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5035 Coliseum Property LLC | 5035 Coliseum

Los Angeles, California

This building is designed as a Core and Shell Building; separate building, electrical, and mechanical permits are required for all future commercial tenant space build-outs not detailed on these plans

Architecture.
Design.
Relationships.

SEAL

CONSULTANT

Thrive Living

5035 Coliseum Property LLC
131 Charles Street
New York, NY 10014

5035 W. Coliseum

5035 W. Coliseum St.
Los Angeles, CA 90016

THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

COVER SHEET

Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

S H E E T

CS

12-14-2022 - 1st City Submittal - Not For Construction

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SYMBOLOGY

SYMBOL	DESCRIPTION
DETAIL REFERENCE	
24B / A7.0-1B	DETAIL NUMBER / SHEET NUMBER / SUBJECT POINTER
EXTERIOR ELEVATION	
1A / A3.0	DETAIL NUMBER / SHEET NUMBER
KEYNOTE	
101	
WALL TYPE	
101 / TYP.	WALL TYPE / SUBJECT WALL
DOOR TYPE	
101	
MISCELLANEOUS TYPE	
R101	
SIMPLE FINISH: MATERIAL AND COLOR	
A / 1	MATERIAL / COLOR
ROOM IDENTIFICATION	
COMPACTOR ROOM / F100 / 100 SF	ROOM NAME / ROOM NUMBER / ROOM FLOOR AREA
ROOM OCCUPANCY LOAD	
CLOSET / S-1 200 / 1,000	RM. OCCUPANCY GROUP / RM. NAME OR NUMBER / OCC. LOAD FACTOR / RM. FLOOR AREA / RM. OCCUPANT LOAD
A	GRID LINE IDENTIFICATION

SYMBOL	DESCRIPTION
BUILDING AND WALL SECTIONS	
1A / A3.5	DETAIL NUMBER / CUT PLANE / SHEET NUMBER
INTERIOR ELEVATION	
A / 1 / A4.1 / B	ELEVATION NUMBER / DETAIL NUMBER / SHEET NUMBER / ELEVATION NUMBER
CEILING HEIGHT	
10'-0"	HEIGHT A.F.F. U.N.O.
ACCESSORY TYPE	
A101	
WINDOW TYPE	
W101	
DELTA AND CLOUD	
1	
MATCH LINE	
MATCH LINE / SEE AX.X.X	MATCH LOCATION SHEET
EGRESS WIDTH	
STAIR #1 / OCCS: 100 / REQD: 20" / PRVD: 20"	EGRESS COMPONENT / OCCUPANT LOAD / REQ'D MINIMUM WIDTH / PROVIDED WIDTH
xA	GRID LINE IDENTIFICATION (x DENOTES EXISTING)

ABBREVIATIONS

FOR ADDITIONAL ABBREVIATIONS REFER TO THE DOOR SCHEDULE, FINISH SCHEDULE, AND THE ENGINEER'S DRAWINGS.

Ø	DIAMETER	FA	FIRE ALARM	PARTN	PARTITION
□'	SQUARE FOOT / FEET	FDN	FOUNDATION	P.L.	PROPERTY LINE
&	AND	F.D.	FLOOR DRAIN	PL	PLATE
@	AT	F.E.	FIRE EXTINGUISHER	P.LAM	PLASTIC LAMINATE
℄	CENTER LINE	F.F.	FINISH FLOOR	PLAS.	PLASTER
⊥	PERPENDICULAR	FIN.	FINISH	PLBG.	PLUMBING
#	POUND OR NUMBER	FIXT.	FIXTURE	PLYWD.	PLYWOOD
(E)	EXISTING	FLASH	FLASHING	POC	POINT OF CONNECTION
		FLR.	FLOOR	PR	PAIR
A.B.	ANCHOR BOLT	FLUOR.	FLUORESCENT	P.T.	PRESSURE TREATED
ABV.	ABOVE	F.H.C.	FIRE HOSE CABINET		
A/C	AIR CONDITIONING	F.H.	FIRE HYDRANT	Q.T.	QUARRY TILE
A.C.	ASPHALTIC CONCRETE	FL	FLOW LINE		
ACOUST	ACOUSTICAL	F.O.C.	FACE OF CONCRETE	R	RISER
ADDTL.	ADDITIONAL	F.O.F.	FACE OF FINISH	R.(RAD.	RADIUS
A.D.	AREA DRAIN	F.O.M.	FACE OF MASONRY	R.D.	ROOF DRAIN
ADJ	ADJACENT	F.O.S.	FACE OF SHEATHING	RDWD.	REDWOOD
AFF.	ABOVE FINISH FLOOR	FPRF.	FIREPROOF	REF.	REFER TO
AGGR.	AGGREGATE	FRT.	FIRE RETARDANT TREATED	REF.	REFERENCE
ALUM.	ALUMINUM	F.S.	FINISH SURFACE	REFR.	REFRIGERATOR
APPROX.	APPROXIMATE	F.S.	FLOOR SINK	REG.	REGISTER
ARCH.	ARCHITECTURAL	FSR	FIRE SPRINKLER RISER	REINF.	REINFORCING
ASB.	ASBESTOS	FT.	FOOR OR FEET	REQ'D.	REQUIRED
ASPH.	ASPHALT	FTG	FOOTING	REQ'MT.	REQUIREMENT
ASR.	AUTO. SPRINKLER RISER	FURR.	FURRING	RESIL.	RESILIENT
AUTO.	AUTOMATIC	FUT.	FUTURE	R.H.B.	RECESSED HOSE BIB
				RM	ROOM
BD.	BOARD	GA.	GAUGE	R.O.	ROUGH OPENING
BITUM.	BITUMINOUS	GALV.	GALVANIZED	ROW	RIGHT OF WAY
BLDG.	BUILDING	G.B.	GRAB BAR	R.S.	ROUGH SWIN
BLK.	BLOCK	GC-	GENERAL CONTRACTOR	R.W.L.	RAIN WATER LEADER
BLKG.	BLOCKING	GI.	GALVANIZED		
BM	BEAM	GL.	GLASS	S.	SOUTH
BOT.	BOTTOM	GND.	GROUND	SAT	SUSP. ACOUST. TILE
BTWN.	BETWEEN	GR.	GRADE	S.C.	SOLID CORE
		GYP.	GYPSUM	SCHED.	SCHEDULE
C	CAMBER			SECT.	SECTION
CAB.	CABINET	H.B.	HOUSE BIB	S.F.or SF	SQUARE FOOT / FEET
C.B.	CATCH BASIN	H.C.	HOLLOW CORE	SHT.	SHEET
CEM.	CEMENT	HDR.	HEADER	SHTG.	SHEATHING
CER.	CERAMIC	HDW.	HARDWARE	SIM.	SIMILAR
C.H.B.	CONCEALED HOSE BIB	HDWD.	HARDWOOD	SPEC.	SPECIFICATION
C.I.	CAST IRON	H.M.	HOLLOW METAL	SQ.	SQUARE
CJ	CEILING JOINT	HORIZ.	HORIZONTAL	S.S.	STAINLESS STEEL
CJ	CONTROL JOINT	HP	HIGH POINT	SSK.	SERVICE SINK
CLG.	CEILING	HR.	HOUR	STA.	STATION
CLR.	CLEAR	HT.	HEIGHT	STD.	STANDARD
CMU	CONCRETE MASONRY UNIT	HVAC.	HEATING, VENTILATION, & AIR CONDITIONING	STL.	STEEL
C.O. or	CONCRETE OPENING or			STOR.	STORAGE
CO	CLEANOUT			STRUCT	STRUCTURAL / STRUCTURE
COL.	COLUMN	I.D.	INSIDE DIAMETER	SUSP.	SUSPENDED
CONC.	CONCRETE	I.E.	INVERT ELEVATION	SYM.	SYMETRICAL
CONN.	CONNECTION	IN.	INCH		
CONST.	CONSTRUCTION	INFO.	INFORMATION	T	TREAD
CONT.	CONTINUOUS	INSUL.	INSULATION	TB	TOP BEAM
CONTR.	CONTRACTOR	INT.	INTERIOR	TC	TOP OF CURB
CORR.	CORRIDOR			TD	TOP OF DRAIN
CTSK.	COUNTERSUNK	JT.	JOINT	TEL.	TELEPHONE
CTR.	CENTER			T&G	TONGUE AND GROOVE
CY.	CUBIC YARD	LAM.	LAMINATE	THK.	THICK
		LAV.	LAVATORY	T.J.	TRUSS JOIST
DBL	DOUBLE	LT.	LIGHT	T.O.	TOP OF
DEPT.	DEPARTMENT			T.O.C.	TOP OF CONCRETE
DET.	DETAIL	MAX.	MAXIMUM	T.O.P.	TOP OF PARAPET
D.F.	DRINKING FOUNTAIN	MECH.	MECHANICAL	T.O.PL	TOP OF PLATE
DIA.	DIAMETER	MEMB.	MEMBRANE	T.O.S.	TOP OF STEEL
DIM.	DIMENSION	MET	METAL	T.O.W.	TOP OF WALL
DISP.	DISPENSER	MFR.	MANUFACTURER	T.P.	TOP OF PAVEMENT
DN.	DOWN	MH.	MANHOLE	T.V.	TELEVISION
DR.	DOOR	MIN.	MINIMUM	TYP.	TYPICAL
DS.	DOWNSPOUT	MIR.	MIRROR		
D.S.P.	DRY STANDPIPE	MISC.	MISCELLANEOUS	UNF.	UNFINISHED
DWG.	DRAWING	M.O.	MASONRY OPENING	U.N.O.	UNLESS NOTED OTHERWISE
E.	EAST	MTD.	MOUNTED	VERT.	VERTICAL
EA	EACH	MUL.	MULLION	VEST.	VESTIBULE
EJ	EXPANSION JOINT	N.	NORTH	V.C.T.	VINYL COMPOSITE TILE
ELEC.	ELECTRICAL	N.F.A.	NET FREE VENT AREA	V.I.F.	VERIFY IN FIELD
EL.	ELEVATION	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THROUGH ROOF
EMER.	EMERGENCY	NO.	NUMBER		
ENCL.	ENCLOSURE	NOM.	NOMINAL	W.	WEST
E.P.	ELECTRICAL PANELBOARD	N.T.S.	NOT TO SCALE	W/	WITH
EPS	EXPANDED POLYSTYRENE			W.C.	WATER CLOSET
EQ.	EQUAL	O.A.	OVERALL	WD.	WOOD
EQUIP.	EQUIPMENT	OBS.	OBSCURED	WH.	WATER HEATER
E.W.C.	ELECTRIC WATER COOLER	O.C.	ON CENTER	W/O	WITHOUT
E.W.	EACH WAY	O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
EXIST.	EXISTING	OFD.	OVERFLOW DRAIN	WR.	WATER RESISTANT
EXP.	EXPANSION	OFF.	OFFICE	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	OPNG.	OPENING	WT.	WEIGHT
		OPP.	OPPOSITE		

GRAPHIC MATERIAL LEGEND

	EARTH SHOWN IN SECTION		GYPSUM BOARD SHOWN IN SECTION
	CAST-IN-PLACE CONCRETE PLAN OR SECTION		CONT. WOOD BLOCKING SHOWN IN SECTION
	BRICK PAVERS PLAN OR SECTION		FINISHED WOOD SECTION OR ELEVATION — OR —
	RIGID INSULATION OR SAFING PLAN OR SECTION		FINISHED WOOD SECTION OR ELEVATION
	METAL - TYPE AS NOTED PLAN OR SECTION		SPRAY FIREPROOFING SHOWN IN SECTION
	METAL - ROLLED SHAPE PLAN OR SECTION		BATT INSULATION P THERMAL OR ACOUSTICAL AS NOTED
	PLASTER ON METAL LATH SHOWN IN SECTION		GLASS SHOWN IN SECTION
	DENSGLASS SHOWN IN SECTION		CMU SHOWN IN SECTION

VICINITY MAP

PROJECT SITE: 5035 COLISEUM ST.

PROJECT DATA

5035 W. COLISEUM STREET

PROJECT INFORMATION

PROJECT DESCRIPTION:	A MIXED-USE RESIDENTIAL AND RETAIL PROJECT CONSISTING OF A 6-STORY BUILDING WITH APPROXIMATELY 702,692 SQ.FT OF FLOOR AREA AND 800 UNITS, AS WELL AS FIVE LEVELS OF SUBTERRANEAN PARKING.	
PROJECT ADDRESS:	5035 W. COLISEUM STREET, LOS ANGELES, CA 90016	
A.P.N.:	5046-038-802	
GROSS LOT AREA:	215,985 SQ. FT.	4.958 AC
SITE COVERAGE:	156,605 SQ. FT.	72.5%
TOTAL FLOOR AREA (PER LAMC):	702,692 SQ. FT.	
TOTAL UNITS:	800 DU	
ALLOWABLE DENSITY: 1DU/400 SQ.FT.	540 BASE DU	
PROPOSED FAR	3.25	

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
PARCEL 8 OF PARCEL MAP L.A. NO. 7159, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 283, PAGES 98 AND 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
INGRESS AND EGRESS EASEMENT DESCRIBED AS THE SOUTHERLY 15 FEET OF PARCEL 4 OF PARCEL MAP L.A. NO. 7159, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OFCALIFORNIA, AS PER MAP FILED IN BOOK 283, PAGES 98 AND 99 OF PARCEL MAPS, OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES, RECORDED ON AUGUST 25, 2000 AS INSTRUMENT NO. 2000134380, OF OFFICIAL RECORDS.

FLOOR AREA RATIO CALCULATIONS PER LAMC*

LEVEL	COMMERCIAL BUILDING AREA (IN SQ. FT.)	RESIDENTIAL BUILDING AREA (IN SQ. FT.)	AMENITY/LEASING BUILDING AREA (IN SQ. FT.)	COMBINED AREA (IN SQ. FT.)
SUBTERRANEAN - P1	5,868	-	-	5,868
SUBTERRANEAN - P2	0	-	-	0
SUBTERRANEAN - P3	371	-	-	371
SUBTERRANEAN - P4	3,088	-	-	3,088
SUBTERRANEAN - P5	3,088	-	-	3,088
LEVEL 1	152,339	-	-	152,339
LEVEL 1M	10,919	-	-	10,919
LEVEL 2	-	100,336	20,450	120,786
LEVEL 3	-	98,331	8,050	106,381
LEVEL 4	-	96,430	20,450	116,880
LEVEL 5	-	90,129	-	90,129
LEVEL 6	-	92,843	-	92,843
TOTAL BUILDING AREA	**175,673**	**478,069**	**48,950**	**702,692**
			FAR = 702,692 / 215,985)	**3.25**

*FAR CALCS BASED ON LAMC DEFINITION OF FLOOR AREA IN SECTION 12.03.

BUILDING SUMMARY

CATEGORY	SUBTERRANEAN PARKING	COMMERCIAL	AMENITY/LEASING*	RESIDENTIAL
NO. OF STORIES	5	1 WITH MEZANNINE LVL	2	5
CONSTRUCTION TYPE	I - A	I - A	I - A	III - A
BLDG. HEIGHT	- 67'-0"	22'-2"	66'-10"	77'-0" (TOP OF ROOF)**

* REFERS TO 2-STORY LEASING MAIL ROOM/ AMENITY BUILDING OVER POLEIUM LOCATED AT SOUTH-WEST CORNER OF THE PROPERTY.
**CALCULATED PER LAMC DEFINITION FOR HEIGHT (SECTION 12.21.1.B.3(a)). TOP OF VERTICAL CIRCULATION IS ESTABLISHED AT 67'-0".

RESIDENTIAL BUILDING SUMMARY

UNIT TYPE	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	%	TOTAL
S1	39	50	63	64	64	35.0%	280
STUDIOS/	39	50	63	64	64	35.0%	280
A1	84	85	71	57	63	45.0%	360
1 BEDS	84	85	71	57	63	45.0%	360
B1	24	34	34	34	34	20.0%	160
2 BEDS	24	34	34	34	34	20.0%	160
SUBTOTAL	**147**	**169**	**168**	**155**	**161**	**100%**	**800**
TOTAL			**800**				

RESIDENTIAL UNIT SUMMARY

UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	%	TOTAL UNIT %
S1	350	280	98,000	35.0%	35.0%
A1	452	360	162,720	45.0%	45.0%
B1	605	160	96,800	20.0%	20.0%
TOTAL	**447 AVG.**	**800**	**357,520**	**100%**	

VEHICLE PARKING SUMMARY

STALLS REQUIRED

TYPE	REQUIRED RATIO	COMMERCIAL STALLS REQUIRED	RESIDENTIAL STALLS REQUIRED
COMMERCIAL	250.00 /SF (MIN.)*	703	-
RESIDENTIAL	0.50 /UNIT(MIN.)**	-	400
	SUBTOTAL	**703**	**400**
	TOTAL	**1,103**	

STALLS PROVIDED

PARKING TYPE	COMMERCIAL STALLS PROVIDED	RESIDENTIAL STALLS PROVIDED
SUBTERRANEAN LEVEL - P1	273	-
SUBTERRANEAN LEVEL - P2	342	-
SUBTERRANEAN LEVEL - P3	303	34
SUBTERRANEAN LEVEL - P4	-	423
SUBTERRANEAN LEVEL - P5	-	449
SUBTOTAL	**918**	**906**
TOTAL	**1,824**	

* 250.00 /SF RATIO IS THE REQUIRED PARKING FOR RETAIL UNDER LAMC SECTION 12.21.A.4 (c) (3)
**REQUIRED RESIDENTIAL PARKING BASED ON TOC GUIDELINES.

BICYCLE PARKING SUMMARY

SHORT TERM BICYCLE PARKING

CATEGORY	STALLS REQUIRED		TOTAL STALLS REQUIRED	TOTAL STALLS PROVIDED
COMMERCIAL	1/ 10,000	SF	18	18
1 - 25 DWELLING UNITS	1/ 10	UNITS	2.5	3
26 - 100 DWELLING UNITS	1/ 15	UNITS	5.0	5
101 - 200 DWELLING UNITS	1/ 20	UNITS	5.0	5
201+ DWELLING UNITS	1/ 40	UNITS	15.0	15
TOTAL SHORT TERM BICYCLE STALLS			**45**	**45**

BICYCLE PARKING SUMMARY

LONG TERM BICYCLE PARKING

CATEGORY	STALLS REQUIRED		TOTAL STALLS REQUIRED	TOTAL STALLS PROVIDED
COMMERCIAL	1/ 10,000	SF	18	18
1 - 25 DWELLING UNITS	1/ 1	UNIT	25.0	25
26 - 100 DWELLING UNITS	1/ 1.5	UNITS	50.0	50
101 - 200 DWELLING UNITS	1/ 2	UNITS	50.0	50
201+ DWELLING UNITS	1/ 4	UNITS	150.0	150
TOTAL LONG TERM BICYCLE STALLS			**293**	**293**

DEFERRED SUBMITTALS

SEPARATE APPLICATIONS, PLAN CHECKS, AND PERMITS ARE REQUIRED FOR:

1. FIRE SPRINKLER SYSTEM
2. FIRE ALARM AND PUBLIC ADDRESS SYSTEM
3. FIRE ALARM-EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS
4. FIRE HYDRANT SYSTEMS PRIVATE / PUBLIC
5. ROOF TRUSS CALCULATIONS
6. STEEL STAIR ENGINEERING
7. ELEVATORS - MODULAR AND SITE BUILT

SEPARATE PERMIT

SEPARATE APPLICATIONS, PLAN CHECKS, AND PERMITS ARE REQUIRED FOR:

1. SIGN AND SIGNAGE.
2. SITE SECURITY CAMERA SYSTEM

PROJECT INFORMATION

THE PROJECT OVERALL IS CONSIDERED TO BE A COMBINATION OF PORTIONS OF A BUILDING, SEPARATED BY FIRE WALLS, WHICH ARE CONSIDERED SEPARATE BUILDINGS PER 2019 CBC, 706.1.

THE PARKING GARAGE (USE S-2) IS A SEPARATE BUILDING SEPARATED FROM THE APARTMENT BUILDING (USE R-2)
SAFE ARBOR USED; HUD FAIR HOUSING ACT DESIGN MANUAL & ANSI A117.1

PROJECT INFO

PLAN CHECK NO: _____
CITY PROJECT NO.: _____

2. RESIDENTIAL APARTMENTS:

R-2 OCCUPANCY: 200 GROSS SQ. FT. PER OCCUPANT
TYPE OF CONSTRUCTION: TYPE III-A WITH NFPA 13 SPRINKLER SYSTEM (2 HOUR FIRE RATED EXTERIOR BEARING WALLS, 1 HOUR FIRE RATED WALLS, FLOORS AND ROOF. EXTERIOR WALL FRAMING:
FIRE-RETARDANT-TREATED WOOD FRAMING AND SHEATHING PER SECTION CBC 602.3.) OVER A TYPE IA PARKING STRUCTURE PODIUM WITH NFPA 13 SPRINKLER SYSTEM (3 HOUR FIRE RATED EXTERIOR BEARING WALLS, 3 HOUR FIRE RATED INTERIOR BEARING WALLS, 2 HOUR RATED FLOORS, AND 1 1/2 HOUR FIRE RATED ROOF), HEIGHT AND STORY INCREASE (WHEN AUTOMATIC SPRINKLER SYSTEM 504.2.)

3. RESIDENTIAL FIREWALLS:

THE EXPANSE OF RESIDENTAL APARTMENTS WILL BE DIVIDED BY FIRE WALLS INTO SEPARATE BUILDINGS, EACH WITH ITS OWN MAXIMUM ALLOWABLE FLOOR AREA. THE STRUCTURE WILL HAVE 3 HOUR FIRE WALLS.
EXITING WILL BE ACCOMPLISHED USING VERTICAL EXIT ENCLOSURES. A HORIZONTAL EXIT IS PROVIDE AT THE SECOND THROUGH SIXTH FLOORS.
SPRINKLER SYSTEMS, ELECTRICAL, ALARM AND PLUMBING SYSTEMS WILL NOT BE SEPARATED.
SEPARATION WALLS (CBC 420.2) - THE FIRE SEPARATION (FIRE PARTITION) BETWEEN THE DWELLING UNITS SHALL BE OF 1 HOUR FIRE RESISTIVE CONSTRUCTION, PER CBC 708.
HORIZONTAL ASSEMBLIES (CBC 420.3) - FLOOR / CEILING ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS AND FLOOR / CEILING ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CBC 711.

4. MIXED USE OCCUPANCY AT TYPE IA STRUCTURE:

OTHER OCCUPANCIES IN COMBINATION WITH THE S-2 OCCUPANCY ARE SUBSTANTIATED BY THE MIXED USE AND OCCUPANCY PROVISIONS / SEPARATED OCCUPANCIES OF CBC 508.4. THE OCCUPANCIES ARE REQUIRED TO BE SEPARATED FROM EACH OTHER BY 1 HOUR FIRE BARRIERS PER CBC TABLE 508.4.

THE LEASING OFFICE AND MAILROOM WILL BE CLASSIFIED AS OCCUPANCY GROUP B AND WILL BE OF TYPE IA CONSTRUCTION. THE LEASING OFFICE AND MAILROOM AREA ARE LOCATED ON THE FIRST FLOOR WITHIN A SINGLE STORY VOLUME SPACE. THIS AREA WILL BE USED FOR THE BUSINESS OF LEASING APARTMENTS AND HAS AN OCCUPANT LOAD OF 100 S.F. (GROSS) PER OCCUPANT (BUSINESS AREAS) PER CBC TABLE 1004.1.2.

5. ACCESSORY OCCUPANCIES AND INCIDENTAL USES:

THE OUTDOOR COMMON AREAS, LAUNDRY ROOM, JANITOR CLOSET, UTILITY ROOMS, IDF ROOMS, STORAGE ROOMS, ETC. ARE SUCH THAT THEIR AGGREGATE AREA IS LESS THAN 10% OF THE OCCUPANCY FLOOR AREA IN WHICH THEY ARE LOCATED. AS SUCH, THESE USES ARE CONSIDERED ACCESSORY TO THE BUILDING IN WHICH THEY ARE LOCATED PER CBC 508.2.

