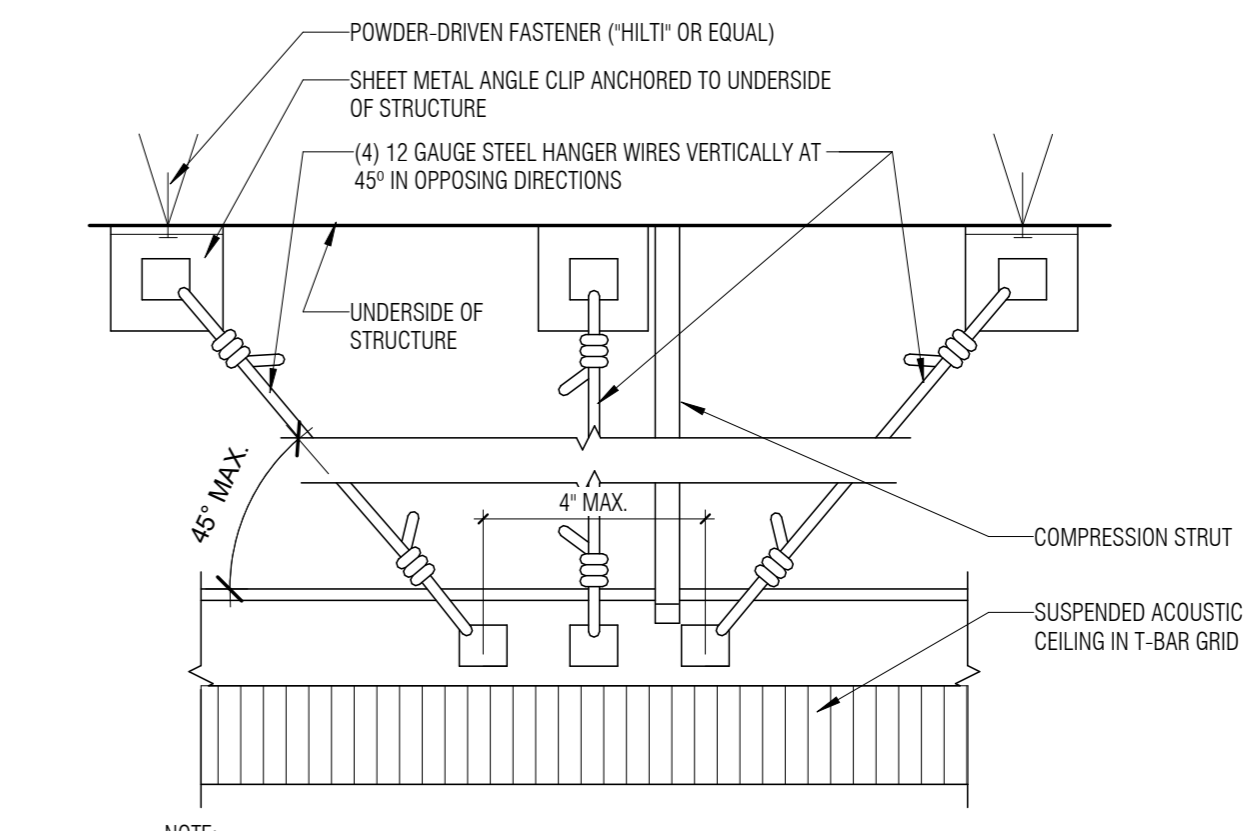


⑤ TYPICAL SUSPENDED CEILING DIAGRAM  
1 1/2" = 1'-0"



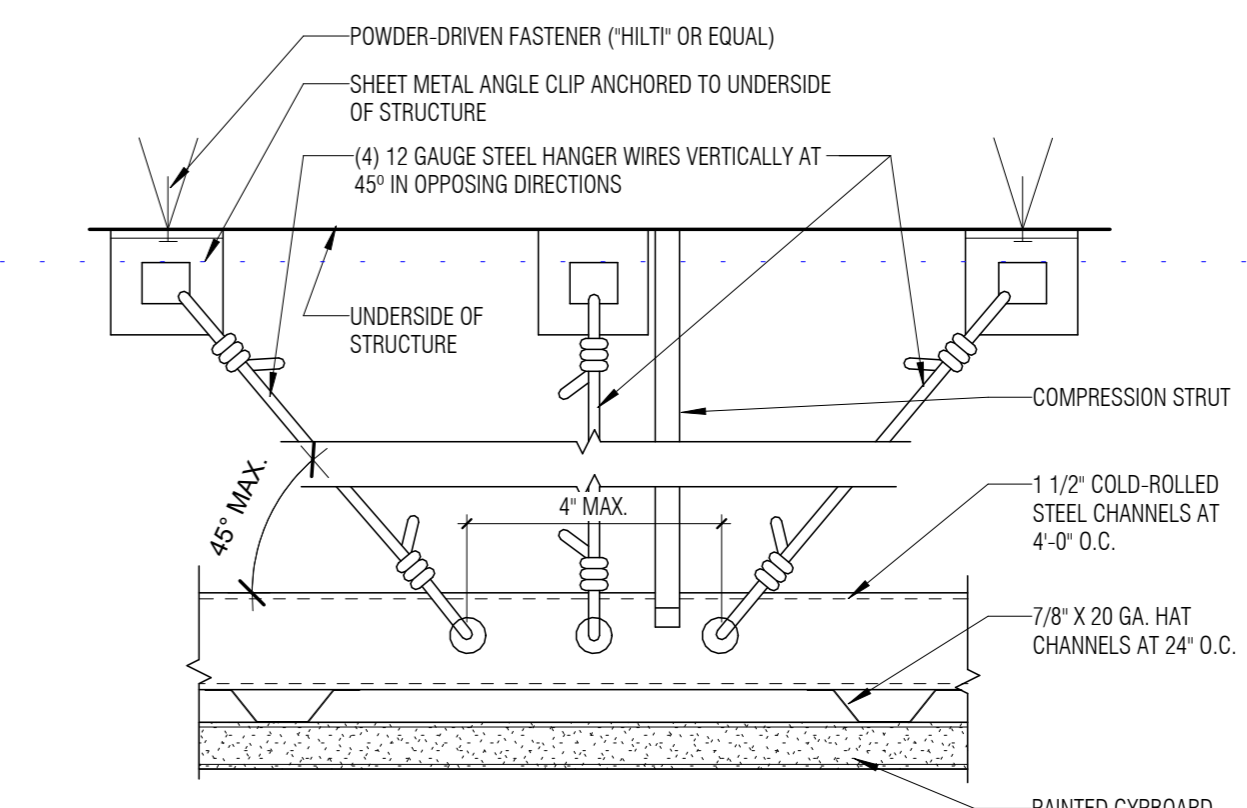
MINIMUM SIZE OF MEMBER	MAXIMUM VERTICAL SPAN OF ASSEMBLY
1/2" EMT CONDUIT 0.042" WALL TH.	4'-0"
3/4" EMT CONDUIT 0.049" WALL TH.	5'-2"
1" EMT CONDUIT 0.051" WALL TH.	6'-6"
1 1/4" EMT CONDUIT 0.065" WALL TH.	8'-2"
1 1/2" EMT CONDUIT 0.065" WALL TH.	9'-10"
2" EMT CONDUIT 0.065" WALL TH.	11'-4"
2 1/2" EMT CONDUIT 0.072" WALL TH.	16'-6"
3" EMT CONDUIT 0.072" WALL TH.	20'-2"
4" EMT CONDUIT 0.083" WALL TH.	26'-0"
1 5/8" X 25 GA. STUD	6'-2"
2 1/2" X 25 GA. STUD	10'-6"
3/4" X 1/2" X 0.059 CHANNEL	2'-2"
1 1/2" X 9/16" X 0.059 CHANNEL	2'-9"

⑥ SUSPENDED ACT COMPRESSION STRUT  
1" = 1'-0"



NOTE:  
1. AREA OF CEILING SUPPORTED NOT TO EXCEED 144 SQ. FT.  
2. MAXIMUM BRACE SPACING NOT TO EXCEED 12'-0" O.C. EACH WAY, 6'-0" MAX. FROM WALL.  
3. BRACE POINT ON MAIN RUNNER NOT TO EXCEED 2 INCH DISTANCE FROM CROSS RUNNER.

