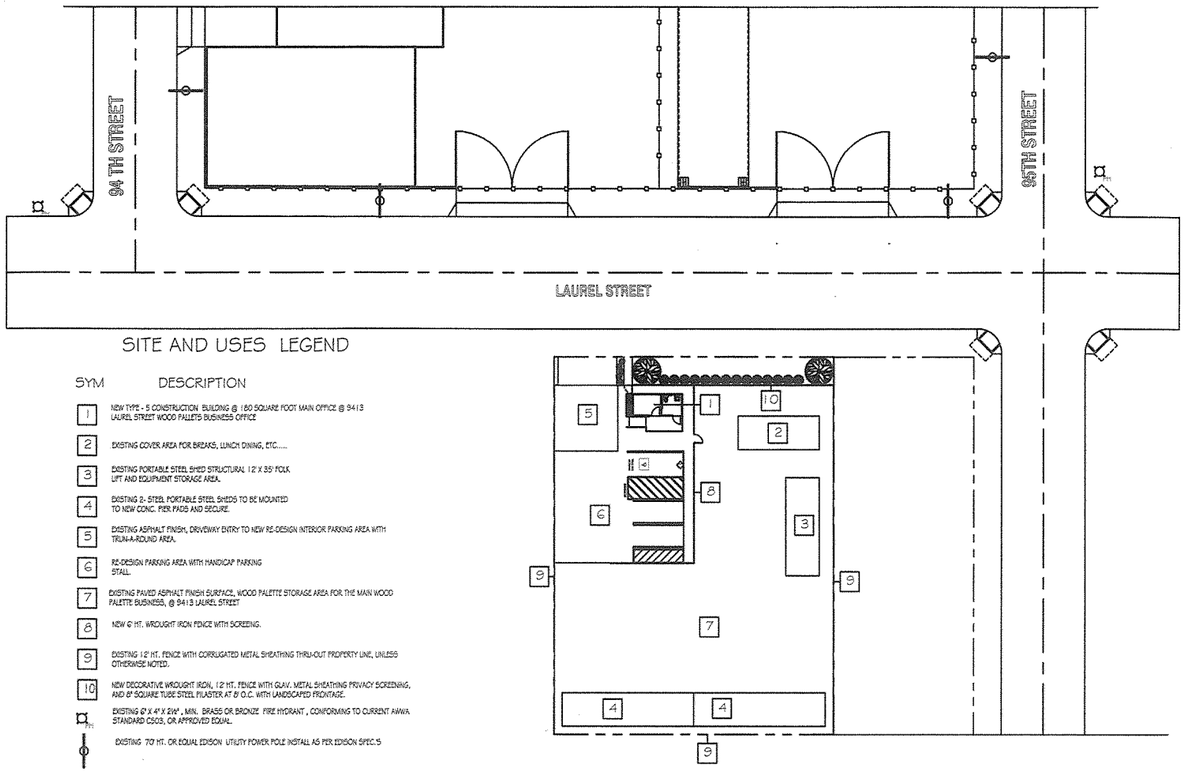
CONDITIONAL USE PERMITT FOR OKI LLC 9413 LAUREL STREET LOS ANGELES, CALIF. 90002



SITE AND USES LEGEND

SYM	DESCRIPTION
1	NEW TYPE - 5 CONSTRUCTION BUILDING @ 1,180 SQUARE FOOT MAIN OFFICE @ 9413 LAUREL STREET WOOD PALLETS BUSINESS OFFICE
2	EXISTING COVER AREA FOR BREAKS, LUNCH DINING, ETC.....
3	EXISTING PORTABLE STEEL SHED STRUCTURAL 12' X 35' FOLK LIFT AND EQUIPMENT STORAGE AREA.
4	EXISTING 2- STEEL PORTABLE STEEL SHEDS TO BE MOUNTED TO NEW CONC. PIER PADS AND SECURE.
5	EXISTING ASPHALT FINISH, DRIVEWAY ENTRY TO NEW RE-DESIGN INTERIOR PARKING AREA WITH TRUN-A-ROUND AREA.
6	RE-DESIGN PARKING AREA WITH HANDICAP PARKING STALL.
7	EXISTING PAVED ASPHALT FINISH SURFACE, WOOD PALETTE STORAGE AREA FOR THE MAIN WOOD PALETTE BUSINESS, @ 9413 LAUREL STREET
8	NEW 6' HT. WROUGHT IRON FENCE WITH SCREENING.
9	EXISTING 12' HT. FENCE WITH CORRUGATED METAL SHEATHING THRU-OUT PROPERTY LINE, UNLESS OTHERWISE NOTED.
10	NEW DECORATIVE WROUGHT IRON, 12 HT. FENCE WITH GLAV. METAL SHEATHING PRIVACY SCREENING, AND 8" SQUARE TUBE STEEL PILASTER AT 8' O.C. WITH LANDSCAPED FRONTAGE.
	EXISTING 6" X 4" X 24", MIN. BRASS OR BRONZE FIRE HYDRANT, CONFORMING TO CURRENT AWWA STANDARD C503, OR APPROVED EQUAL.
	EXISTING 70' HT. OR EQUAL EDISON UTILITY POWER POLE INSTALL AS PER EDISON SPEC.'S

AREA TABULATION

BUILDING SQFT. (BUILDINGS TOTAL SF.)			2,068
1	BUILDING 1ST FL. SQFT.		180
2	BUILDING 1ST. FL. SQFT.		840
3	BUILDING 1ST FL. SQFT.		420
4	BUILDING 1ST. FL. SQFT.	564	1,128
	BUILDING 1ST. FL. SQFT.	564	
EXIST. PARKING SQFT. (PARKING AREA RE-STRIPPED)			1,962
HARD SURFACE (DRIVEWAYS, PATIOWALKS, ETC...)			8,680
LANDSCAPING SQFT.			770
		TOTAL SQFT.	13,500

LOT PERCENTAGE

BUILDING SQFT. (EXIST. BUILDING)	15 %
BUILDING SQFT. (BUILDING ADDITION)	0
HARDSURFACE AREA SQFT. (DRIVEWAYS, PATIOWALKS, PARKING, ETC...)	79%
LANDSCAPING SQFT.	6 %

LEGAL DESCRIPTION

LOT SIZE : 13,500 SQ. FT.