PROJECT DATA

SEE LIFE SAFETY SHEETS FOR EGRESS AND FIRE-RATING ANALYSIS

1 - ADMINISTRATION

A. ALL WORK SHALL BE IN CONFORMANCE WITH THE CODES IDENTIFIED IN THE GOVERNING CODES SECTION LISTED BELOW.

2020 LOS ANGELES BUILDING CODE AND JURISDICTIONAL AMENDMENTS
2020 LOS ANGELES MECHANICAL CODE AND JURISDICTIONAL AMENDMENTS
2020 LOS ANGELES PLUMBING CODE AND JURISDICTIONAL AMENDMENTS
2020 LOS ANGELES ELECTRICAL CODE AND JURISDICTIONAL AMENDMENTS
2020 LOS ANGELES GREEN BUILDING STANDARDS CODE AND JURISDICTIONAL AMENDMENTS
2020 LOS ANGELES FIRE CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA ENERGY CODE AND JURISDICTIONAL AMENDMENTS

CITY CODES AND ORDINANCES

B. ACCESSIBILITY REQUIREMENTS PER THE FEDERAL ADA, ANSI 117.1-2003 AND 2019 CBC OR AS AMENDED BY STATE OR LOCAL REGULATIONS, WHICHEVER IS MOST RESTRICTIVE

3 - OCCUPANCY

A. PRIMARY OCCUPANCY (CHAPTER 3): R-2
B. ADDITIONAL OCCUPANCIES: M, B A-3, S-1, and S-2

5 - BUILDING AREA

A. CONSTRUCTION TYPE (CHAPTER 5): IIIA & IA over IA
B. FULLY AUTOMATIC SPRINKLERED SYSTEM PER CHAPTER 9 YES
EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PER SECTION 907.5.2.2. YES
C. PODIUM DESIGN IN COMPLIANCE WITH SECTION 510.2 YES
a. ABOVE THE TAB 3-HOUR HORIZONTAL SEPARATION RESIDENTIAL (R-2) IS IIIA
AMENITIES BUILDING IS IA
a. BELOW THE THE 3-HOUR HORIZONTAL SEPARATION GROUND LEVEL RETAIL B, A-3 IS IA
PARKING P1: PARKING & RETAIL (M, B, S-1, & S-2) IA
PARKING P2 THROUGH P5: PARKING & RETAIL (S-1 & S-2) IA

D. ALLOWABLE:
a. MAXIMUM ALLOWABLE HEIGHT (TABLE 504.3 & SEC. 504.3): 85-FEET (FOR IIIA & R-2)
b. ALLOWABLE STORIES (TABLE 504.4, SEC. 504.4): 5 STORIES (ABOVE THE PODIUM)
c. ACTUAL FLOOR AREA (TABLE 506.2 & SEC. 506):
ABOVE THE PODIUM. MULTIPLE BUILDINGS SEPARATED BY FIRE-WALLS PER SECTION 706 WITH HEIGHT INCREASE

TYPE IIIA, R-2 OCCUPANCY	
BASE ALLOWABLE PER 506.2	24,000 SF
INCREASE DUE TO FRONTAGE (NOT USED)	0 SF
TOTAL BASE AREA	24,000 SF
INCREASE PER EQUATION 5-2	x 4
TOTAL AREA PER BUILDING	96,000 SF
ABOVE THE PODIUM. AMENITIES BUILDING	
TYPE IA, A-3 OCCUPANCY	UNLIMITED
BELOW THE PODIUM. RETAIL AND PARKING	
TYPE IA, M & S-2 OCCUPANCIES	UNLIMITED

D. ACTUAL:
a. ACTUAL STORIES: 5 (ABOVE THE PODIUM)
b. ACTUAL HEIGHT (FROM GRADE PLANE) 77'-0"
c. ACTUAL FLOOR AREA (LARGEST BUILDING ABOVE THE PODIUM)) 68,000 SF
FLOOR AREA IS OK BECAUSE 96,000 > 68,000

5 - OCCUPANCY SEPARATIONS

A. BUILDING IS CLASSIFIED AS NON-SEPARATED PER SECTION 508.3
NO OCCUPANCY SEPARATIONS REQUIRED

6 - TYPE OF CONSTRUCTION

A. CONSTRUCTION TYPE (SEC. 603): TYPE IIIA & IA, FULLY SPRINKLERED PER NFPA
B. FIRE RESTRITIVE CONSTRUCTION REQUIREMENTS (TABLE 601):

BUILDING ELEMENT	CODE REFERENCE	FIRE RESISTANCE RATING REQUIREMENT (HOURS)
PRIMARY STRUCTURAL FRAME (SEE SECTION 202)	CBC TABLE 601	TYPE 1A+ 3HR, TYPE 3A 1HR
BEARING WALLS, EXTERIOR	CBC TABLE 601, 602.2, 704.10 AND 705	TYPE 1A+ 3HR, TYPE 3A 1HR
BEARING WALLS, INTERIOR	CBC TABLE 601, 602.2, 704.10 AND 705	TYPE 1A+ 3HR, TYPE 3A 1HR
NON-BEARING WALLS AND PARTITIONS, EXTERIOR	CBC TABLE 601	PER CBC TABLE 602 NON-RATED TO ONE HOUR
NON-BEARING WALLS AND PARTITIONS, INTERIOR	CBC TABLE 601	CBC TABLE 601
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	CBC TABLE 601	TYPE 1A+ 2HR, TYPE 3A 1HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	CBC TABLE 601	TYPE 1A+ 2HR, TYPE 3A 1HR
FIRE WALLS	CBC TABLE 706	THREE HOUR
FIRE BARRIERS	CBC 707 AND 707.3.1	TWO HOUR
FIRE PARTITION / SEPARATION WALLS	CBC TABLE 420.2	ONE HOUR
HORIZONTAL SEPARATION / HORIZONTAL ASSEMBLIES	CBC TABLE 420.3	ONE HOUR
SHAFT ENCLOSURES	CBC TABLE 713	2 HOURS WHERE CONNECTING 4 STORIES OR MORE, AND NOT LESS THAN 1 HOUR
PENETRATIONS OF FIRE-RATED ASSEMBLIES	CBC TABLE 714	VARIES (EQUAL TO FIRE RESISTANCE RATING OF ASSEMBLY)
OPENINGS BASED ON FIRE SEPARATION DISTANCE	CBC TABLE 705.8 AND 705.8.1 #2	UNLIMITED, U.N.O.
CORRIDORS	CBC TABLE 1018.1	ONE HOUR

7 - MAXIMUM OPENING AREA

A. UNPROTECTED OPENINGS ARE NOT LIMITED WHERE FIRE SEPARATION IS GREATER THAN 20-FEET (TABLE 705.8)

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SHEET INDEX

SHEET NUMBER	SHEET TITLE	1ST BLDG DEPT SUBMITTAL SET	△
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GENERAL			
T1.0	SHEET INDEX, PROJECT DIRECTORY AND PROJECT DATA	●	
T2.0	GENERAL CONTRACTOR NOTES GENERAL CONSTRUCTION AND DEMO NOTES	●	
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T4.1	ADA ACCESSIBILITY REQUIREMENTS DETAILS	●	
T4.2	LADBS INFORMATION BULLETINS	●	
T4.3	LADBS INFORMATION BULLETINS	●	
T4.4	LADBS INFORMATION BULLETINS	●	
T4.5	LADBS INFORMATION BULLETINS	●	
T4.6	LADBS INFORMATION BULLETINS	●	
T5.0	CAL GREEN CHECKLIST	●	
T5.1	CAL GREEN CHECKLIST	●	
T5.2	CAL GREEN CHECKLIST	●	
T5.3.1	GREEN CODE	●	
T5.3.2	GREEN CODE	●	
CIVIL			
C0.0-1	TITLE SHEET	●	
C1.0-1	EROSION CONTROL PLAN	●	
C2.0-1	ROUGH GRADING PLAN	●	
C2.1-1	ROUGH GRADING SECTIONS	●	
C2.2-1	FINE GRADING SOUTH	●	
C2.2-2	FINE GRADING NORT

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GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL EXECUTE THE DEMOLITION WORK AND SHALL REMOVE ALL DEBRIS BY METHODS TO AVOID IMPACTING THE OPERATION OF THE FACILITY. PRIOR TO BEGINNING OF DEMOLITION, THE CONTRACTOR SHALL NOTIFY THE OWNER IN ADVANCE AND OBTAIN PERMISSION FROM THE OWNER TO COMMENCE WORKING IN A SPECIFIC AREA.

   DEMOLITION DRAWINGS DO NOT SHOW OR CALL OUT EVERY ITEM FOR DEMOLITION OR REMOVAL BUT INDICATE A SCHEMATIC SENSE OF THE SCOPE OF WORK. CONTRACTOR SHALL VERIFY EXTENT OF ALL DEMOLITION REQUIRED TO PROPERLY COMPLETE WORK SHOWN IN THE DOCUMENTS. SITE VISITATION IS IMPORTANT FOR AN UNDERSTANDING OF THE DEMOLITION SCOPE. REFER TO NEW ARCHITECTURAL, STRUCTURAL, PLUMBING, HVAC, ELECTRICAL, FOOD SERVICE AND OTHER DRAWINGS AS REQUIRED FOR LOCATION OF NEW WORK TO DETERMINE EXTENT OF DEMOLITION.

2. SEE SPECIFICATION SECTIONS ``SELECTIVE DEMOLITION `` AND/OR CUTTING AND PATCHING ` FOR MORE INFORMATION.

3. CONTRACTOR SHALL COORDINATE ALL NON-ATTACHED ITEMS, SUCH AS FURNISHINGS, MOBILE EQUIPMENT, DESKS, TABLES, CHAIRS, ETC., WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OR WORK. ARTICLES HAVING VALUE INCLUDING FURNISHINGS, FIXTURES, EQUIPMENT, ETC. SHALL BE RETURNED TO THE OWNER OR OWNER'S REPRESENTATIVE FOR DISPOSITION.

4. CONTRACTOR SHALL EXECUTE THE DEMOLITION WORK AND REMOVE ALL DEBRIS WITHOUT DAMAGING OR SOILING EXISTING ADJACENT EQUIPMENT, STRUCTURES, AND FINISHES THAT ARE TO REMAIN. ALL ADJACENT STRUCTURES AND FINISHES THAT ARE DAMAGED OR SOILED DUE TO DEMOLITION, THE REMOVAL OF DEBRIS, OR NEW CONSTRUCTION SHALL BE REPAIRED AS PART OF THIS GENERAL CONTRACT.

5. CONTRACTOR SHALL EXECUTE THE DEMOLITION WORK BY METHODS TO AVOID IMPACTING THE NEW CONSTRUCTION. ALL NEW CONSTRUCTION THAT IS DAMAGED DUE TO DEMOLITION WORK SHALL BE REPAIRED AS PART OF THIS GENERAL CONTRACT.

6. **HAZARDOUS MATERIALS** : THE OWNER, IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS, ACCOMPLISHED A GOOD FAITH HAZARDOUS MATERIALS INSPECTION. SEE THE HAZARDOUS MATERIALS INSPECTION REPORT AND REMOVAL SPECIFICATIONS FOR ADDITIONAL INFORMATION. BEFORE PROCEEDING, THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION REGARDING HAZARDOUS MATERIALS REMOVAL & MITIGATION. NOTIFY ARCHITECT IF KNOWN OR SUSPECTED HAZARDOUS MATERIAL IS ENCOUNTERED.

7. BEFORE PROCEEDING, THE CONTRACTOR SHALL VERIFY THAT THE REMOVAL OF EXISTING BUILDING COMPONENT(S) DOES NOT REQUIRE SHORING AND/OR BRACING. WHERE DEMOLITION WORK NECESSITATES THE PROVISION OF SHORING AND/OR BRACING, THE CONTRACTOR SHALL PROVIDE THE NECESSARY SHORING AND BRACING AS PART OF THE DEMOLITION SCOPE OF WORK.

8. WHERE NECESSARY CONTRACTOR SHALL CUT, MOVE, OR REMOVE ITEMS TO PROVIDE ACCESS FOR DEMOLITION WORK AND NEW CONSTRUCTION. SUCH ITEMS INCLUDE BUT ARE NOT LIMITED TO FURNISHINGS, EQUIPMENT, UTILITIES, AND DEBRIS.

9. **FOR DEMOLITION OF PIPING AND RELATED ITEMS FOR PLUMBING** : WHERE NECESSARY AND/OR INDICATED IN PLANS CONTRACTOR SHALL REMOVE ALL EXISTING PLUMBING FIXTURES, ALL RELATED FITTINGS AND PIPING CONNECTIONS. CUT OFF AND CAP PIPING AS REQUIRED TO BE FLUSH WITH THE ADJACENT SURFACE. WHERE PIPES ARE TO BE REMOVED BELOW FLOOR, REPAIR OPENING LEFT IN FLOOR, AS REQUIRED, TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION. REFER TO PLUMBING DEMOLITION SHEETS AND NOTES FOR MORE IN FORMATION OF DEMOLITION OF ASSOCIATED ITEMS.

10. **FOR DEMOLITION OF DUCTWORK AND RELATED ITEMS FOR MECHANICAL:** WHERE NECESSARY AND/OR INDICATED IN PLANS CONTRACTOR SHALL REMOVE ALL EXISTING H.V.A.C. EQUIPMENT INCLUDING DUCT WORK, HANGERS, GRILLS, DIFFUSERS, THERMOSTATS AND CONTROLS. REMOVE AS REQUIRED TO BE FLUSH WITH THE ADJACENT SURFACE. CUT OFF AND CAP DUCTING AS REQUIRED TO BE FLUSH WITH THE ADJACENT SURFACE. REPAIR ADJACENT SURFACES TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION. REFER TO MECHANICAL DEMOLITION SHEETS AND NOTES FOR MORE IN FORMATION OF DEMOLITION OF ASSOCIATED ITEMS.

11. **FOR DEMOLITION OF EXISTING CONSTRUCTION AND STRUCTURE:** WHERE NECESSARY AND/OR INDICATED IN PLANS, CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION, STRUCTURE, FASTENERS, AND ANCHORAGE. REMOVE AS REQUIRED TO BE FLUSH WITH THE ADJACENT SURFACE. REPAIR ADJACENT SURFACES, AS REQUIRED, TO MATCH THE EXISTING ADJACENT CONSTRUCTION, FIRE RATING, AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION.

    REFER TO STRUCTURAL DEMOLITION SHEETS AND NOTES FOR MORE IN FORMATION OF DEMOLITION OF ASSOCIATED ITEMS. REMOVE PORTIONS OF CONCRETE SLAB TO INSTALL NEW CONCRETE FOOTINGS, UTILITIES, ETC. UNLESS NOTED OTHERWISE, WORK SHALL INCLUDE CONCRETE FLOOR REPLACEMENT, INCLUDING REINFORCEMENT AND LEVELING TO MATCH EXISTING.

12. **FOR DEMOLITION OF WIRING AND RELATED ITEMS FOR ELECTRICAL:** WHERE NECESSARY AND/OR INDICATED IN PLANS CONTRACTOR SHALL REMOVE ALL EXISTING ELECTRICAL EQUIPMENT INCLUDING CONDUIT, BOXES, WIRE CABLE, SUPPORTS, WIRING DEVICES, SAFETY SWITCHES, FIRE ALARM EQUIPMENT, SPEAKERS, TELEPHONE OUTLETS, AND LIGHTING FIXTURES. REMOVE AS REQUIRED TO BE FLUSH WITH THE ADJACENT SURFACE. REPAIR ADJACENT SURFACES, AS REQUIRED, TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION. ALL ABANDONED WIRING AND CONDUIT TO REMOVED TO THE POWER SOURCE. TURN ALL LIGHTING FIXTURES AND FIRE ALARM EQUIPMENT OVER TO OWNER OR OWNER'S REPRESENTATIVE FOR DISPOSITION. EXISTING WIRING, CONDUIT, ETC, OR PORTIONS THEREOF, REMOVED DURING DEMOLITION, SHALL NOT BE REUSED UNLESS SHOWN OTHERWISE. REFER TO ELECTRICAL DEMOLITION SHEETS AND NOTES FOR MORE IN FORMATION OF DEMOLITION OF ASSOCIATED ITEMS.

13. **FOR DEMOLITION OF PARTITIONS:** WHERE NECESSARY AND/OR INDICATED IN PLANS , THE CONTRACTOR SHALL REMOVE EXISTING PARTITION, INCLUDING ALL ELECTRICAL EQUIPMENT, CONDUIT, BOXES, WIRE CABLE, SUPPORTS, WIRING DEVICES, SAFETY SWITCHES, FIRE ALARM EQUIPMENT, SPEAKERS, OUTLETS, H.V.A.C.CONTROLS, PIPING, VENTING, ANCHOR BOLTS, ETC. REPAIR ADJACENT WALLS, FLOOR, AND CEILINGS AS REQUIRED TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION.

14. **FOR DEMOLITION OF WALL FINISHES:** WHERE NECESSARY AND/OR INDICATED IN PLANS , THE CONTRACTOR SHALL REMOVE EXISTING PARTITION OR EXTERIOR WALL FINISHES. REMOVE FINISHES FROM EXISTING STUDS AS REQUIRED TO INSTALL NEW SEISMIC BRACING/SHEATHING. REMOVE ALL EXTERIOR FINISHES AND RIDING DOWN TO THE EXISTING SHEATHING WHEREFINISH REMOVAL SHOWN. ON PLANS. REPAIR ADJACENT WALLS, FLOOR, AND CEILINGS AS REQUIRED TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION.

15. **FOR DEMOLITION OF DOOR & WINDOW ASSEMBLIES:** WHERE NECESSARY AND/OR INDICATED IN PLANS , THE CONTRACTOR SHALL REMOVE EXISTING DOOR & WINDOW ASSEMBLIES INCLUDING ANY AND/OR ALL FRAMES, TRIM, STRAPS, ANCHORS, HARDWARE, GLAZING, AND THRESHOLDS. HEADERS MAY BE REMOVED OR REMAIN IN PLACE, DEPENDING ON NEW WORK REQUIREMENTS. REPAIR ADJACENT WALLS AND FLOORS AS REQUIRED TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION.

16. **FOR DEMOLITION OF FLOOR AND WALL CERAMIC TILE:** WHERE NECESSARY AND/OR INDICATED IN PLANS, THE CONTRACTOR SHALL REMOVE EXISTING FLOOR AND WALL CERAMIC TILES. REMOVE SETTING BEDS AS REQUIRED TO BE FLUSH WITH THE ADJACENT SURFACE. REPAIR ADJACENT SURFACES, AS REQUIRED, TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION.

17. **FOR DEMOLITION OF FLOOR COVERINGS:** WHERE NECESSARY AND/OR INDICATED IN PLANS , THE CONTRACTOR SHALL REMOVE FLOOR COVERINGS AND WALL BASE INCLUDING ADHESIVES, GROUTING BEDS, FASTENERS, TRANSITION STRIPS, ETC. REPAIR ADJACENT SURFACES, AS REQUIRED, TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION.

18. **FOR DEMOLITION OF CEILINGS:** WHERE NECESSARY AND/OR INDICATED IN PLANS, THE CONTRACTOR SHALL REMOVE EXISTING ACOUSTICAL TILES OR GYP. BOARD CEILINGS, CEILING SUPPORT SYSTEMS, LIGHT FIXTURES, GRILLES, DIFFUSERS, EXIT SIGNS, ELECTRICAL COMMUNICATIONS DEVICES, INSULATION, AND OTHER CEILING APPARATACIES. PREPARE ROOM FOR NEW CEILING ASSEMBLY. REPAIR ADJACENT SURFACES, AS REQUIRED, TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION.

19. **FOR DEMOLITION OF CASEWORK:** WHERE NECESSARY AND/OR INDICATED IN PLANS , THE CONTRACTOR SHALL REMOVE ALL EXISTING CASEWORK, BASE CABINETS, COUNTERTOPS, WALL CABINETS, STORAGE UNITS, AND WALL MOUNTED SHELVING INCLUDING THE REMOVAL OF ALL ANCHORAGE AND SUPPORT ITEMS RELATED TO INSTALLATION. DISCONNECT ALL ELECTRICAL WIRING, CONDUITS, AND CONTROLS. REPAIR ADJACENT SURFACES, AS REQUIRED, TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION. WHERE PARTIAL DEMOLITION OF CASEWORK OCCURS FINISH NEW EDGE TO MATCH EXISTING ADJACENT CASEWORK CONSTRUCTION AND FINISH.

20. **FOR DEMOLITION OF OPENINGS:** WHERE NECESSARY AND/OR INDICATED IN PLANS, THE CONTRACTOR SHALL PROVIDE AN OPENING. THE CONTRACTOR SHALL PROVIDE METHOD OF BRACING AND SUPPORT OF EXISTING STRUCTURE AS REQUIRED TO IMPLEMENT THE REQUIRED OPENING.

21. **FOR DEMOLITION OF MISCELLANEOUS EQUIPMENT:** WHERE NECESSARY AND/OR INDICATED IN PLANS , THE CONTRACTOR SHALL REMOVE ALL MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOOR OR CEILINGS INCLUDING MOUNTING BRACKETS, ANCHORAGE, AND OTHER ITEMS RELATED TO THE EQUIPMENT INSTILLATION. REPAIR ADJACENT SURFACES, AS REQUIRED, TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION.

22. **FOR DEMOLITION OF FIRE EXTINGUISHERS CABINETS:** WHERE NECESSARY AND/OR INDICATED IN PLANS, THE CONTRACTOR SHALL REMOVE EXISTING FIRE EXTINGUISHERS AND CABINETS. RELOCATE SALVAGED FIRE EXTINGUISHER OR RETURN FIRE EXTINGUISHER TO OWNER OR THE OWNER'S REPRESENTATIVE FOR DISPOSITION. REPAIR WALL CAVITY, AS REQUIRED, TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION.

23. **FOR DEMOLITION OF ESCALATOR:** WHERE NECESSARY AND/OR INDICATED IN PLANS, CONTRACTOR SHALL REMOVE ALL EXISTING ESCALATOR EQUIPMENT INCLUDING MOTORS, HANDRAILS, CONDUITS, SUPPORTS, AND SAFETY SWITCHES. REMOVE AS REQUIRED TO BE FLUSH WITH THE ADJACENT SURFACE. REPAIR ADJACENT SURFACES, AS REQUIRED, TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION. ALL ABANDONED WIRING AND CONDUIT TO REMOVED TO THE POWER SOURCE. EXISTING WIRING, CONDUIT, ETC, OR PORTIONS THEREOF, REMOVED DURING DEMOLITION, SHALL NOT BE REUSED UNLESS SHOWN OTHERWISE. REFER TO ELECTRICAL DEMOLITION SHEETS AND NOTES FOR MORE IN FORMATION OF DEMOLITION OF ASSOCIATED ITEMS.

24. **FOR DEMOLITION OF STAIRS:** WHERE NECESSARY AND/OR INDICATED IN PLANS , THE CONTRACTOR SHALL REMOVE EXISTING STAIR ASSEMBLIES INCLUDING ANY AND/OR ALL FRAMES, SUPPORTS, ANCHORS, LANDINGS AND RAILINGS. REPAIR ADJACENT WALLS AND FLOORS AS REQUIRED TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH. PROVIDE CLEAN LEVEL SURFACES READY FOR NEW CONSTRUCTION.

25. **FOR DEMOLITION OF ROOFING:** WHERE NECESSARY AND/OR INDICATED IN PLANS , THE CONTRACTOR SHALL REMOVE EXISTING ROOFING DOWN TO SHEATHING AND PROTECT ROOF SHEATHING.

26. IN ADDITION TO DEMOLITION SHOWN, CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW DEMOLITION WORK TO PROCEED. INCLUDE SUCH ITEMS AS: REMOVAL OF ABANDONED PIPING, CONDUIT, AND WIRING. ALL OPENINGS AND VOIDS LEFT SHALL BE REPAIRED, AS REQUIRED, TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH.

27. IN ADDITION TO DEMOLITION SHOWN, CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO VERIFY EXISTING UTILITY CONNECTIONS, AS WELL AS, EXISTING STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING CONDITIONS. ALL OPENINGS AND VOIDS LEFT SHALL BE REPAIRED, AS REQUIRED, TO MATCH THE EXISTING ADJACENT CONSTRUCTION AND FINISH.

28. ALL OPENINGS AND VOIDS LEFT BY THE REMOVAL OF EXISTING CONSTRUCTION, EQUIPMENT, PIPING, DUCTS, ETC, SHALL BE PROPERLY SEALED TO MAINTAIN PROPER FIRE RATINGS.

29. CONTRACTOR SHALL EXECUTE ALL NEW WORK REQUIRED IN EXISTING CONSTRUCTION IN SUCH A MANNER AS TO FULLY CONCEAL ALL THE EFFECTS OF INTEGRATING NEW MATERIALS WITH EXISTING SIMILAR MATERIALS. PROVIDE NEW CONSTRUCTION THAT BLENDS WITH EXISTING ADJACENT OR ABUTTING SURFACES WITHOUT OBVIOUS BREAKS JOINTS OR CHANGES OF SURFACE APPEARANCE UNLESS SPECIFICALLY SHOWN OTHERWISE. WHEN EXISTING SURFACE FINISH CANNOT BE MATCHED, REFINISH ENTIRE SURFACE TO NEAREST INTERSECTION.

30. CONTRACTOR SHALL EXECUTE ALL NEW WORK REQUIRED IN EXISTING CONSTRUCTION BY BONDING, LAPPING, MECHANICAL TIES, ANCHORING, OR OTHER EFFECTIVE MEANS THAT WILL PREVENT CRACKS.