SUSPENDED ACOUSTIC CEILING HANGER WIRES



NOTE:  
1. AREA OF CEILING SUPPORTED NOT TO EXCEED 144 SQ. FT.  
2. MAXIMUM BRACE SPACING NOT TO EXCEED 12'-0" O.C. EACH WAY, 6'-0" MAX. FROM WALL.

SUSPENDED GYPBOARD CEILING HANGER WIRES

SPLAY WIRE BRACING  
REF. IBC VASCE 3-4 PAGE 2, INSTALLATION, ITEM 3:  
3. LATERAL FORCE BRACING:  
WHERE SUBSTITUTING DESIGN CALCULATIONS ARE NOT PROVIDED, HORIZONTAL RESTRAINTS SHALL BE EFFECTED BY FOUR NO. 12 GAGE WIRES SECURED TO THE MAIN RUNNERS 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 FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENT INDUCED BY THE BRACING WIRES. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FEET ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6 FEET FROM EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED. LATERAL FORCE BRACING MEMBERS SHALL BE SPACED A MINIMUM OF 6 INCHES FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL DESIGN LOAD, WITH A SAFETY FACTOR OF 2, WHICHEVER IS GREATER.

④ SUSPENDED CEILING HANGER WIRES  
1 1/2" = 1'-0"

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MOTIVATE STUDIO

TENANT IMPROVEMENT

5518 FRANKLIN AVE, HOLLYWOOD CA



*Noo Liu-Hogben*

1 1 PLAN CHECK SUBMITTAL 1 6/1/2023

Delta	Issue	Description	Date
Author	Checker		
Drawn	Check	Owner Approval	
01AMZN 2598.000		As indicated	
Job No.		Scale	

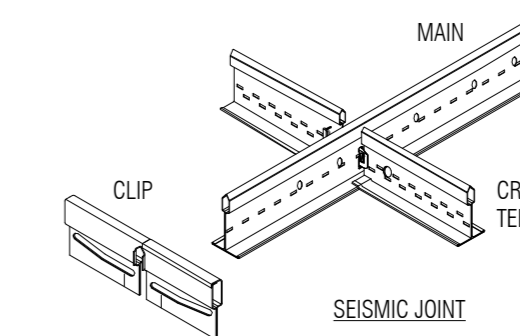
CEILING & MISC. DETAILS

Title  
**A-8.2**  
Sheet

NOT FOR CONSTRUCTION

**BRACING NOTES**

1. VERTICAL POSTS MAY NOT BE REQUIRED IN SOME CITIES AND NOT ENFORCED IN ALL SEISMIC ZONES.
2. BRACING WIRES TO BE ATTACHED A MAXIMUM OF 45° TO THE PLANE OF THE CEILING AND PARALLEL TO THE COMPONENTS AT THE BRACING POINT. BRACE WIRES TO BE TAUT AND TIED AT BOTH ENDS WITH (3) TIGHT WRAPS MINIMUM.

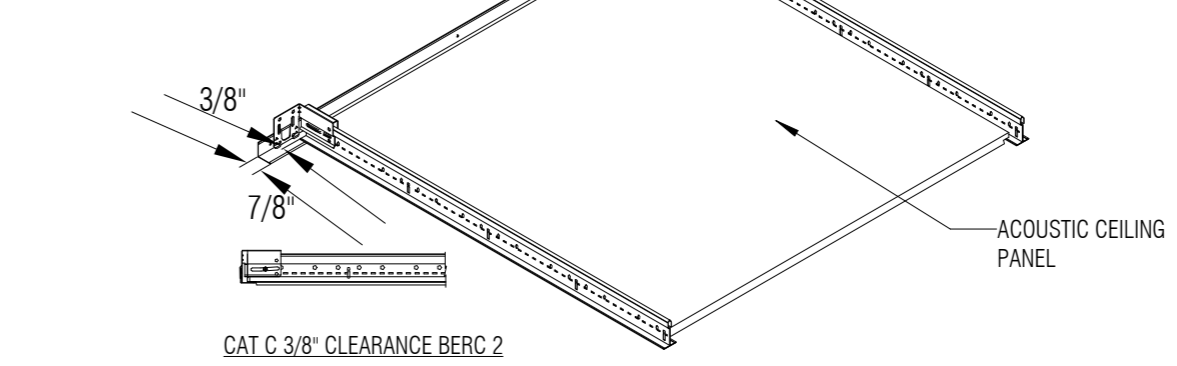
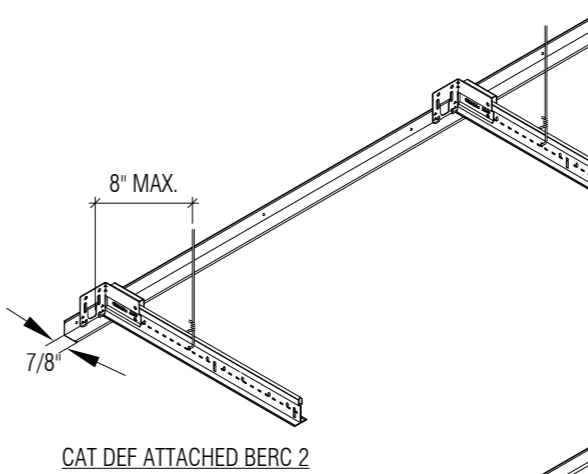
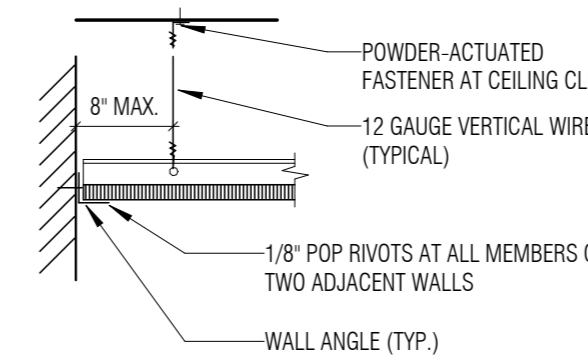