TRACT NO. : STARKS PALM TRACT LOTS 67 AND 68 AND 69 AND 70 BLK#F

LOT NO. : BLOCK #1

ZONE : LA LCM1

ASSESSORS # 6046-007-044

LEGEND

- NATURAL SOIL OR GRADE
- PORTLAND CEMENT STUCCO FINISH
- 3,000 PSI. POUR CONCRETE
- DETAIL SECTION / PAGE NUMBER
- DETAIL / PAGE NUMBER
- ELEVATION VIEW / PAGE NUMBER
- SECTION VIEW / PAGE NUMBER
- DOOR / FOOTNOTE / KEY NOTE
- SHEAR PANEL / FOOTNOTE / KEY NOTE
- WINDOWS / FOOTNOTE / KEY NOTE
- BENCH MARK
- PROPERTY LINE

OWNER

OWNER: OKI LLC
ADDRESS: 35934 CALLOWAY LANE
CITY: PLAM DESERT
STATE: CALIF.
ZIP CODE 9211
PHONE: PHONE:

REVISION

DATE	BY:
11-08-2010	TOLBERT, A.
06-04-2011	TOLBERT, A.

JOB DESCRIPTION

CONDITIONAL USES PERMIT FOR A EXISTING WOOD PALETT ASSEMBLY YARD

SHEET INDEX

G1 TITLE SHEET, LEGAL DESCRIPTION
G1.1 GENERAL SITE NOTES
G1.2 GENERAL SITE NOTE & SCHEDULE SHEET-2

CIVIL SECTION
C1 SITE PLAN W/ GENERAL NOTES
C2 PROPOSED PARKING LOT PLAN
C3 GENERAL PARKING NOTES & DETAILS
C4 GENERAL ACCESSIBLE RAMP NOTES & DETAILS
L1 GENERAL LANDSCAPING PLAN
L2 GENERAL IRRIGATION PLAN

ARCHITECTURAL SECTION
A1 GENERAL NOTES
A2 GENERAL NOTES & SCHEDULES
A3 MAIN OFFICE FLOOR PLAN
A4 MAIN OFFICE ELECT. & HEATING PLAN (SCHEMATIC)
A5 ACCESSIBL REST ROOM PLAN & DETAILS
A6 ROOF PLAN AND EXTERIOR ELEVATIONS

ELECTRICAL SECTION
(BY PERFECT DESIGN)

MECHANICAL SECTION
(BY PERFECT DESIGN)

PLUMBING SECTION
(BY PERFECT DESIGN)

STRUCTURAL SECTION

CHARLES W. BANK JR.
404 E. 1ST STREET SUITE 1102
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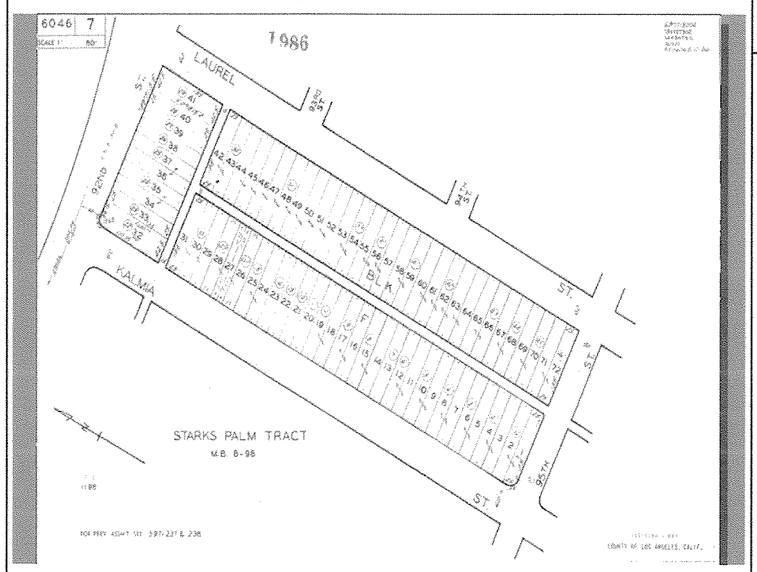


ASSESSOR MAP

SCALE @ N.T.S.

PROJECT TEAM

DESIGNERS

TOLBERT DESIGN CONCEPTS
1005 SOUTH CASTLEGATE AVE.
COMPTON, CALIF. 90221
(310) 762-9162

CHARLES W. BANK JR.
404 E. 1ST STREET SUITE 1102
LONG BEACH, CALIF. 90008
562.276.8609

STRUCTURAL

COOKE & ASSOCIATES
STRUCTURAL & CIVIL ENGINEERS
400 EAST COMPTON BLVD.
COMPTON, CALIF. 90221
TEL: (310) 608- 5408

ELECTRICAL / MECHANICAL

PERFECT DESIGN & ENGINEERING, INC.
2416 WEST VALLEY BLVD.
ALHAMBRA, CALIF. 91803
TEL: (626) 289-8808
FAX: (626) 289- 4913

Department of Public Works
Building and Safety Division

ATTACHMENT A

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended minimum notes or as an attachment for construction and grading plansand represent the minimum standards of good housekeeping which must be implemented on alloconstruction sites regardless of size (Applies to all permits)

Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind
Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
o Other: _____

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name_____
(Owner or authorized agent of the owner)

Signature _____ Date_____
(Owner or authorized agent of the owner)

