

DCX7 TENANT IMPROVEMENT BUILDING #1

950 Francisco Torrance, CA

SCOPE OF WORK:
-84,240 SF WAREHOUSE IMPROVEMENT FOR AUTO PARKING
-2 NEW OPENINGS FOR DELIVERY VAN LOADING ACCESS
-465 SF NEW RESTROOMS

SEPERATE PERMIT:
-FIRE PROTECTION SYSTEMS
-MECHANICAL, ELECTRICAL, AND PLUMBING
-CIVIL & SITE IMPROVEMENTS

ARCHITECTURAL

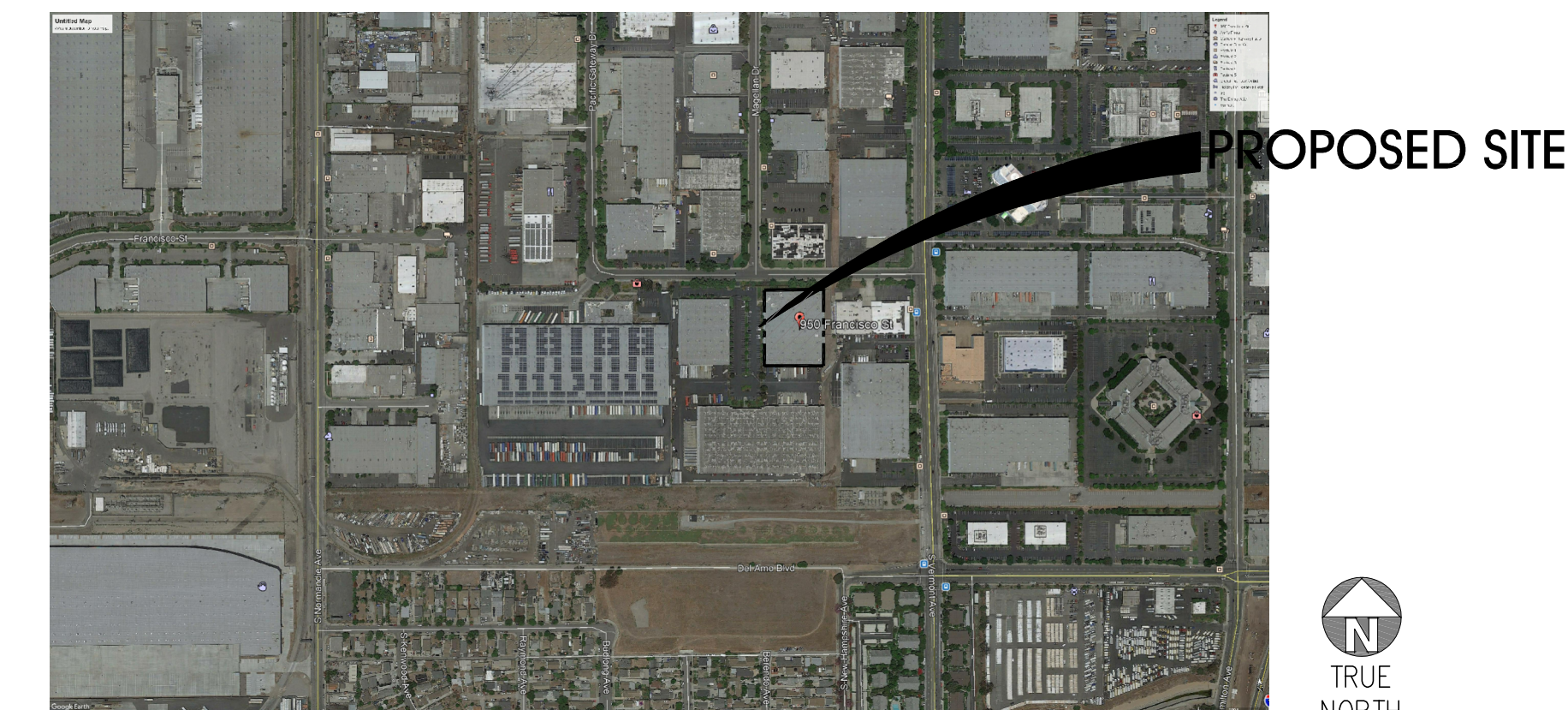
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- S-1.3 ENLARGED GROUND AND CEILING PLAN
- S-1 OVERALL FLOOR PLAN
- S-2 OVERALL ROOF PLAN
- S-3 EXISTING PANEL ELEVATIONS
- SD-0.0 GENERAL NOTES
- SD-1 DETAILS
- SD-2 DETAILS
- SD-3 DETAILS
- SD-4 METAL STUD DETAILS
- SD-5 T-BAR CEILING DETAILS

SHEET INDEX

VICINITY MAP



OWNER:
COGNAC PACIFIC GATEWAY LLC,
1900 IMPERIAL HIGHWAY, STE 205
BREA, CA 92821
PHONE: (562) 284-5004
CONTACT: PAUL SINGH

ARCHITECT:
HPA, INC.
18831 BARDEEN AVE., SUITE 100
IRVINE, CA 92612
PHONE: (949) 862-2138
CONTACT: MATTHEW LEE
MATTHEW@HPARCHS.COM

CONTRACTOR:
RPM ENGINEERS
102 DISCOVERY
IRVINE, CA 92618
PHONE: (949) 450-1229
CONTACT: EUSIO KIM

STRUCTURAL:
HSA
1908 W. GARVEY AVE. SUITE 200
WEST COVINA, CA 91790
PHONE: (714) 522-0030
PHONE: (714) 270-5050 FAX
CONTACT: DARIN FONG

MECHANICAL:
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CONTACT: EUSIO KIM

PLUMBING:
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ELECTRICAL:
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102 DISCOVERY
IRVINE, CA 92618
PHONE: (949) 450-1229
CONTACT: EUSIO KIM

FIRE PROTECTION
(E) NFPA-13
SPRINKLERS THROUGHOUT

PROJECT REPRESENTATIVES

BUILDING & PLANNING DEPT.
PLAN CHECK NO. : **B19VNZ1887**
PERMIT APPLICATION NO. : **19016-20000-40276**

OWNER / APPLICANT :
COGNAC PACIFIC GATEWAY LLC,
1900 IMPERIAL HIGHWAY, STE 205
BREA, CA 92821
PHONE: (562) 284-5004
CONTACT: PAUL SINGH

APPLICANT'S REPRESENTATIVE :
HPA, INC.
18831 BARDEEN AVE., SUITE 100
IRVINE, CA 92612
PHONE: (949) 862-2138
CONTACT: MATTHEW LEE
MATTHEW@HPARCHS.COM

ASSESSOR'S PARCEL NO. :
7351-034-068

ZONING :
ZONE DESIGNATIONS: M3-1
GENERAL LAND USE: HEAVY INDUSTRIAL

BUILDING ADDRESS :
BUILDING 1
950 FRANCISCO ST.
TORRANCE, CA 90502

GOVERNING CODE :
THIS PROJECT SHALL COMPLY WITH:
2017 LOS ANGELES BUILDING CODE (LADBS), WHICH
ADOPTS THE 2016 CBC, 2016 CMC, 2016 CPC,
2016 CALIFORNIA FIRE CODE (CFC),
2016 NFPA 13-FIRE SPRINKLER,
2016 NFPA 72 - FIRE ALARM,
2016 NEC,
2016 CALIF. ENERGY STANDARDS W/ 2017 L.A.B.C.
AMENDMENTS

CODE ANALYSIS :
2016 CALIFORNIA BUILDING CODE/2017 L.A.B.C.
CONCRETE TILT-UP BUILDING
(E) BUILDING OCCUPANCY: S-1, B-1
(N) BUILDING OCCUPANCY: B-1, S-2
OCCUPANCY SEPARATION: NONE
CONSTRUCTION TYPE: III-B
NUMBER OF STORIES: 1
BLDG. HEIGHT ALLOWED PER CBC 503: 55'
AUTOMATIC FIRE SPRINKLER: YES
ALLOWABLE HEIGHT: 75' (CBC 504.2)
(W/ AUTOMATIC SPRINKLER)
ACTUAL PARAPET: 32' TO 35'
ACTUAL AREA: 84,240 SF
(E) ACTUAL AREA (BASIC): S-1=84,240 SF
(N) ACTUAL AREA (BASIC): S-2=84,240 SF
(N)OCCUPANT LOAD:
- (N) 'S-2' WAREHOUSE (84,240 SF @ 500 SF) 169
- TOTAL OCCUPANT LOAD 169
NUMBER OF EXITS REQUIRED: 3
WIDTH OF EXITS REQUIRED: (169 'S' OCCUPANTS X 2) = 33.8'
TOTAL= 33.8'
NUMBER OF EXITS PROVIDED: 2
WIDTH OF EXITS PROVIDED: 36"

PROJECT DATA + CODE SUMMARY

NOTES:
SEE 1I-A0.4.4 80-1118799 FOR COVENANT AND AGREEMENT
REGARDING DRIVEWAY AND INGRESS-EGRESS PURPOSES.

LEGAL DESCRIPTION :
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE
CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE
OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1:
PARCELS A, B AND C, AS SHOWN ON PARCEL MAP NO. 4760,
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE
OF CALIFORNIA, AS PER MAP FILED IN BOOK 129, PAGE 23 OF
PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.
APN: 7351-034-066, 7351-034-067 AND 7351-034-068

PROPOSED OFF-SITE PARKING ADDRESS:
2555 W. 190TH ST.
TORRANCE, CA 90504

SITE AREA	BLDG. 1			BLDG. 2			BLDG. 3			TOTAL
	950 Francisco	950 Francisco	950 Francisco	950 Francisco	950 Francisco	950 Francisco	950 Francisco	950 Francisco	950 Francisco	
Net:	157,859 s.f.	313,209 s.f.	125,572 s.f.	606,700 s.f.	14 ac.	7.06 ac.	2.90 ac.	14 ac.		
EXISTING BUILDING AREA	4,038 s.f.	4,038 s.f.	4,038 s.f.	13,024 s.f.	75,032 s.f.	155,536 s.f.	55,812 s.f.	287,380 s.f.		
PROPOSED BUILDING AREA	0 s.f.	8,589 s.f.	0 s.f.	8,589 s.f.	84,240 s.f.	0 s.f.	84,240 s.f.	144,869 s.f.		
EXISTING PARKING PER OBSERVATION	42 stalls	71 stalls	38 stalls	152 stalls	0 stalls	0 stalls	0 stalls	152 stalls		
PROPOSED PARKING PROVIDED	28 stalls	47 stalls	39 stalls	112 stalls	62 stalls	47 stalls	49 stalls	180 stalls		
EXISTING OFF-SITE PARKING PROVIDED	- stalls	- stalls	- stalls	0 stalls	- stalls	- stalls	- stalls	0 stalls		
TOTAL	42 stalls	71 stalls	38 stalls	152 stalls	62 stalls	47 stalls	49 stalls	152 stalls		
EXISTING BIKE RACKS	0 racks	0 racks	0 racks	0 racks	0 racks	0 racks	0 racks	0 racks		
PROPOSED BIKE RACKS	8 racks	5 racks	5 racks	18 racks	8 racks	5 racks	5 racks	36 racks		
MAXIMUM FLOOR AREA RATIO	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15		
MAXIMUM BLDG. HEIGHT ALLOWED	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.		
ZONING ORDINANCE FOR THE CITY	M3-1	M3-1	M3-1	M3-1	M3-1	M3-1	M3-1	M3-1		



hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com



Owner:

Project:
**TORRANCE
DCX 7**

950 FRANCISCO ST.
TORRANCE, CA

Consultants:

Civil: THIENES
Structural: HSA
Mechanical: RPM
Plumbing: RPM
Electrical: RPM
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: **TITLE SHEET**

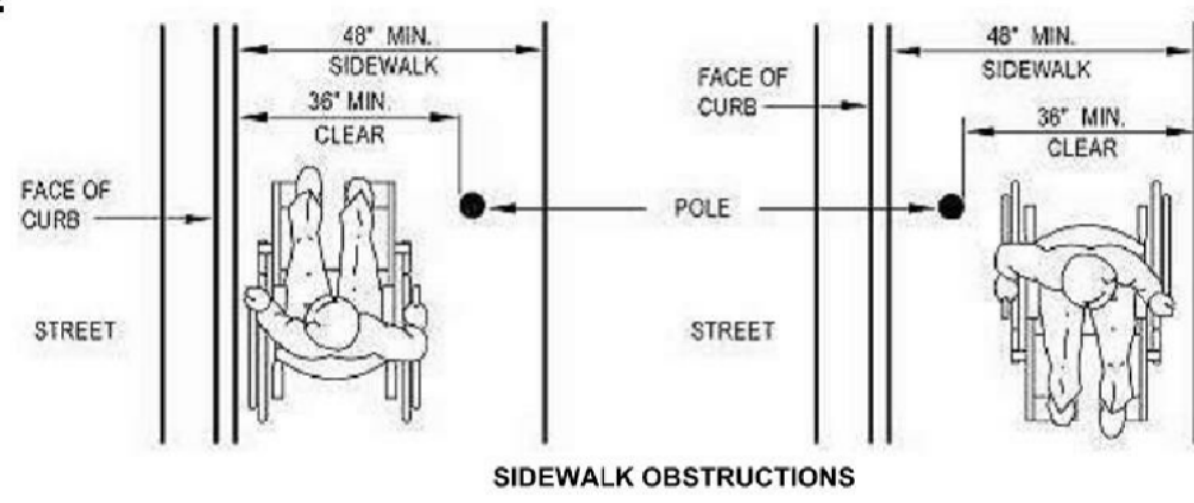
Project Number: 19436
Drawn by: ML
Date: 10/24/19
Revision:

Sheet:

1-TI-A0.1

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

RAMP



11B-505.10.1 TOP AND BOTTOM EXTENSION AT RAMPS
Ramp handrails shall extend horizontally above the landing for 12 inches beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or landing surface, or shall be continuous to the handrail of an adjacent ramp run.