**SEISMIC JOINT CLIP NOTES**

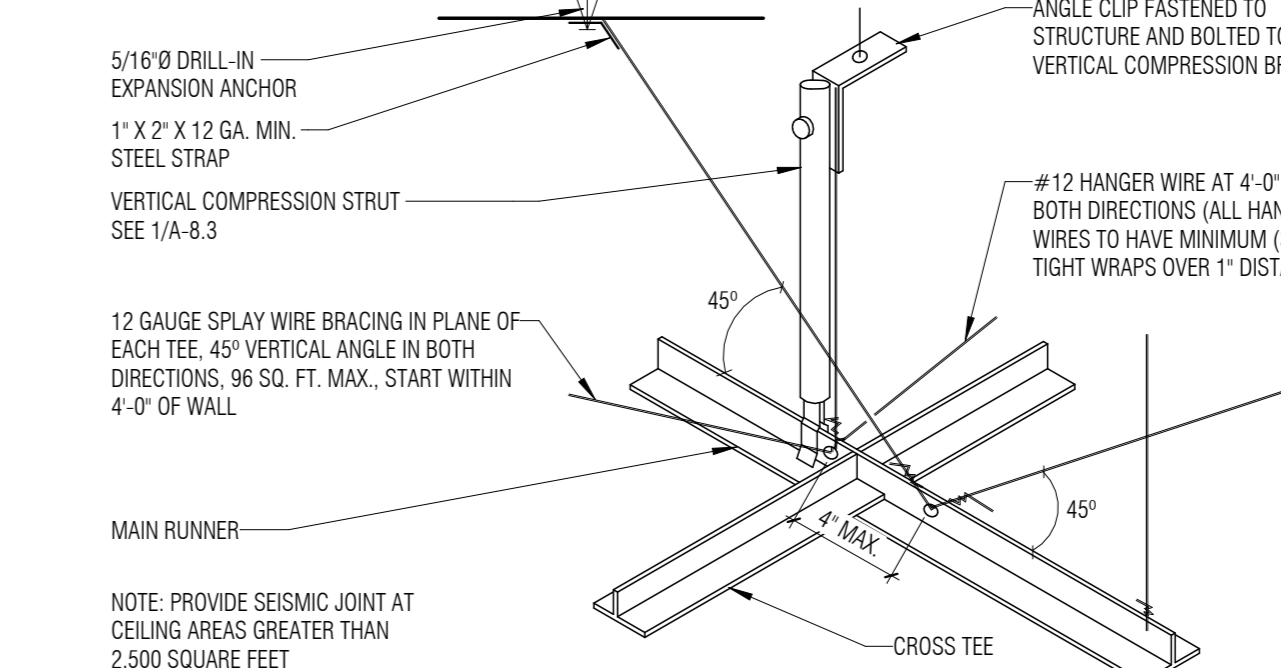
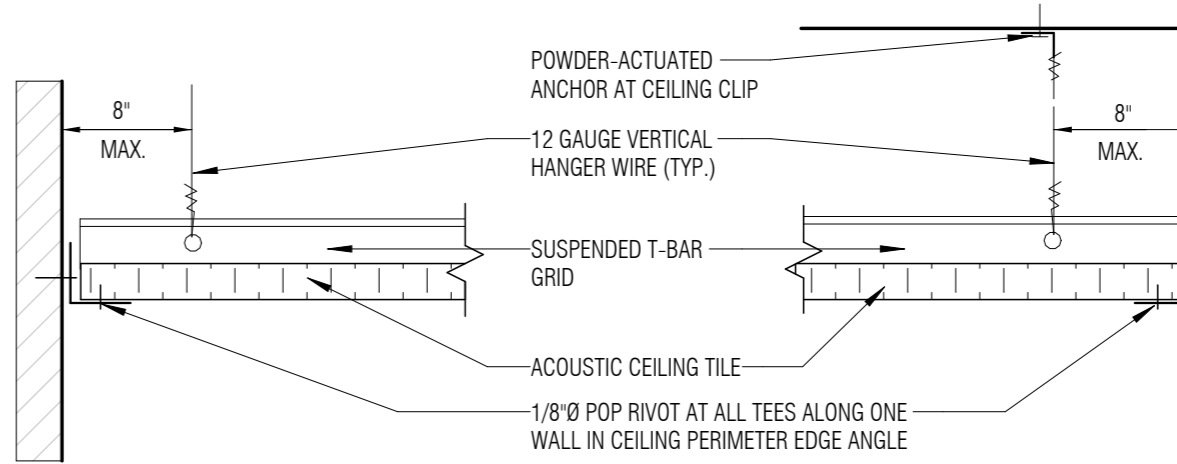
1. PROVIDE SEISMIC JOINT FOR EVERY 2,500 SQUARE FEET OF CEILING AREA.
2. ICC #ESR 1308 (FOR ARMSTRONG BERG CLIP ONLY)

**GENERAL NOTES FOR STANDARD CEILING SYSTEMS**

1. INSTALL PER ASTM C636.
2. CONSULT LOCAL BUILDING CODE FOR ADDITIONAL REQUIREMENTS OUTSIDE OF MANUFACTURER'S INSTALLATION INSTRUCTIONS INCLUDING, BUT NOT LIMITED TO, BRACING OF TRANSITIONS AND ADDITIONAL SEISMIC REQUIREMENTS.
3. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.