GENERAL CONSTRUCTION NOTES

A. GENERAL CONSTRUCTION NOTES:

1. THE GENERAL CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION, REMODEL, OR DEMOLITION WORK , MATERIALS, METHODS, ETC., IN ACCORDANCE WITH THE CODES LISTED IN THESE DOCUMENTS. IT SHALL BE THE CONTRACTORS AND HIS EMPLOYEE'S RESPONSIBILITY TO BE FAMILIAR WITH ALL CODES AND ORDINANCES, CITY OR STATE, AS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. WHERE ANY CONFLICTS OCCUR BETWEEN FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.

2. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE PROPER SEQUENCE OF CONSTRUCTION, LOCATION AND SIZE OF OPENINGS, AND COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS INCLUDING SHOP DRAWINGS.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS BASED ON ENTIRE SET OF DOCUMENTS . NO EXTRA COMPENSATION WILL BE GIVEN TO A BIDDER OR SUPPLIER WHO HAS BID FROM AND INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. IN CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN DRAWING THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY AND THE CONTRACTOR SHALL NOTIFY PROJECT ARCHITECT IMMEDIATELY OF SUCH DISCREPANCIES.

4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SUB-CONTRACTOR FIELD VERIFIES EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.

   NIC: CONSTRUCTION OF WORK INDICATED ON DRAWINGS AS "NIC" IS NOT IN THE CONTRACT. HOWEVER, THE CONTRACTOR SHALL COORDINATE ITS WORK, WITH CONCURRENT WORK INDICATED AS NIC. SEE SPECIFICATIONS.

5. THE GENERAL CONTRACTOR SHALL FIELD VERIFY AND COMPARE ALL EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO STRUCTURE, MECHANICAL, PLUMBING, ELECTRICAL, EQUIPMENT, UTILITY SIZE AND LOCATION, UTILITY POINTS OF CONNECTIONS, AND ALL OTHER EXISTING SYSTEMS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ALL DISCREPANCIES OR CONFLICTS. DO NOT PROCEED WITH WORK IN THE AREA OF DISCREPANCY OR CONFLICT UNTIL DIRECTION IS GIVEN BY ARCHITECT. IF CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM THE ARCHITECT, IT SHALL BE AT CONTRACTORS RISK, AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION. VERIFICATION OF EXISTING CONDITIONS SHALL BE MADE FROM SOURCES AVAILABLE TO THE CONTRACTOR, SUCH AS BUT NOT LIMITED TO, UTILITY COMPANIES, CONTRACT DOCUMENTS, THE OWNER, SITE INVESTIGATION REPORTS, ETC. IN NO WAY SHALL ANY DOCUMENTATION RECEIVED BY THE CONTRACTOR RELIEVE HIM OF THE RESPONSIBILITY OF PERFORMING HIS OWN FIELD INVESTIGATION.

   MOST EXPENSIVE BID: IF THERE ARE SCHEDULE, SYSTEMS, SUBCONTRACT, OR MATERIALS CONFLICTS OR OMISSIONS NOT BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO BIDDING, THE CONTRACTOR WILL BE DEEMED TO HAVE ELECTED THE MORE COSTLY TIME, METHOD, SYSTEM, PRODUCT, SUBCONTRACT AND/OR MATERIAL.

6. THE GENERAL CONTRACTOR SHALL REVIEW THESE DRAWING DRAWINGS BEFORE THE START OF CONSTRUCTION. DISCREPANCIES OR OMISSIONS APPEAR ON THESE DRAWING, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR DIRECTION. CONSTRUCTION INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED AT THE CONTRACTOR EXPENSE.

7. THESE DRAWINGS SHALL NOT BE SCALED FOR THE PURPOSES OF CONSTRUCTION, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED GRAPHICS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS OR INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION. DO NOT PROCEED WITH WORK IN THE AREA OF DISCREPANCY OR CONFLICT UNTIL DIRECTION IS GIVEN BY ARCHITECT.

8. THE GENERAL CONTRACTOR SHALL MAINTAIN A STAMPED "APPROVED" SET OF DRAWINGS IN THE FIELD/SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL INDICATE ON THESE PLANS ALL APPROVED CHANGES TO THIS WORK. THIS SET SHALL BE TURNED OVER TO PROJECT ARCHITECT WHEN THE PROJECT IS COMPLETE.

9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO ACQUIRE AS-BUILT/RECORD DRAWINGS FROM ALL SUBCONTRACTORS UPON COMPLETION OF THE PROJECT AND TO SUBMIT TO PROJECT ARCHITECT.

10. NO MATERIAL SUBSTITUTIONS WILL BE ALLOWED UNLESS SUBMITTED IN WRITING TO PROJECT DESIGNER FOR APPROVAL IN WRITING. NOTIFICATION MUST BE SUBMITTED WITHIN 10 WORKING DAYS OF CONTRACT AWARD.

11. THE DRAWINGS HAVE BEEN DETAILED IN COMPLIANCE WITH THE AGENCIES LISTED IN THESE DOCUMENTS. IF AN ALTERNATE OR SUBSTITUTED MATERIAL IS ACCEPTED AS AN EQUAL BY THE GENERAL CONTRACTOR, HE WILL ASSUME THE RESPONSIBILITY FOR WHATEVER CONSTRUCTION MODIFICATION, ADDITIONAL COSTS ARE REQUIRED BY REASON OF THIS ACCEPTANCE. THE CONTRACTOR SHALL STIPULATE THAT ALL PROPOSED SUBSTITUTIONS ARE EQUAL IN PERFORMANCE AND COMPLY WITH APPLICABLE CODES AND REGULATIONS. CONTRACTOR'S SUBSTITUTION OF ALTERNATE MATERIALS OR SYSTEMS SHALL BE AT NO ADDITIONAL COST TO OWNER.

12. THE GENERAL CONTRACTOR SHALL PROVIDE A LIST OF ALL SUBCONTRACTORS TO BE USED SUBMIT LIST TO THE PROJECT ARCHITECT WITHIN (TEN) 10 WORKING DAYS OF CONTRACT AWARD.

13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SHIPMENTS OF OWNER SUPPLIED MATERIALS. THIS INCLUDES VERIFYING PACKING LISTS AGAINST ORDER FORMS AND BILLS OF LOADING. IF THIS IS NOT DONE, THE CONTRACTOR WILL BEAR THE COST OF ANY EXPEDITED FREIGHT CHARGES TO MEET THE CONSTRUCTION SCHEDULE. THE CONTRACTOR IS RESPONSIBLE FOR FILING DAMAGE REPORTS AND MAINT MAINTAIN PACKING MATERIALS FOR SHIPMENT OF DAMAGED ITEMS.

14. THE GENERAL CONTRACTOR SHALL KEEP ALL HANDBOOKS AND PAPERWORK INCLUDING ALL PACKING SLIPS LADING IN A MARKED ENVELOPE. THIS ENVELOPE IS TO BE TURNED OVER TO OWNER.

15. THE GENERAL CONTRACTOR SHALL DELIVER TO FILE A COPY OF THE CERTIFICATE OF OCCUPANCY, LIEN WAIVER, WARRANTIES, GUARANTEES AND EQUIPMENT OPERATION MANUALS. THE ORIGINAL CERTIFICATE OF OCCUPANCY TO BE FRAMED AND MOUNTED AT MALL MANAGER'S DESK.

16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP OF ALL TRADES.

17. THE GENERAL CONTRACTOR SHALL COORDINATE CONSTRUCTION TIME AND NOISE REQUIREMENTS WITH PROPERTY MANAGEMENT. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF TIMES WHEN THE CONSTRUCTION NOISE WILL BE EXCESSIVE. CONTRACTOR SHALL RESCHEDULE SUCH WORK IF SO REQUIRED BY THE OWNER.

18. THE GENERAL CONTRACOTR SHALL COORDINATE ALL ACTIVITIES WITH PROPERTY MANAGEMENT PRIOR TO START OF CONSTRUCTION. INTERRUPTION OF SERVICES TO THE BUILDING SHALL BE HELD TO A MINIMUM. COORDINATE SUCH INTERRUPTIONS WITH THE OWNER. EXISTING SERVICES WHICH ARE IN ANY WAY AFFECTED BY THE PERFORMANCE OF THIS WORK SHALL BE PROTECTED AND MAINTAINED, INCLUDING UTILITY SERVICES FOR THE BUILDING THAT ORIGINATE IN OR THROUGH THE SPACE.

    SITE COORDINATION: COORDINATE ALL SITE OPERATIONS WITH OWNER, INCLUDING STAGING AREAS, MATERIAL STORAGE, ACCESS TO WORK, TIMING OF WORK, NOISY OPERATIONS, INTERRUPTION OF UTILITIES, ETC. SEE SPECIFICATIONS.

19. THE GENERAL CONSTRUCTION SHALL NOT RESTRICT ACCESS TO A FIVE FOOT CLEAR UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, OUTLETS, H.V.A.C.CONTROLS, PIPING, VALVES,WATER, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS OR ADDITIONAL EXPENSES

20. THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING OF ALL EQUIPMENT, MERCHANDISE, CARPET, AND ETC...

21. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY BARRICADES AND DUST PROTECTION AS REQUIRED BY BUILDING PROPERTY MANAGEMENT.

22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AND BRACING AS REQUIRED FOR ALL DEMOLITION AND NEW WORK AS REQUIRED. CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR REPAIR AND/OR REPLACEMENT OF DAMAGED AREAS, INCLUDING BUT NOT NECESSARILY LIMITED TO, STRUCTURE, FINISHES, EQUIPMENT AND FURNISHINGS IF DAMAGE OF ANY KIND OCCURS AS RESULT OF IMPROPER OR INADEQUATE SHORING OR BRACING.

23. THE GENERAL CONTRACTOR SHALL PROVIDE PEDESTRIAN OR VEHICULAR PROTECTION BARRICADES, TEMPORARY GUARD RAILS, AND/ OR CANOPIES AS REQUIRED BY THE LOCAL AUTHORITIES OR AS NECESSARY FOR PEDESTRIAN AND VEHICULAR SAFETY.

24. THE GENERAL CONTRACTOR SHALL PROVIDE FULL FLOOR PREPARATION AS REQUIRED TO RECEIVE NEW FINISHES. ALL NEW MAJOR FLOOR PREP MUST BE BROUGHT TO THE ATTENTION OF THE BUILDING MANAGER PRIOR TO COMMENCEMENT OF SAID WORK.

25. UPON COMPLETION OF CONSTRUCTION, IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CLEAN ALL FINISH SURFACES AS PER MANUFACTURER'S INSTRUCTIONS AND TO EMPLOY THE SERVICES OF A PROFESSIONAL CLEANING COMPANY IN ORDER TO ASSURE AN ABSOLUTELY CLEAN SPACE.

26. THE GENERAL CONTRACTOR SHALL PROVIDE BLOCKING IN WALLS WHERE GRAB BARS, HAND RAILS, CASEWORK, AND OTHER EQUIPMENT THAT REQUIRES A RIGID AND SECURE ATTACHMENT

27. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL LIGHT FIXTURE SUPPORTS AND BRACKETS.

28. THE GENERAL CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF ALL OPENINGS WITH ALL DRAWINGS AND MANUFACTURED ITEMS WHERE APPLICABLE, PRIOR TO THE STARTING ANY WORK.

29. THE GENERAL CONTRACTOR SHALL VERIFY INSERTS AND EMBEDDED ITEMS WITH ALL DRAWINGS AND MANUFACTURED ITEMS WHERE APPLICABLE, PRIOR TO THE STARTING ANY WORK

30. THE GENERAL CONTRACTOR TO OBTAIN TENANT'S LATEST CRITERIA DRAWINGS AND / OR TENANT'S CONSTURCTION DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING, MECHANICAL AND ELECTRICAL ROUGH-IN, STUB-UPS, ETC. PRIOR TO INSTILLATION THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM TENANT'S REPRESENTATIVE, PRIOR TO POURING CONCRETE FLOOR SLAB OR APPLYING FINISHES ON WALLS.

31. THE GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY AND PERMINANT FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT, FIRE DEPARTMENT, AND OTHER NECESSARY GOVENRING AGENCIES. VERIFY QUANTITY AND LOCATION WITH LOCAL OFFICIALS AND COORDINATE LOCATION OF SAME WITH ARCHITECT.

32. THE GENERAL CONTRACTOR SHALL PROVIDE FIRE SAFETY PLAN ADDRESSING FIRE SAFETY COMPLIANCE DURING CONSTRUCTION TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. THE FIRE SAFETY PLAN SHALL ADDRESS FIRE PROTECTION SYSTEMS TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND THROUGHOUT THE TIME OF CONSTRUCTION.

33. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY GOVERNING AGENCIES FOR AIR CONDITIONING, PLUMBING FIRE SPRINKLER AND ELECTRICAL SYSTEMS. PROVIDE APPROVED ASSEMBLIES WITH SELF - CLOSING DEVICES IN ONE (1) HOUR RATED CONSTRUCTION.

34. THE GENERAL CONTRACTOR SHALL COMPLY WITH AND PROVIDE VERIFICATION OF COMPLIANCE WITH CALGREEN NON-RESIDENTIAL MANDATORY MEASURES

35. STRUCTURAL STEEL MAY BE FIRE PROTECTED THROUGHOUT THE BUILDING; HOWEVER, DRAWINGS DO NOT ALWAYS SHOW REQUIRED FIRE PROTECTION. FIRE RESISTANCE RATINGS MUST BE AT LEAST EQUAL TO CODE REQUIREMENTS. SEE "LS" SHEETS FOR FIRE PROTECTION INFORMATION AND DETAILS.

36. PROVIDE GALVANIC SEPARATION MAT

to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

Transportation

- **Regulatory Compliance Measure (West Los Angeles Transportation Fee):** Prior to issuance of a Building Permit, the applicant shall pay a transportation impact fee to the City, based on the requirements of the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP). This requirement applies only to Projects falling within the boundaries of WLA TIMP
- **Regulatory Compliance Measure (Worksite Traffic Control Plan):** Projects that require a worksite traffic control plan per current LADOT guidelines shall submit to LADOT for review and approval a plan that mitigates the impact of traffic disruption and ensures the safety of all users of the affected roadway. The plan shall address construction duration and activities and include measures, such as operating a temporary traffic signal, using flagmen adjacent to construction activities, or providing a dedicated pedestrian walkway, as appropriate.

- Toilets shall have a flush volume no more than 1.0 gallons of water per flush.
- All urinals shall be waterless.
- With the exception of those governed by City Ordinance No. 181480, all faucets shall be limited to a flow of 1.5 gallons per minute.
- Residential clothes washers shall be high-efficiency and have a water factor of 5.0 or less. Commercial clothes washers shall be high-efficiency and have a water factor of 7.5 or less.
- Domestic water heaters shall be located in close proximity to the point(s) of use, and all water heaters should be tankless and on-demand, where possible.
- Cooling towers shall have conductivity controllers or pH conductivity controllers.
- All residential units shall be either individually metered or sub-metered such that each unit is billed individually for its water use.
- All projects that involve the installation of a new internal rough plumbing system shall install a dual plumbing system such that toilets and industrial uses can be served by recycled water, if authorized by applicable law.

- **Mitigation Measure (Landscaping and Pools):**
  - The project applicant shall provide a landscape irrigation plan that indicates the location and size of each drip outlet, the specification for the weather-based irrigation controller, and the location and specification of the purple pipe that will service the system.
  - All irrigation systems shall be either drip, microspray, or subsurface depending on the type and number of plants the irrigation is servicing.
  - Where rotating sprinklers are needed for landscaping irrigation, they shall use a maximum of 0.5 gallons per minute.
  - Irrigation systems shall have a weather-based controller such that the system does not turn on during a storm event or when the soil has a moisture level sufficient to support the plant species.
  - Irrigation systems shall be designed to meet the water needs of different parts of the landscape (zoned irrigation).
  - Plants with similar water requirements shall be grouped together (hydro-zoning).
  - Where possible, landscaping contouring shall be used to minimize precipitation runoff.
  - All landscaping in the public right-of-way shall be drought tolerant. For landscaping on private property, a minimum of 70% shall be drought-tolerant.
  - All pools shall include a water-saving pool filter.
  - A leak detection system shall be installed on all swimming pools and jacuzzis.
  - Projects shall harvest rainwater and reuse on site where possible.
  - All irrigation systems shall be plumbed with a purple pipe to enable a connection to a recycled or gray water system once it is available.

Note: This list does not include all items currently required by the City per ordinance.

Transportation

- **Mitigation Measure (Traffic Calming):** In areas where implementation of a Project could result in diversion of traffic to adjacent residential streets, LADOT shall monitor traffic on identified residential streets, upon request submitted through the Council Office, to determine if traffic diversion occurs. If traffic on residential streets is found to be significantly impacted in accordance with current LADOT guidelines, LADOT shall work with the project applicant and neighborhood residents to survey and monitor the residential street segment(s) before and after project occupancy to assess the need for appropriate traffic calming measures. These measures may include, but are not limited to, the following:
  - Traffic circles
  - Speed humps
  - Roadway narrowing effects (e.g. raised medians, traffic chokers etc.)
  - Landscaping features
  - Roadway striping changes
  - Stop signs

APPENDIX D ENVIRONMENTAL STANDARDS

OVERVIEW

As described in **Section 5** of this Specific Plan, these environmental standards are included to implement the Mitigation & Monitoring Program included as part of the Exposition Corridor Transit Neighborhood Plan (Specific Plan) Environmental Impact Report (Case No. ENV-2013-822-EIR; SCH# 2013031038), certified by the City Council on July 3, 2019 (ECTNP EIR). As described in this **Appendix D**, some mitigation measures were implemented through regulations in this Specific Plan. Projects located within the Specific Plan boundaries, regardless of whether it is located within a Specific Plan Subarea or subject to "EC" zones, are required to comply with these environmental standards.

Any other discretionary project within the Specific Plan boundaries that seeks to rely on the Exposition Corridor Transit Neighborhood Plan (Specific Plan) EIR for its CEQA clearance (including through tiering, preparing an addendum, supplemental EIR or a statutory infill exemption), may incorporate or impose the following environmental standards on the project.

Compliance may be achieved through a covenant, conditions, plan notations, or other means determined reasonably effective by the Director of Planning or the decision-maker.

MITIGATION MEASURES

Aesthetics

- **Mitigation Measure (Glare):** In accordance with the Urban Design Standards of this Specific Plan: Visible exterior surfaces of the proposed structure, fencing, recreational equipment, or outdoor art installations shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (without mirror-like tints or films), pre-cast concrete, fabricated wall surfaces, composite materials, wood, coated metal, and stone to minimize glare and reflected heat.

Air Quality

- **Mitigation Measure (Location of Ventilation Equipment):** In accordance with the Urban Design Standards of this Specific Plan: For Projects located within 500 feet of a freeway and containing Sensitive Land Uses, locate air intakes for ventilation equipment as far from freeway sources as possible.
- **Mitigation Measure (Window Operability Adjacent to Freeways):** In accordance with the Urban Design Standards of this Specific Plan: Where a property containing a Sensitive Land Use abuts a freeway right-of-way, no operable windows, balconies, or patios are allowed on the side of the building that faces the freeway.
- **Mitigation Measure (Landscape Buffer Adjacent to Freeways):** In accordance with the Urban Design Standards of this Specific Plan: Projects containing a Sensitive Land Use abutting a freeway right-of-way shall provide a 10-foot-wide densely landscaped buffer from the Project's property line along the freeway.
- **Mitigation Measure (Air Quality Best Practices):** Projects shall ensure all contractors include the best management practices provided in the bulleted list below in contract specifications:
  - Use properly tuned and maintained equipment.
  - Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g., engine catalysts) to the extent they are readily available and feasible.
  - Use heavy duty diesel-fueled equipment that uses low NO_x diesel fuel to the extent it is readily available and feasible.
  - Use construction equipment that uses low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.
  - Maintain construction equipment in good operating condition to minimize air pollutants.

- **Mitigation Measure (Neighborhood Improvements):** In addition to the aforementioned traffic calming measures, neighborhood improvements may be used to offset effects of additional traffic. These may include, but are not limited to, measures such as street trees, sidewalks, landscaping, neighborhood identification features, and pedestrian amenities. It shall be the project applicant's responsibility to implement any approved measures through the Bureau of Engineering's permit process.
- **Mitigation Measure (Transportation Improvements):** The following mitigations shall be made to the satisfaction of LADOT. Intersection numbers are as identified in the Environmental Impact Report.
  - *Centinela Ave. & Exposition Blvd. (Intersection 6).* Signalize the intersection.
  - *Bundy Dr. & Olympic Blvd. (Intersection 16).* Restripe the northbound and southbound approaches. The northbound restriping would add one northbound left-turn lane. This would result in a northbound approach of one right-turn lane, two through lanes, and two left-turn lanes. The southbound restriping would add one southbound left-turn lane and change one through lane and the right-turn lane into a shared through/right lane. This would result in a southbound approach of one shared through/right lane, one through lane, and two left-turn lanes.
  - *Barrington Ave. & Pico Blvd. (Intersection 27).* Restripe the existing northbound curb lane to provide one through lane and one right-turn lane. This improvement would require the removal of one on-street parking space.
  - *Barrington Ave. & Gateway Blvd. (Intersection 28).* Restripe the existing northbound shared through/right-turn lane to provide one through lane and one right-turn lane. This improvement would require the removal of four on-street parking spaces.
  - *Sepulveda Blvd. & Exposition Blvd. (Intersection 43).* Restripe the existing eastbound shared left/through/right lane to provide one shared through/left-turn lane and one right-turn lane.
  - *Sepulveda Blvd. & Palms Blvd. (Intersection 46).* Restripe one existing northbound shared through/right-turn lane to provide one through lane and one right-turn lane. This improvement would require the removal of two on-street parking spaces.
  - *Sepulveda Blvd. & Palms Blvd. (Intersection 46).* Restripe one existing northbound shared through/right-turn lane to provide one through lane and one right-turn lane. This improvement would require the removal of two on-street parking spaces.
  - *Military Ave. & National Blvd. (Intersection 47).* Restripe one existing southbound shared through/right-turn lane to provide one shared through/left-turn lane and one right-turn lane. This improvement would require the removal of four on-street parking spaces.
  - *Overland Ave. & National Blvd. / I-10 Westbound On- and Off-Ramp (Intersection 53).* Restripe the existing eastbound shared through/left-turn lane to a shared left-/through/right-turn lane.
  - *La Cienega Blvd. & Venice Blvd. (Intersection 76).* Remove the median to provide a second westbound left-turn lane.
  - *Sepulveda Blvd. & Venice Blvd. (Intersection 84).* Remove the medians on Venice Blvd. and restripe both the eastbound and westbound approaches to add one left-turn lane to each approach.
  - *Stewart St. & Olympic Blvd. (Intersection 3).* Modify the existing signal phasing to change eastbound left-turn signal phasing from permitted to protected and change westbound left-turn signal phasing from protected/permitted to protected.
  - *Barrington Ave. & Mississippi Ave. (Intersection 25).* Restripe the existing eastbound shared left/through/right lane to provide one shared through/left-turn lane and one right-turn lane. This improvement would require the removal of two on-street parking spaces.
  - *Arterial Monitoring Station #70 (Venice Blvd. and Centinela Ave.).* Restripe one existing northbound shared through/right-turn lane to provide one through lane and one right-turn lane and restripe one existing shared through/right-turn lane to provide one through lane and one right-turn lane. This improvement would require the removal of four on-street parking spaces on Venice Blvd. and the relocation of the bus stop on Centinela Ave. from the south side to the north side of the intersection.

- Project applicants shall ensure that all construction equipment meets or exceeds equivalent emissions performance to that of U.S. Environmental Protection Agency (USEPA) Tier 4 standards for non-road engines. In the event that Tier 4 engines are not available for any off-road equipment larger than 100 horsepower; that equipment shall be equipped with a Tier 3 engine, or an engine that is equipped with retrofit controls to reduce exhaust emissions of nitrogen oxides and diesel particulate matter to no more than Tier 3 levels unless certified by engine manufacturers or the on-site air quality construction mitigation manager that the use of such devices is not practical for specific engine types. For purposes of this condition, the use of such devices is "not practical" for the following, as well as other, reasons:
  - There is no available retrofit control device that has been verified by either the CARB or USEPA to control the engine in question to Tier 3;
  - The construction equipment is intended to be on site for five days or less; or
  - Relief may be granted from this requirement if a good faith effort has been made to comply with this requirement and that compliance is not practical.
- The use of a retrofit control device may be terminated immediately, provided that a replacement for the equipment item in question meeting the required controls will occur within ten days of termination of the use, if the equipment would be needed to continue working at this site for more than 15 days after the use of the retrofit control device is terminated, if one of the following conditions exists:
  - The use of the retrofit control device is excessively reducing the normal availability of the construction equipment due to increased down time for maintenance, and/or reduced power output due to an excessive increase in back pressure;
  - The retrofit control device is causing or is reasonably expected to cause engine damage;
  - The retrofit control device is causing or is reasonably expected to cause a substantial risk to workers or the public; or
  - Any other seriously detrimental cause which has the approval of the project manager prior to implementation of the termination.
- Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.
- Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.
- Construction contractors shall utilize super-compliant architectural coatings as defined by the South Coast Air Quality Management District (Volatile Organic Compound standard of less than ten grams per liter).
- Construction contractors shall utilize materials that do not require painting, as feasible.
- Construction contractors shall use pre-painted construction materials, as feasible.