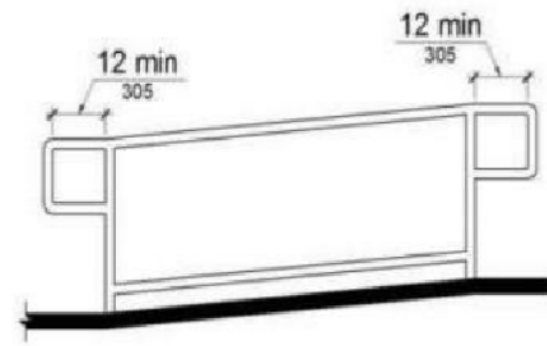


FIGURE 11B-505.10.1 TOP AND BOTTOM HANDRAIL EXTENSION AT RAMPS

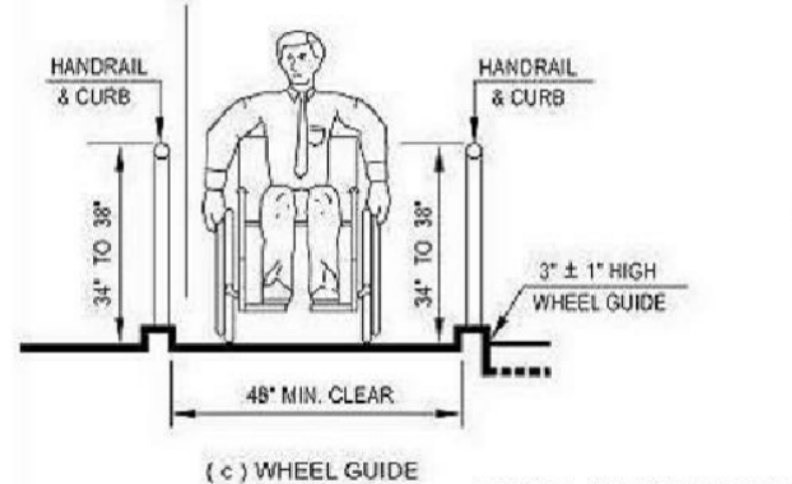
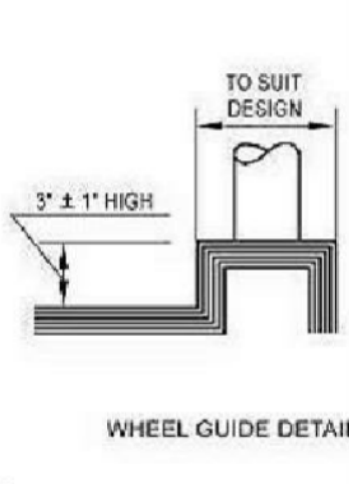


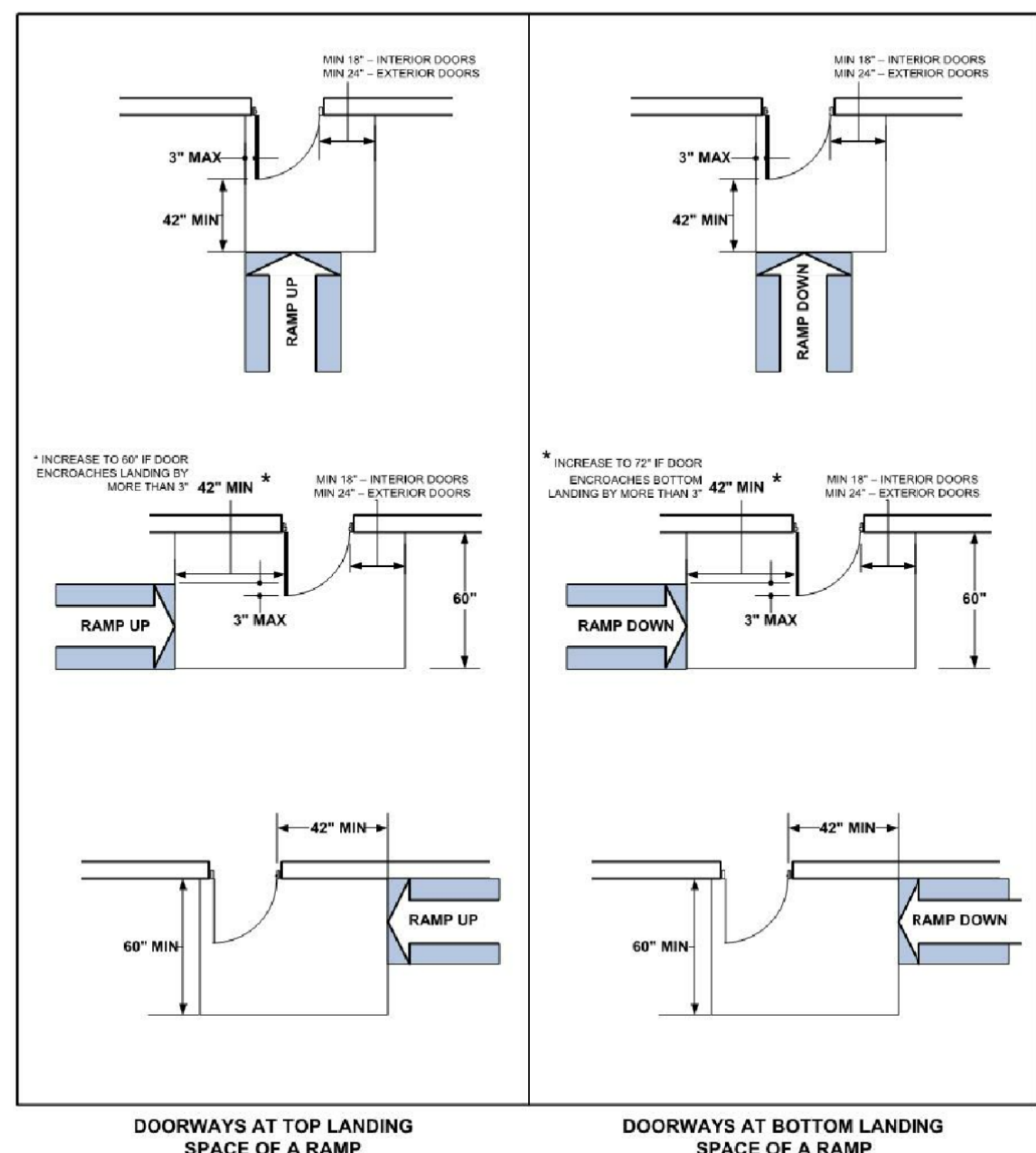
FIGURE 11B-405.9.2 CURB OR BARRIER EDGE PROTECTION