3 TYPICAL SUSPENDED CEILING DIAGRAM  
1 1/2" = 1'-0"

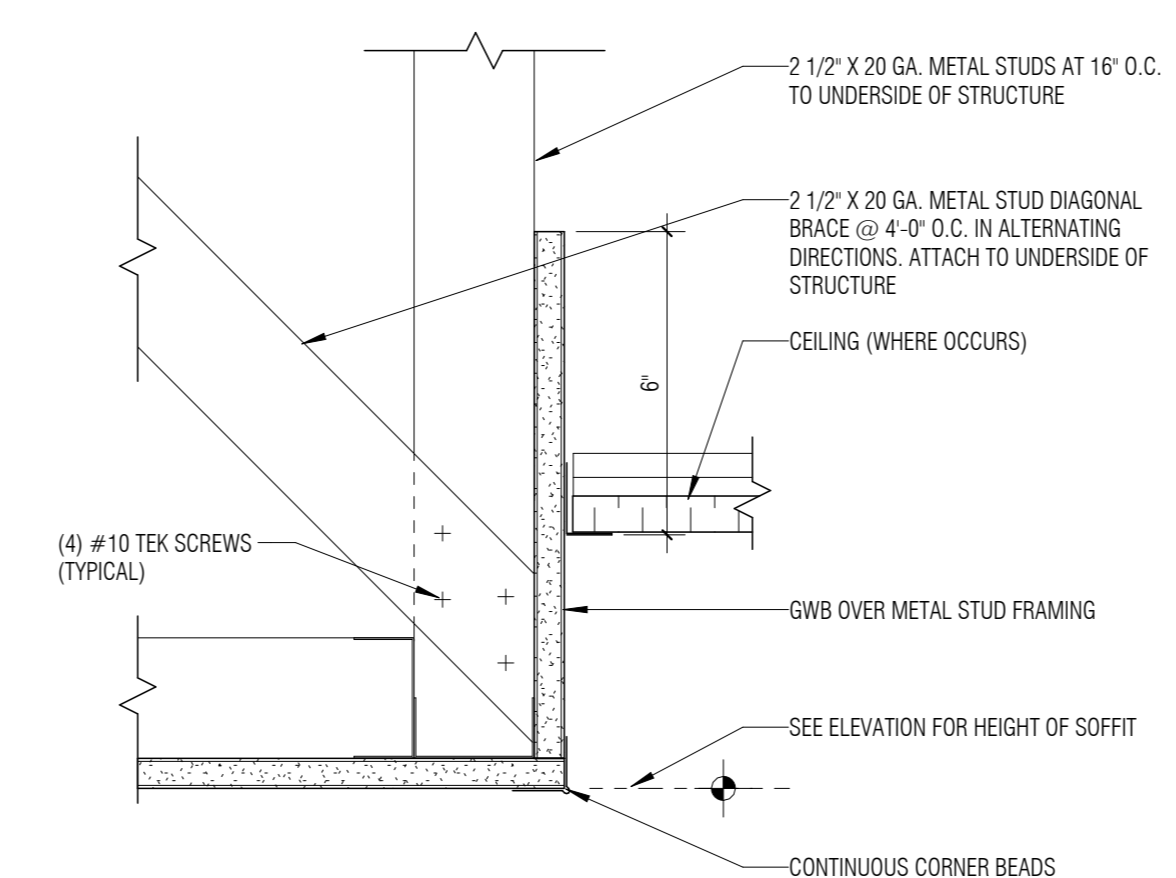


2 SUSPENDED ACT SEISMIC BRACING  
3" = 1'-0"

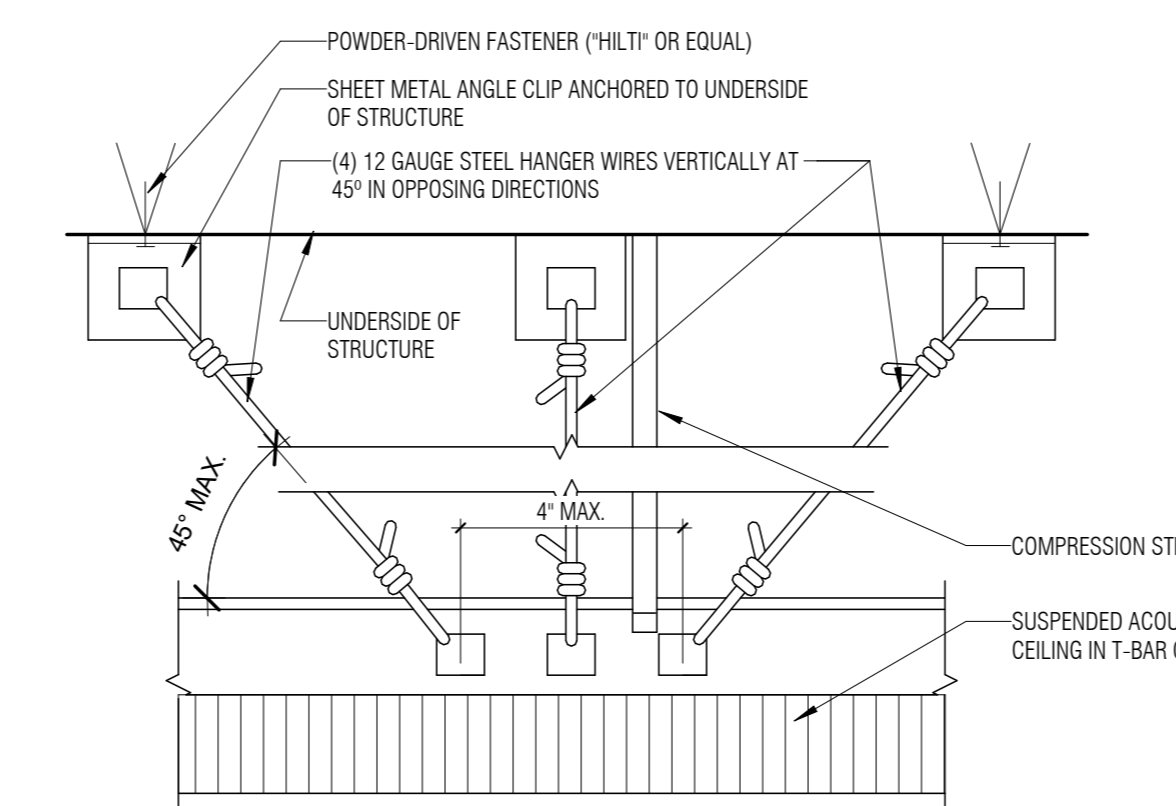
**STRUTS NOT EXCEEDING THE HEIGHTS SPECIFIED BELOW MAY BE USED:**

- 1) 8'- ONE 3 5/8" GA METAL STUD
- 2) 10' - TWO 1 5/8" 25 GA METAL STUDS ORIENTED PERPENDICULAR (FLANGE OF ONE STUD CONNECTED TO THE WEB OF THE OTHER STUD) AND CONNECTED EVERY 12" ALONG THEIR LENGTH.
- 3) 15' - TWO 2 1/2" 25 GA METAL STUDS ORIENTED AND CONNECTED PER ITEM 2.
- 4) 20' - TWO 3 5/8" METAL STUDS ORIENTED AND CONNECTED PER ITEM 2.

1 SUSPENDED ACT COMPRESSION STRUT  
1" = 1'-0"

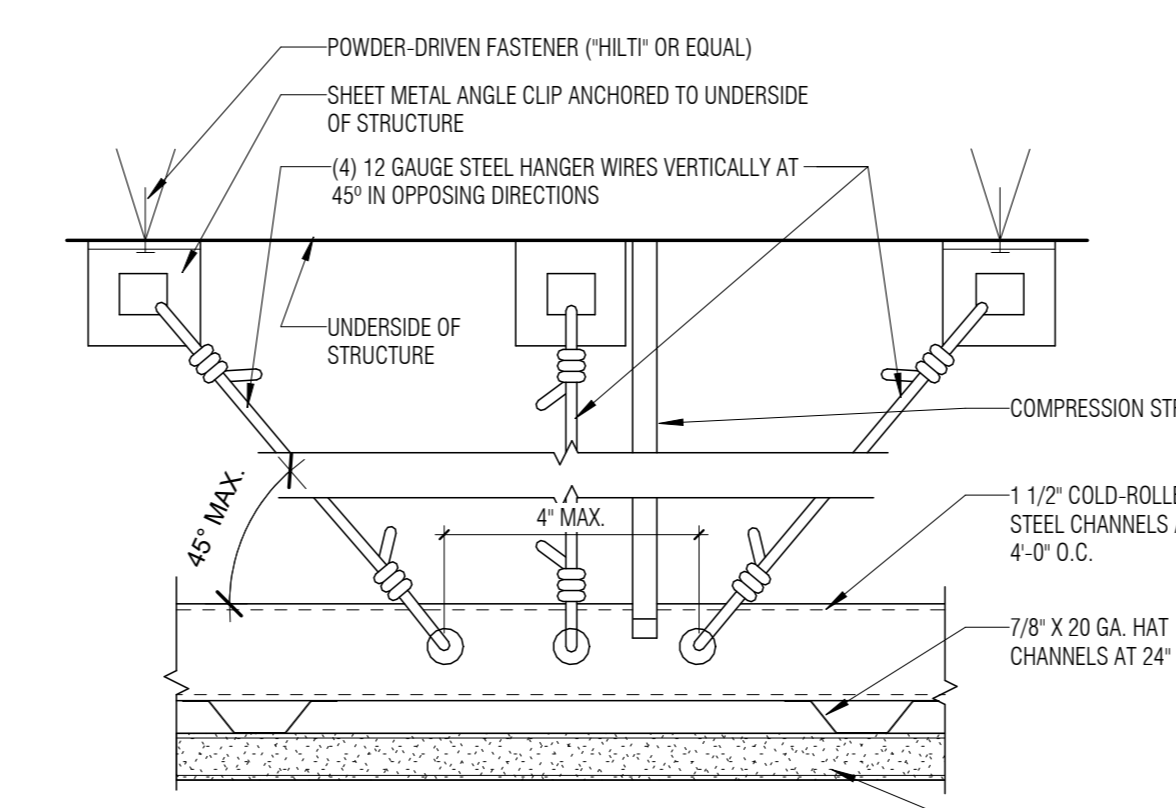


5 GYPBOARD SOFFIT  
3" = 1'-0"



- NOTE:
1. AREA OF CEILING SUPPORTED NOT TO EXCEED 144 SQ. FT.
  2. MAXIMUM BRACE SPACING NOT TO EXCEED 12'-0" O.C. EACH WAY, 6'-0" MAX. FROM WALL.
  3. BRACE POINT ON MAIN RUNNER NOT TO EXCEED 2 INCH DISTANCE FROM CROSS RUNNER.

**SUSPENDED ACOUSTIC CEILING HANGER WIRES**



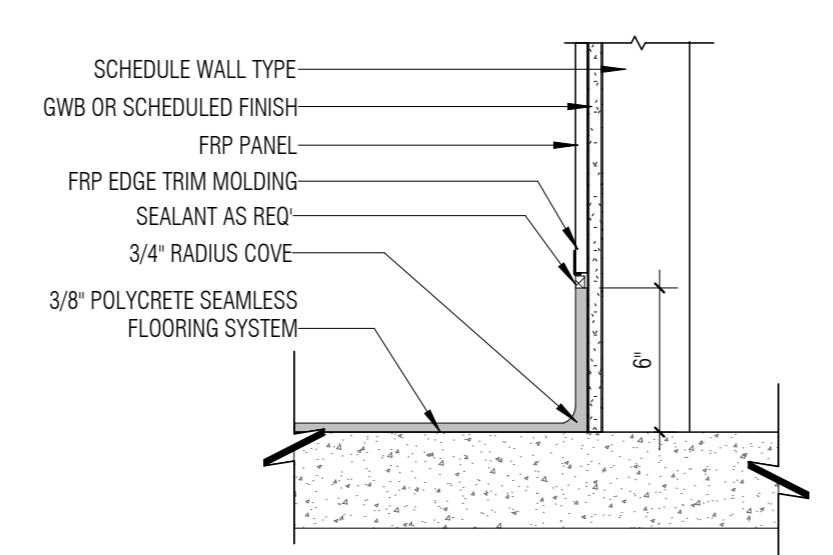
- NOTE:
1. AREA OF CEILING SUPPORTED NOT TO EXCEED 144 SQ. FT.
  2. MAXIMUM BRACE SPACING NOT TO EXCEED 12'-0" O.C. EACH WAY, 6'-0" MAX. FROM WALL.

**SUSPENDED GYPBOARD CEILING HANGER WIRES**

SEALY WIRE BRACING  
REF. IBC 1, ASCE 3-4 PAGE 2, INSTALLATION, ITEM 3.