JAN 26 2012

BUILDING DATA

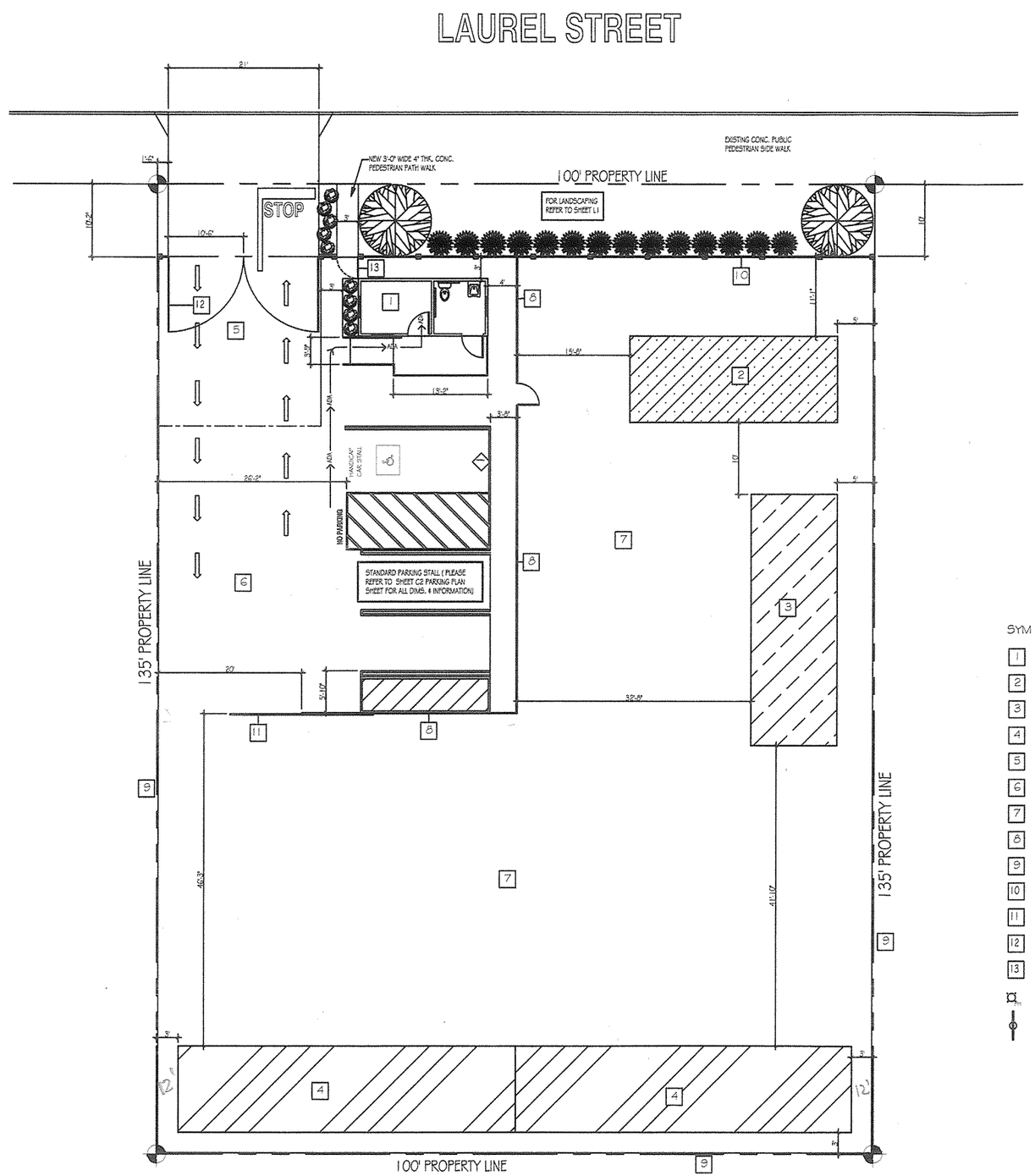
OCCUPANCY CLASSIFICATION	GROUP: GROUP B, GROUP S	GROUP DESCRIPTION	COMMERICAL / BUSINESS/ STORAGE
CONSTRUCTION TYPE	ROOF ASPHALT CLASS-A	EXT. WALLS CEM. STUCCO	
	FLOORS: CONC SLAB	CEILINGS: DRYWALL	
BUILDING HEIGHT	12' MAX	NO. OF FLOORS 1	
SEPARATION REQUIRED	BUILDING DESCRIPTION	FIRE SPRINKLER	
YES: NO:	GROUP B, GROUP S	YES:	NO:

SEPARATE PERMITS AND DEFERRED SUBMITTAL

1. ALL EXTERIOR SIGNS (IF APPLICABLE). SHALL BE SEPARATE PERMIT
2. FIRE SPRINKLER SYSTEM (IF APPLICABLE). SHALL BE SEPARATE PERMIT
3. ALL ELECTRICAL WORK (IF APPLICABLE). SHALL BE A SEPARATE PERMIT.
4. ALL MECHANIICAL WORK (IF APPLICABLE). SHALL BE A SEPARATE PERMIT.
5. ALL PLUMBING WORK (IF APPLICABLE). SHALL BE A SEPARATE PERMIT.

SHEET TITLE
TITLE, LEGAL DESCRIPTION & GENERAL INFORMATION SHEET

SHEET NO.
G1



SITE / PLOT GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DEMOLITION AND EXISTING STRUCTURAL MEMBERS LOCATION PRIOR TO CONSTRUCTION WHERE APPLICABLE.

2. CONTRACTOR IS HERE BY RESPONSIBLE FOR NOTIFYING, DESIGNER IMMEDIATELY UPON ANY DISCREPANCY OR QUESTION BETWEEN DRAWING AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH ANY DEMOLITION OR NEW CONSTRUCTION.

3. CONTRACTOR SHALL REFER TO SITE /PLOT , AND FLOOR PLANS SO AS TO DETERMINE WHAT EXTENT OF DEMOLITION IS REQUIRED, WHERE APPLICABLE, AND TO VERIFY TO WHAT EXTENT OF DEMO. SHOULD BE DONE. CONTRACTOR SHALL CONFER WITH DESIGNER PRIOR TO CONSTRUCTION.

4. ALL WORK PERFORM SHALL COMPLY WITH THE FOLLOWING, 2008 CODES, LAC.B.C., LA.C.E.C, LA.C.M.C., LA.C.F.C., ICBO, * 2008 CALIF. ENERGY CODES, AND OTHER APPLICABLE EDITION, WELL AS TO STATE, AND LOCAL CODES AND ORDINANCES AND REGULATIONS.
2008 CALIFORNIA BUILDING CODE AS WELL AS LACBC CODES
2008 CALIFORNIA MECHANICAL CODE
2008 CALIFORNIA ELECTRICAL CODE
2008 CALIFORNIA PLUMBING CODE
2008 CALIFORNIA ENERGY CODE

5. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE CONTRACTOR RESPONSIBLY AND HIS SUBCONTRACTORS RESPONSIBLY. ALL FIELD DIMENSIONS TAKE PRECEDENT OVER SCALE DIMENSION.