RAMPS AND HANDRAILS

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

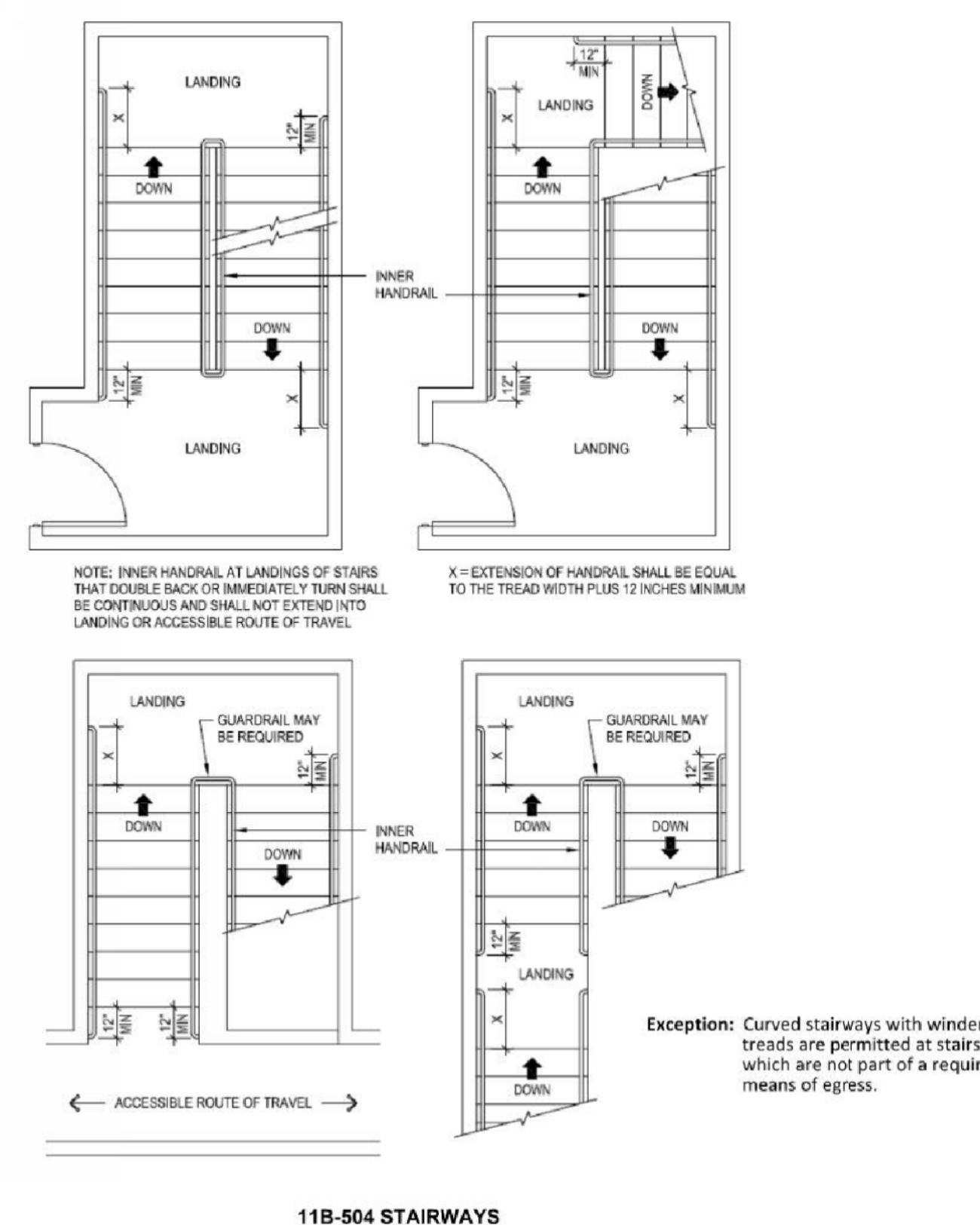


DOORWAYS AT TOP LANDING SPACE OF A RAMP

DOORWAYS AT BOTTOM LANDING SPACE OF A RAMP

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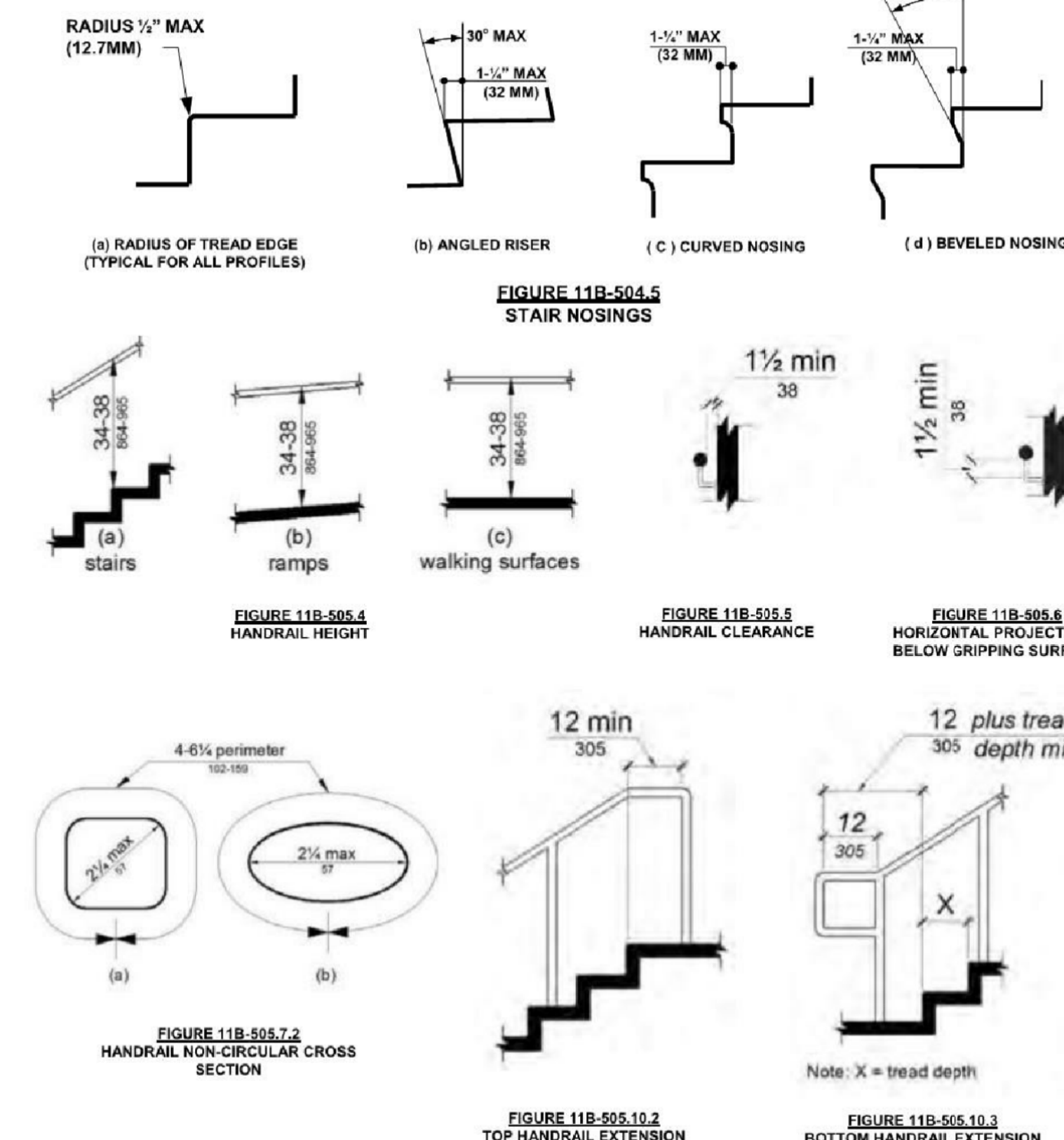
STAIRWAYS



11B-504 STAIRWAYS

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STAIRS



11B-504.5 STAIR NOSINGS

11B-504.6 STAIR NOSINGS

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ELEVATORS

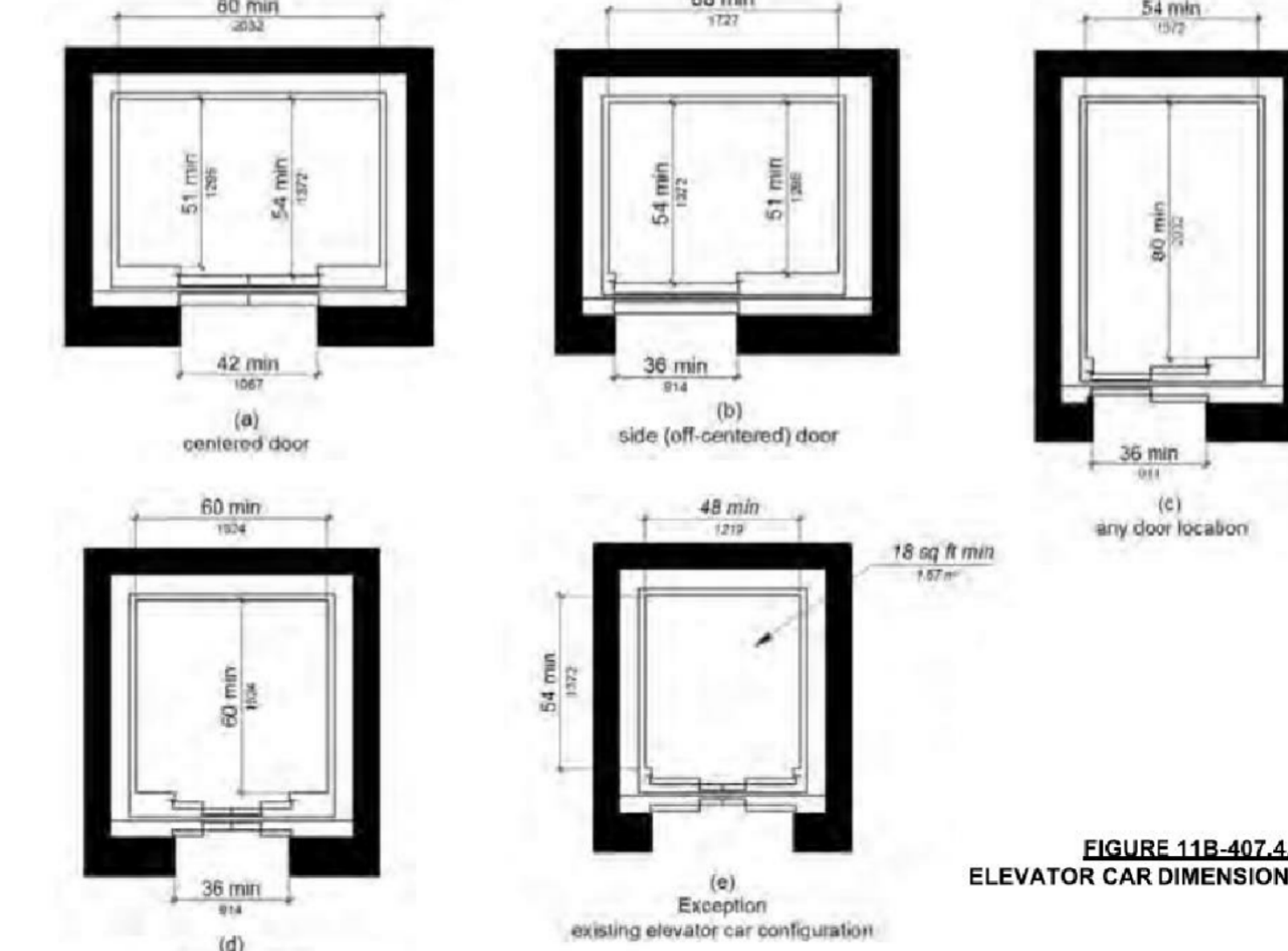


FIGURE 11B-407.4.1 ELEVATOR CAR DIMENSIONS

TABLE 11B-407.4.1 ELEVATOR CAR DIMENSIONS

DOOR LOCATION	MINIMUM DIMENSIONS			
	DOOR CLEAR WIDTH	INSIDE CAR, SIDE TO SIDE	INSIDE CAR, BACK WALL TO FRONT RETURN	INSIDE CAR, BACK WALL TO INSIDE FACE OF DOOR
Centered	42 inches	80 inches	51 inches	54 inches
Side (off-centered)	36 inches	68 inches	51 inches	54 inches
Any	36 inches	54 inches	80 inches	80 inches
Any	36 inches	60 inches	60 inches	60 inches

1. A tolerance of minus 5/8 inch (15.9 mm) is permitted.
2. Other car configurations that provide a turning space complying with Section 11B-304 with the door closed shall be permitted.

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ELEVATORS

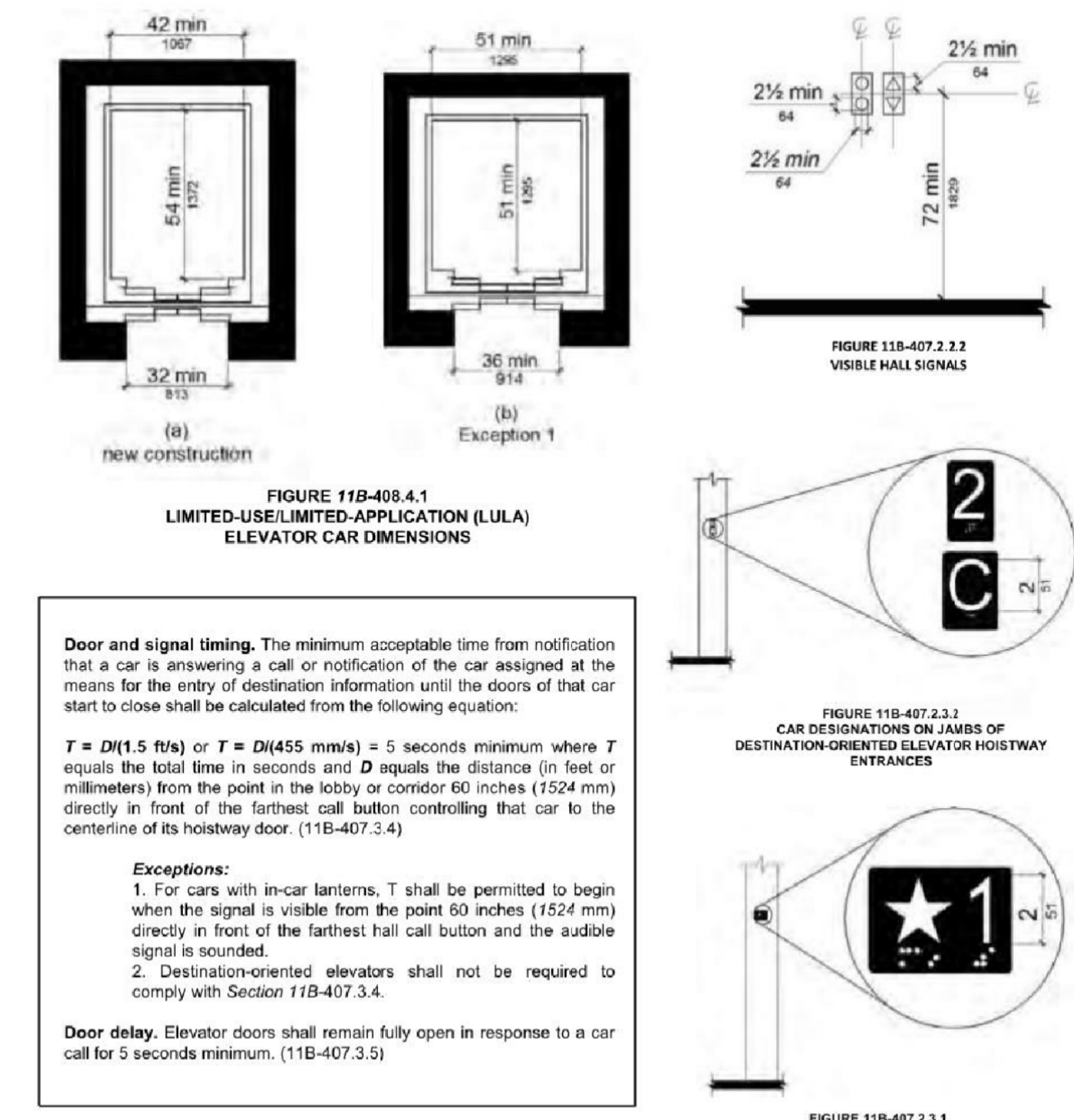
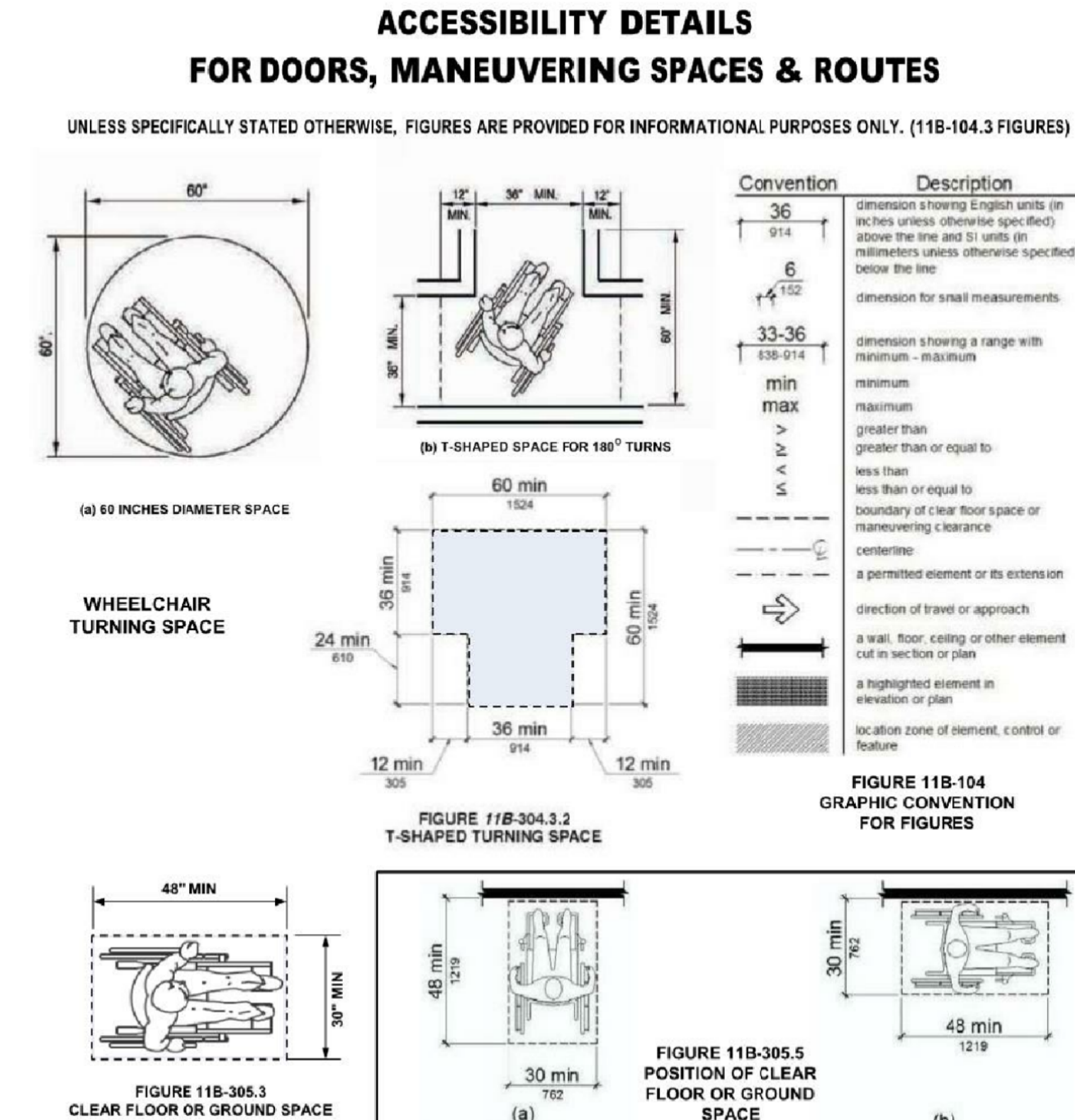