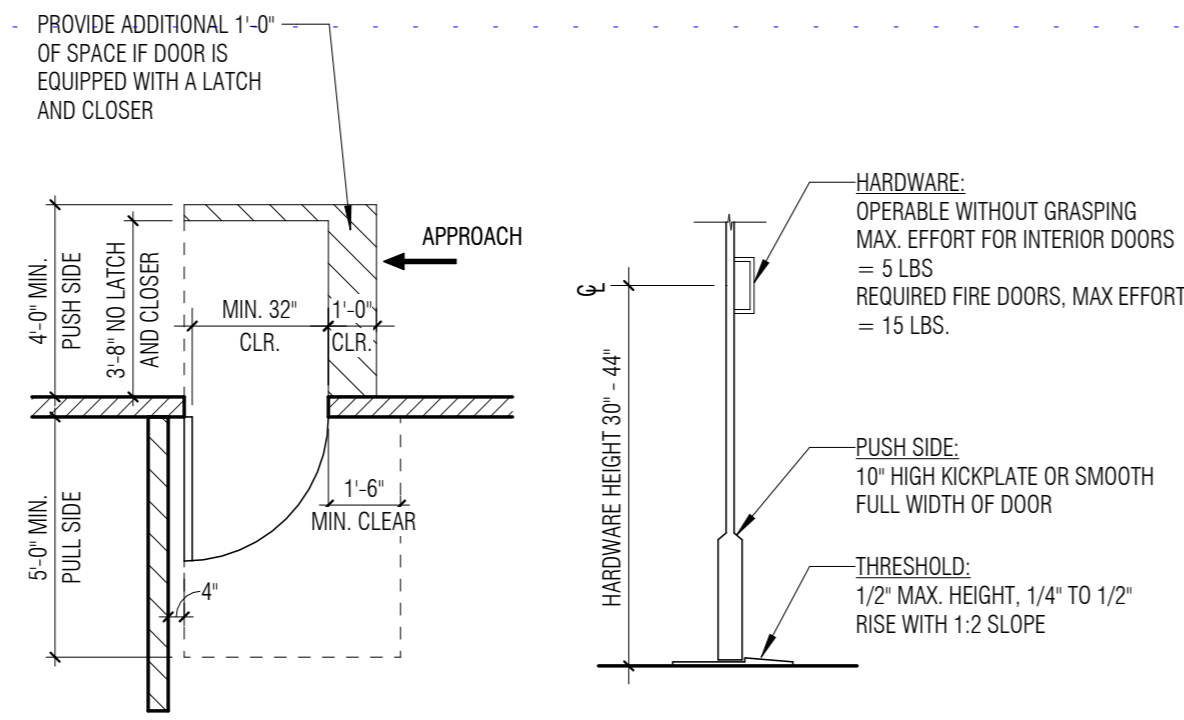
3. LATERAL FORCE BRACING  
WHERE SUBSTANTIATING DESIGN CALCULATIONS ARE NOT PROVIDED, HORIZONTAL RESTRAINTS SHALL BE EFFECTED BY FOUR NO. 12 GAUGE WIRES SECURED TO THE MAIN RUNNERS WITHIN 2 INCHES OF THE CROSS RUNNER INTERSECTION AND SPAYED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. A STRUT FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENT INDUCED BY THE BRACING WIRES. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FEET ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6 FEET FROM EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED. LATERAL FORCE BRACING MEMBERS SHALL BE SPACED A MINIMUM OF 6 INCHES FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL DESIGN LOAD, WITH A SAFETY FACTOR OF 2, WHICHEVER IS GREATER.

4 SUSPENDED CEILING HANGER WIRES  
1 1/2" = 1'-0"



6 WALL BASE DETAIL @ JANITOR'S CLO  
1 1/2" = 1'-0"

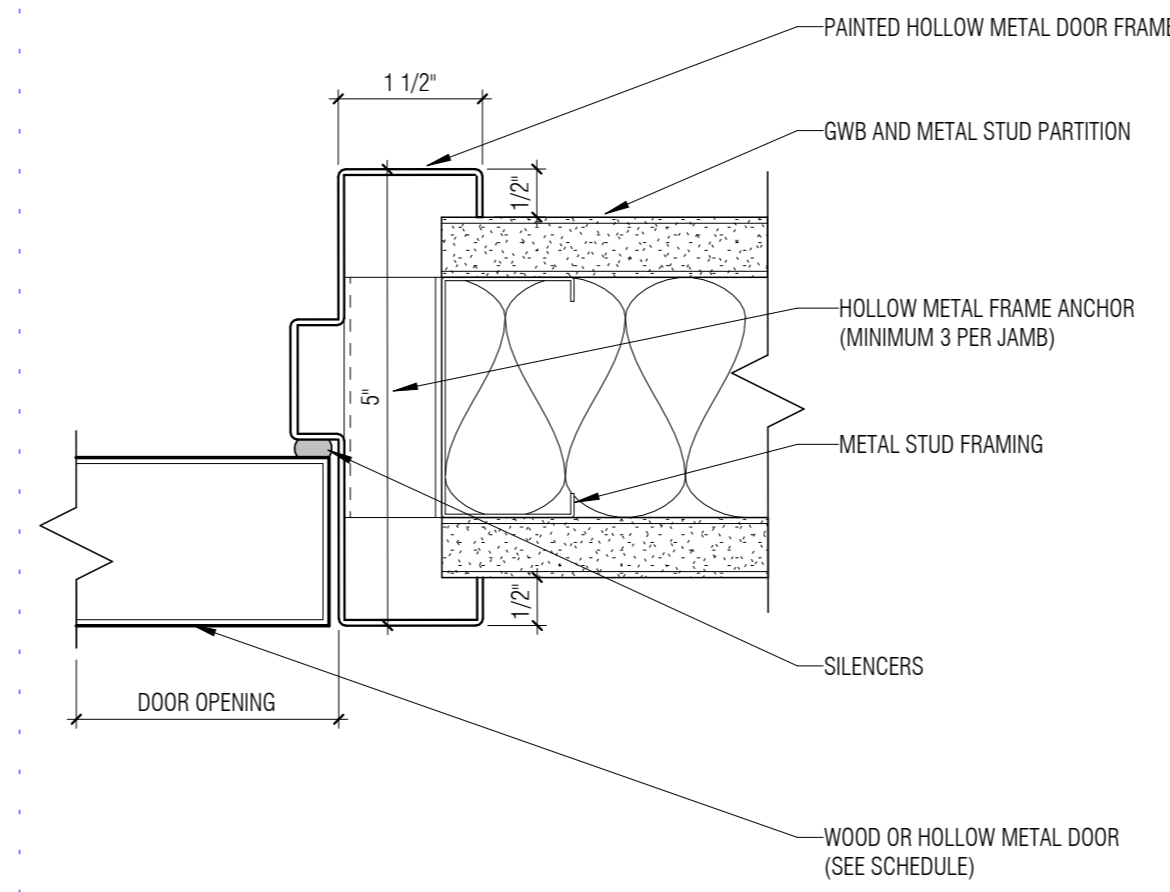




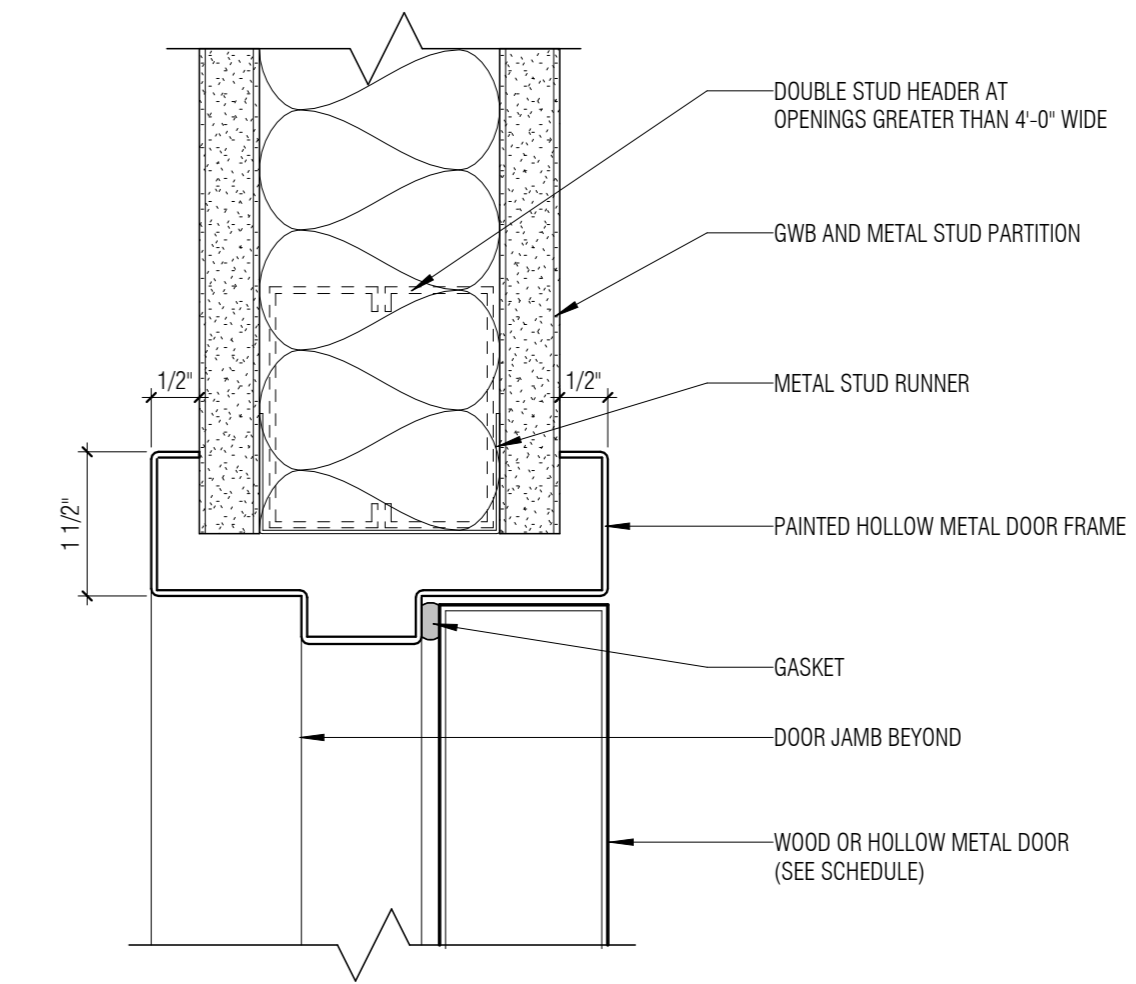
DOOR PLAN CLEARANCES DOOR & THRESHOLD SECTION