6. CONSTRUCTION MATERIALS AND EQUIPMENT SHALL NOT BE PLACED OR STORED SO AS TO OBSTRUCT ACCESS TO FIRE HYDRANTS, STANDPIPES, FIRE OR POLICE ALARM BOXES, CATCH BASINS OR MANHOLES, NOR SHALL SUCH MATERIAL OR EQUIPMENT BE LOCATED WITHIN 20 FEET (6096 MM) OF A STREET INTERSECTION, OR PLACED SO AS TO OBSTRUCT NORMAL OBSERVATIONS OF TRAFFIC SIGNALS OR TO HINDER THE USE OF PUBLIC TRANSIT LOADING PLATFORMS.

7. CONTRACTOR IS HERE BY RESPONSIBLE FOR KEEPING THE SITE CLEAN AND PROVIDE A SAFE WORKING CONDITION AS PER CODE.

8. CONTRACTOR IS HERE BY RESPONSIBLE FOR NOTIFYING, DESIGNER IMMEDIATELY UPON ANY DISCREPANCY OR QUESTION BETWEEN THE DRAWING CONSTRUCTION DETAILS AND ACTUAL CONSTRUCTION 9. CONDITIONS BEFORE PROCEEDING WITH ANY CONSTRUCTION APPLICATION OR NEW CONSTRUCTION.

9. CONTRACTOR IS HERE BY RESPONSIBLE PROVIDING OR. HAVING A TRASH BIN ON SITE, AND TO INSTRUCT HIS SUBCONTRACTORS TO PLACE ALL UNUSABLE MATERIAL IN THE BIN.

10. CONTRACTOR IS HERE BY RESPONSIBLE FOR HIS SUBCONTRACTOR'S PERFORMANCE, AND PROFESSIONALISM ON SITE. AND TO SOLVE ANY PROBLEM AT THE SITE.

11. STORAGE AND HANDLING OF MATERIALS. THE TEMPORARY USE OF STREETS OR PUBLIC PROPERTY FOR THE STORAGE OR HANDLING OF MATERIALS OR, OF EQUIPMENT REQUIRED FOR CONSTRUCTION OR DEMOLITION, AND THE PROTECTION PROVIDED TO THE PUBLIC SHALL COMPLY WITH THE PROVISIONS OF SECTION (C.B.C. 3305.1)

12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES.
THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE
ADJOINING BUILDINGS SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELI V I ERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION (C.BC 3307.1)

13. ALL GRADING AND TOPOGRAPHIC INFORMATION (IF APPLICABLE) AS WELL AS ALL EXISTING AND PROPOSED STRUCTURE. SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO
CHANGE.

1. REFER TO GRADING PLAN OR TOPOGRAPHIC PLAN (IF APPLICABLE).
2. REFER TO ARCHITECTURAL FLOOR PLAN FOR OVER ALL STRUCTURE DIMENSIONS

SITE AND USES LEGEND

SYM	DESCRIPTION
1	NEW TYPE - 5 CONSTRUCTION BUILDING @ 160 SQUARE FOOT MAIN OFFICE @ 9413 LAUREL STREET WOOD PALLETS BUSINESS OFFICE (REFER TO SHEET A3 FOR FLOOR PLAN LAYOUT)
2	EXISTING COVER AREA FOR BREAKS, LUNCH DINING, ETC.....
3	EXISTING PORTABLE STEEL SHED STRUCTURAL 12' X 35' TOLS LIFT AND EQUIPMENT STORAGE AREA.
4	EXISTING 2- STEEL PORTABLE STEEL SHEDS TO BE MOUNTED TO NEW CONC. PIER PADS AND SECURE.
5	EXISTING ASPHALT FINISH, DRIVEWAY ENTRY TO NEW RE-DESIGN INTERIOR PARKING AREA WITH TRUN-A-ROUND AREA.
6	RE-DESIGN PARKING AREA WITH ONE- HANDICAP PARKING STALL @ 9' X 20', AND TWO STANDARD PARKING STALLS. (PLEASE REFER TO SHEET C2 & C3)
7	EXISTING PAVED ASPHALT FINISH SURFACE, WOOD PALETTE STORAGE AREA FOR THE MAIN WOOD PALETTE BUSINESS, @ 9413 LAUREL STREET
8	NEW 6' HT. INTERIOR WROUGHT IRON PARKING SEPARATION FENCE WITH SCREENING AND WITH 44" MIN. WIDE PEDESTRIAN WALK.
9	EXISTING 12' HT. FENCE WITH CORRUGATED METAL SHEATHING THRU-OUT PROPERTY LINE, UNLESS OTHERWISE NOTED.
10	NEW DECORATIVE WROUGHT IRON, 12' HT. FENCE WITH GLAV. METAL SHEATHING PRIVACY SCREENING, AND 8" SQUARE TUBE STEEL PILASTER AT 8' O.C. WITH LANDSCAPED FRONTAGE.
11	NEW 6' HT. INTERIOR WROUGHT IRON PARKING SEPARATION FENCE WITH SCREENING (WORK AREA SEPARATION FENCE).
12	NEW DECORATIVE WROUGHT IRON, 12' HT. X 10-6 W GATES WITH GLAV. METAL SHEATHING PRIVACY SCREENING, AND 8" SQUARE TUBE STEEL PILASTER AT EACH SIDE OF GATE OPENING.
13	NEW DECORATIVE WROUGHT IRON, 12' HT. X 3-0" W GATE WITH GLAV. METAL SHEATHING PRIVACY SCREENING, AND 8" SQUARE TUBE STEEL PILASTER AT EACH SIDE OF PEDESTRIAN GATE OPENING.
	EXISTING 6" X 4" X 2½" , MIN. BRASS OR BRONZE FIRE HYDRANT , CONFORMING TO CURRENT AWWA STANDARD C503, OR APPROVED EQUAL.
	EXISTING 70' HT. OR EQUAL EDISON UTILITY POWER POLE INSTALL AS PER EDISON SPEC-9

NORTH

SITE / PLOT PLAN
SCALE @ 1/8" = 1'-0"

REVISION	
DATE	BY:

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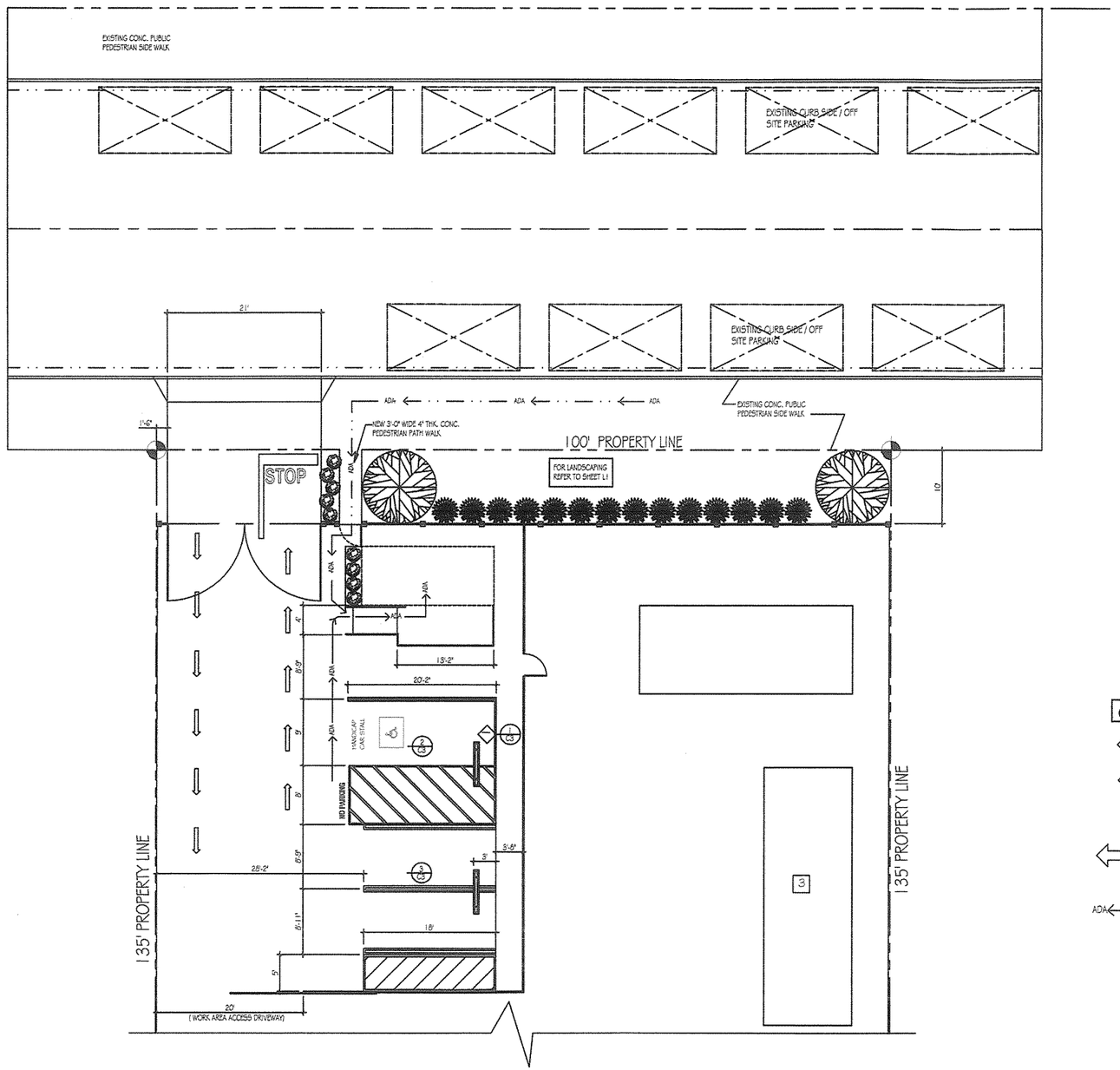
LOS ANGELES, CA. 90002

SHEET TITLE
SITE / PLOT PLAN

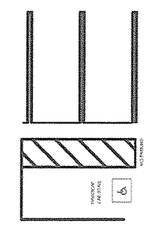
SHEET NO.
C1

OF 18 SHEETS



PARKING LEGEND

- TYPICAL PAVEMENT SYMBOL PER SEC. 1129B
- 70 SQ. INCH ACCESSIBILITY SIGN @ 36" ABOVE FINISH GRADE. PER SEC. 129B
- PROVIDE 17" X 22" SIGN WITH 1" LETTERS STATING: " UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSON WITH DISABILITIES MAY BE TOWED AWAY AT OWNERS EXPENSE"
- VEHICLE PATH OF TRAVEL
- ADA ← ADA ← ADA ← PUBLIC PATH OF TRAVEL FROM PARKING AREA TO BUSINESS, AND AS WELL FROM PUBLIC RIGHT OF WAY ACCESS. (PUBLIC SIDEWALK)



NEW STRIPPED 9' X 18' MIN. STANDARD PARKING STALL WITH (WHITE) 3" WIDE, PAINTED DOUBLE STRIPES UNLESS NOTED OTHERWISE.

HANDICAP PARKING STALL WITH LOADING AND UNLOADING AREA AS PER CODE. STALL SIZE 9' X 20' OR 9' X 18' MIN. WITH 5' -6" MIN. WIDE LOADING AND UNLOADING AREA.