Cultural Resources

- **Mitigation Measure (Archaeology):** A qualified archaeologist is required to monitor excavation and grading activities in soils that have not been previously disturbed, to identify, record, and evaluate the significance of any archaeological resources or tribal cultural resources during construction. All cultural resources, including archeological and tribal cultural resources, identified on a site must be assessed and treated in a manner determined appropriate by a qualified archeologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition.
- **Mitigation Measure (Paleontology):** A qualified paleontologist is required to monitor excavation and grading activities in soils that have not been previously disturbed. All paleontological resources identified on a project site must be assessed and treated in a manner determined by a qualified paleontologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition. Any reports and surveys shall be submitted to the City's Office of Historic Resources and the Natural History Museum of Los Angeles County.

REGULATORY COMPLIANCE

In addition to the Mitigation Measures described above, projects shall adhere to any applicable Regulatory Compliance Measures required by law, including those listed below. Applicants are responsible for identifying and complying with all applicable regulations during construction and operation of their project. Applicable Regulatory Compliance Measures shall be printed on plans and included within contract specifications or agreements with contractors and subcontractors, as applicable. Please note that requirements are determined on a case-by-case basis, and these are an example of the most often required Regulatory Compliance Measures.

Air Quality

- **Regulatory Compliance Measure (Idling):** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.

Cultural Resources

- **Regulatory Compliance Measure (Archaeological):** If archaeological resources or tribal resources are discovered during excavation, grading, or construction activities, (in either a previously disturbed or undisturbed area), the City Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Project shall not collect or move any archaeological resources, tribal cultural resources, or associated materials. Construction activity may continue unimpeded on other portions of the Project site as approved by the retained archeologist in consultation with the City's Office of Historic Resources. The found deposits shall be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
- **Regulatory Compliance Measure (Paleontological):** If paleontological resources are discovered (in either a previously disturbed or undisturbed area) during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work on the project site shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Halted construction activities on the project site may commence once the identified resources are properly assessed and processed by a qualified paleontologist.

Energy

- **Regulatory Compliance Measure (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

Noise and Vibration

- **Regulatory Compliance Measure (Parking Structure Floor and Ramp Treatment):** In accordance with the Urban Design Standards of this Specific Plan: Parking structures located within 200 feet of any Residential Use shall be constructed with a solid wall abutting the residences and utilize textured surfaces on garage floors and ramps to minimize tire squeal.

Utilities and Service Systems – Water Supply

- **Regulatory Compliance Measure (Landscape):** The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers

Hydrology and Water Quality

- **Mitigation Measure (Flood Plains):** In accordance with the Urban Design Standards of this Specific Plan: Buildings within a 100-year floodplain shall be designed and constructed a minimum of 1 foot above the 100-year flood water surface elevation to ensure the protection of structures from all flooding events.

Noise and Vibration

- **Mitigation Measure (Construction Noise and Vibration):**
  - **Haul Routes.** Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.
  - **Construction Staging Areas.** The construction contractor shall locate construction staging areas away from Sensitive Land Uses.
  - **Construction Noise Barriers.** When construction activities are located within 500 feet of Sensitive Land Uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and Sensitive Land Uses.
  - **Vibrations..** The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period), use low-impact construction technologies, and shall avoid the use of vibrating equipment where possible to avoid construction vibration impacts.
  - **Pile Driving Use and Location.** Impact pile drivers shall be avoided where possible near Sensitive Land Uses. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.
  - **Pile Driving Control Measures.** The construction contractor shall utilize alternatives to impact pile drivers, such as sonic pile drivers or caisson drills. If geotechnical limitations require the use of pile driving, control measures shall be used to reduce vibration levels. These measures may include, but are not limited to:
    - Predrilled holes;
    - Cast-in-place or auger cast piles;
    - Pile cushioning (i.e., a resilient material placed between the driving hammer and the pile);
    - Jetting (i.e., pumping a mixture of air and water through high-pressure nozzles to erode the soil adjacent to the pile); and
    - Non-displacement piles (i.e., piles that achieve capacity from the end bearing rather than the pile shaft).
    - Construction equipment shall be equipped with mufflers that comply with manufacturers' requirements.
    - The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.
  - **Noise Control Measures.** For development within NI(EC), HJ(EC), HR(EC), MU(EC), or NMU(EC) zones (Subareas 1-10) with a direct line-of-sight to adjacent residential and other Sensitive Land Uses, include the following best management practices printed on plans:
    - Industrial activity yards that include the operation of heavy equipment shall be shielded by sound barriers that block line-of-sight to Sensitive Land Uses.
    - Mechanical equipment (e.g., HVAC Systems) shall be enclosed with sound buffering materials.
    - Truck loading/unloading activity shall be prohibited between the hours of 10 p.m. and 7 a.m. when located within 200 feet of a residential land use.

Utilities and Service Systems – Water Supply

- **Mitigation Measure (Plumbing):**
  - Residential shower stalls shall have no more than one showerhead per stall, with a maximum flow rate per City Ordinance.

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SEAL

CONSULTANT

Thrive Living

5035 Coliseum Property LLC
131 Charles Street
New York, NY 10014

5035 W. Coliseum

5035 W. Coliseum St.
Los Angeles, CA 90016

THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

GENERAL CONTRACTORS NOTES
GENERAL CONSTRUCTION AND DEMOLITION NOTES

Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

S H E E T

T2.1

12-14-2022 - 1st City Submittal - Not For Construction

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11B-603 TOILET AND BATHING ROOMS

1. The clear width for accessible routes to accessible toilet compartments shall be 44 inches minimum except for door-opening widths and door swings. §11B-403.5.1, exception 5
2. Where toilet facilities and bathing facilities are provided, they shall comply with 11B-213. Where toilet facilities and bathing facilities are provided in facilities permitted by 11B-206.2.3 exceptions 1 and not to connect stories by an accessible route, toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance. §11B-213.1
3. Where separate toilet facilities are provided for the exclusive use of separate user groups, the toilet facilities serving each user group shall comply with 11B-213. §11B-213.1.1
4. Where toilet rooms are provided, each toilet room shall comply with 11B-603. Where bathing rooms are provided, each bathing room shall comply with 11B-603. §11B-213.2 (see exceptions)
5. Unisex toilet rooms shall contain not more than one lavatory, and not more than two water closets without urinals or one water closet and one urinal. Unisex bathing rooms shall contain one shower or one shower and one bathtub, one lavatory, and one water closet. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches. §11B-213.2.1
6. Turning space complying with Section 11B-304 shall be provided within the room. § 11B-603.2.1
7. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap. §11B-603.2.2
8. Door shall not swing into the clear floor space or clearance required for any fixture. Doors to accessible water closet compartments shall be permitted to encroach into the turning space without limitation. Other than the door to the accessible water closet compartment, a door in any position, may encroach into the turning space by 12 inches maximum. §11B-603.2.3
9. At single user toilet or bathing rooms, doors shall be permitted to swing into the clear floor space or clearance required for any fixture only if a 30 inch by 48 inch minimum clear floor space is provided within the room beyond the arc of the door swing. §11B-603.2.3, exception
10. Mirrors located above the lavatories or countertops shall be installed within the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above the lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground. § 11B-603.3
11. Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor. Medicine cabinets shall be located with a usable shelf no higher than 44 inches maximum above the finish floor. §11B-603.4
12. Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches maximum above the finish floor. Exception: Baby changing tables are not required to comply with Section 11B-603.5. §11B-603.5
13. Baby changing tables shall comply with Sections 11B-309 and 11B-902. Baby changing tables when deployed shall not obstruct the required width of an accessible route except as allowed by Section 11B-307.2. Baby changing tables shall not be located in toilet compartments complying with Section 11B-604.8 within a multiple accommodation toilet facility. §11B-226.4

11B-604 WATER CLOSETS & TOILET COMPARTMENTS

1. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from the side wall or partition, except that the water closet shall be 17 inches minimum and 19 inches maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in Section 11B-604.8.2 Ambulatory Accessible Compartments. Water closets shall be arranged for a left-hand or right- hand approach. §11B-604.2
2. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall. A minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet §11B-604.3.1
3. The seat height of a water closet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position. Seats shall be 2 inches high maximum and a 3 inch high seat shall be permitted only in alterations where the existing fixture is less than 15 inches high. §11B-604.4 (see exception for Residential Units)
4. The side wall grab bars shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall with the front end positioned 24 inches minimum in front of the water closet. §11B-604.5.1
5. The rear grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side. § 11B-604.5.2 (See exceptions)
6. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309.4 except they shall be located 44 inches maximum above the floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with Section 11B-604.8.2. § 11B-604.6
7. Toilet paper dispensers shall comply with Section 11B-309.4 Operation and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar. 19 inches minimum above the finish floor and shall not be located behind the grab bars. Dispensers shall not be of a type that control delivery or that does not allow continuous paper flow. §11B-604.7
8. Wheelchair accessible compartments shall be 60 inches wide minimum measure perpendicular to the side wall, and 56 inches deep minimum for wall hung water closets and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches wide minimum measured perpendicular to the side wall, and 59 inches deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall. §11B-604.8.1.1
9. In a wheelchair accessible compartment with an in- swing door, a minimum 60 inches wide by 36 inches deep maneuvering space shall be provided in front of the clearance required in Section 11B-604.8.1.1. §11B-604.8.1.1.1, Figures 11B-604.8.1.1.2(b) and 11B-604.8.1.1.3(b)
10. In a wheelchair accessible compartment with a side-opening door, either in-swinging or out-swinging, a minimum 60 inches wide and 60 inches deep maneuvering space shall be provided in front of the water closet. § 11B-604.8.1.1.2, Figure 11B-604.8.1.1.2
11. In a wheel chair accessible compartment with end- opening door (facing water closet), either in- swinging or out-swinging, a minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet. §11B- 604.8.1.1.3, Figure 11B-604.8.1.1.3
12. Toilet compartment doors, including door hardware, shall comply with Section 11B-404 except that if the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches minimum measured perpendicular to the compartment door in its closed position. Door shall be located in front partition or in the side wall or partition farthest from the water closet. Where toilet compartment doors are located in the front partition, the door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches maximum from the front partition and the door shall be self-closing. A door pull complying with Section 11B-404.2.7 shall be placed on both sides of the door near the latch. Door shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of the maneuvering space which does not overlap the clearance required at a water closet. §11B-604.8.1.2
13. At least one side partition shall provide a toe clearance of 9 inches minimum above the finish floor and 6 inches deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Partition components at toe clearances shall be smooth without sharp edges or abrasive surfaces. Compartments for children's use shall provide a toe clearance of 12 inches minimum above the finish floor. Exception: Toe clearance at the side partition is not required in a compartment greater than 66 inches wide. § 11B- 604.8.1.4
14. Ambulatory accessible compartments:
    a. Shall have a depth of 60 inches minimum and a width of 35 inches minimum and 37 inches maximum. §11B-604.8.2.1
    b. Doors, including door hardware, shall comply with Section 11B-404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 44 inches minimum. The door shall be self-closing. A door pull complying with Section 11B-404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area. §11B-604.8.2.2
    c. A side-wall grab bar complying with Section 11B-604.5.1 shall be provided on both sides of the compartment. §11B-604.8.2.3
15. Water closets and toilet compartments for children's use shall comply with Section 11B-604.9. When the exception in Section 11B-604.1 is used, the suggested dimensions of Table 11B-604.9 for a single age group shall be applied consistently to the installation of a water closet and all associated components. § 11B-604.9

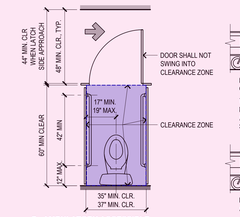
11B-605 URINALS

1. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13½ inches deep minimum measured from the outer face of the urinal rim to the back of the fixture. §11B-605.2
2. Urinal flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309 except that the flush control shall be mounted at a maximum height of 44 inches above the finish floor. § 11B-605.4

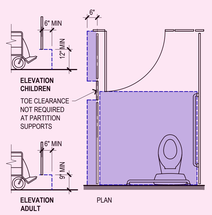
11B-606 LAVATORIES AND SINKS

1. For lavatories and sinks, a clear floor space complying with Section 11B-305, positioned for a forward approach, and knee and toe clearance complying with Section 11B-306 shall be provided. §11B-606.2 (see exceptions)
2. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground. §11B-606.3
3. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks. §11B- 606.5

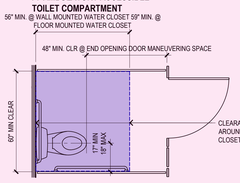
SUGGESTED DIMENSIONS FOR CHILDREN AGES 3 THROUGH 12			
	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
Water Closet Centerline	12 inches	12 to 15 inches	15 to 18 inches
Toilet Seat Height	11 to 12 inches	12 to 15 inches	15 to 17 inches
Grab Bar Height	18 to 20 inches	20 to 25 inches	25 to 27 inches
Dispenser Height	14 inches	14 to 17 inches	17 to 19 inches



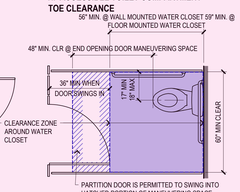
P. AMBULATORY ACCESSIBLE TOILET COMPARTMENT



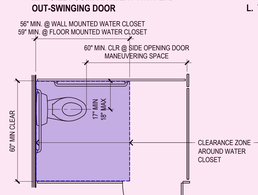
N. ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE



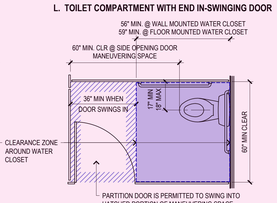
M. TOILET COMPARTMENT WITH END OUT-SWINGING DOOR



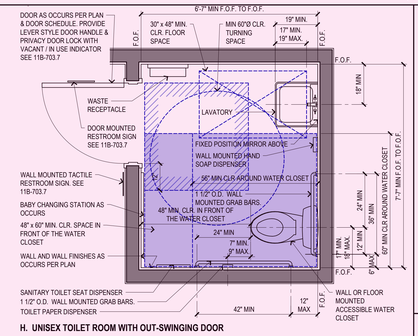
L. TOILET COMPARTMENT WITH END IN-SWINGING DOOR



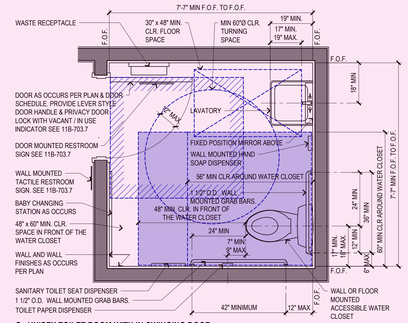
K. TOILET COMPARTMENT WITH SIDE OUT-SWINGING DOOR



J. TOILET COMPARTMENT WITH SIDE IN-SWINGING DOOR

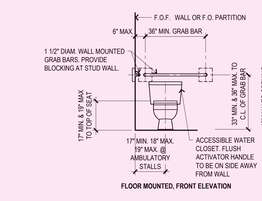


H. UNISEX TOILET ROOM WITH OUT-SWINGING DOOR

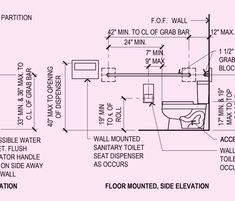


G. UNISEX TOILET ROOM WITH IN-SWINGING DOOR

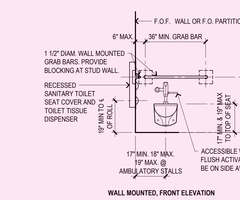
NOTES:
1. PROVIDE A MIN. 56" x 60" CLEARANCE AROUND THE WATER CLOSET
2. PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES & RESTROOM ACCESSORIES TYP.
3. SEE FIXTURE MOUNTING HEIGHTS THIS SHEET FOR ADDITIONAL INFORMATION
4. DOORS MAY SWING INTO THE CLEAR FLOOR OR FIXTURE SPACE ONLY IF THERE IS A 30" x 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
5. THE DOOR, IN ANY POSITION IS PERMITTED TO ENCROACH INTO THE TURNING SPACE BY 12" MAX.
6. TOILET ROOM SHALL COMPLY WITH CBC §11B-603 & 11B-604



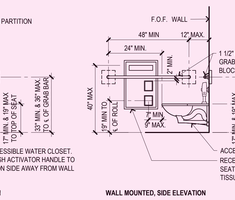
FLOOR MOUNTED, FRONT ELEVATION



FLOOR MOUNTED, SIDE ELEVATION

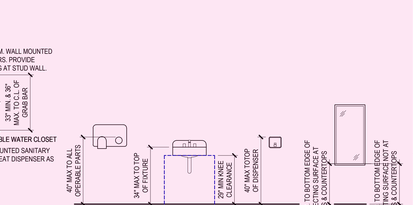


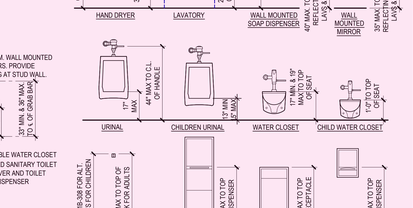
WALL MOUNTED, FRONT ELEVATION

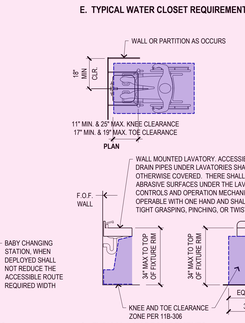


WALL MOUNTED, SIDE ELEVATION

E. TYPICAL WATER CLOSET REQUIREMENTS

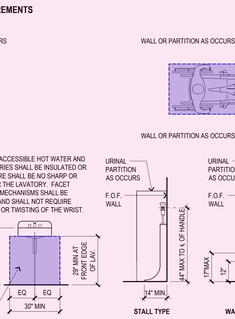




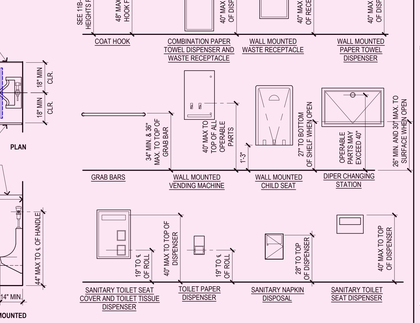


D. ACCESS. ROUTE REQUIREMENTS

C. TYPICAL LAV REQUIREMENTS



B. TYPICAL URINAL REQUIREMENTS



A. TYPICAL TOILET ROOM ACCESSORY MOUNTING HEIGHTS

NOTE: REFER TO 11B-308 FOR ALTERNATE HEIGHTS FOR ACCESSORIES FOR USE BY CHILDREN

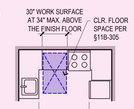
TOILET ROOMS / TOILET DEPARTMENTS / ACCESSORY MOUNTING HEIGHTS / URINALS / LAVS & SINKS | 11B-603, 11B-605, & 11B-606 N.T.S. 11

11B-212 KITCHENS, KITCHENETTES, WET BARS, AND SINKS

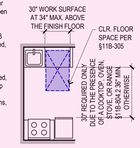
1. Where sinks are provided, at least 5 percent, but no fewer than one, of each type provided in each accessible room or space shall comply with Section 11B-606. §11B-212 Exceptions:
    a. Mop, service or scullery sinks shall not be required to comply with Section 11B-212.3
    b. Scrub sinks, as defined in California Plumbing Code Section 221.0, shall not be required to comply with Section 11B-606

11B-804 KITCHENS, KITCHENETTES, WET BARS, AND SINKS

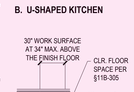
1. Where a pass through kitchen is provided, clearances shall comply with Section 11B-804.2.1. Where a U-shaped kitchen is provided, clearances shall comply with Section 11B-804.2.2. §11B-804.2
    - Exception: Spaces that do not provide a cooktop or conventional range shall not be required to comply with Section 11B-804.2.
2. In pass through kitchens where counters, appliances or cabinets are on two opposing sides, or where counters, appliances or cabinets are opposite a parallel wall, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches minimum. Pass through kitchens shall have two entries. § 11B-804.2.1
3. In U-shaped kitchens enclosed on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 60 inches minimum. §11B-804.2.2
4. Kitchen work surface: Clear floor or ground space. A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided. The clear floor or ground space shall be centered on the kitchen work surface and shall provide knee and toe clearance complying with Section 11B-306. § 11B-804.3.1
    Exception: Cooktops shall be permitted under the kitchen work surface provided that all of the following conditions are met:
    - The cabinetry can be removed without removal or replacement of the kitchen work surface;
    - The finish floor extends under the cabinetry; and
    - The walls behind and surrounding the cabinetry are finished.
    a. The kitchen work surface shall be 34 inches maximum above the finish floor or ground. §11B-804.3.2
    - Exception: A counter that is adjustable to provide a kitchen work surface at variable heights, 29 inches minimum and 36 inches maximum, shall be permitted.
    b. There shall be no sharp or abrasive surfaces under the work surface counters. §11B-804.3.3
5. Sinks shall comply with Section 11B-606. §11B-804.4
6. At least 50 percent of shelf space in storage facilities shall comply with Section 11B-811. §11B-804.5
7. Where provided, kitchen appliances shall comply with Section 11B-804.6. §11B-804.6
    a. Clear floor or ground space. A clear floor or ground space complying with Section 11B-305 shall be provided at each kitchen appliance. Clear floor or ground spaces shall be permitted to overlap. §11B-804.6.1
    b. Operable parts. All appliance controls shall comply with Section 11B-309. §11B-804.6.2
    Exceptions:
    - Appliance doors and door latching devices shall not be required to comply with Section 11B-309.4.2.
    - Bottom-hinged appliance doors, when in the open position, shall not be required to comply with Section 11B-309.3.
    c. Clear floor or ground space shall be positioned adjacent to the dishwasher door. The dishwasher door, in the open position, shall not obstruct the clear floor or ground space for the dishwasher or the sink. §11B-804.6.3
    d. Where a forward approach is provided, the clear floor or ground space shall provide knee and toe clearance complying with Section 11B-306. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock. The location of controls shall not require reaching across burners. §11B-804.6.4
    e. Ovens shall comply with Section 11B-804.6.5.
    - Side-hinged door ovens shall have the work surface required by Section 11B-804.3 positioned adjacent to one side of the door. §11B-804.6.5.2
    - Bottom-hinged door ovens shall have the work surface required by Section 11B-804.3 positioned adjacent to the latch side of the oven door. §11B-804.6.5.1
    - Controls. Ovens shall have controls on front panels. §11B-804.6.5.3
    f. Combination refrigerators and freezers shall have at least 50 percent of the freezer space 54 inches maximum above the finish floor or ground. The clear floor or ground space shall be positioned for a parallel approach to the space dedicated to a refrigerator/freezer with the centerline of the clear floor or ground space offset 24 inches maximum from the centerline of the dedicated space. §11B-804.6.6
    g. 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 run. §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 a height equal to that of 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



C. U-SHAPED KITCHEN



B. U-SHAPED KITCHEN

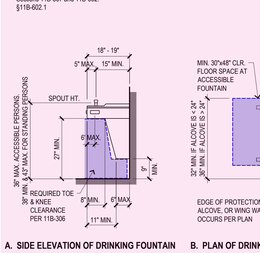


A. PASS THROUGH KITCHEN

KITCHENETTES & WETBARS | 11B-212, 11B-804 3/16=1'-0" 8

11B-602 DRINKING FOUNTAINS

1. Where drinking fountains are provided on an exterior site, on a floor, or within a secured area they shall be provided in accordance with Section 11B-211. §11B-211.1
2. No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with 11B-602.1 through 11B-602.6, 11B-602.8, and 11B-602.9 and one drinking fountain shall comply with 11B-602.7 and 11B-602.9. Except that where a single drinking fountain complies with Sections 11B-602.1 through 11B-602.9, it shall be permitted to be substituted for two separate drinking fountains. §11B-211.2
3. Where more than the minimum number of drinking fountains specified in 11B-211.2 are provided, 50 percent of the total number of drinking fountains provided shall comply with 11B-602.1 through 11B- 602.6, and 50 percent of the total number of drinking fountains provided shall comply with 11B-602.7. §11B-211.3 (See exception)
4. Units shall have a clear floor or ground space complying with Section 11B-305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section 11B-306 shall be provided. §11B-602.2 (see exception)
5. Drinking fountains shall comply with Sections 11B-307 and 11B-602. §11B-602.1
6. Operable parts shall comply with Section 11B-309. §11B-602.3
7. Where drinking fountains are used by children, a parallel approach complying with Section 11B-305 Clear Floor or Ground Surfaces shall be permitted at units where the spout is 30 inches maximum above the finish floor or ground and is 3½ " maximum from the front edge of the unit, including bumpers. §11B-602.2 exception.
8. Spout outlets shall be 36 inches maximum above the finish floor or ground. §11B-602.4
9. 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
10. 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
11. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. §11B-602.7
12. Wall and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. §11B-602.8
13. All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within such a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7 Maneuvering Clearance. When used, wing walls or barriers shall protect horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface. §11B-602.9



A. SIDE ELEVATION OF DRINKING FOUNTAIN **B. PLAN OF DRINKING FOUNTAIN**

DRINKING FOUNTAINS | 11B-602 1/2"=1'-0" 6

11B-505 HANDRAILS

1. Handrails shall be provided on both sides of stairs and ramps. Exception: curb ramps. Exception: At door landings, handrails are not required when the ramp run is less than 6 inches (152 mm) in rise or 72 inches (1829 mm) in length. §11B-505.2
2. The orientation of at least one handrail shall be in the direction of the stair run, perpendicular to the direction of the stair nosing, and shall not reduce the minimum required width of the stair. §11B-505.2.1
3. 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
4. Top of gripping surfaces of handrails shall be 34 inches

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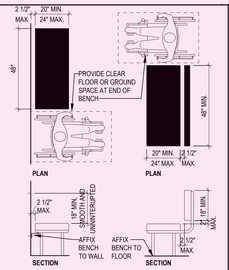
11B-903 BENCHES

1. Clear floor or ground space complying with Section 11B-305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench. § 11B-903.2
2. Benches shall have seats that are 48 inches long minimum and 20 inches deep minimum and 24 inches deep maximum. §11B-903.3
3. The bench shall provide for back support or shall be affixed to a wall along its long dimension. Back support shall be 48 inches long minimum and shall extend from a point 2 inches maximum above the seat surface to a point 18 inches minimum above the seat surface. Back support shall be 2 1/2 inches maximum from the rear edge of the seat measured horizontally. §11B-903.4
4. The top of the bench seat surface shall be 17 inches minimum and 19 inches maximum above the finish floor or ground. §11B-903.5
5. Benches shall be affixed to the wall or floor. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds is applied at any point on the seat, fastener, mounting device, or supporting structure. §11B-903.6
6. Where installed in wet locations, the surface of the seat shall be slip resistant and shall not accumulate water. §11B-903.6.