NOTE:  
EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, ANY SPECIAL KNOWLEDGE, OR EFFORT. EXCEPTION: IN OCCUPANCY GROUPS B, KEY-LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHERE THERE IS A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING, "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS." THE LETTERS SHALL BE 1-INCH HIGH ON CONTRASTING BACKGROUND.

③ DOOR CLEARANCES  
1/4" = 1'-0"



② HOLLOW METAL DOOR FRAME JAMB  
6" = 1'-0"



① HOLLOW METAL DOOR FRAME HEAD  
6" = 1'-0"



MOTIVATE STUDIO

TENANT  
IMPROVEMENT

5518 FRANKLIN AVE, HOLLYWOOD CA



*Nino Liu-Hogben*

1 1 PLAN CHECK SUBMITTAL 1 6/1/2023

Delta	Issue	Description	Date
JS/NLH	FL		
Drawn	Check	Owner Approval	
01AMZN 2598.000		As indicated	
Job No.		Scale	

DOOR DETAILS

Title  
**A-8.3**  
Sheet

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CONNECTION	FASTENING*	LOCATION
1. Joist to sill or girder	3 - 8d common (2 1/2" x 0.131") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	toenail
2. Bridging to joist	2 - 8d common (2 1/2" x 0.131") 2 - 3" x 0.131" nails 2 - 3" 14 gage staples	toenail each end
3. 1" x 6" subfloor or less to each joist	2 - 8d common (2 1/2" x 0.131")	face nail
4. Wider than 1" x 6" subfloor to each joist	3 - 8d common (2 1/2" x 0.131")	face nail
5. 2" subfloor to joist or girder	2 - 16d common (3 1/2" x 0.162")	blind and face nail
6. Sole plate to joist or blocking	16d (3 1/2" x 0.135") at 16" o.c. 3" x 0.131" nails at 8" o.c. 3" 14 gage staples at 12" o.c.	typical face nail
Sole plate to joist or blocking at braced wall panel	3" - 16d (3 1/2" x 0.135") at 16" 4 - 3" x 0.131" nails at 16" 4 - 3" 14 gage staples per 16"	braced wall panels
7. Top plate to stud	2 - 16d common (3 1/2" x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	end nail
8. Stud to sole plate	4 - 8d common (2 1/2" x 0.131") 4 - 3" x 0.131" nails 3 - 3" 14 gage staples	toenail
9. Double studs	2 - 16d common (3 1/2" x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	end nail
10. Double top plates	16d (3 1/2" x 0.135") at 16" o.c. 3" x 0.131" nail at 12" o.c. 3" 14 gage staple at 12" o.c.	typical face nail
Double top plates	8-16d common (3 1/2" x 0.162") 12-3" x 0.131" nails 12-3" 14 gage staples	lap splice
11. Blocking between joists or rafters to top plate	3 - 8d common (2 1/2" x 0.131") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	toenail
12. Rim joist to top plate	8d (2 1/2" x 0.131") at 6" o.c. 3" x 0.131" nail at 6" o.c. 3" 14 gage staple at 6" o.c.	toenail
13. Top plates, laps and intersections	2 - 16d common (3 1/2" x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	face nail
14. Continuous header, two pieces	16d common (3 1/2" x 0.162")	16" o.c. along edge
15. Ceiling joists to plate	3 - 8d common (2 1/2" x 0.131") 5 - 3" x 0.131" nails 5 - 3" 14 gage staples	toenail
16. Continuous header to stud	4 - 8d common (2 1/2" x 0.131")	toenail
17. Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common (3 1/2" x 0.162") minimum, Table 2308.10.4.1 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail
18. Ceiling joists to parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common (3 1/2" x 0.162") minimum, Table 2308.10.4.1 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail
19. Rafter to plate (see Section 2308.10.1, Table 2308.10.1)	3 - 8d common (2 1/2" x 0.131") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	toenail
20. 1" diagonal brace to each stud and plate	2 - 8d common (2 1/2" x 0.131") 2 - 3" x 0.131" nails 3 - 3" 14 gage staples	face nail
21. 1" x 8" sheathing to each bearing	3 - 8d common (2 1/2" x 0.131")	face nail
22. Wider than 1" x 8" sheathing to each bearing	3 - 8d common (2 1/2" x 0.131")	face nail
23. Built-up corner studs	16d common (3 1/2" x 0.162") 3" x 0.131" nails 3" 14 gage staples	24" o.c. 16" o.c. 16" o.c.
24. Built-up girder and beams	20d common (4" x 0.192") 32" o.c. 3" x 0.131" nail at 24" o.c. 3" 14 gage staple at 24" o.c. 2 - 20d common (4" x 0.192") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	face nail at top and bottom staggered on opposite sides face nail at ends and at each splice
25. 2" planks	16d common (3 1/2" x 0.162")	at each bearing
26. Collar tie to rafter	3 - 10d common (3" x 0.148") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail
27. Jack rafter to hip	3 - 10d common (3" x 0.148") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	toenail
28. Roof rafter to 2-by ridge beam	2 - 16d common (3 1/2" x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples 2-16d common (3 1/2" x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	toenail face nail
29. Joist to band joist	3 - 16d common (3 1/2" x 0.162") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail
30. Ledger strip	3 - 16d common (3 1/2" x 0.162") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail
31. Wood structural panels and particleboard <sup>a</sup> Subfloor, roof and wall sheathing (to framing)	1/2" and less 6d <sup>b</sup> 2 3/4" x 0.113" nail <sup>b</sup> 1 1/2" 16 gage <sup>b</sup> 8d <sup>b</sup> or 6d <sup>b</sup> 2 3/4" x 0.113" nail <sup>b</sup> 1 1/2" 16 gage <sup>b</sup> 8d <sup>b</sup> or 6d <sup>b</sup> 10d <sup>b</sup> or 8d <sup>b</sup>	
Single Floor (combination subfloor-underlayment to framing)	1/2" and less 6d <sup>b</sup> 1 1/2" 16 gage <sup>b</sup> 8d <sup>b</sup> or 6d <sup>b</sup> 10d <sup>b</sup> or 8d <sup>b</sup>	
32. Panel siding (to framing)	1/2" or less 6d <sup>b</sup> 8d <sup>b</sup>	
33. Fiberboard sheathing <sup>c</sup>	1/2" No. 11 gage roofing nail <sup>b</sup> 6d common nail (2" x 0.113") No. 16 gage staple <sup>b</sup> No. 11 gage roofing nail <sup>b</sup> 8d common nail (2 1/2" x 0.131") No. 16 gage staple <sup>b</sup>	
34. Interior paneling	1/2" 4d <sup>b</sup> 6d <sup>b</sup>	