FIGURE 11B-408.4.1 LIMITED-USE/LIMITED-APPLICATION (LULA) ELEVATOR CAR DIMENSIONS

Door and signal timing. The minimum acceptable time from notification that a car is answering a call or notification of the car assigned at the means for the entry of destination information until the doors of that car start to close shall be calculated from the following equation:
 $T = D/(1.5 \text{ ft/s})$ or $T = D/(455 \text{ mm/s}) = 5$ seconds minimum where T equals the total time in seconds and D equals the distance (in feet or millimeters) from the point in the lobby or corridor 60 inches (1524 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door. (11B-407.3.4)
Exceptions:
1. For cars with in-car lanterns, T shall be permitted to begin when the signal is visible from the point 60 inches (1524 mm) directly in front of the farthest call button and the audible signal is sounded.
2. Destination-oriented elevators shall not be required to comply with Section 11B-407.3.4.
Door delay. Elevator doors shall remain fully open in response to a car call for 5 seconds minimum. (11B-407.3.5)

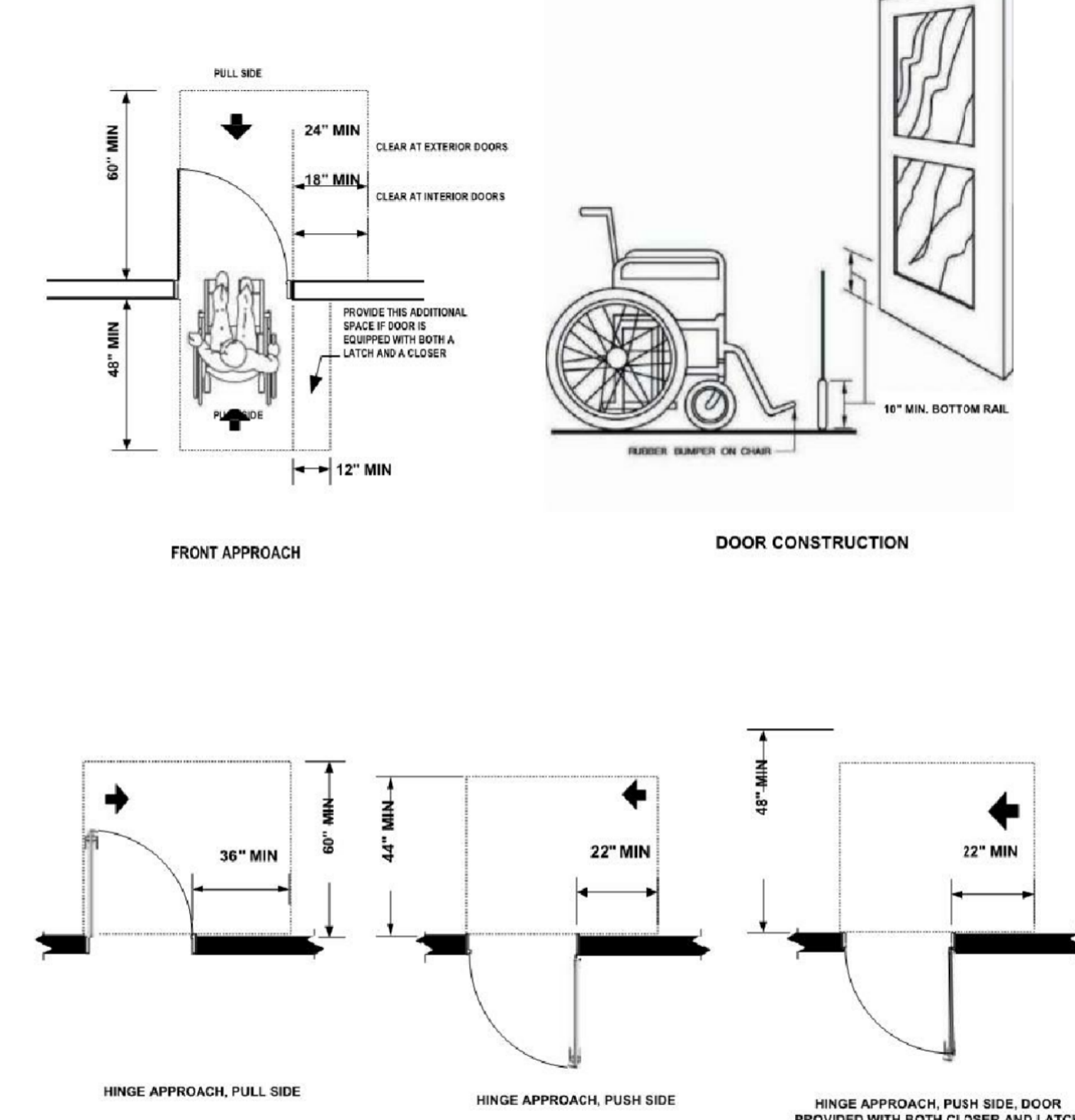
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DOORS & MANEUVERING SPACE



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DOORS & MANEUVERING SPACE



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Page 2 of 7



hpa, inc.
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email: hpa@hparchs.com



Owner:

Project:
**TORRANCE
DCX 7**
950 FRANCISCO ST.
TORRANCE, CA

Consultants:
Civil: THIENES
Structural: HSA
Mechanical: RPM
Plumbing: RPM
Electrical: RPM
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: ADA NOTES

Project Number: 19436
Drawn by: ML
Date: 10/24/19
Revision:

Sheet:

TI-A0.3.2

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

LA DBS THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

P/BC 2017-086

DOORS & MANEUVERING SPACE

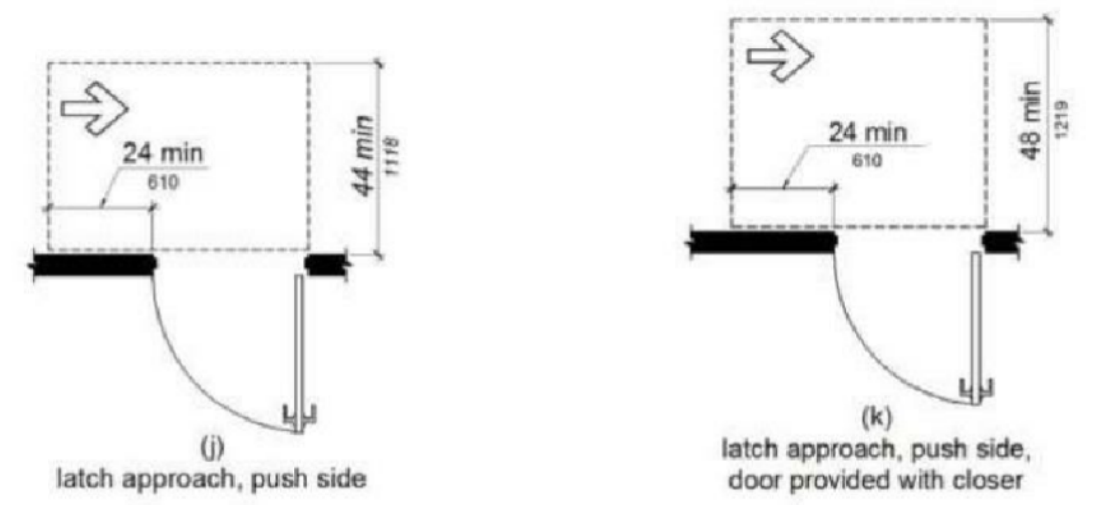


FIGURE 11B-404.2.4.1—continued
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

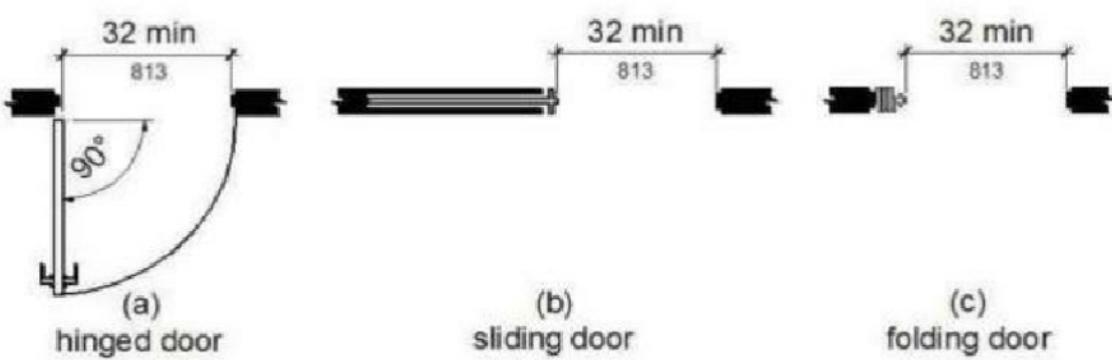


FIGURE 11B-404.2.3
CLEAR WIDTH OF DOORWAYS

TABLE 11B-404.2.4.1
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

APPROACH DIRECTION	DOOR or GATE SIDE	MINIMUM MANEUVERING CLEARANCE PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond latch side unless noted)
From front	Pull	60 inches	18 inches ¹
From front	Push	48 inches	0 inches ¹
From hinge side	Pull	60 inches	36 inches ²
From hinge side	Push	44 inches	22 inches ²
From latch side	Pull	60 inches	24 inches
From latch side	Push	44 inches	24 inches

- ADD 12 INCHES IF CLOSER AND LATCH ARE PROVIDED.
- ADD 4 INCHES IF CLOSER AND LATCH ARE PROVIDED.
- BEYOND HINGE SIDE.
- ADD 4 INCHES IF CLOSER IS PROVIDED.
- ADD 8 INCHES AT EXTERIOR SIDE OF EXTERIOR DOORS.