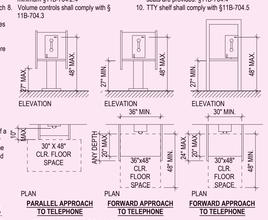
B. WALL MOUNTED A. FREE STANDING

BENCHES | 11B-903

Scale: N.T.S. 25

11B-704 TELEPHONES

1. Where coin-operated public pay telephones, coinless public pay telephones, public closed-circuit telephones, public courtesy phones, or other types of public telephones are provided, 7 public telephones shall be provided in accordance with 11B-217 telephones for each 8 type of public telephone provided. For purposes of this section, a bank of telephones shall be considered to be two or more adjacent telephones. §11B-217.1
2. Except drive-up only public telephones, where public telephones are provided, wheelchair accessible telephones complying with 11B-704.2 shall be provided in accordance with table 11B- 217.2: §11B-217.2
3. All public telephones shall have volume controls complying with 11B-704.3. § 11B-217.3
4. TTYs complying with 11B-704.4 shall be provided in accordance with 11B-217.4.
5. Where a bank of telephones in the interior of a building consists of three or more public pay telephones, at least one public pay telephone at the bank shall be provided with a shelf and an electrical outlet in accordance with 11B-704.5. §11B-217.5 (see exceptions)
6. Wheelchair accessible telephones shall comply with §11B-704.2
7. Operable parts shall comply with §11B-309. Telephones shall have push-button controls where such service is available. §11B-704.2.
6. Telephone directories, where provided, shall be located in accordance with §11B-309 § 11B-704.2.3
7. Handset cord length shall be 29 inches long minimum §11B-704.2.4
8. Volume controls shall comply with § 11B-704.3
9. TTYs provided at public pay telephones shall comply with §11B-704.4 when in use, the touch surface of TTY keypads shall be 34" minimum above the finish floor except when seats are provided. §11B-704.4
10. TTY shelf shall comply with §11B-704.5



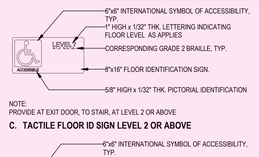
A. TELEPHONE ARRANGEMENTS

TELEPHONES | 11B-704

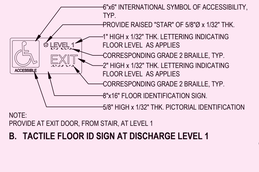
Scale: N.T.S. 20

1023.9 STAIRWAY IDENTICATION SIGNS

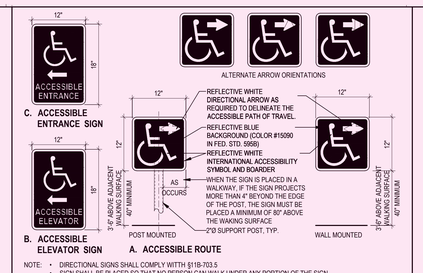
1. In addition to the stairway identification sign, raised characters and braille floor identification signs that comply with Chapter 11A, Section 1143A or Chapter 11B shall be located at the landing of each floor level, placed adjacent to the door on the latch side, in all enclosed stairways in buildings 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 out-side diameter of the star shall be the same as the height of the raised characters. §1023.9



C. TACTILE FLOOR ID SIGN LEVEL 2 OR ABOVE



B. TACTILE FLOOR ID SIGN AT DISCHARGE LEVEL 1



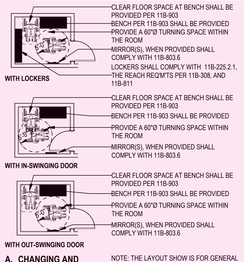
NOTE:
- DIRECTIONAL SIGNS SHALL COMPLY WITTH §11B-703.5
- SIGN SHALL BE PLACED SO THAT NO PERSON CAN WALK UNDER ANY PORTION OF THE SIGN
- EXCEPT FOR SPECIAL CIRCUMSTANCES, AN ACCESSIBLE ROUTE SIGN IS NOT REQUIRED

DIRECTIONAL ROUTE SIGNS| 11B-703

Scale: N.T.S. 10

11B-903 DRESSING, FITTING ROOMS, AND LOCKERS

1. Where dressing rooms, fitting rooms, or locker rooms are provided, at least 5 percent, but no fewer than one, of each type of use in each cluster provided shall comply with Section 11B-903. §11B-222.1
2. Turning space complying with Section 11B-304 shall be provided within the room. §11B-803.2
3. Doors shall not swing into the room unless a turning space complying with Section 11B-304.3 is provided beyond the arc of the door swing. §11B-803.3
4. A bench complying with Section 11B-903 shall be provided within the room. §11B-803.4
5. Coat hooks provided within the room shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be 40 inches minimum and 48 inches maximum above the finish floor or ground. Coat hooks shall not be located above the bench or other seating in the room. §11B-803.5
6. Mirrors shall be installed with the bottom edge of the reflecting surface 20 inches maximum above the finish floor or ground. Mirrors shall be full length with a reflective surface 18 inches wide minimum by 54 inches high minimum and shall be mounted in a position affording a view to a person on the bench as well as to a person in a standing position. §11B-803.6



A. CHANGING AND FITTING ROOM PLANS

NOTE: THE LAYOUT SHOW IS FOR GENERAL COMPLIANCE. ALTERNATE, COMPLIANT CONFIGURATIONS CAN BE USED.

DRESSING & FITTING RMS, & LOCKERS | 11B-803

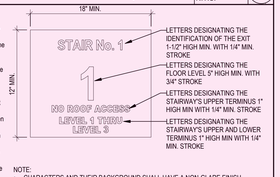
Scale: N.T.S. 24

1023.9 STAIRWAY IDENTIFICATION SIGNS

1. A sign shall be pro-vided at each floor landing in an interior exit stairway and ramp connecting more than three stories designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp and the identification of the stairway or ramp. The signage shall state the story of and direction to the exit discharge, and the availability of roof access from the interior exit stairway and ramp for the fire department. The sign shall be located 5 feet above the floor land-ing in a position that is readily visible when the doors are in the open and closed positions. In addition to the stairway identification sign, a floor-level sign in visual characters, raised characters and braille complying with Chapter 11A, Section 1143A shall be located at each floor-level landing adjacent to the door leading from the interior exit stairway and ramp into the corridor to identify the floor level. §1023.9

1023.10 ELEVATOR LOBBY IDENTIFICATION SIGNS

1. At landings in interior exit stairways where two or more doors lead to the floor level, any door with direct access to an enclosed eleva-tor lobby shall be identified by signage located on the door or directly adjacent to the door stating "Elevator Lobby." Signage shall be in accordance with Section 1023.9.1, Items 4, 5 and 6.



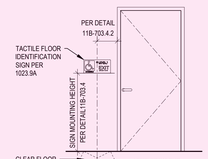
NOTE:
- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- WHERE SIGNS REQUIRED BY SECTION 1023.9 ARE INSTALLED IN THE INTERIOR EXIT STAIRWAYS AND RAMPS OF BUILDINGS SUBJECT TO SECTION 1025, THE SIGNS SHALL BE MADE OF THE SAME MATERIALS AS REQUIRED BY SECTION 1025.4.

ACCESSIBLE EXIT SIGNAGE |1009.9, .10, .11, .12

Scale: N.T.S. 19

11B-704.2.3 TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS

1. Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6. The symbol shall be mounted at 58 inches minimum and 60 inches maximum to the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch of the vertical centerline of the door.
   a. Men's toilet and bathing facilities shall be identified by an equilateral triangle. The 1 inch thick with edges 12 inches long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a light background or dark on a light background. § 11B-703.7.2.6.1 (see exception)
   b. Women's toilet and bathing facilities shall be identified by a circle, 1/4 inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a light background or dark on a light background. §11B-703.7.2.6.2 (see exception)
   c. Unisex toilet and bathing facilities shall be identified by a circle, 1/4 inch thick and 12 inches in diameter with a 1/4 inch thick triangle with a vertex pointing upward superimposed on the circle and within the 12-inch diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. § 11B-703.7.2.6.3 (see exception).



A. TACTILE FLOOR IDENTIFICATION SIGN LOCATION

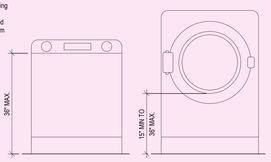
NOTE:
- SIGNS SHALL COMPLY WITH CBC §1023.9, 11B-703.1, 11B-703.2, 11B-703.3, & 11B-703.5
- SIGNS SHALL BE PROVIDED AT STAIR LANDINGS ADJACENT TO STAIR DOORS ON THE LATCH SIDE.
- SIGN SHALL BE IN ADDITION TO THE STAIR FLOOR IDENTIFICATION SIGN PER DETAIL 1023.9B

TACTILE STAIR ID SIGNS | 1023.9

Scale: N.T.S. 14

11B-611 WASHING MACHINES AND CLOTHES DRYERS

1. A clear floor or ground space complying with Section §11B-305 positioned for parallel approach shall be provided. The clear floor or ground space shall be centered on the appliance.
2. Operable parts, including doors, lint screens, and detergent and bleach compartments shall comply with Section §11B-309
3. Top loading machines shall have the door to the laundry compartment located 36 inches maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches minimum and 36 inches maximum above the finish floor.



LAUNDRY EQUIPMENT | 11B-611

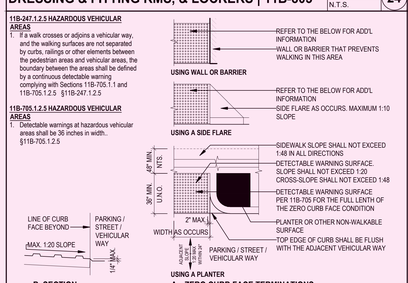
Scale: N.T.S. 4

11B-705.2 HAZARDOUS VEHICULAR AREAS

1. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning complying with Sections 11B-705.1.1 and 11B-705.1.2.5 §11B-247.1.2.5

11B-705.1.2.5 HAZARDOUS VEHICULAR AREAS

1. Detectable warnings at hazardous vehicular areas shall be 36 inches in width.. §11B-705.1.2.5



HAZARDOUS VEHICULAR WAYS | 11B-705.1.2.5

Scale: N.T.S. 23

1009.9 SIGNAGE

1. Signage indicating special accessibility provisions shall be provided as shown:
   a. Each door providing access to an area of refuge from an adjacent floor area shall be identified by a sign stating: AREA OF REFUGE.
   b. Each door providing access to an exterior area for assisted rescue shall be identified by a sign stating: EXTERIOR AREA FOR ASSISTED RESCUE.
2. Signage shall comply with Chapter 11A, Section 1143A and Chapter 11B, Section 11B-703.5 as applicable, requirements for visual characters and include the International Symbol of Accessibility. Where exit sign illumination is required by Section 1013.3, the signs shall be illuminated. Additionally, visual characters, raised character and braille signage complying with Chapter 11A, Section 1143A or Chapter 11B, Sections 11B-703.1, 11B-703.2, 11B-703.3 and 11B-703.5 shall be located at each door to an area of refuge and exterior area for assisted rescue in accordance with Sec-tion 1013.4. The International Symbol of Accessibility shall comply with Chapter 11A, Section 1143A or Chapter 11B, Section 11B-703.7.2.1. §1009.9

1009.10 DIRECTIONAL SIGNAGE

1. Directional signage complying with Chapter 11B, Section 11B-703.5 indicating the location of all other means of egress and which of those are accessible means of egress shall be provided at the following:
   a. At exits serving a required accessible space but not pro-viding an approved accessible means of egress.
   b. At elevator landings.
   c. Within areas of refuge. §1009.10

1009.11 INSTRUCTIONS

1. In areas of refuge and exterior areas for assisted rescue, instructions on the use of the area under emergency conditions shall be posted. Signage shall comply with Chapter 11A, Section 1143A or Chapter 11B, Section 11B-703.5 requirements for visual characters. The instructions shall include all of the following:
   a. Persons able to use the exit stairway do so as soon as possible, unless they are assisting others.
   b. Information on planned availability of assistance in the use of stairs or supervised operation of elevators and how to summon such assistance.
   c. Directions for use of the two-way communication sys-tem where provided. §1009.11

1009.12 ALARMS / EMERGENCY WARNING SYSTEMS / ACCESSIBILITY

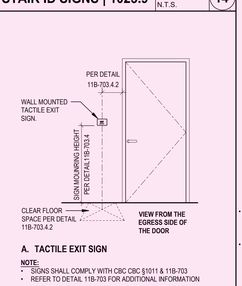
1. If emergency warning systems are required, they shall activate a means of warning the hearing impaired. Emergency warn-ing systems as part of the fire-alarm system shall be designed and installed in accordance with NFPA 72 as amended in Chapter 35. §1009.12

ACCESSIBLE EXIT SIGNAGE |1009.9, .10, .11, .12

Scale: N.T.S. 18

11B-703.7.2.6 TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS

1. Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6. The symbol shall be mounted at 58 inches minimum and 60 inches maximum to the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch of the vertical centerline of the door.
   a. Men's toilet and bathing facilities shall be identified by an equilateral triangle. 1 inch thick with edges 12 inches long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a light background or dark on a light background. § 11B-703.7.2.6.1 (see exception)
   b. Women's toilet and bathing facilities shall be identified by a circle, 1/4 inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a light background or dark on a light background. §11B-703.7.2.6.2 (see exception)
   c. Unisex toilet and bathing facilities shall be identified by a circle, 1/4 inch thick and 12 inches in diameter with a 1/4 inch thick triangle with a vertex pointing upward superimposed on the circle and within the 12-inch diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. § 11B-703.7.2.6.3 (see exception).



A. RESTROOM DOOR SYMBOLS

NOTE:
- SIGNS SHALL COMPLY WITH CBC §11B-703
- REFER TO DETAIL 11B-703 FOR ADDITIONAL INFORMATION

TACTILE EXIT SIGNS | 1013.4

Scale: N.T.S. 13

11B-703 SIGNS

1. §11B-703.1 Signs shall comply with Section 11B-703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

   §11B-703.1
   - Signs as specified in Section 11B-703 Signs, or in other sections of this code, when included in the construction of new buildings or facilities, or when included, altered or replaced due to additions, alterations or renovations to existing buildings or facilities, and when a permit is required, shall comply with 11B-703.1.1.1 Plan Review and 11B-703.1.1.2 Inspection. § 11B-703.1.1
   - Plans, specifications or other information indicating compliance with these regulations shall be submitted to the enforcing agency for review and approval. §11B-703.1.1.1
   - Signs and identification devices shall be field inspected after installation and approved by the enforcing agency prior to the issuance of a final certificate of occupancy per Chapter 1, Division II, Section 111, or final approval where no certificate of occupancy is issued. The inspection shall include, but not be limited to, verification that Braille dots and cells are properly spaced and the size, proportion and type of raised characters are in compliance with these regulations.

   §11B-703.1.1.2
   - §11B- 703.2 Raised characters shall comply with 11B-703.2 Raised Characters and shall be duplicated in Braille complying with 11B-703.3 Braille. Raised characters shall be installed in accordance with 11B-703.4 Installation Height and Location. §11B-703.2
   - §11B-703.3 Braille shall be contracted (Grade 2) and shall comply with 11B-703.3 Braille and 11B-703.4 Installation Height and Location.

   §11B-703.3
   - §11B-703.4 Signs with tactile characters shall comply with 11B-703.4
   - §11B- 703.5 Visual characters shall comply with § 11B- 703 (see exception and additional requirements)
   - §11B- 703.5.6 Visual characters shall be 40 inches minimum above the finish floor or ground. §11B-703.5.6 (see exceptions)
   - §11B- 703.5.7 Pictograms shall comply with section 11B-703.6
   - Pictograms shall have a field height of 6 inches minimum. Characters and Braille shall not be located in the pictogram field. §11B-703.6.1
   - Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field. § 11B-703.6.2
   - Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.4 § 11B-703.6.3
   - §11B- 703.7 Symbols of Accessibility shall comply with section 11B-703.7
   - §11B-703.7.1 Symbols of accessibility and their background shall have a non- glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background. §11B-703.7.1
   - The International Symbol of Accessibility shall comply with Figure 11B-703.7.2.1 ISA. The symbol shall consist of a white figure on a blue background. The blue shall be Color No. 15090 in Federal Standard 595B. §11B-703.7.2.1

   exceptions:
   - The appropriate enforcing agency may approve other colors provided the symbol contrast is light on dark or dark on light
   - On the accessibility function buttons on hall call consoles in a destination-orientated elevator system the International Symbol of Accessibility shall be a white symbol on a black background.
   - §11B-703.7.2.7 Pole-supported pedestrian traffic-control buttons shall be identified with color coding consisting of a textured horizontal yellow band 2 inches in width encircling the pole, and a 1-inch-wide dark border band above and below this yellow band. Color coding shall be placed immediately above the control button. Control buttons shall be located no higher than 48 inches above the ground surface adjacent to the pole. § 11B-703.7.2.7
   - §11B-703.8 Variable Message Signs. High resolution variable message sign (VMS) characters shall comply with Sections 11B-703.5 and 11B-703.8.12 through 11B-703.8.14. Low resolution variable message sign (VMS) characters shall comply with Section 11B-703.8 §11B-703.8
   - §11B-703 Refer to section §11B-703 for the technical requirements associated with the sign lettering, lettering placement on the sign, and braille requirements.

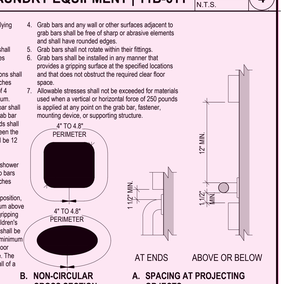
11B-611 WASHING MACHINES AND CLOTHES DRYERS

1. A clear floor or ground space complying with Section §11B-305 positioned for parallel approach shall be provided. The clear floor or ground space shall be centered on the appliance.
2. Operable parts, including doors, lint screens, and detergent and bleach compartments shall comply with Section §11B-309
3. Top loading machines shall have the door to the laundry compartment located 36 inches maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches minimum and 36 inches maximum above the finish floor.

11B-609 GRAB BARS

1. Grab bars shall have a cross section complying with §11B-609.2.1 or §11B-609.2.2.
   a. Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches minimum and 2 inches maximum.
   b. Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches maximum and a perimeter dimension of 4 inches minimum and 4.8 inches maximum.
2. The space between the wall and the grab bar shall be 1 1/2 inches. The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.

   Exceptions:
   a. The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches minimum.
3. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with §11B-604.9, grab bars shall be installed in a horizontal position 18 inches minimum and 27 inches maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with §11B-607.4.1.1 or §11B-607.4.2.1.
4. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.
5. Grab bars shall not rotate within their fittings.
6. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.
7. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

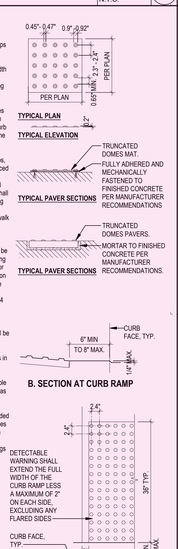


GRAB BARS | 11B-609

Scale: N.T.S. 3

11B-705 DETECTABLE WARNINGS

1. Detectable warnings shall consist of a surface of truncated domes and shall comply with Section 11B-705 and shall comply with the following
   a. Truncated domes in a detectable warning surface shall have a center-to-center spacing of 2.3 inches minimum and 2.4 inches maximum, and a base-to-base spacing of 0.65 inch minimum, measured between the most adjacent domes on a square grid. Exception: Where installed in a radial pattern, trun-cated domes shall have a center-to-center spacing of 1.6 inches minimum to 2.4 inches maximum. § 11B-705.1.1.2
2. Color and contrast. Detectable warning surfaces at transit boarding platform edges, bus stops, hazardous vehicular areas, reflecting pools, and track crossings shall comply with Section 11B-705.1.1.3.1. Detectable warnings at other locations shall comply with either Section 11B-705.1.1.3.1 or Section 11B-705.1.1.3.2. The material used to provide visual con-trast shall be an integral part of the surface. § 11B-705.1.1.3
   a. Detectable warning surfaces shall be yellow and approximate FS 33538 of Federal Standard 595C. §11B-705.1.1.3.1
   b. Detectable warning surfaces shall provide a 70 percent minimum visual contrast with adjacent walking surfaces. §11B-705.1.1.3.2
      Exception: Where the detectable warning sur-face does not provide a 70 percent minimum con- trast with adjacent walking surfaces, a 1-inch (25 mm) wide minimum visually contrasting surface shall separate the detectable warning from adja-cent walking surfaces. The visually contrasting surface shall contrast with both the detectable warning and adjacent walking surfaces either light-on-dark, or dark-on-light.
3. Detectable warning surfaces shall differ from adjoining surfaces in resiliency or sound-on-cane contact. §11B-705.1.1.4
   Exception: Detectable warning surfaces at curb ramps, islands or cut-through medians shall not be required to comply with Section 11B-705.1.1.4.
4. Detectable warnings at the following locations shall comply with Section 11B-705.1
   a. Detectable warnings at curb ramps shall extend 36 inches in the direction of travel. Detectable warnings shall extend the full width of the ramp run ies 2 inches maximum on each side, excluding any flared sides. Detectable warnings shall be located so the edge near-est the curb is 6 inches minimum and 8 inches maxim from the line at the face of the curb marking the transition between the curb and the gutter, street or highway. §11B-705.1.2.2
      Exception: On parallel curb ramps, detectable warnings shall be placed on the turning space at the flush transition between the street and sidewalk. Detectable warnings shall extend the full width of the turning space at the flush transition between the street and the sidewalk less 2 inches maximum on each side.
5. Detectable warnings at pedestrian islands or cut-through medians shall be 36 inches minimum in depth extending the full width of the pedestrian path or cut-through less 2 inches maximum on each side, placed at the edges of the pedestrian island or cut-through median, and shall be separated by 24 inches minimum of walking surface without detect-able warnings. §11B-705.1.2.3
   Exception: Detectable warnings shall be 24 inches minimum in depth at pedestrian islands or cut-through medians that are less than 96 inches in length in the direction of pedestrian travel.
6. Hazardous vehicular areas. Detectable warnings at hazardous vehicular areas shall be 36 inches in width. §11B-705.1.2.5
7. When detectable warnings are provided at reflecting pools, it shall be 24 inches minimum and 36 inches maximum in width. §11B-705.1.2.6
8. Detectable warnings at track crossings shall be 36 inches in the direction of pedestrian travel and extend the full width of the circulation path. §11B-705.1.2.7

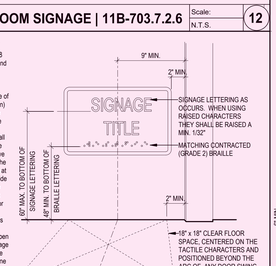


11B-705 Detectable Warnings

Scale: N.T.S. 21

11B-703.4 SIGN INSTALLATION HEIGHT AND LOCATION

1. Tactile characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters. § 11B-703.4.1 (See exception)
2. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45-degree open position. Where permanent identification signage is provided for rooms and spaces they shall be located on the approach side of the door as one enters the room or space. Signs that identify exits shall be located on the approach side of the door as one exits the room or space. § 11B-703.4.2 (See exception)



FLOOR/STAIR I.D. SIGNAGE | 11B-504.8

Scale: N.T.S. 11

TOILET ROOM SIGNAGE | 11B-703.7.2.6

Scale: N.T.S. 12

ACCESSIBLE SIGN REQUIREMENTS | 11B-703.4

Scale: N.T.S. 11

MEN'S GEOMETRIC SYMBOL PER §11B-703.7.2.6.1
WOMEN'S GEOMETRIC SYMBOL PER §11B-703.7.2.6.2
UNISEX GEOMETRIC SYMBOL PER §11B-703.7.2.6.3
C. TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS
6"
PICTOGRAM FIELD
MIN.
NOT IN PICTOGRAM FIELD
PICTOGRAM FIELD PER §11B-703.6.1
INTERNATIONAL SYMBOL OF ACCESSIBILITY PER §11B-703.7.2.2
INTERNATIONAL SYMBOL OF TTY PER §11B-703.7.2.2
INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS PER §11B-703.7.2.4
VOLUME CONTROL TELEPHONE PER §11B-703.7.2.3
B. PICTOGRA

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AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

SECTION 303 PHASED PROJECTS

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

303.1.1 Initial Tenant Improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

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

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

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

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

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

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

1. Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

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

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

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

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

ZEV. Any vehicle certified to zero-emission standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

TABLE 5.106.5.2 - PARKING

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
25-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

5.106.5.2.1 - Parking stall marking. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. A listed raceway capable of accommodating a 208/240 -volt dedicated branch circuit.
3. The raceway shall not be less than trade size 1".
4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent.
5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
3. Plan design shall be based upon 40-ampere minimum branch circuits.
4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.

Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and Infrastructure is not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply.
2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 AND OVER	6% of total[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

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

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

Exceptions: [N]

1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.

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

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

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [4]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [5] **(G)**					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met.
4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting".
5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

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

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

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

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

Exceptions: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculations.

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

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

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

Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

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

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

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

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

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

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

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

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

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

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

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

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

SUBMETER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purposes of CALGreen, a dedicated meter may be considered a submeter.

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

SECTION 5.303 INDOOR WATER USE
5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

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

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

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

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

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

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

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

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

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

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

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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Los Angeles, CA 90016

THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

CALGREEN CHECKLIST

Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

SHEET
T5.0

12-14-2022 - 1st City Submittal - Not For Construction

not plotted: last saved: Nov/29/2022 8:16 AM by: chineto
dwg last saved: Nov/29/2022 8:16 AM by: chineto
sheet plotted: Dec/09/2022 @ 4:55 PM
drawing file name: p:\2021-407 magnum 5035 coliseum los angeles\03 design\construction\sheets & add i design\5035 t5.0 - cal green checklist.dwg

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AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

Y	N/A	RESPON. PARTY

5.303.3.4 Faucets and fountains.

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

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

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60 psi].

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

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

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

☐ ☐ **5.303.4 COMMERCIAL KITCHEN EQUIPMENT.**

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

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

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

SECTION 5.304 OUTDOOR WATER USE

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

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

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

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

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

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

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

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

SECTION 5.402 DEFINITIONS

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

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

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

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

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

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

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

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

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

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

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

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

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

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

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

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

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

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

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

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

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

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

Notes:

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

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

Note: Refer to the Universal Waste Rule link at:
http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A_REGS_UWR_FinalText.pdf

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

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

Notes:

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

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

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

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

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

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

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

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

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

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

Commissioning requirements shall include:

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

Exceptions:

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

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

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems.

2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

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

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

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

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

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

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

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

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

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

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

5.410.4.2 (Reserved)

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

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

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

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

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

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

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

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

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

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

SECTION 5.502 DEFINITIONS

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

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

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

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

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

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

Note: See CCR, Title 17, Section 93120.1.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PSIG. Pounds per square inch, guage.

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

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

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

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

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

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

SECTION 5.503 FIREPLACES

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

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

SECTION 5.504 POLLUTANT CONTROL

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

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

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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CONSULTANT

Thrive Living
5035 Coliseum Property LLC
131 Chelsea Street
New York, NY 10014

THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

5035 W. Coliseum
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Los Angeles, CA 90016

CALGREEN CHECKLIST

Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

12-14-2022 - 1st City Submittal - Not For Construction

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AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

Y	N/A	RESPON. PARTY
☐	☐	

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

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

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

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

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds In Grams per Liter

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

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

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

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds In Grams per Liter

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

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

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

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

Y	N/A	RESPON. PARTY

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2,3]

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

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

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

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

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

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

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

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the testing and product requirements:

1. Carpet and Rug Institute's Green Label Plus Program.
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).
3. NSF/ANSI 140 at the Gold level or higher;
4. Scientific Certifications Systems Sustainable Choice; or
5. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria listed in the CHPS High Performance Product Database.

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.

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

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

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

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

Y	N/A	RESPON. PARTY

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

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

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

5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:

1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
3. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database; or
4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

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

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

Exceptions: Existing mechanical equipment.

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

Y	N/A	RESPON. PARTY
☐	☐	

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

SECTION 5.505 INDOOR MOISTURE CONTROL

Y	N/A	RESPON. PARTY
☐	☐	

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

SECTION 5.506 INDOOR AIR QUALITY

Y	N/A	RESPON. PARTY
☐	☐	

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

Y	N/A	RESPON. PARTY
☐	☐	

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

SECTION 5.507 ENVIRONMENTAL COMFORT

Y	N/A	RESPON. PARTY
☐	☐	

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

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

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

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

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

Exceptions:

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

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

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

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

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

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

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

Y	N/A	RESPON. PARTY
☐	☐	

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

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

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

Y	N/A	RESPON. PARTY
☐	☐	

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

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

Y	N/A	RESPON. PARTY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

DISCLAIMER:THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

CALGREEN CHECKLIST

Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

SHEET
T5.2

12-14-2022 - 1st City Submittal - Not For Construction

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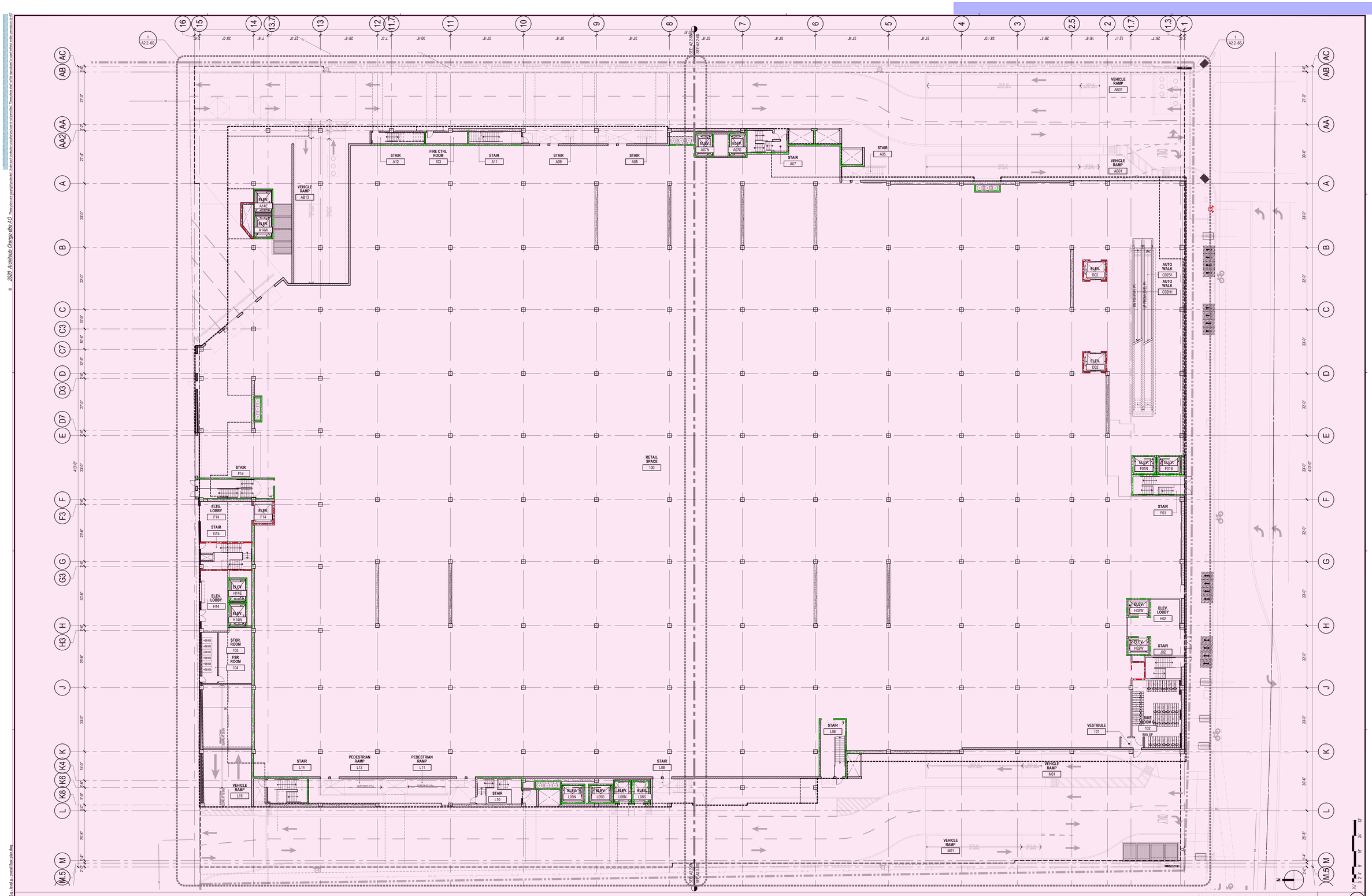

LEVEL G - OVERALL FLOOR PLAN 1/16" = 1'-0" (1)

KEY NOTES

2.101	DOUBLE STRIPPED PARKING STALL PER CITY OF LOS ANGELES STANDARD, STALL SIZE - STANDARD ACCESSIBLE PARKING STALL. SEE SHEET T3.2 FOR ADDITIONAL INFORMATION.
2.102	DOUBLE STRIPPED PARKING STALL PER CITY OF LOS ANGELES STANDARD, STALL SIZE - VAN ACCESSIBLE PARKING STALL. SEE SHEET T3.2 FOR ADDITIONAL INFORMATION.
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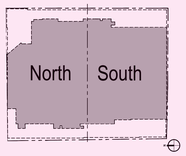
2.110	ACCESSIBLE PARKING SIGN - SEE SHEET T3.2 FOR ADDITIONAL INFORMATION
2.111	WHEELSTOP
2.112	DETECTABLE WARNING 3-FEET DEEP x FULL WIDTH OF CURB RAMP OR ACCESSIBLE PATH COLOR - YELLOW.
2.113	ELECTRIC VEHICLE CHARGING STATION
2.114	ACCESSIBLE AISLE AND PATH. PAINT WITH (2) COATS OF TRAFFIC BLUE PAINT
2.115	PAVEMENT MARKING WITH (2) COATS OF TRAFFIC WHITE PAINT
2.116	ELEVATOR IS A DEFERRED SUBMITTAL. REFER TO SHEET T1.0 FOR ADDITIONAL INFORMATION
2.117	GARAGE VENTILATION SHAFT PER MECHANICAL DRAWINGS, TYP.
2.118	TRASH ROOM - EQUIPMENT PROVIDED AND INSTALLED BY TRASH MANAGEMENT COMPANY
2.119	NOT USED
2.120	STOREFRONT SYSTEM WITH 1" INSULATED GLASS
2.121	LOUVERED VENT
2.122	BIKE STORAGE
2.123	DRINKING FOUNTAIN
2.124	EXISTING SITE WALL TO REMAIN. PROTECT IN PLACE
2.125	PERIMITER RETAINING WALL WITH CONTINOUS BLIND SIDE BELOW GRADE WATERPROOFING. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2.126	ELEVATOR DOOR SHALL BE 1 1/2 HOUR RATED
2.127	ELEVATOR DOOR SHALL BE 1 HOUR RATED
2.128	CHAIN LINK FENCE SECURITY DIVIDER FROM FLOOR TO CEILING. PROVIDE FABRIC SCRIM ON RETAIL SIDE OF FENCE FROM FLOOR TO 8'-0" A.F.F.
2.129	VEHICLE ACCESS CONTROL BY TENANT. SHOWN FOR REFERENCE AND COORDINATION

KEY PLAN



SYMBOLS LEGEND

- PROPERTY LINE
- NEW NON-RATED WALLS
- NEW CMU WALLS
- NEW 1 HR FIRE RATED WALLS
- NEW 2 HR FIRE RATED WALLS
- NEW 3 HR FIRE RATED WALLS
- CONSTRUCTION BY TENANT
- FLOOR ELEVATION CHANGE
- SLAB OPENING
- ASSEMBLY TYPE (XX)
- GENERAL DIRECTION OF SLOPE

FLOOR PLAN GENERAL NOTES

1. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PLANS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS PLAN.
2. FOR ADDITIONAL INFORMATION, SEE SHEETS:
   - T3.0 THROUGH T4.6 FOR ACCESSIBILITY INFORMATION
   - A6.1-1 FOR DOOR SCHEDULE
   - CIVIL SHEETS FOR GRADING AND SITE UTILITY INFORMATION
   - STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION.
3. REFER DRY UTILITY, CIVIL AND PLUMBING PLANS FOR POINT OF CONNECTION OF ROOF DRAINS, DOMESTIC WATER NATURAL GAS, POWER FEEDS, SEWER AND GREASE WASTE LINES.
4. REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS FOR THE REQUIRED WORKING CLEARANCE AROUND ELECTRICAL EQUIPMENT.
5. ALL UTILITIES, INCLUDING CONDUITS AND PIPING, SHALL BE HELD TIGHT TO THE UNDERSIDE OF THE FLOOR DECK OR ROOF DECK.
6. CONTRACTOR SHALL SEAL ALL PENETRATIONS AT FIRE RESISTIVE CONSTRUCTION WITH APPROVED FIRE ASSEMBLIES.
7. CONTRACTOR SHALL SEAL ALL PENETRATIONS INTO SOUND RATED ASSEMBLIES WITH APPROVED RESILIENT ACOUSTIC SEALANT. ALL RECESSED ITEMS SHALL BE SEALED TO MAINTAIN INTEGRITY OF THE ACOUSTIC ASSEMBLY.
8. UNLESS NOTED OTHERWISE, ALL DOORS ARE TO BE LOCATED 3" FROM THE INSIDE FACE OF THE ADJACENT PARTITION TO THE EDGE OF THE HINGE SIDE DOOR JAMB.
9. FOR DEMISING WALLS BETWEEN TENANT SPACES, THE TYPE 'X' GYP. BD. ON EACH SIDE OF THE WALL, AND THE SOUND INSULATION, SHALL BE PROVIDED AND INSTALLED BY THE FUTURE TENANT. REFER TO DETAIL 1/A7.0-1
10. FOR TENANT SPACE PERIMETER WALLS (EXTERIOR, AGAINST A CORRIDOR, OR OTHER NON-TENANT SPACE), THE TENANT SIDE TYPE 'X' GYP. BD., AND SOUND INSULATION, SHALL BE BY THE FUTURE TENANT.

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SEAL

CONSULTANT

Thrive Living

5035 Coliseum Property LLC
131 Chelsea Street
New York, NY 10014

5035 W. Coliseum
5035 W. Coliseum St.
Los Angeles, CA 90016

THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

LEVEL G - OVERALL FLOOR PLAN

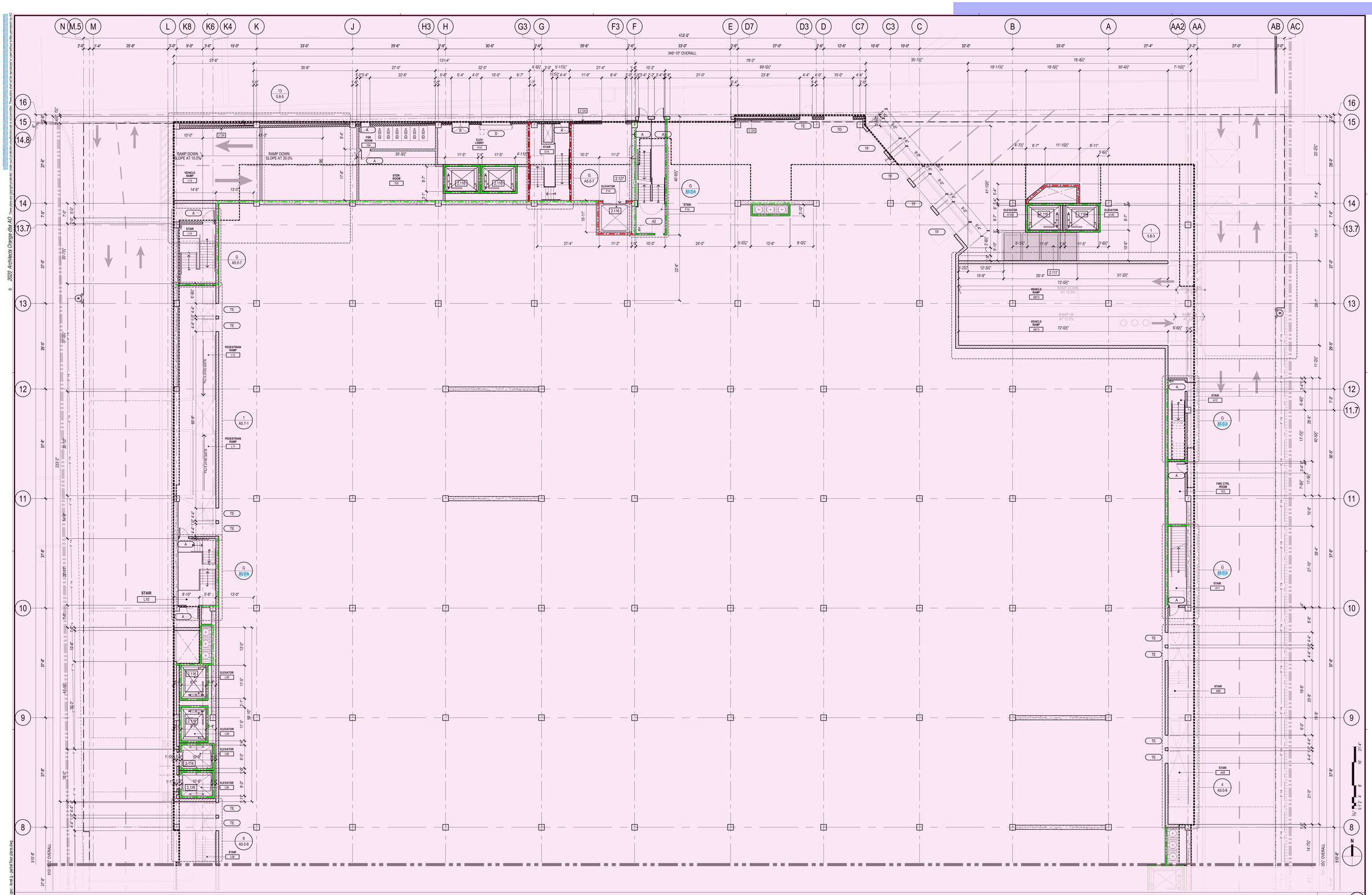
Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

12-14-2022 - 1st City Submittal - Not For Construction

SHEET

A2.2-G



LEVEL G - FLOOR PLAN - NORTH

3/32" = 1'-0" (1)

KEY NOTES

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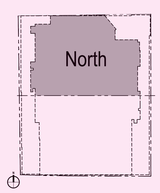
KEY PLAN



SYMBOLS LEGEND

PROPERTY LINE	
NEW NON-RATED WALLS	SLAB OPENING
NEW CMU WALLS	
NEW 1 HR FIRE RATED WALLS	ASSEMBLY TYPE (XX)
NEW 2 HR FIRE RATED WALLS	GENERAL DIRECTION OF SLOPE
NEW 3 HR FIRE RATED WALLS	
CONSTRUCTION BY TENANT	
FLOOR ELEVATION CHANGE	

FLOOR PLAN GENERAL NOTES

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CONSULTANT

Thrive Living

5035 Coliseum Property LLC
131 Charles Street
New York, NY 10014

5035 W. Coliseum
5035 W. Coliseum St.
Los Angeles, CA 90016

THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

LEVEL G - FLOOR PLAN - NORTH

Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

SHEET

A2.2-GN

12-14-2022 - 1st City Submittal - Not For Construction

LEVEL G - FLOOR PLAN - SOUTH

3/32" = 1'-0"

1

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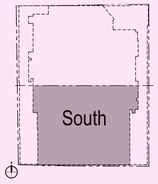
KEY PLAN



SYMBOLS LEGEND

PROPERTY LINE
NEW NON-RATED WALLS
NEW CMU WALLS
NEW 1 HR FIRE RATED WALLS
NEW 2 HR FIRE RATED WALLS
NEW 3 HR FIRE RATED WALLS
CONSTRUCTION BY TENANT
FLOOR ELEVATION CHANGE
SLAB OPENING
ASSEMBLY TYPE
GENERAL DIRECTION OF SLOPE

FLOOR PLAN GENERAL NOTES

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Architecture.
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SEAL

CONSULTANT

Thrive Living

5035 Coliseum Property LLC
131 Charles Street
New York, NY 10014

5035 W. Coliseum

5035 W. Coliseum St.
Los Angeles, CA 90016

THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

LEVEL G - FLOOR PLAN - SOUTH

Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

SHEET

A2.2-GS

12-14-2022 - 1st City Submittal - Not For Construction

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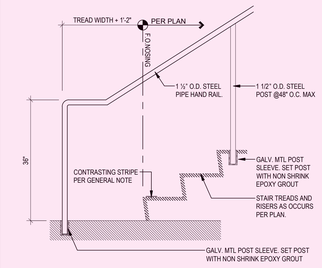
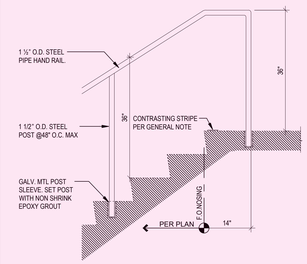
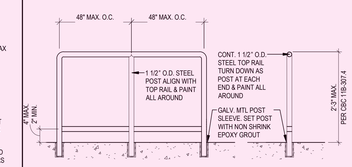
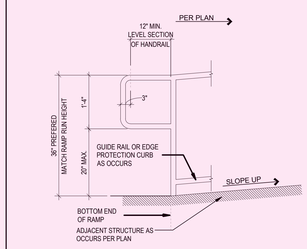


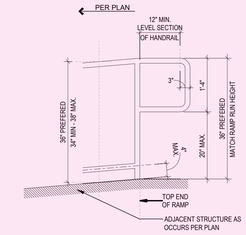


HANDRAIL DETAILS (ALT) 3/4" = 1'-0" 21

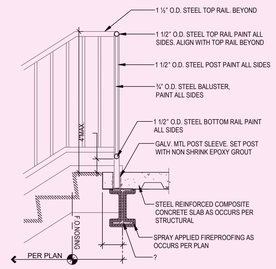


OVERHEAD PROTECTION RAIL 3/4" = 1'-0" 20

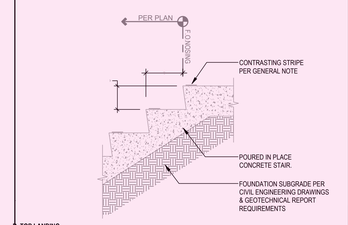




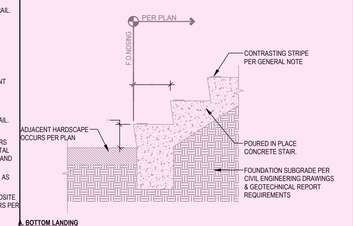
RAMP RAILING DETAILS 3/4" = 1'-0" 6



GENERAL NOTE:
CONTRASTING STRIPE: MIN. 2 " MAX. 4" WIDE PARALLEL TO AND NOT MORE THAN 1 " FROM, THE NOSE OF THE STEP OR UPPER APPROACH THE FULL WIDTH OF THE STAIRS & SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE STAIR TREADS.