For SI: 1 inch = 25.4 mm.  
a. Common or box nails are permitted to be used except where otherwise stated.  
b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.  
c. Common or deformed shank (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148").  
d. Common (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148").  
e. Deformed shank (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148").  
f. Corrosion-resistant siding (6d - 1 1/2" x 0.106"; 8d - 2 1/2" x 0.128") or casing (6d - 2" x 0.099"; 8d - 2 1/2" x 0.113") nail.  
g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.  
h. Corrosion-resistant roofing nails with 1/2-inch diameter head and 1 1/2-inch length for 1/2-inch sheathing and 1 1/2-inch length for 3/8-inch sheathing.  
i. Corrosion-resistant staples with nominal 1/2-inch crown and 1 1/2-inch length for 1/2-inch sheathing and 1 1/2-inch length for 3/8-inch sheathing. Panel supports at 16 inches (20 inches if strength axis in the long direction of panel, unless otherwise marked).  
j. Casing (1 1/2" x 0.080") or finish (1 1/2" x 0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.  
k. Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.  
l. For roof sheathing applications, 8d nails (2 1/2" x 0.131") are the minimum required for wood structural panels.  
m. Staples shall have a minimum crown width of 1/2 inch.  
n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.  
o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.  
p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

**MATERIAL SPECIFICATIONS**

Concrete:  
f'c=2500 psi

Reinforced C.B.:  
ASTM C90, Grade A, or  
ASTM C90-70, Grade N, f'm=1500psi

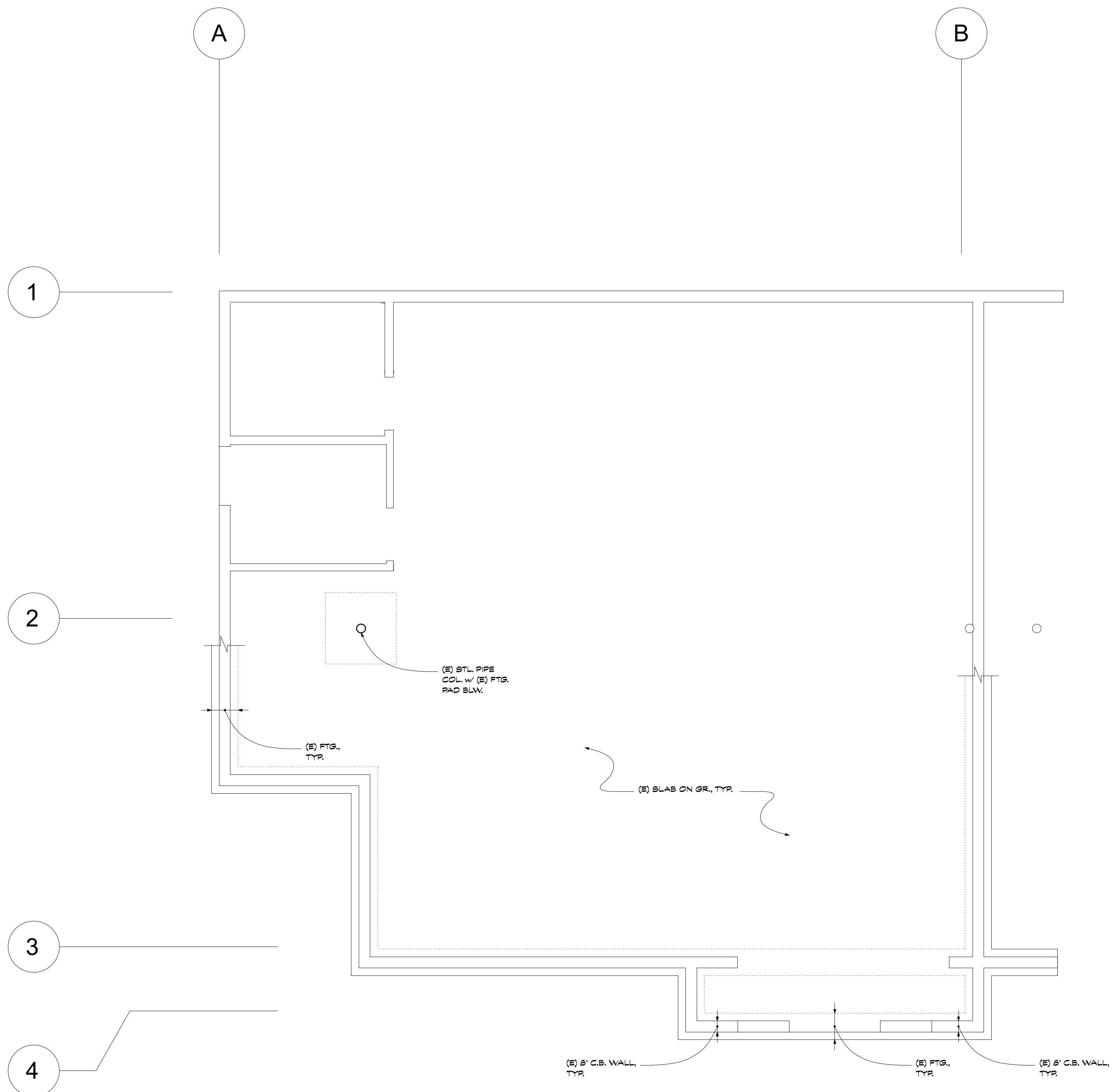
Reinforcing Steel:  
ASTM A-615 Grade 60

Framing:  
2 x Studs D.F. Larch Standard  
4 x & smaller D.F. Larch "No. 2" U.O.N.  
6 x D.F. Larch "No. 1" U.O.N.  
G.L. Bm. to be 24F-V4  
PSL to be Paralam by Trus-Joist MacMillan

Structural Steel: ASTM A-36  
Shapes, Plates, and Bars: ASTM A-992  
W-Shapes: ASTM A-53 Grade B  
Pipe: ASTM A-500 Grade B or C  
Tubes: ASTM A-307  
Machine Bolts:

Plywood To Comply w/ PS I-95:  
Roof: 1/2" 24/0, APA Rated Shtg. Exp. 1  
Floor: 3/4" 40/20, APA Rated Shtg. Exp. 1  
Wall: 1/2" 32/16, Struct. 1, Exp. 1

Simpson Strong-Bolt2 Anchors to comply with R.R. #25891 or equal.  
Epoxy Grout to be Simpson SET-3G R.R. #25744 or equal.



**GROUND FRMG. & FDN. PLAN**  
SCALE: 1/4" = 1'-0"

- Legend**
- ▣ Indicates: Wd. col. abv. & blw., U.O.N. on plans
  - Indicates: Wd. col. blw. U.O.N.
  - simp. Indicates: Simpson Co. "Strong-Tie" connectors
  - ( ) Indicates: Structural member number in calcs. (for reference only) B=Bm. C=Ccol.
  - ⊥ ⊥ ⊥ Indicates: (N) Ftg.
  - ⊥ ⊥ ⊥ Indicates: (E) Ftg.