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DOORS & MANEUVERING SPACE

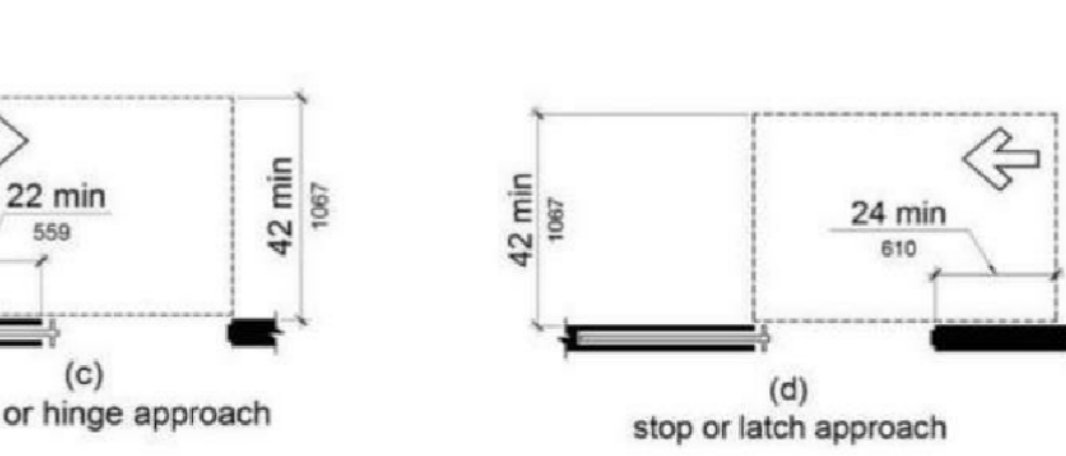
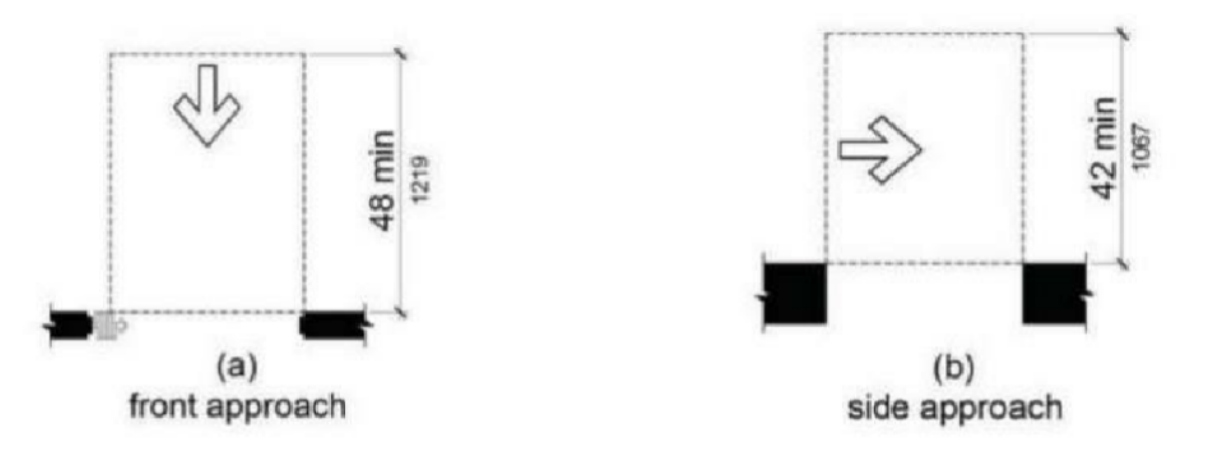


FIGURE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

APPROACH DIRECTION	MINIMUM MANEUVERING CLEARANCE PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond stop/latch side unless noted)
From front	48 inches	8 inches
From Side ¹	42 inches	8 inches
From pocket/hinge side	42 inches	22 inches
From stop/latch side	42 inches	24 inches

- Doorway with no door only.
- Beyond pocket/hinge side.

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DOORS & MANEUVERING SPACE

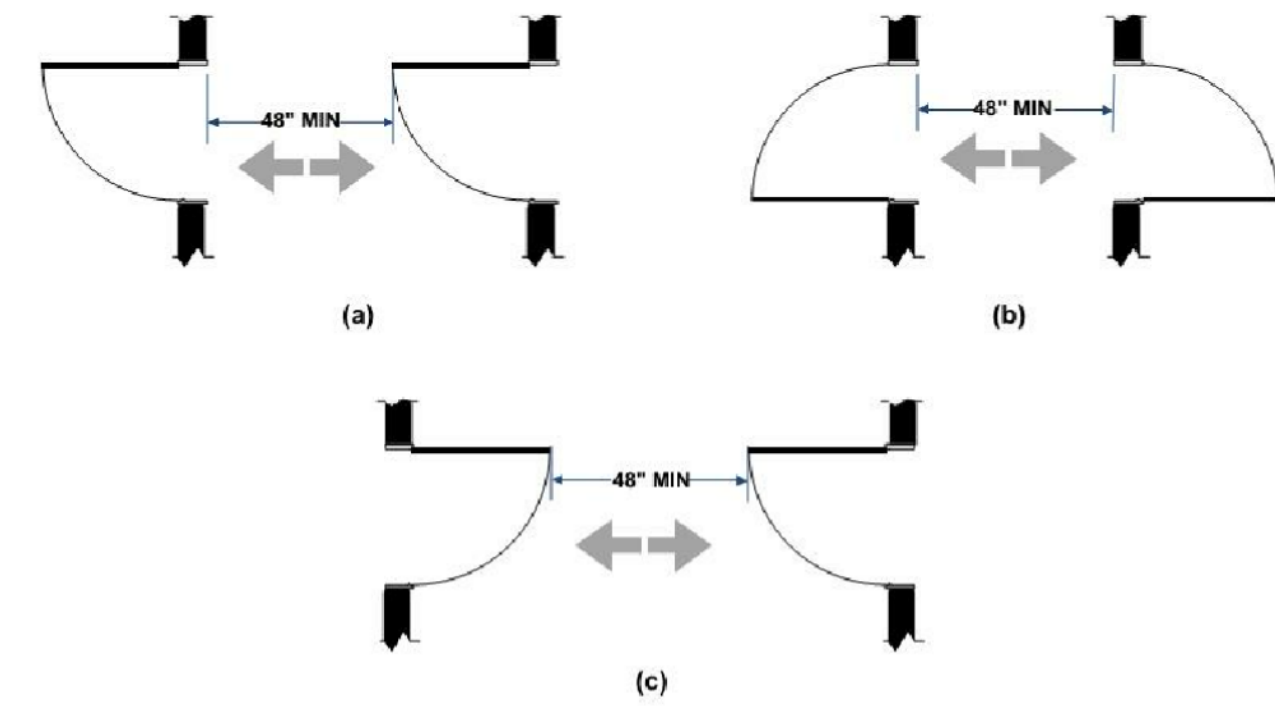
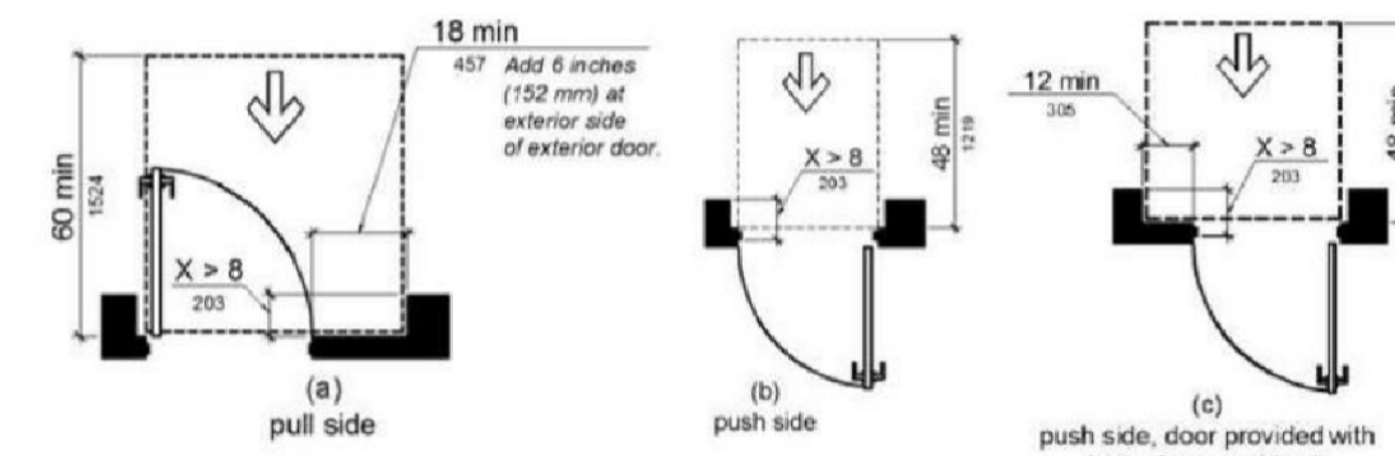