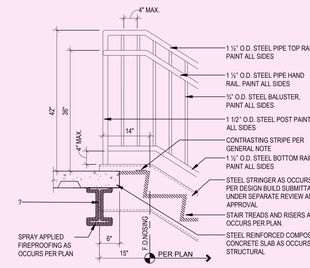


B. TOP LANDING

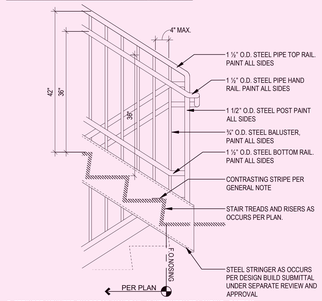


A. BOTTOM LANDING

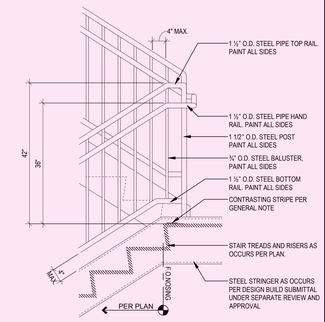
STAIR ON GRADE DETAILS 3/4" = 1'-0" 4



D. STRINGER MOUNTED GUARDRAIL/HANDRAIL @ TOP LANDING

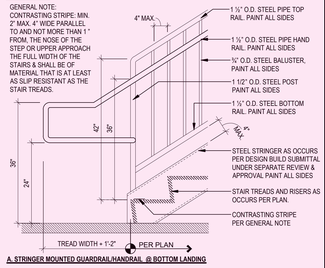


C. STRINGER MOUNTED GUARDRAIL/HANDRAIL @ INTERMEDIATE LANDING - BOTTOM



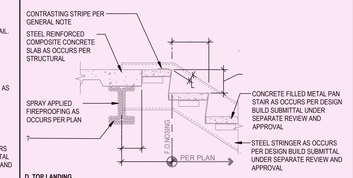
B. STRINGER MOUNTED GUARDRAIL/HANDRAIL @ INTERMEDIATE LANDING - TOP

GENERAL NOTE:
CONTRASTING STRIPE: MIN. 2" MAX. 4" WIDE PARALLEL TO AND NOT MORE THAN 1 " FROM, THE NOSE OF THE STEP OR UPPER APPROACH THE FULL WIDTH OF THE STAIRS & SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE STAIR TREADS.

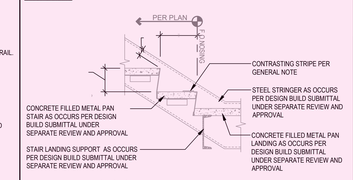


A. STRINGER MOUNTED GUARDRAIL/HANDRAIL @ BOTTOM LANDING

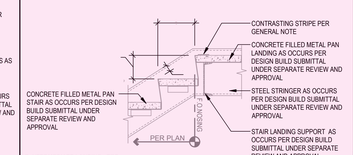
STAIR RAILING DETAILS 3/4" = 1'-0" 7



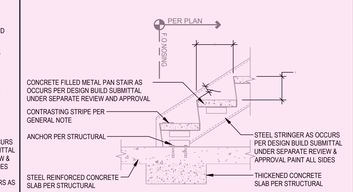
D. TOP LANDING



C. INTERMEDIATE LANDING - BOTTOM



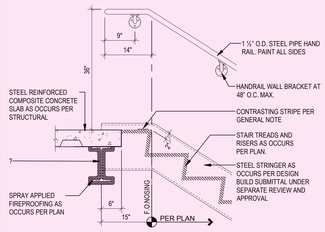
B. INTERMEDIATE LANDING - TOP



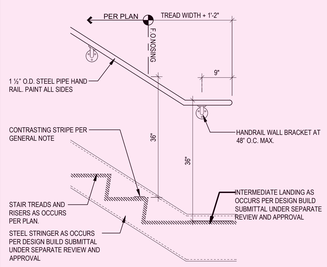
A. BOTTOM LANDING

STAIR DETAILS 3/4" = 1'-0" 1

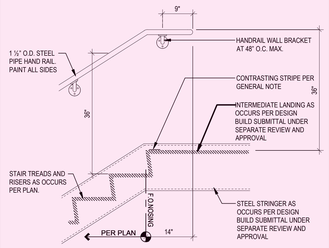
GENERAL NOTE:
CONTRASTING STRIPE: MIN. 2 " MAX. 4" WIDE PARALLEL TO AND NOT MORE THAN 1 " FROM, THE NOSE OF THE STEP OR UPPER APPROACH THE FULL WIDTH OF THE STAIRS & SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE STAIR TREADS.



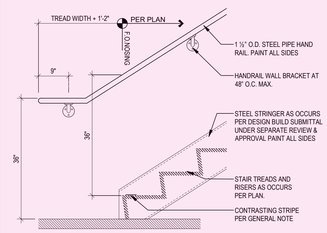
D. WALL MOUNTED @ TOP LANDING



C. WALL MOUNTED @ INTERMEDIATE LANDING - BOTTOM



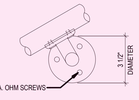
B. WALL MOUNTED @ INTERMEDIATE LANDING - TOP



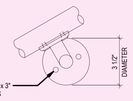
A. WALL MOUNTED @ BOTTOM LANDING

HANDRAIL DETAILS 3/4" = 1'-0" 21

GENERAL NOTE:
1. FOR HANDRAIL, BRACKET ARM, AND COVER PLATE COLOR AND FINISH SEE ARCHITECTURAL PLANS AND ELEVATIONS.

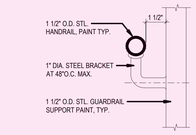


HANDRAIL AT GYPSUM OR PLASTER WALL

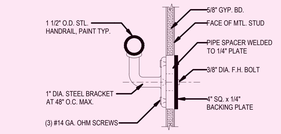


HANDRAIL AT CONCRETE OR CMU WALL

ELEVATION

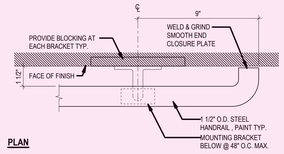


HANDRAIL AT GUARDRAILPOST



HANDRAIL AT GYPSUM OR PLASTER WALL

SECTION



PLAN

HANDRAIL DETAILS 3" = 1'-0" 14

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CONSULTANT

Thrive Living
5035 Coliseum Property LLC
131 Charles Street
New York, NY 10014

5035 W. Coliseum
5035 W. Coliseum St.
Los Angeles, CA 90016

THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

STAIR AND RAILING DETAILS

Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

SHEET
A5.0-0

12-14-2022 - 1st City Submittal - Not For Construction

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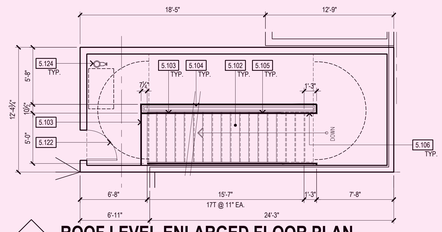
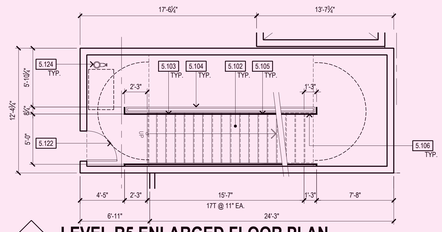
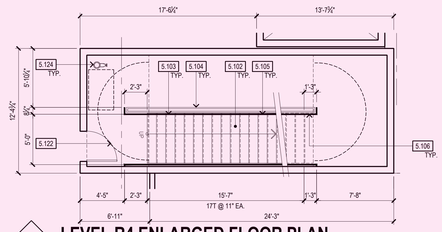


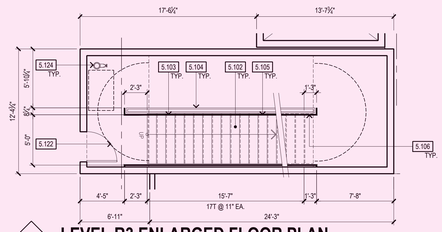
RF **ROOF LEVEL ENLARGED FLOOR PLAN**
3/16" = 1'-0"



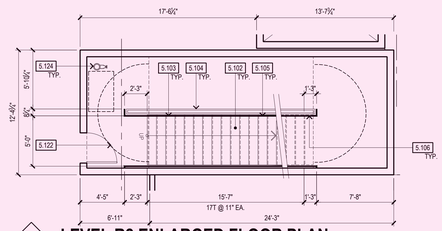
R5 **LEVEL R5 ENLARGED FLOOR PLAN**
3/16" = 1'-0"



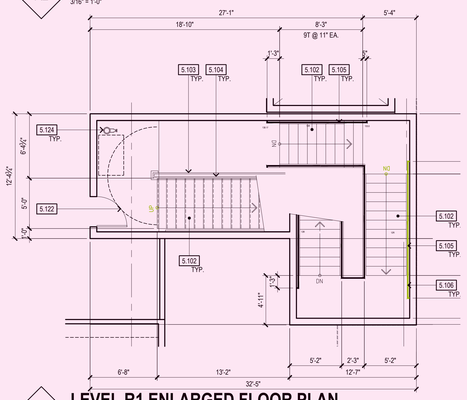
R4 **LEVEL R4 ENLARGED FLOOR PLAN**
3/16" = 1'-0"



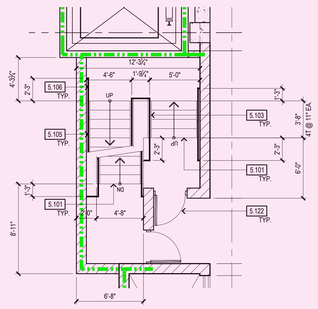
R3 **LEVEL R3 ENLARGED FLOOR PLAN**
3/16" = 1'-0"



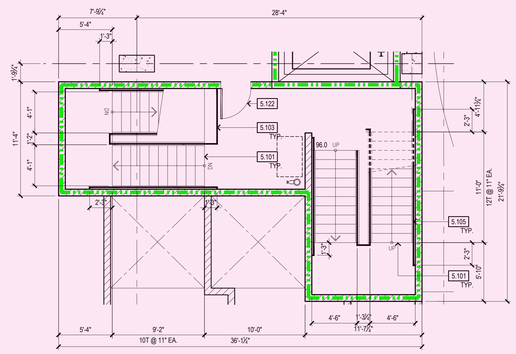
R2 **LEVEL R2 ENLARGED FLOOR PLAN**
3/16" = 1'-0"



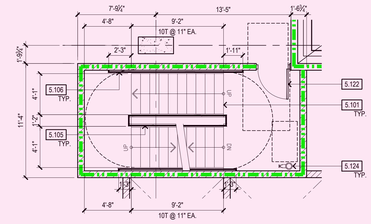
R1 **LEVEL R1 ENLARGED FLOOR PLAN**
3/16" = 1'-0"



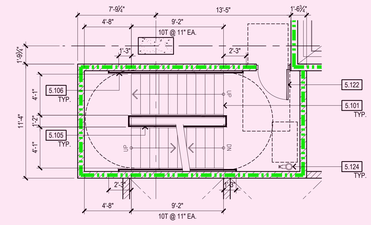
G **LEVEL G ENLARGED FLOOR PLAN**
3/16" = 1'-0"



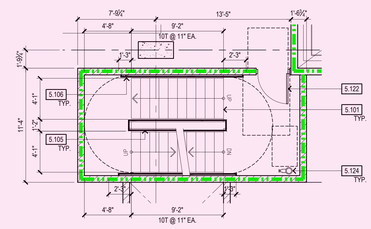
P1 **LEVEL P1 ENLARGED FLOOR PLAN**
3/16" = 1'-0"



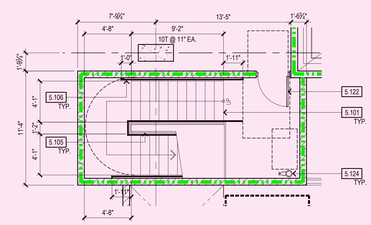
P2 **LEVEL P2 ENLARGED FLOOR PLAN**
3/16" = 1'-0"



P3 **LEVEL P3 ENLARGED FLOOR PLAN**
3/16" = 1'-0"



P4 **LEVEL P4 ENLARGED FLOOR PLAN**
3/16" = 1'-0"



P5 **LEVEL P5 ENLARGED FLOOR PLAN**
3/16" = 1'-0"

GENERAL STAIRWAY NOTES

1. REFER TO SHEET A5.0-2 FOR STANDARD RAILING DETAILS, AND SHEET A5.0-3 FOR STANDARD STAIR DETAILS.
2. REFER TO SHEETS T0.3 FOR ADDITIONAL STAIR ACCESSIBILITY REQUIREMENTS.
3. 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. APAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT. **CBC §11B-504.4.1**
4. STAIRS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 11B-505 HANDRAILS.**CBC §11B-504.6**
5. STAIR TREADS AND LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER. **CBC §11B-504.7**
6. 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. **CBC §11B-504.8**

KEY NOTES

5.101	PROVIDE CONTRASTING STRIPE AT ALL TREADS AND UPPER STAIR APPROACH. THE STRIPE SHALL BE A MIN. 2" MAX. 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 STAIRS SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
5.102	PROVIDE CONTRASTING STRIPE AT THE UPPER STAIR APPROACH AND BOTTOM TREAD. THE STRIPE SHALL BE A MIN. 2" MAX. 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 STAIRS SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
5.103	CONTINUOUS 1 1/2" O.D. POWDER COATED POSTS MOUNTED STEEL GUARDRAIL. TOP OF GUARDRAIL TO BE 3'-6" ABOVE ADJACENT STAIR TREAD NOSING/ADJACENT WALKING SURFACE. PROVIDE 1 1/2" O.D POSTS @ 4'-0" O.C. MAX. MOUNTED INTO ADJACENT CONCRETE STAIR / SLAB WITH METAL SLEEVE AND NON-SHRINK EPOXY GROUT.
5.104	CONTINUOUS 1 1/2" O.D. POWDER COATED POSTS MOUNTED STEEL GUARDRAIL. TOP OF GUARDRAIL TO BE 3'-6" ABOVE ADJACENT STAIR TREAD NOSING/ADJACENT WALKING SURFACE. PROVIDE 1 1/2" O.D POSTS @ 4'-0" O.C. MAX. MOUNTED TO ADJACENT METAL STAIR STINGER.
5.105	CONTINUOUS 1 1/2" O.D. STEEL HANDRAIL. TOP OF HANDRAIL TO BE 3'-0" AFF OR ABOVE NOSING LINE OF STAIR AND LANDINGS.
5.106	PROVIDE HANDRAIL EXTENSIONS AT THE TOP AND BOTTOM OF EACH STAIR RUN. EXTENSION SHALL BE MIN. 1'-3" AT TOP OF STAIR RUN AND 2'-3" AT BOTTOM OF STAIR RUN ORIENTATED IN THE DIRECTION OF THE STAIR RUN. EXTENSION SHALL RETURN TO AN ADJACENT WALL, SHALL WRAP DOWN AAND AROUND BACK TO THE ADJACENT SUPPORTING POST, OR SHALL WRAP DOWN AND BE ANCHORED ON THE FLOOR SURFACE.
5.107	POURED IN PLACE CONCRETE STAIRS.
5.108	EGRESS STAIR PROVIDED AND INSTALLED BY TENANT. SHOWN FOR COORDINATION ONLY.
5.109	CONTINUOUS POST-MOUNTED 1 1/2" STEEL RAIL BARRIER, WHERE VERTICAL CLEARANCE AT STAIRWAY IS LESS THAN 80". TOP OF RAIL TO BE 27" MAX. A.F.F.
5.120	AREA DRAIN. REFER TO PLUMBING DRAWINGS FOR ADD'L. INFO. SLOPE AREA TO DRAIN AT LESS THAN 1/4" PER FOOT, TYP.
5.121	MIN. 42" HIGH, POURED IN PLACE, CONCRETE LOW WALL AS A GUARDRAIL.
5.122	DOOR PROVIDED AND INSTALLED BY TENANT
5.123	30"x48" AREA OF RESCUE ASSISTANCE
5.124	CLASS I STANDPIPE & FIRE HOSE CONNECTION

SYMBOLS LEGEND

PROPERTY LINE	
NEW NON-RATED WALLS	
NEW CMU WALLS	
NEW 1 HR FIRE RATED WALLS	
NEW 2 HR FIRE RATED WALLS	
NEW 3 HR FIRE RATED WALLS	
CONSTRUCTION BY TENANT	
FLOOR ELEVATION CHANGE	
SLAB OPENING	
ASSEMBLY TYPE	XX
GENERAL DIRECTION OF SLOPE	

N

STAIR A07 ENLARGED FLOOR PLANS 3/16"=1'-0" 1

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CONSULTANT

Thrive Living

5035 Coliseum Property LLC
131 Charles Street
New York, NY 10014

5035 W. Coliseum
5035 W. Coliseum St.
Los Angeles, CA 90016

THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

STAIR A07 - ENLARGED FLOOR PLANS

Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

SHEET
A5.0-1

12-14-2022 - 1st City Submittal - Not For Construction

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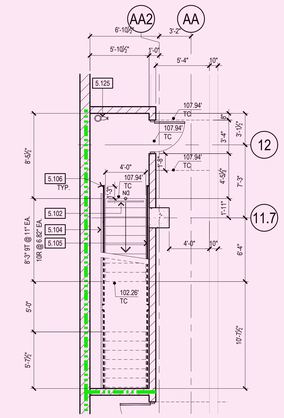
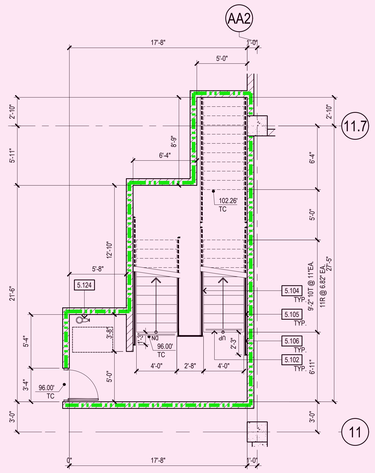
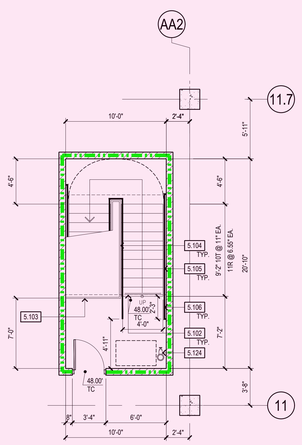


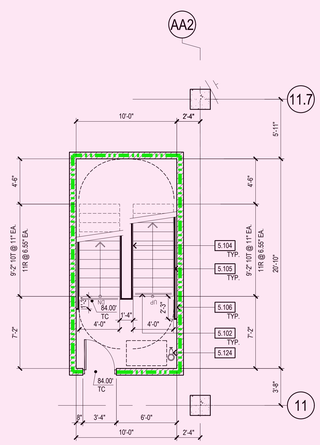
G STAIR A12 - LEVEL G ENLARGED FLOOR PLAN
3/16" = 1'-0"



P1 STAIR A12 - LEVEL P1 ENLARGED FLOOR PLAN
3/16" = 1'-0"

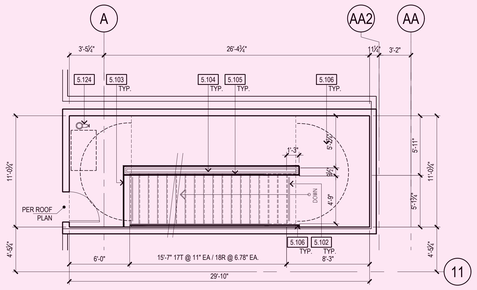


P5 STAIR A12 - LEVEL P5 ENLARGED FLOOR PLAN
3/16" = 1'-0"

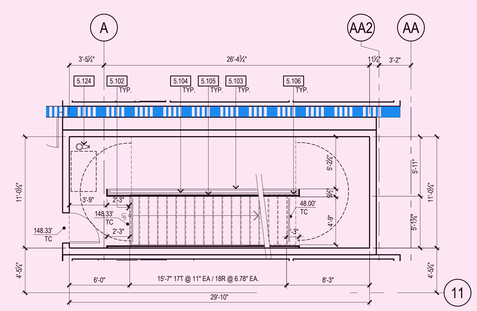


P2,3,4 STAIR A12 - LEVEL P2, 3, & 4 ENLARGED FLOOR PLAN
3/16" = 1'-0"

STAIR A12 ENLARGED FLOOR PLANS 3/16"=1'-0" 2



ROOF STAIR A11 - ROOF LEVEL ENLARGED FLOOR PLAN
3/16" = 1'-0"



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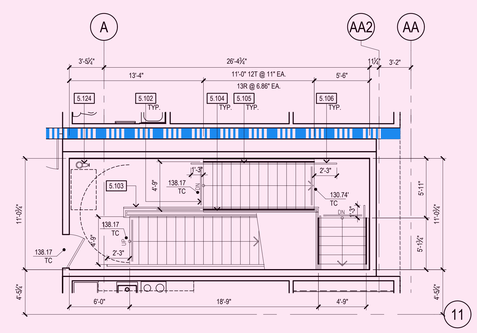
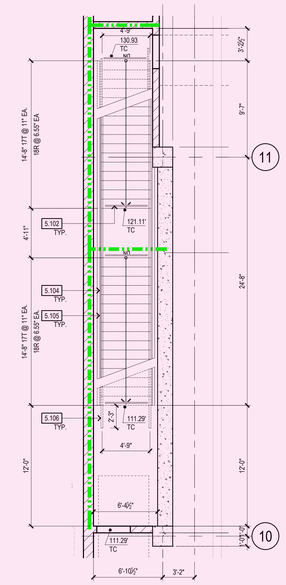
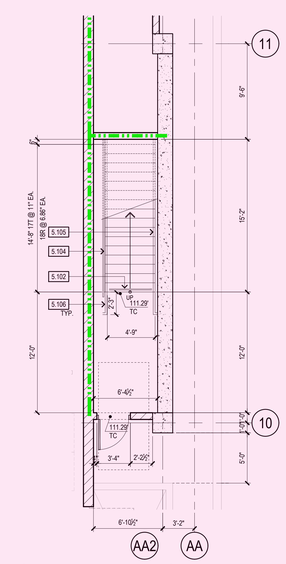


R1 STAIR A11 - LEVEL R1 ENLARGED FLOOR PLAN
3/16" = 1'-0"



M STAIR A11 - LEVEL M ENLARGED FLOOR PLAN
3/16" = 1'-0"



G STAIR A11 - LEVEL G ENLARGED FLOOR PLAN
3/16" = 1'-0"

STAIR A11 ENLARGED FLOOR PLANS 3/16"=1'-0" 1

GENERAL STAIRWAY NOTES

1. REFER TO SHEET A5.0-3 FOR STANDARD RAILING DETAILS, AND SHEET A5.0-3 FOR STANDARD STAIR DETAILS.
2. REFER TO SHEETS T0.3 FOR ADDITIONAL STAIR ACCESSIBILITY REQUIREMENTS.
3. 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. APAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT. **CBC §11B-504.4.1**
4. STAIRS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 11B-505 HANDRAILS.**CBC §11B-504.6**
5. STAIR TREADS AND LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER. **CBC §11B-504.7**
6. 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. **CBC §11B-504.8**

KEY NOTES

5.101	PROVIDE CONTRASTING STRIPE AT ALL TREADS AND UPPER STAIR APPROACH. THE STRIPE SHALL BE A MIN. 2" MAX. 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 STAIRS SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
5.102	PROVIDE CONTRASTING STRIPE AT THE UPPER STAIR APPROACH AND BOTTOM TREAD. THE STRIPE SHALL BE A MIN. 2" MAX. 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 STAIRS SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
5.103	CONTINUOUS 1 1/2" O.D. POWDER COATED POSTS MOUNTED STEEL GUARDRAIL. TOP OF GUARDRAIL TO BE 3'-6" ABOVE ADJACENT STAIR TREAD NOSING/ADJACENT WALKING SURFACE. PROVIDE 1 1/2" O.D POSTS @ 4'-0" O.C. MAX. MOUNTED INTO ADJACENT CONCRETE STAIR / SLAB WITH METAL SLEEVE AND NON-SHRINK EPOXY GROUT.
5.104	CONTINUOUS 1 1/2" O.D. POWDER COATED POSTS MOUNTED STEEL GUARDRAIL. TOP OF GUARDRAIL TO BE 3'-6" ABOVE ADJACENT STAIR TREAD NOSING/ADJACENT WALKING SURFACE. PROVIDE 1 1/2" O.D POSTS @ 4'-0" O.C. MAX. MOUNTED TO ADJACENT METAL STAIR STRINGER.
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5.107	POURED IN PLACE CONCRETE STAIRS.
5.108	EGRESS STAIR PROVIDED AND INSTALLED BY TENANT. SHOWN FOR COORDINATION ONLY.
5.109	CONTINUOUS POST-MOUNTED 1 1/2" STEEL RAIL BARRIER, WHERE VERTICAL CLEARANCE AT STAIRWAY IS LESS THAN 80". TOP OF RAIL TO BE 27" MAX. A.F.F.
5.120	AREA DRAIN. REFER TO PLUMBING DRAWINGS FOR ADD'L. INFO. SLOPE AREA TO DRAIN AT LESS THAN 1/4" PER FOOT, TYP.
5.121	MIN. 42" HIGH, POURED IN PLACE, CONCRETE LOW WALL AS A GUARDRAIL.
5.122	DOOR PROVIDED AND INSTALLED BY TENANT
5.123	30"x48" AREA OF RESCUE ASSISTANCE
5.124	CLASS I STANDPIPE & FIRE HOSE CONNECTION

SYMBOLS LEGEND

PROPERTY LINE	
NEW NON-RATED WALLS	
NEW CMU WALLS	
NEW 1 HR FIRE RATED WALLS	
NEW 2 HR FIRE RATED WALLS	
NEW 3 HR FIRE RATED WALLS	
CONSTRUCTION BY TENANT	
FLOOR ELEVATION CHANGE	
SLAB OPENING	
ASSEMBLY TYPE	XX
GENERAL DIRECTION OF SLOPE	

Architecture. Design. Relationships.