**ARCHITECT:**  
STUDIO 3AM  
TEL. (323) 866-3187

**STRUCTURAL:**  
A-S Engineers  
LIC. #63359  
\* FOR REVIEW ONLY \*  
NOT FOR CONSTRUCTION  
TEL. (310) 908-3446

**PROJECT:**  
MOTIVATE FITNESS STUDIO  
5518 FRANKLIN AVE  
LOS ANGELES, CA 90028

ISSUE	DATE	DESCRIPTION

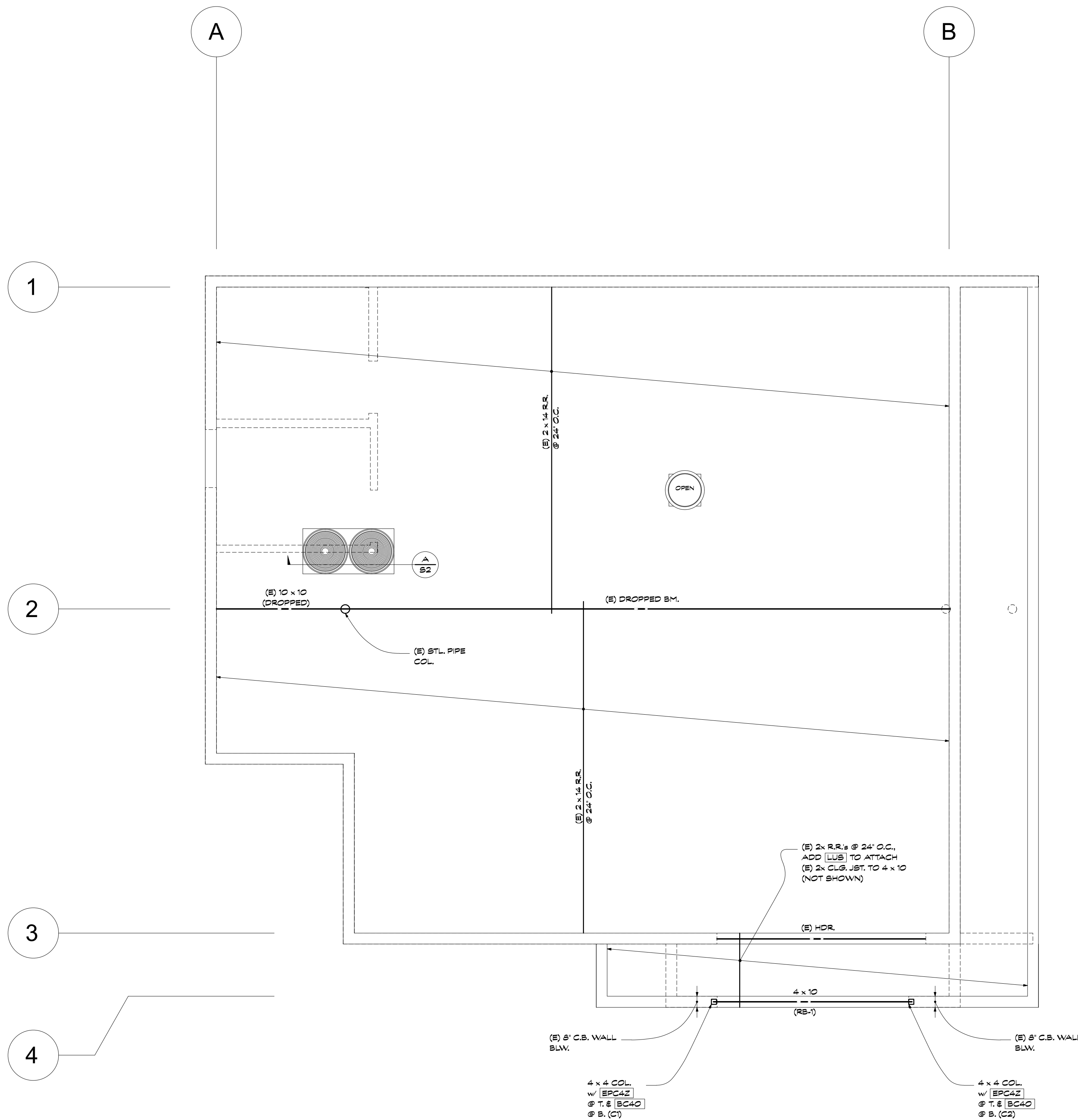
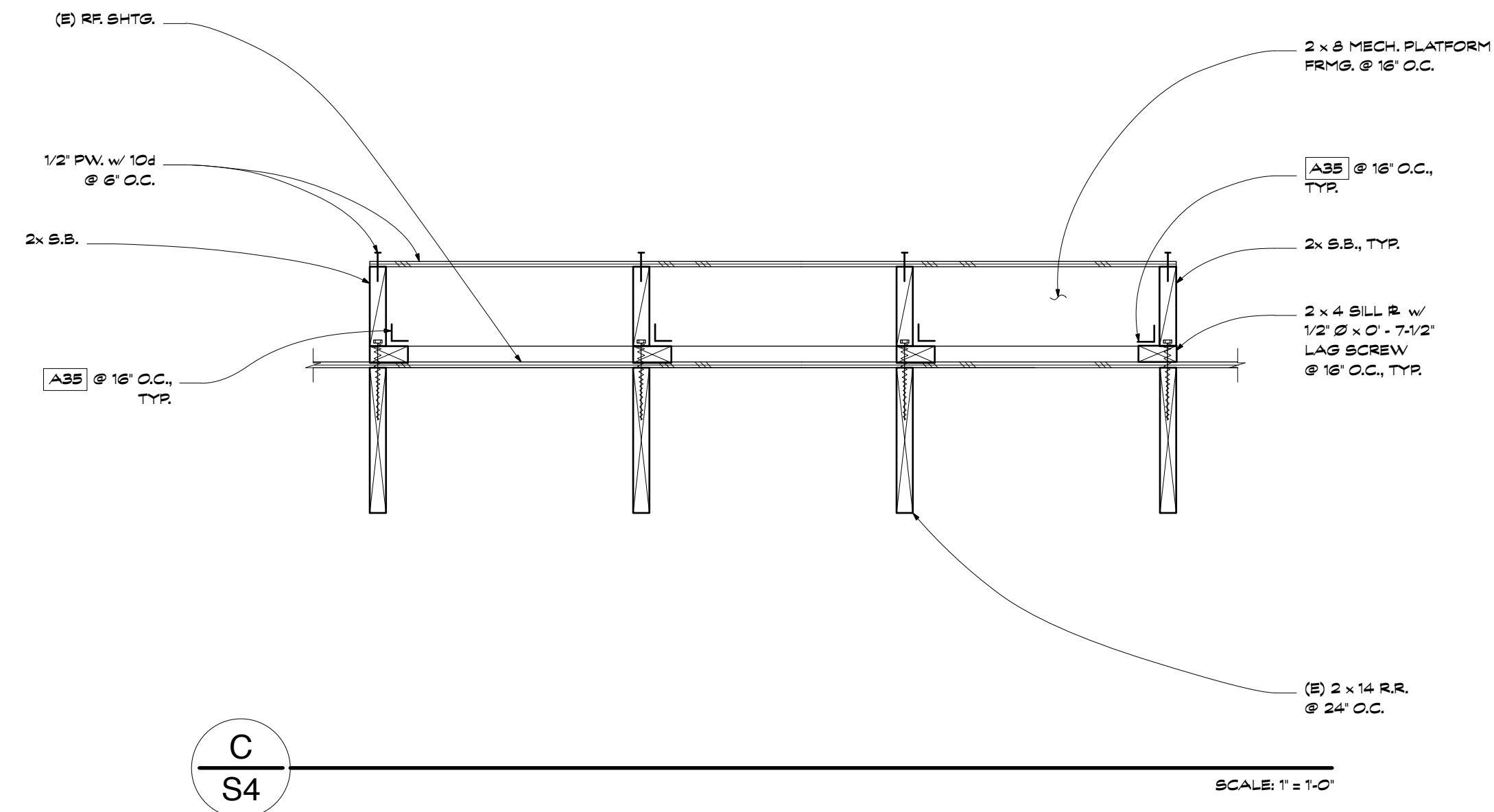
**STAMP**

**DRAWING TITLE**  
FLR. FRMG. & FND. PLAN  
+  
**STRUCTURAL NOTES**

DATE: 05/25/2023  
JOB#: 23006  
SCALE: AS NOTED

**S1**

5518 Franklin Ave.



**ROOF FRMG. PLAN**  
SCALE: 1/4" = 1'-0"

- Legend**
- ◻ Indicates: Wd. col. abv. & blw. U.O.N. on plans
  - ◻ Indicates: Wd. col. blw. U.O.N.
  - simp. Indicates: Simpson Co. "Strong-Tie" connectors
  - ( ) Indicates: Structural member number in calcs. (for reference only) B=Bm. C=Col.

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**PROJECT:**  
MOTIVATE FITNESS STUDIO  
5518 FRANKLIN AVE.  
LOS ANGELES, CA 90028

ISSUE DATE	DESCRIPTION

STAMP

DRAWING TITLE  
**ROOF FRMG. PLAN**  
+  
**STRUCTURAL NOTES**

DATE: 05/25/2023  
JOB#: 23006  
SCALE: AS NOTED  
**S2**