NORTH

PARKING PLAN

SCALE @ 1/8" = 1'-0"

REVISION

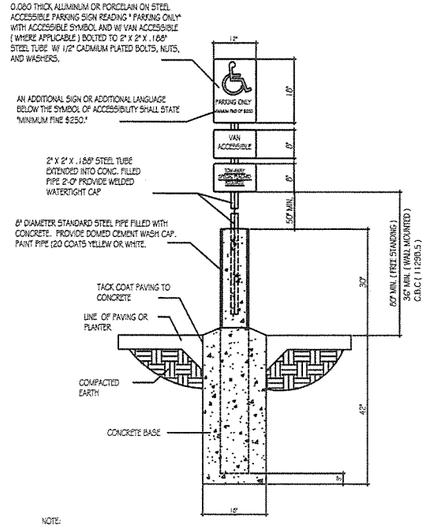
DATE	BY:

CHARLES W. BANK JR.
404 E. 1ST STREET SUITE 1102
LONG BEACH, CALIF. 90008
562.276.8609

ADDRESS
9413 LAUREL STREET
LOS ANGELES, CA. 90002

SHEET TITLE
PARKING PLAN @ 9413 LAUREL STREET

SHEET NO.
C2

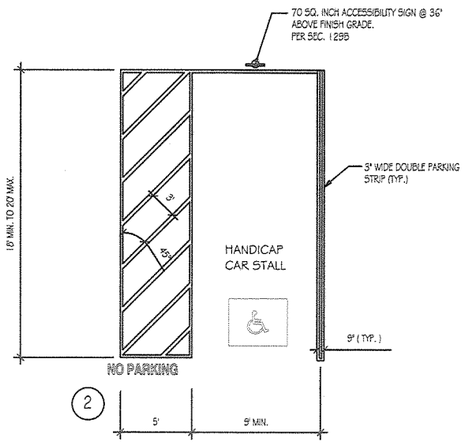


NOTE:

1. ACCESSIBLE PARKING SIGN TO CONFORM TO CURRENT STATE, LOCAL CODES AND REGULATIONS.

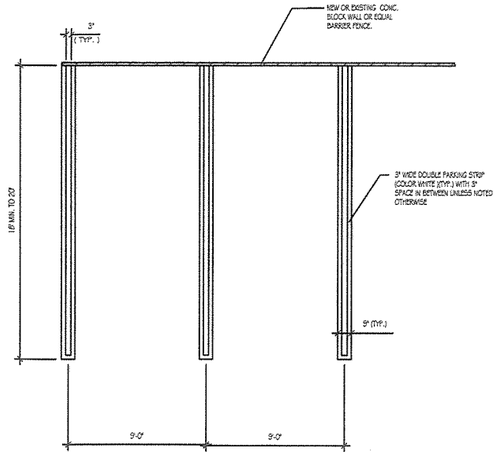
2. BUILDING MOUNT: MOUNT SIGN ON WALL WITH 2 EXPANSION ANCHORS. COORDINATE WITH CONTRACTOR.

1 STANDARD ANGLE PARKING STALL STRIPING DETAIL



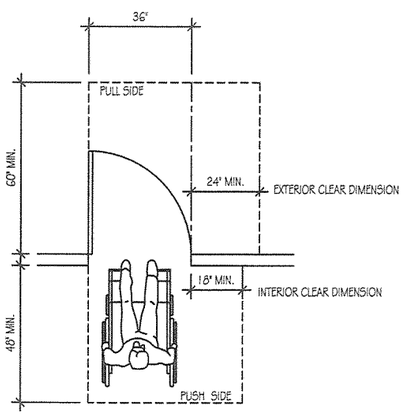
2 HANDICAP AND STD. PARKING STALL DETAIL

SCALE@ N.T.S.

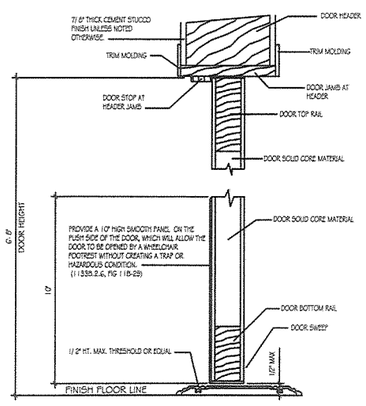


3 9'-0 " PARKING STALL DETAIL

SCALE@ N.T.S.



4 LEVER MANEUVERING CLEARANCE AT DOOR FRONT APPROACH (FIGURE 11B-26A)



5 ENTERANCE DOOR SECTION PUSH SIDE WITH THRESHOLD DETAIL

GENERAL ACCESSIBILITY SITE NOTES

SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC. (1127B.1)

THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECTROUTE BETWEEN ACCESSIBLE BUILDING ENTRANCES, ACCESSIBLE SITE FACILITIES, AND THE ACCESSIBLE ENTRANCE TO THE SITE. (1127B.1)

IN BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES. (11289.1)

ACCESSIBLE PARKING SPACES SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN. RAMP SHALL NOT ENCROACH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESS AISLE. THE MAXIMUM CROSS SLOPE IN ANY DIRECTION FOR BOTH PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 2 % SLOPE.
(11289.4.3)

WHERE PROVIDED, ONE PASSENGER DROP-OFF AND LOADING ZONE SHALL PROVIDE AN ACCESS AISLE AT LEAST 60" WIDE AND 20' LONG ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. SUCH ZONES SHALL BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1 VERTICAL IN 50 HORIZONTAL. IF THERE ARE CURBS BETWEEN THE ACCESS AISLE AND THE VEHICLE PULL-UP SPACE, THEN A CURB RAMP SHALL BE PROVIDED. (11B1B.2.1. , FIG 11B-24)

WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4". (11338.7.1)

WALKS AND SIDEWALKS SHALL BE 48" MINIMUM IN WIDTH .(11338.7.1, FIG 11B-27(A))

WALK AND SIDEWALK SURFACES SHALL BE SLIP-RESISTANT AS FOLLOWS:(11338.7.1)

A. SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST A SLIP -RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. (11338.7.1.1)

B. SURFACES WITH A SLOPE OF 6% OR GREATER GRADIENT SHALL BE SLIP-RESISTANT. (11338.7.1.2)

ALL CURB RAMPS SHALL HAVE A GROOVED BORDER. 12" WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY 3/4" ON CENTER. ALL CURB RAMPS CONSTRUCTED BETWEEN THE FACE OF THE CURB AND THE STREET SHALL HAVE A GROOVED BORDER AT THE LEVEL SURFACE OF THE SIDEWALK.
(1127B.5.7, FIG. 11B-19C & 11B-20(H)

THE MAXIMUM SLOPE OF A RAMP THAT SERVES ANY EXITWAY, PROVIDES ACCESS FOR PERSONS WITH DISABILITIES, OR IS IN THE PATH OF TRAVEL SHALL BE 1' RISE IN 12' OF HORIZONTAL RUN. (11338.5.3)

HANDRAILS SHALL BE PLACED ON EACH SIDE OF EACH RAMP, SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP, SHALL BE 34" TO 38" ABOVE THE RAMP SURFACE, SHALL EXTEND A MINIMUM OF 1' BEYOND THE TOP AND BOTTOM OF THE RAMP, AND THE ENDS SHALL BE RETURNED.
(11338.5.5.1, FIG 11B-27(B) & (C))

LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP. (11338.5.4, FIG 11B-38 & 39) TOP LANDINGS SHALL BE NOT LESS THAN 60" WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 60" IN THE DIRECTION OF RAMP RUN. (11338.5.4.2, FIG 11B-38 & 39)

INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING30' OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION IN EXCESS OF 30 DEGREES.

ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH disabilities. (11338.1.1.1)

DOORS

LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. (11338.2.5.1)

HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. (11338.2.5.1)

WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32".
(11338.1.1.1.1, FIG 11B -5B & 11B-33)

THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION. WHERE THE PLANE OF THE DOORWAY IS OFFSET OR LOCATED IN AN ALCOVE A DISTANCE MORE THAN 8 INCHES MEASURED FROM THE PLANE OF THE DOORWAY TO THE FACE OF THE WALL, THE DOOR SHALL BE PROVIDED WITH 60" MANEUVERING CLEARANCE FOR FRONT APPROACH.
(11338.2.4.2 , 11338.2.5.3, FIG 11B-26, FIG 11B-33)

THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS. WHERE THE DOOR IS RECESSED OR LOCATED IN AN ALCOVE, THE PROJECTION DISTANCE ALLOWED TO PROJECT INTO THE REQUIRED DOOR STRIKE CLEARANCE MEASURED FROM THE FACE OF THE WALL TO THE FACE OF THE DOOR IS LIMITED TO 8". (11338.2.4.3, 11338.2.4.5, FIG 11B-33(A))

PROVIDE CLEAR SPACE OF 12" PAST STRIKE EDGE OF THE DOOR ON THE OPPOSITE SIDE TO WHICH THE DOOR SWINGS IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER. (FIG 11B-26(A))

THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. (11338.2.6, FIG 11B-29)

MAXIMUM EFFORT TO OPERATE EXTERIOR AND INTERIOR DOORS SHALL NOT EXCEED 5 POUNDS, WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS. (11338.2.5)

HANDICAP PARKING & GENERAL NOTES OF EXISTING PARKING AREA:

1. ACCESSIBLE PARKING SPACES SERVING THIS BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE (AS NEAR AS PRACTICAL TO AN ACCESSIBLE ENTRANCE).
(11289.1)

2. ACCESSIBLE PARKING SPACES ARE LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN. THE MAXIMUM CROSS SLOPE IN ANY DIRECTION FOR BOTH PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 2-PERCENT SLOPE. (11289.4.3)

3. ALL ENTRANCES TO AND EXITS FROM A BUILDING AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 6'-2" TO ANY BEAM, CEILING, PIPE ETC., WHERE REQUIRED FORACCESSIBILITY TO ACCESSIBLE PARKING SPACES. (11308)

4. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. SIGNS, TO IDENTIFY ACCESSIBLE PARKING SPACES, MAY ALSO BE CENTERED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE. (11289.4). AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250."(11289.5, FIG 11B-18A, B & C)

5. SIGNS TO IDENTIFY ACCESSIBLE PARKING SPACES MAY ALSO BE CENTERED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36" FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK. (11289.5) AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250."

6. AN ADDITIONAL SIGN SHALL ALSO BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17" BY 22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: (11289.5) "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE REQUAIMED AT OR BY TELEPHONING ."
NOTE: BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

7. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4". (11338.7.1)

8. WALKS AND SIDEWALKS SHALL BE 48" MINIMUM IN WIDTH . (11338.7.1, FIG 11B-27(A))

9. WHEN CHANGES IN LEVEL NOT EXCEEDING 1/2" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1-2, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
(11338.7.4, FIG 11B-28D) & (D))

10. WALK AND SIDEWALK SURFACES SHALL BE SLIP-RESISTANT AS FOLLOWS:(11338.7.1)

A. SURFACES WITH A SLOPE OF LESS THAN 6-PERCENT GRADIENT SHALL BE AT LEAST A SLIP -RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. (11338.7.1.1)

B. SURFACES WITH A SLOPE OF 6-PERCENT OR GREATER GRADIENT SHALL BE SLIP-RESISTANT. (11338.7.1.2)

11. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL, IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 11338.5 AS A PEDESTRIAN RAMP.
(11338.5)

12. WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT. (11338.7.1.3)

13. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60" BY 60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48" WIDE BY 44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. (11338.7.5., FIG 11B-26)

14. LEVEL AREA OF WALK SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK. (11338.7.5)

15. THE GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 1-1/2" NOMINAL DIAMETER, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE, AND ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
(11338.5.5.1, FIG 11B-36)

16. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.
(11338.5.5.1, FIG 11B-36)

17. PROVIDE SMOOTH FINISH 18" ABOVE AND 10" BELOW HANDRAIL ALONG BUILDING SURFACE.

18. ACCESS AISLE MUST BE PROVIDED ON THE PASSENGER SIDE OF THE VEHICLE FOR SINGLE SPACES WHEN VEHICLE IS GOING FORWARD INTO THE PARKING SPACE. WHERE MORE THAN ONE ACCESSIBLE SPACE IS PROVIDED, THE ACCESS AISLE CAN BE LOCATED IN THE CENTER, BETWEEN THE ACCESSIBLE SPACES. ACCESS AISLES MUST ALWAYS BE PROVIDED ON THE PASSENGER SIDE FOR VAN-ACCESSIBLE SPACES.