SEAL

CONSULTANT

Thrive Living

5035 Coliseum Property LLC
131 Charles Street
New York, NY 10014

5035 W. Coliseum
5035 W. Coliseum St.
Los Angeles, CA 90016

THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

STAIR A11 & A12 - ENLARGED FLOOR PLANS

Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

SHEET
A5.0-2

12-14-2022 - 1st City Submittal - Not For Construction

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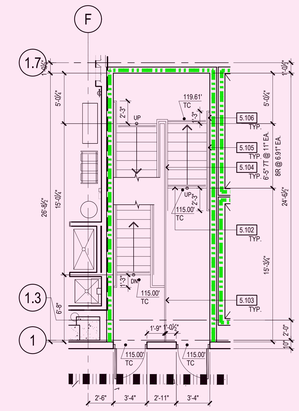
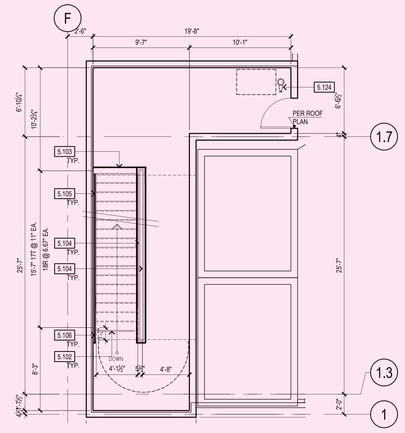
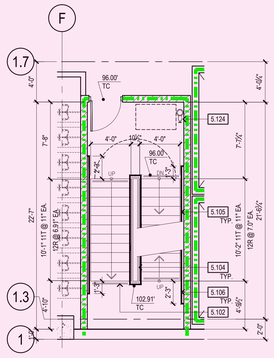


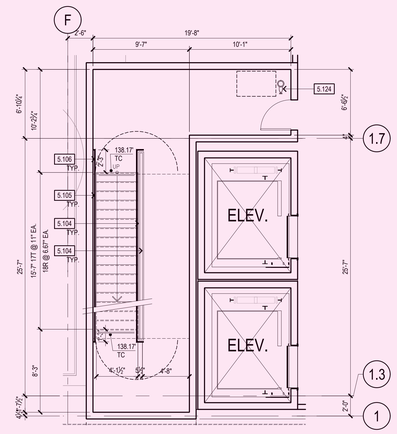
G1 STAIR F01 LEVEL G1 ENLARGED FLOOR PLAN
3/16" = 1'-0"



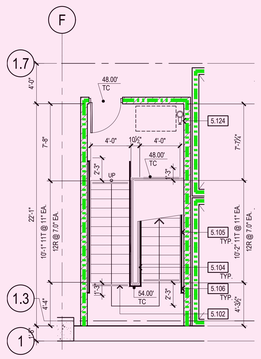
ROOF STAIR F01 ROOF LEVEL ENLARGED FLOOR PLAN
3/16" = 1'-0"



P1 STAIR F01 LEVEL P1 ENLARGED FLOOR PLAN
3/16" = 1'-0"



R1 STAIR F01 LEVEL R1-R6 ENLARGED FLOOR PLAN
3/16" = 1'-0"



P5,4,3,2 STAIR F01 LEVEL P5-P2 ENLARGED FLOOR PLAN
3/16" = 1'-0"

N

GENERAL STAIRWAY NOTES

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SYMBOLS LEGEND

PROPERTY LINE	
NEW NON-RATED WALLS	SLAB OPENING
NEW CMU WALLS	
NEW 1 HR FIRE RATED WALLS	ASSEMBLY TYPE
NEW 2 HR FIRE RATED WALLS	GENERAL DIRECTION OF SLOPE
NEW 3 HR FIRE RATED WALLS	
CONSTRUCTION BY TENANT	
FLOOR ELEVATION CHANGE	

STAIR F01 ENLARGED FLOOR PLAN 3/16"=1'-0" 1

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SEAL

CONSULTANT

Thrive Living

5035 Coliseum Property LLC
131 Charles Street
New York, NY 10014

5035 W. Coliseum
5035 W. Coliseum St.
Los Angeles, CA 90016

THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

STAIR F01 - ENLARGED FLOOR PLANS

Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

SHEET
A5.0-3

12-14-2022 - 1st City Submittal - Not For Construction

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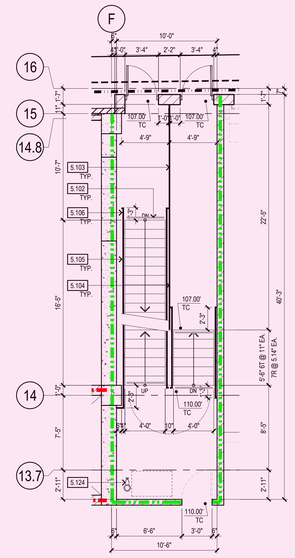
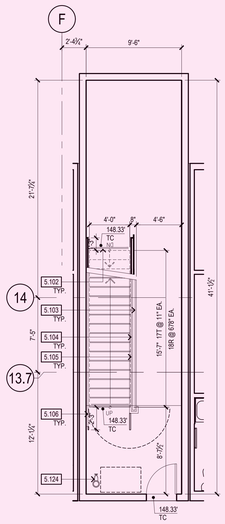


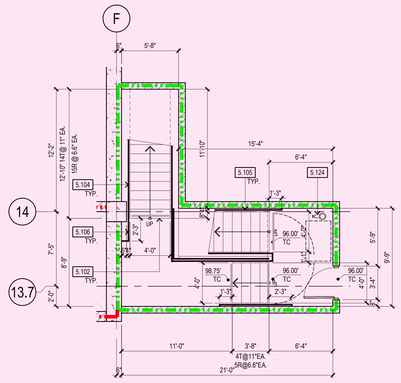
STAIR F14 LEVEL G ENLARGED FLOOR PLAN

G 3/16" = 1'-0"



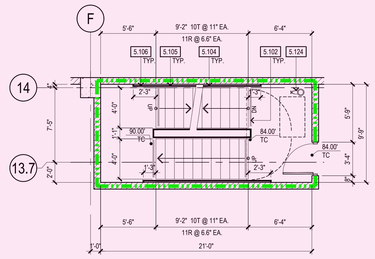
STAIR F14 LEVEL R2 ENLARGED FLOOR PLAN

R2 3/16" = 1'-0"



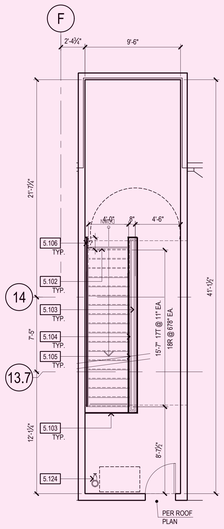
STAIR F14 LEVEL P1 ENLARGED FLOOR PLAN

P1 3/16" = 1'-0"



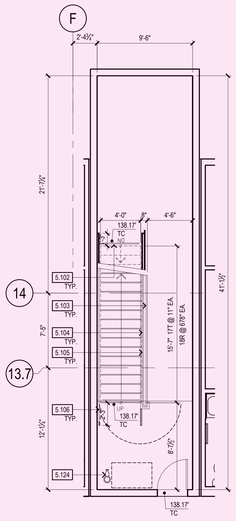
STAIR F14 LEVEL P4-P2 ENLARGED FLOOR PLAN

P4,3,2 3/16" = 1'-0"



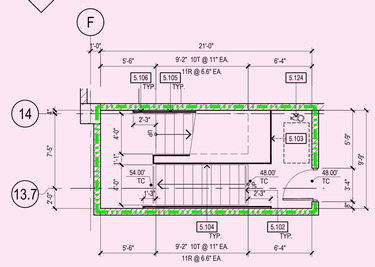
STAIR F14 ROOF LEVEL ENLARGED FLOOR PLAN

ROOF 3/16" = 1'-0"



STAIR F14 LEVEL R1 ENLARGED FLOOR PLAN

R1 3/16" = 1'-0"



STAIR F14 LEVEL P5 ENLARGED FLOOR PLAN

P5 3/16" = 1'-0"

N

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KEY NOTES

5.101	PROVIDE CONTRASTING STRIPE AT ALL TREADS AND UPPER STAIR APPROACH. THE STRIPE SHALL BE A MIN. 2" MAX. 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 STAIRS SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
5.102	PROVIDE CONTRASTING STRIPE AT THE UPPER STAIR APPROACH AND BOTTOM TREAD. THE STRIPE SHALL BE A MIN. 2" MAX. 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 STAIRS SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
5.103	CONTINUOUS 1 1/2" O.D. POWDER COATED POSTS MOUNTED STEEL GUARDRAIL. TOP OF GUARDRAIL TO BE 3'-6" ABOVE ADJACENT STAIR TREAD NOSING/ADJACENT WALKING SURFACE. PROVIDE 1 1/2" O.D POSTS @ 4'-0" O.C. MAX. MOUNTED INTO ADJACENT CONCRETE STAIR / SLAB WITH METAL SLEEVE AND NON-SHRINK EPOXY GROUT.
5.104	CONTINUOUS 1 1/2" O.D. POWDER COATED POSTS MOUNTED STEEL GUARDRAIL. TOP OF GUARDRAIL TO BE 3'-6" ABOVE ADJACENT STAIR TREAD NOSING/ADJACENT WALKING SURFACE. PROVIDE 1 1/2" O.D POSTS @ 4'-0" O.C. MAX. MOUNTED TO ADJACENT METAL STAIR STRINGER.
5.105	CONTINUOUS 1 1/2" O.D. STEEL HANDRAIL. TOP OF HANDRAIL TO BE 3'-0" AFF OR ABOVE NOSING LINE OF STAIR AND LANDINGS.
5.106	PROVIDE HANDRAIL EXTENSIONS AT THE TOP AND BOTTOM OF EACH STAIR RUN. EXTENSION SHALL BE MIN. 1'-3" AT TOP OF STAIR RUN AND 2'-3" AT BOTTOM OF STAIR RUN ORIENTATED IN THE DIRECTION OF THE STAIR RUN. EXTENSION SHALL RETURN TO AN ADJACENT WALL, SHALL WRAP DOWN AAND AROUND BACK TO THE ADJACENT SUPPORTING POST, OR SHALL WRAP DOWN AND BE ANCHORED ON THE FLOOR SURFACE.
5.107	POURED IN PLACE CONCRETE STAIRS.
5.108	EGRESS STAIR PROVIDED AND INSTALLED BY TENANT. SHOWN FOR COORDINATION ONLY.
5.109	CONTINUOUS POST-MOUNTED 1 1/2" STEEL RAIL BARRIER, WHERE VERTICAL CLEARANCE AT STAIRWAY IS LESS THAN 80". TOP OF RAIL TO BE 27" MAX. A.F.F.
5.120	AREA DRAIN. REFER TO PLUMBING DRAWINGS FOR ADD'L. INFO. SLOPE AREA TO DRAIN AT LESS THAN 1/4" PER FOOT, TYP.
5.121	MIN. 42" HIGH, POURED IN PLACE, CONCRETE LOW WALL AS A GUARDRAIL.
5.122	DOOR PROVIDED AND INSTALLED BY TENANT
5.123	30"x48" AREA OF RESCUE ASSISTANCE
5.124	CLASS I STANDPIPE & FIRE HOSE CONNECTION

SYMBOLS LEGEND

PROPERTY LINE	
NEW NON-RATED WALLS	
NEW CMU WALLS	
NEW 1 HR FIRE RATED WALLS	
NEW 2 HR FIRE RATED WALLS	
NEW 3 HR FIRE RATED WALLS	
CONSTRUCTION BY TENANT	
FLOOR ELEVATION CHANGE	
SLAB OPENING	
ASSEMBLY TYPE	XX
GENERAL DIRECTION OF SLOPE	

STAIR F14 ENLARGED FLOOR PLAN 3/16"=1'-0" 1

Architecture. Design. Relationships.

SEAL

CONSULTANT

Thrive Living

5035 Coliseum Property LLC
131 Charles Street
New York, NY 10014

5035 W. Coliseum
5035 W. Coliseum St.
Los Angeles, CA 90016

THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

STAIR F14 - ENLARGED FLOOR PLANS

Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

SHEET

A5.0-4

12-14-2022 - 1st City Submittal - Not For Construction

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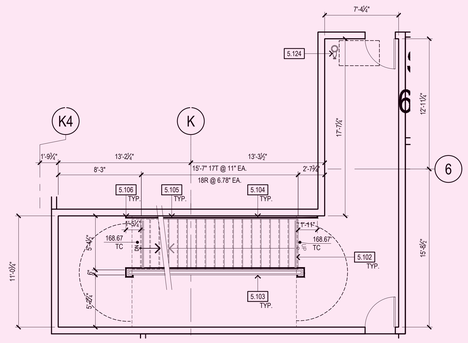
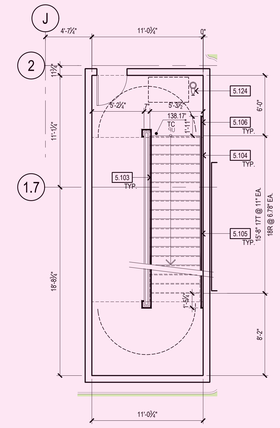


R4 **STAIR L06 LEVEL R4 ENLARGED FLOOR PLAN**
3/16" = 1'-0"



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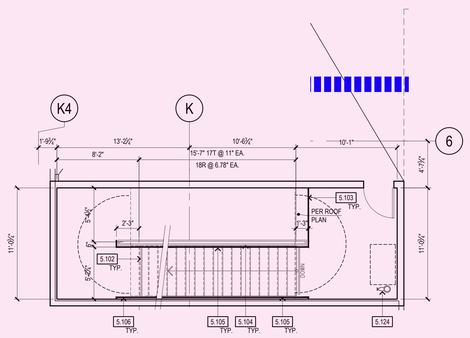
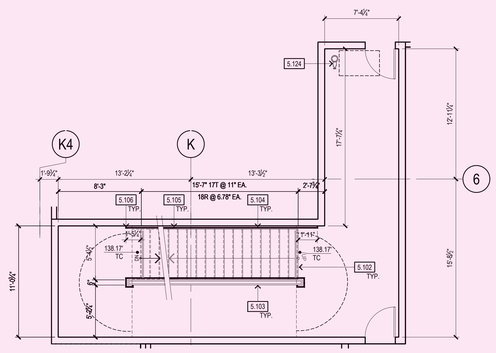
3/16" = 1'-0"



ROOF **STAIR L06 ROOF LEVEL ENLARGED FLOOR PLAN**
3/16" = 1'-0"



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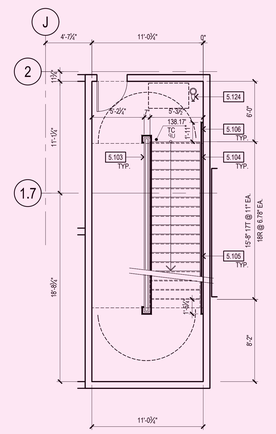
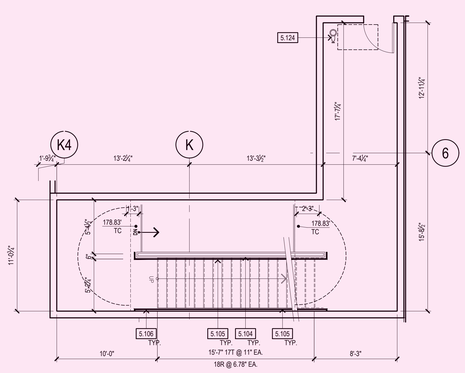
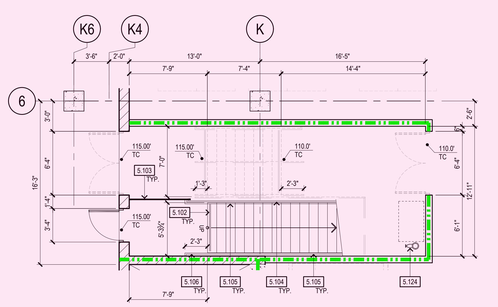
3/16" = 1'-0"



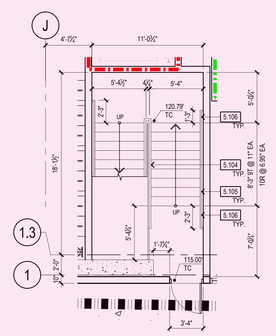
R1 **STAIR J01 LEVEL R1 ENLARGED FLOOR PLAN**
3/16" = 1'-0"



R5 **STAIR L06 LEVEL R5 ENLARGED FLOOR PLAN**
3/16" = 1'-0"



G **STAIR L06 LEVEL G ENLARGED FLOOR PLAN**
3/16" = 1'-0"



G **STAIR J01 LEVEL G ENLARGED FLOOR PLAN**
3/16" = 1'-0"

STAIR L06 ENLARGED FLOOR PLANS 3/16" = 1'-0" 7

STAIR J01 ENLARGED FLOOR PLANS 3/16" = 1'-0" 1

GENERAL STAIRWAY NOTES

1. REFER TO SHEET A5.0-6 FOR STANDARD RAILING DETAILS, AND SHEET A5.0-6 FOR STANDARD STAIR DETAILS.
2. REFER TO SHEETS T0.7 FOR ADDITIONAL STAIR ACCESSIBILITY REQUIREMENTS.
3. 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. APAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT. **CBC §11B-504.4.1**
4. STAIRS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 11B-505 HANDRAILS.**CBC §11B-504.6**
5. STAIR TREADS AND LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER. **CBC §11B-504.7**
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NEW 2 HR FIRE RATED WALLS	
NEW 3 HR FIRE RATED WALLS	
CONSTRUCTION BY TENANT	
FLOOR ELEVATION CHANGE	
SLAB OPENING	
ASSEMBLY TYPE	XX
GENERAL DIRECTION OF SLOPE	

Architecture. Design. Relationships.

SEAL

CONSULTANT

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New York, NY 10014

5035 W. Coliseum
5035 W. Coliseum St.
Los Angeles, CA 90016

THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

STAIR J01 & L06 - ENLARGED FLOOR PLANS

Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

SHEET
A5.0-5

12-14-2022 - 1st City Submittal - Not For Construction

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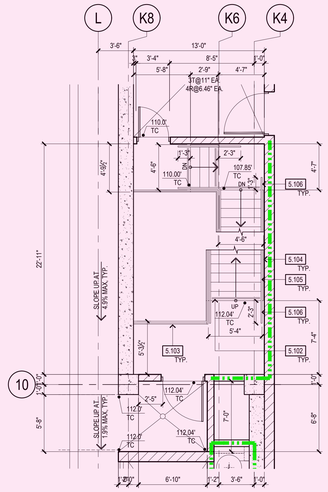
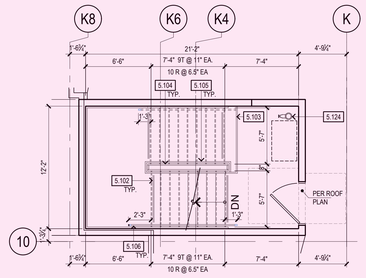


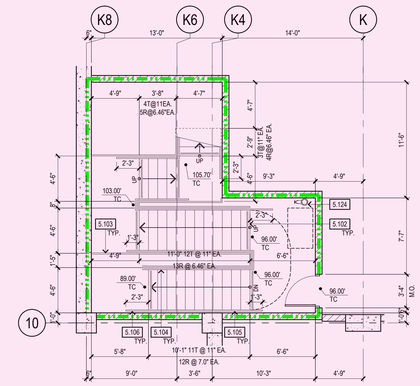
STAIR L10 LEVEL G ENLARGED FLOOR PLAN

G — 3/16" = 1'-0"



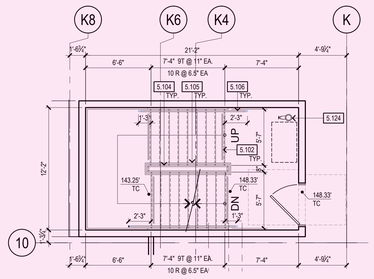
STAIR L10 ROOF LEVEL ENLARGED FLOOR PLAN

ROOF — 3/16" = 1'-0"



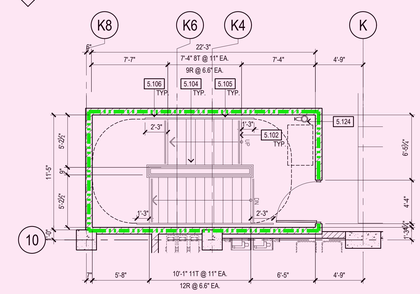
STAIR L10 LEVEL P1 ENLARGED FLOOR PLAN

P1 — 3/16" = 1'-0"



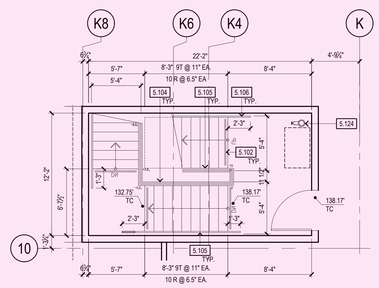
STAIR L10 LEVEL R2 ENLARGED FLOOR PLAN

R2 — 3/16" = 1'-0"



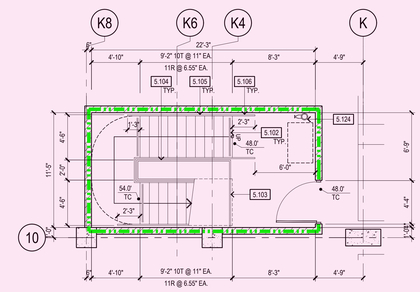
STAIR L10 LEVEL P4-P2 ENLARGED FLOOR PLAN

P4,3,2 — 3/16" = 1'-0"



STAIR L10 LEVEL R1 ENLARGED FLOOR PLAN

R1 — 3/16" = 1'-0"



STAIR L10 LEVEL P5 ENLARGED FLOOR PLAN

P5 — 3/16" = 1'-0"

GENERAL STAIRWAY NOTES

1. REFER TO SHEET A5.0-5 FOR STANDARD RAILING DETAILS, AND SHEET A5.0-5 FOR STANDARD STAIR DETAILS.
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SYMBOLS LEGEND

PROPERTY LINE	
NEW NON-RATED WALLS	SLAB OPENING
NEW CMU WALLS	
NEW 1 HR FIRE RATED WALLS	ASSEMBLY TYPE
NEW 2 HR FIRE RATED WALLS	GENERAL DIRECTION OF SLOPE
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CONSTRUCTION BY TENANT	
FLOOR ELEVATION CHANGE	

STAIR L10 ENLARGED FLOOR PLANS 3"=1'-0" 1

Architecture. Design. Relationships.

SEAL

CONSULTANT

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5035 Coliseum Property LLC
131 Chelsea Street
New York, NY 10014

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5035 W. Coliseum St.
Los Angeles, CA 90016

THIS BUILDING IS DESIGNED AS A CORE AND SHELL BUILDING

STAIR L10 - ENLARGED FLOOR PLANS

Project Number: 2021-407
Plan Check Number: TBD

12/14/2022 1st BLDG. DEPT. SUBMITTAL

SHEET

A5.0-6

12-14-2022 - 1st City Submittal - Not For Construction

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