FIGURE 11B-404.2.6
DOORS IN SERIES AND GATES IN SERIES

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ACCESSIBLE ROUTES

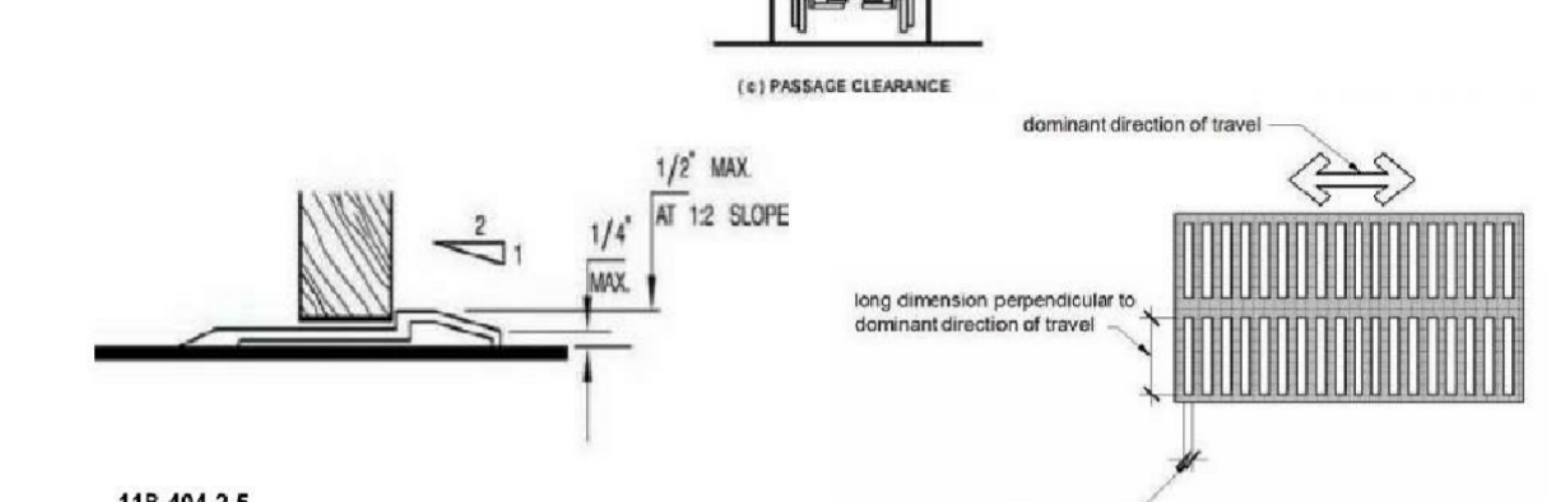
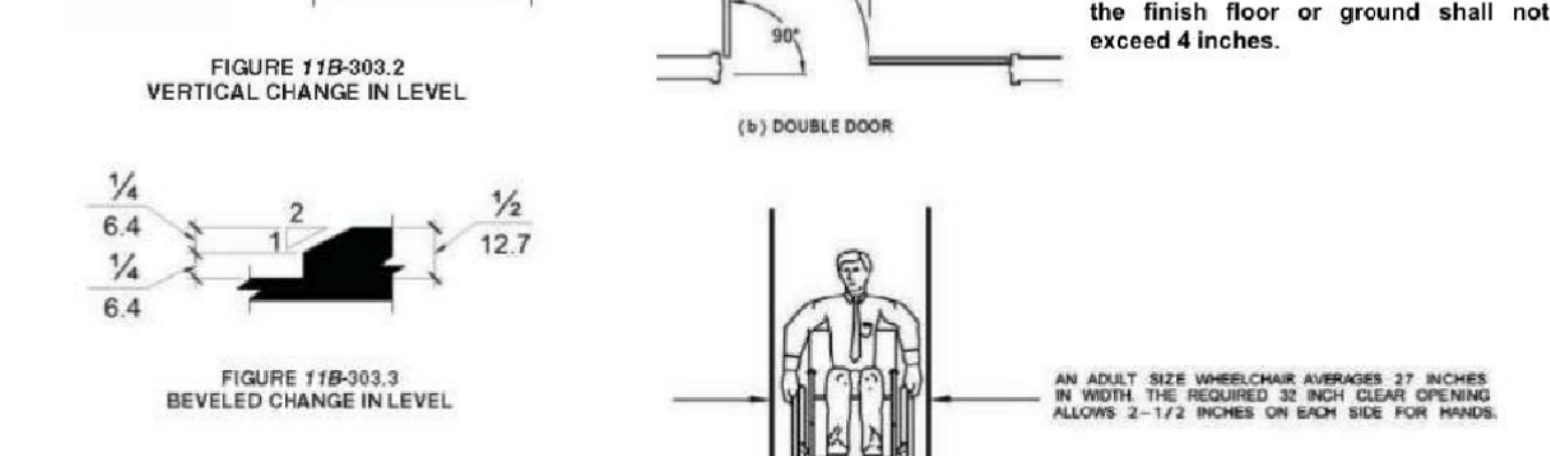
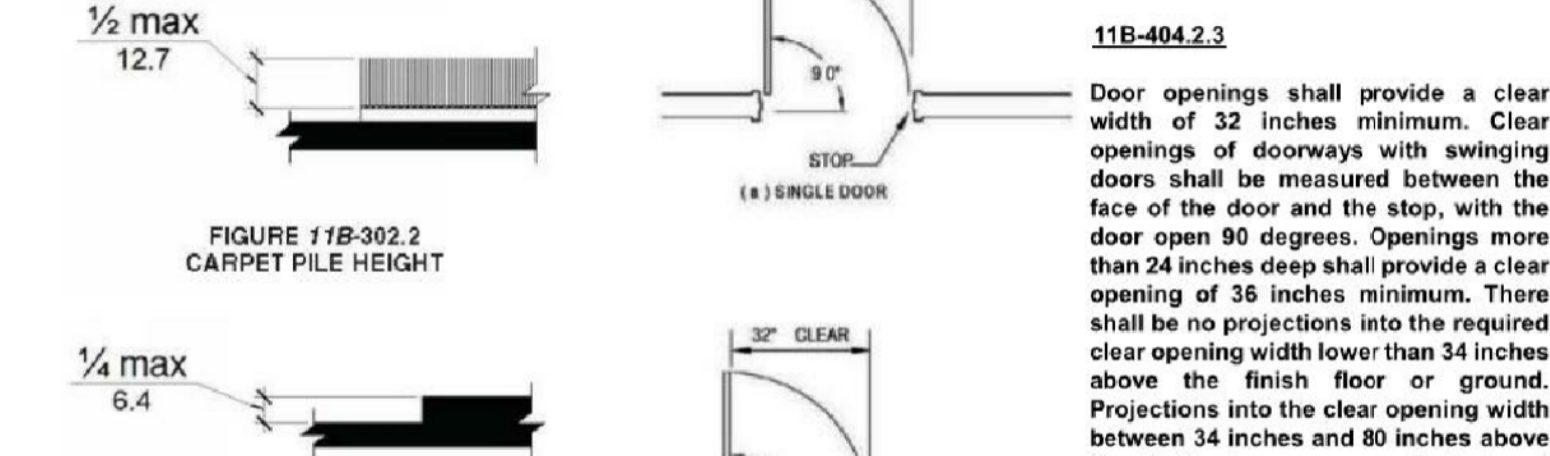


FIGURE 11B-404.2.5
THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303.

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ACCESSIBLE ROUTES

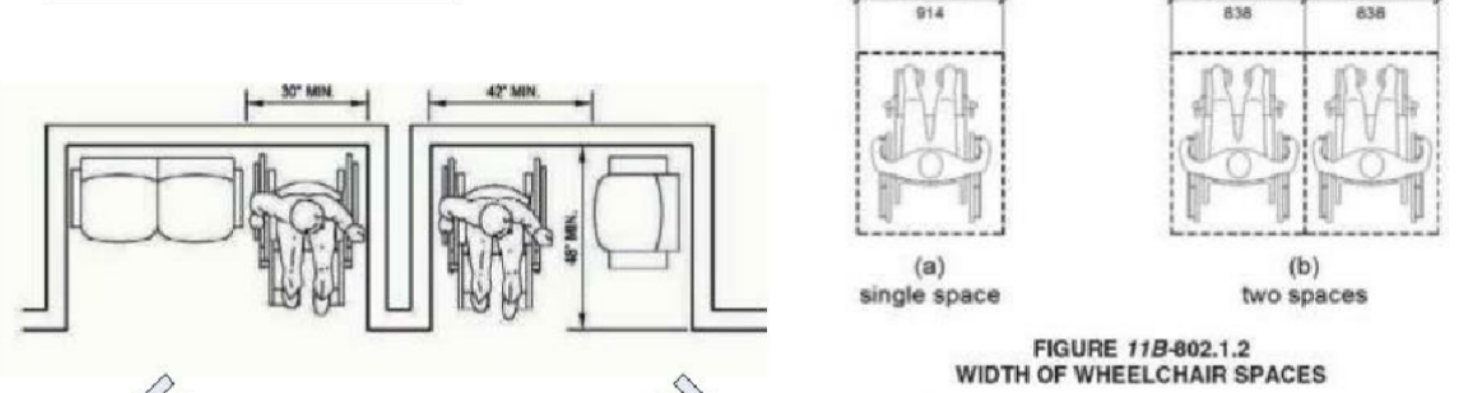


FIGURE 11B-402.1.2
WIDTH OF WHEELCHAIR SPACES

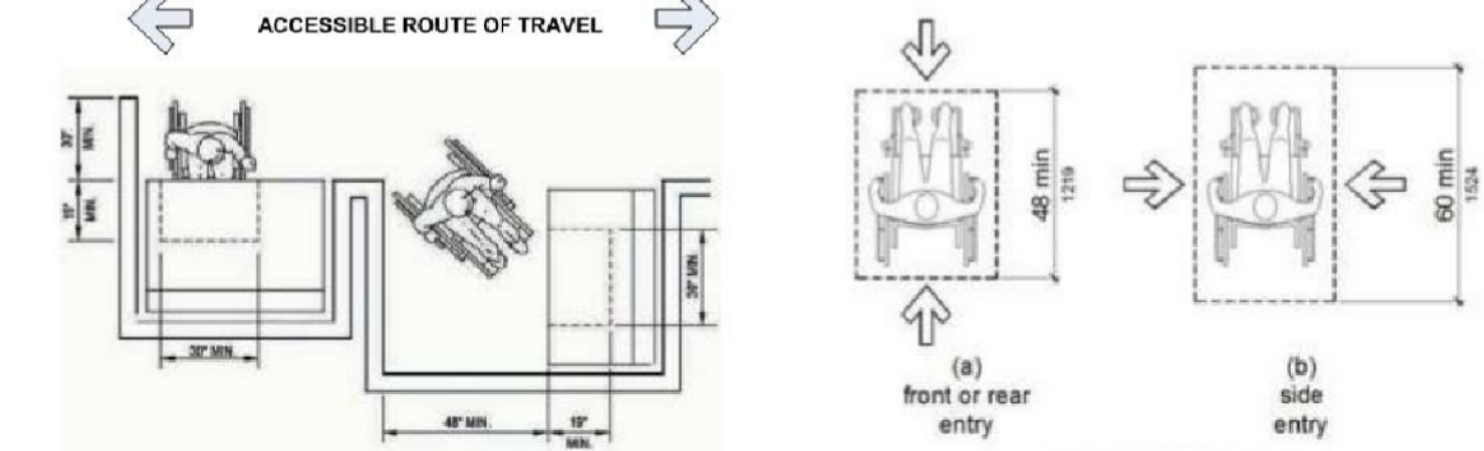


FIGURE 11B-402.1.3
DEPTH OF WHEELCHAIR SPACES

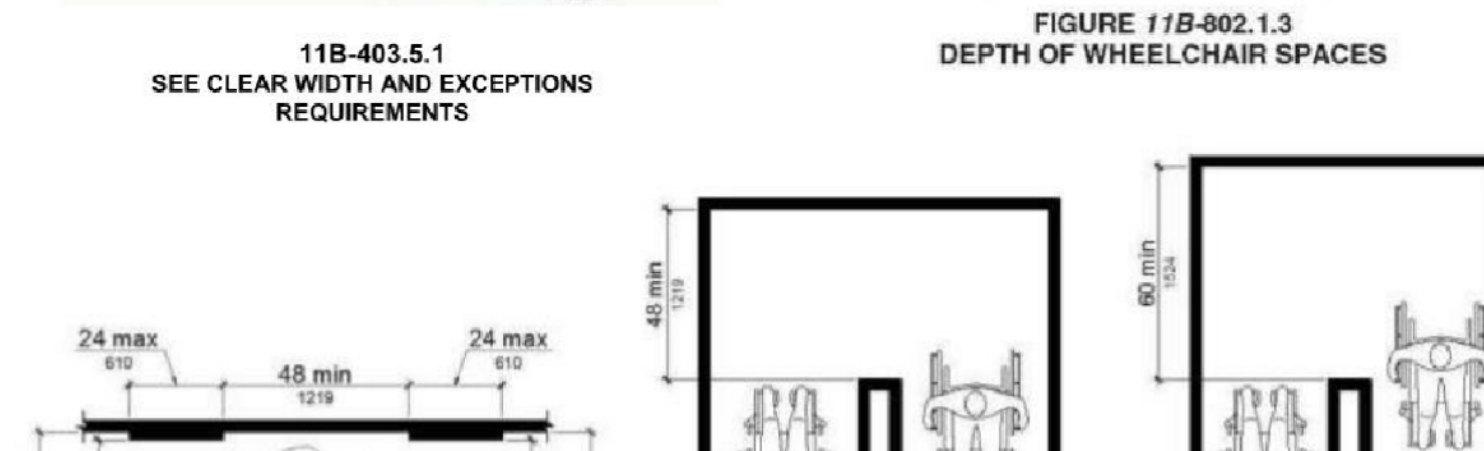


FIGURE 11B-403.5.1
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

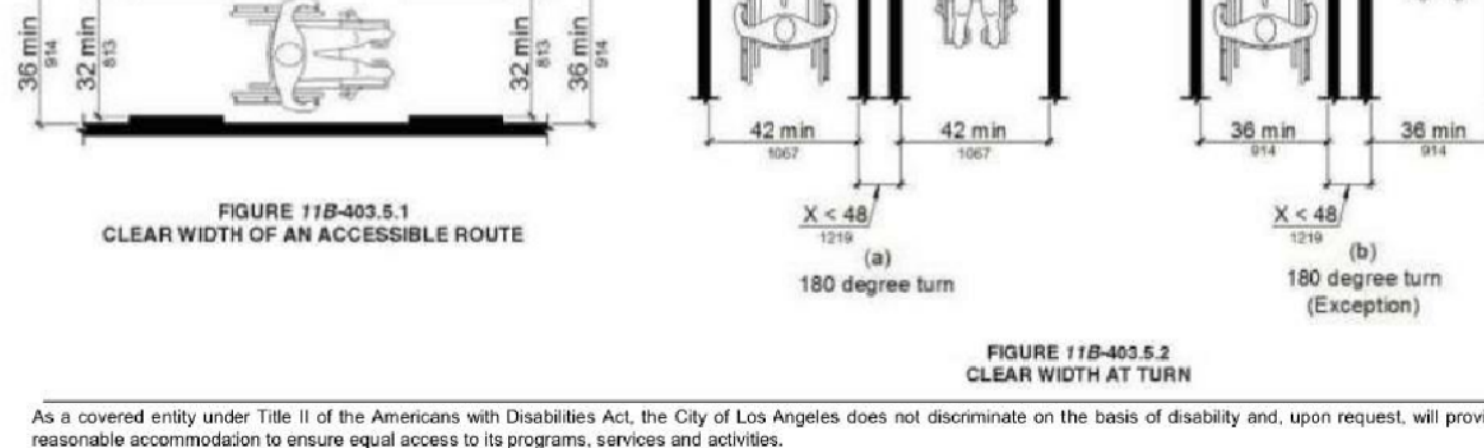


FIGURE 11B-403.5.2
CLEAR WIDTH AT TURN

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LA DBS INFORMATION BULLETIN / PUBLIC - BUILDING CODE
REFERENCE NO.: LABC Chapter 11B Effective: 07/01/2018
DOCUMENT NO.: P/BC 2018-087 Revised: 07/01/2018

ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS

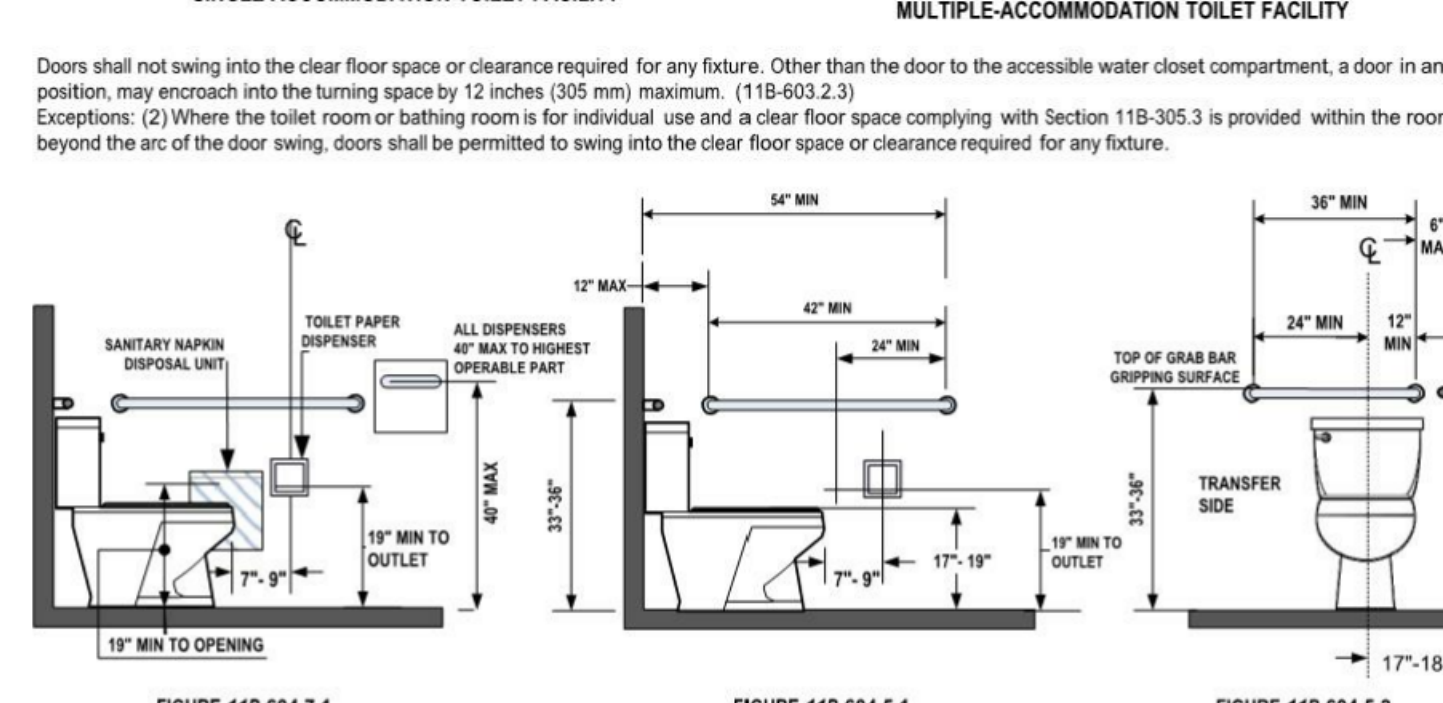
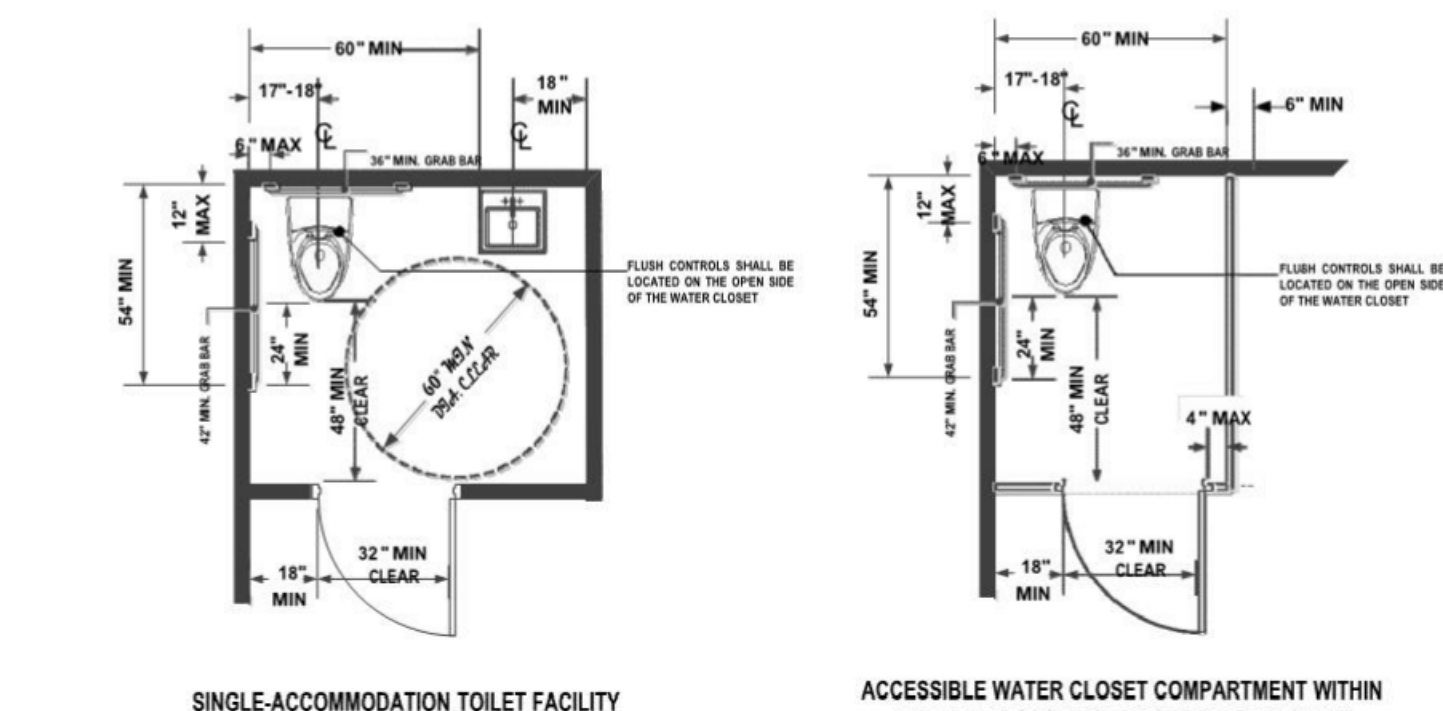