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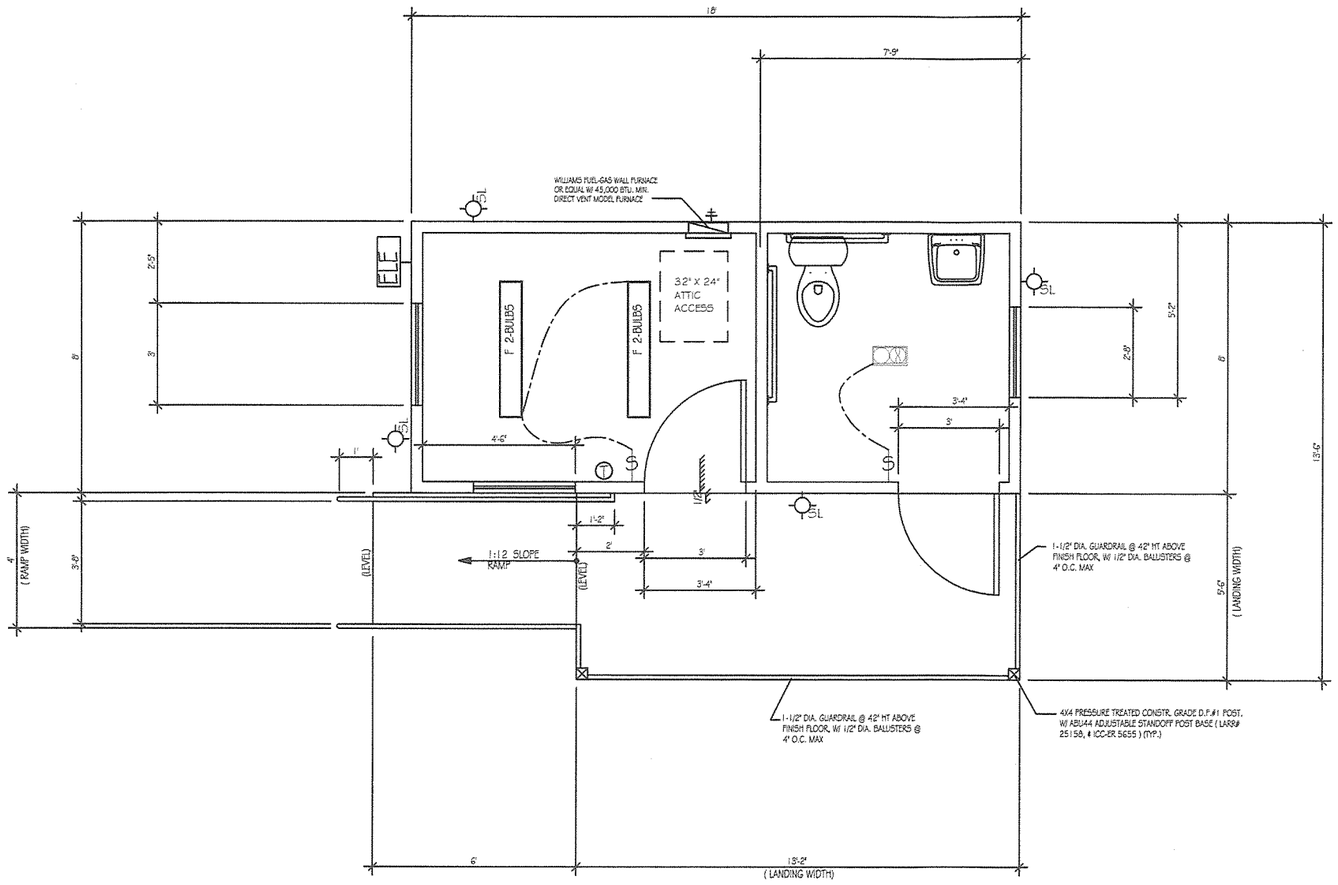
SHEET TITLE
GENERAL PARKING NOTES AND DETAILS

SHEET NO.
C3



FLOOR PLAN

SCALE @ 1/2" = 1'-0"

NORTH

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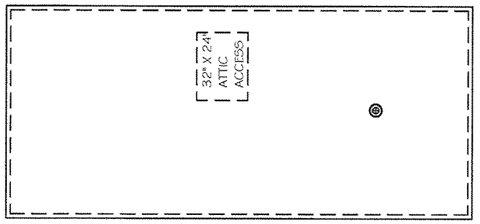
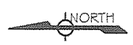
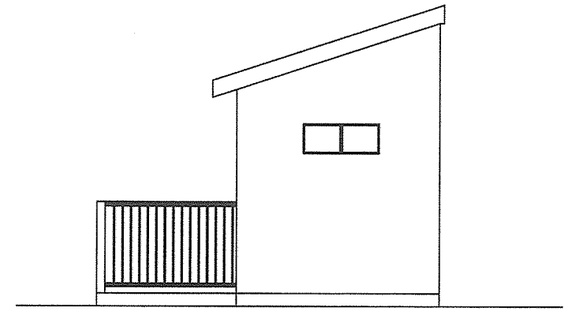
SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.
A3

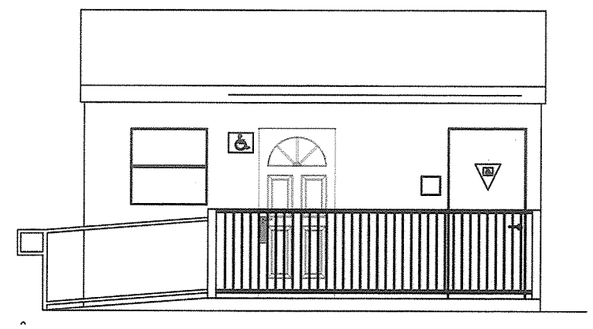




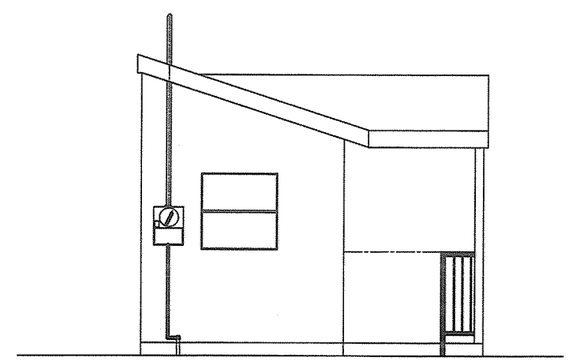
ROOF PLAN
SCALE @ 3/8" = 1'-0"



SOUTH SIDE ELEVATION
SCALE @ 3/8" = 1'-0"



WEST SIDE ELEVATION
SCALE @ 3/8" = 1'-0"



NORTH SIDE ELEVATION
SCALE @ 3/8" = 1'-0"

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SHEET TITLE
ROOF AND EXTERIOR ELEVATION PLAN

SHEET NO.
A6