FIGURE 11B-604.7.1
DISPENSER OUTLET LOCATION
FIGURE 11B-604.7.2
DISPOSAL UNIT LOCATION

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Page 1 of 5

LA DBS THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

P/BC-2018-087

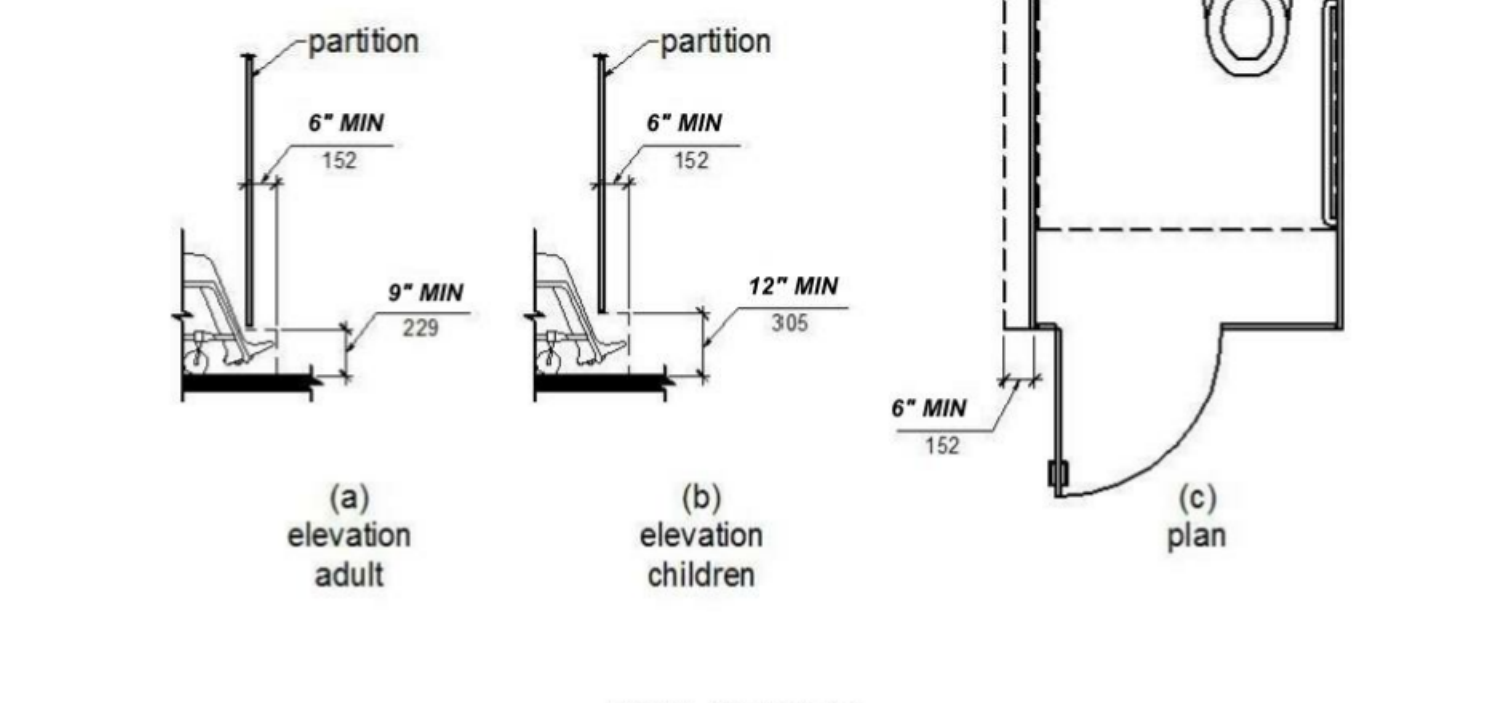
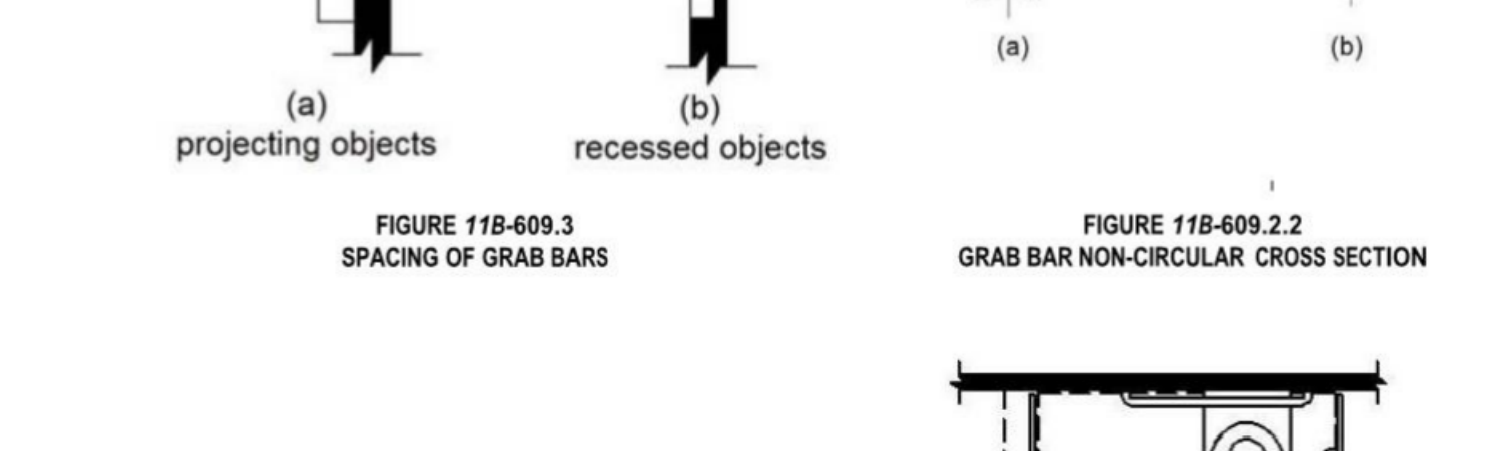
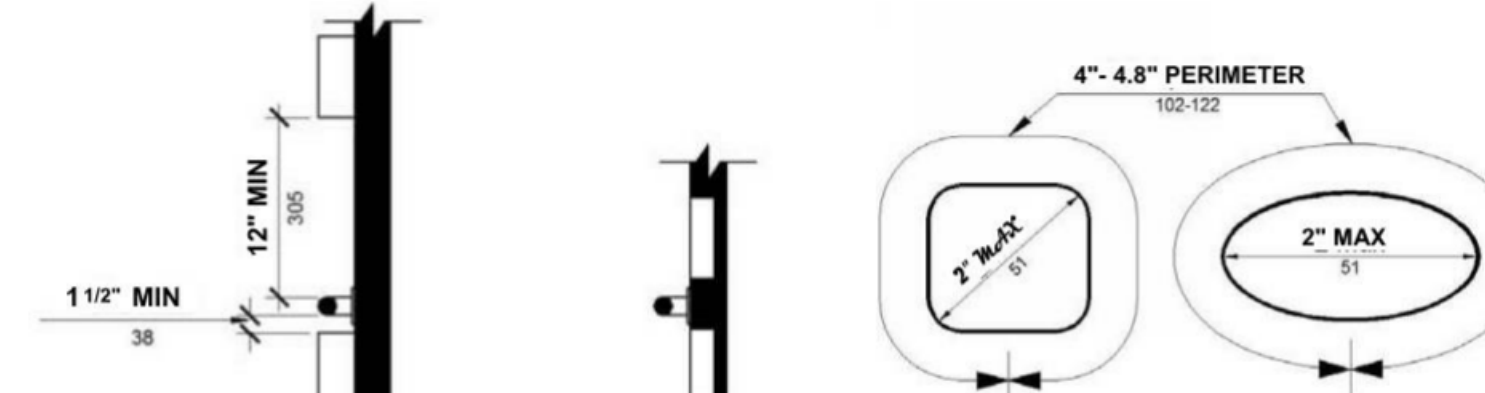


FIGURE 11B-604.8.1.1.2 - MANEUVERING SPACE WITH SIDE-OPENING DOOR
FIGURE 11B-604.8.1.1.3 - MANEUVERING SPACE WITH END-OPENING DOOR

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Page 2 of 5

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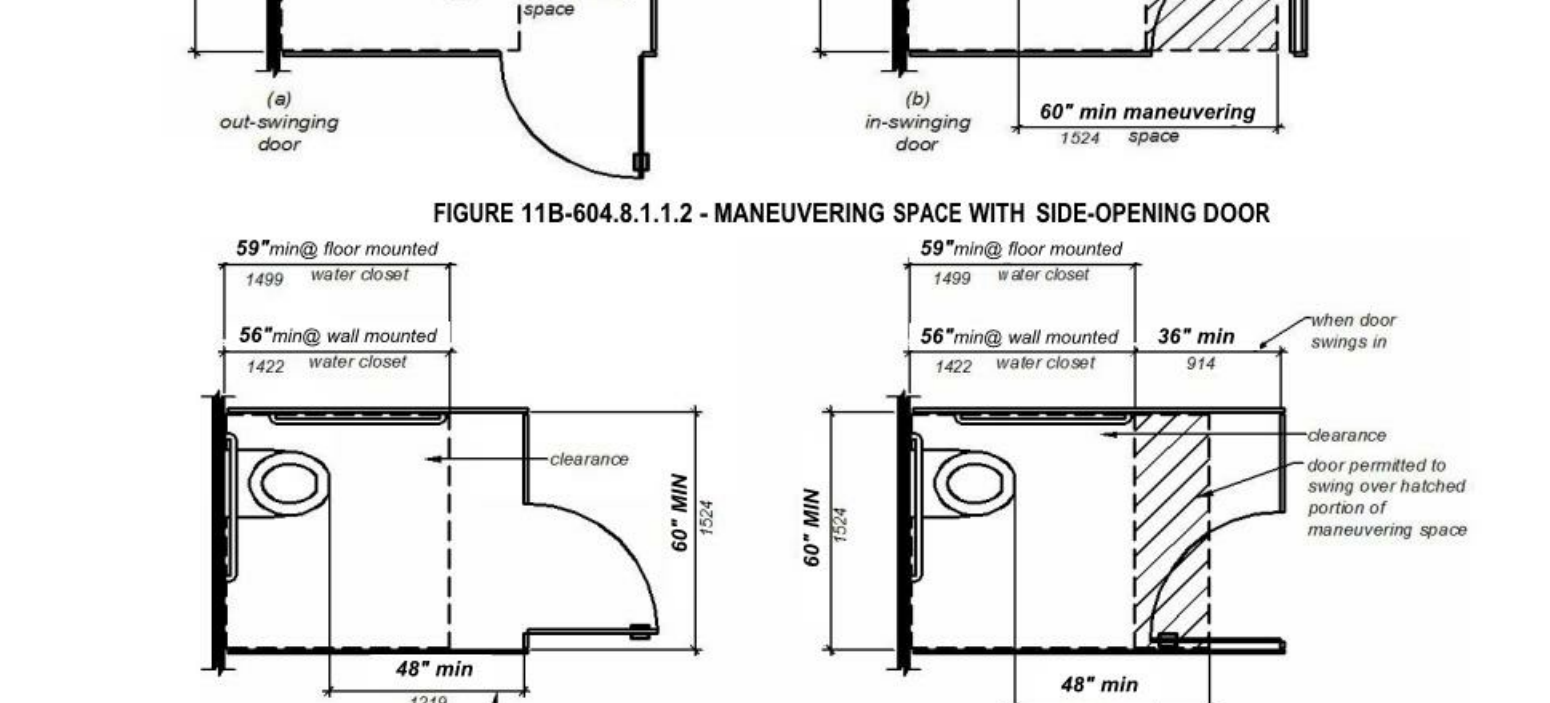
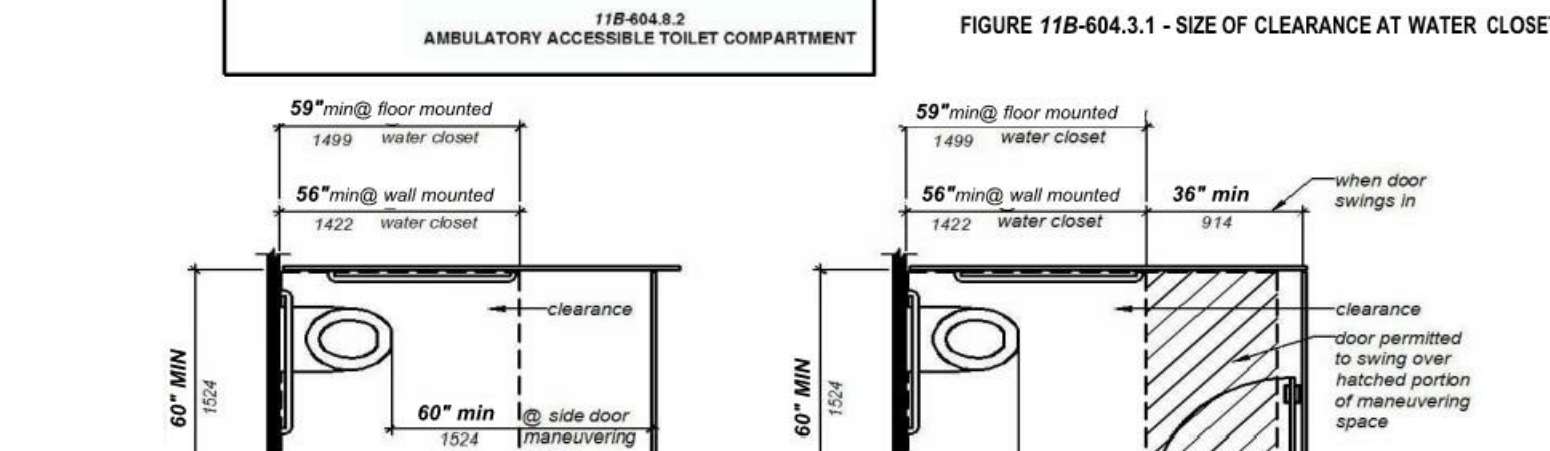
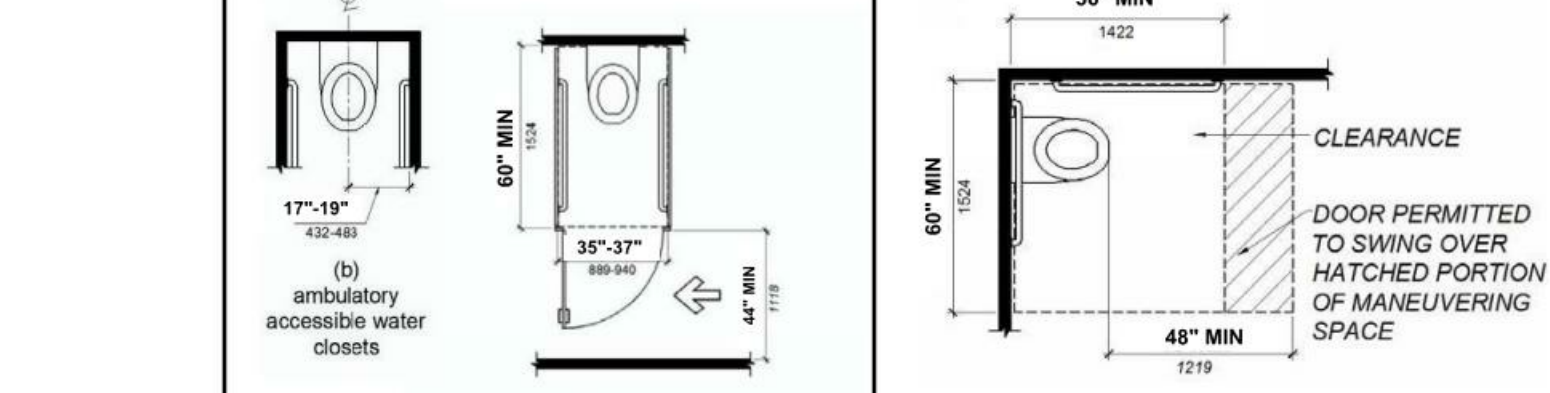


FIGURE 11B-604.8.1.1.3 - MANEUVERING SPACE WITH END-OPENING DOOR

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Page 3 of 5



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- Civil: THIENES
- Structural: HSA
- Mechanical: RPM
- Plumbing: RPM
- Electrical: RPM
- Landscape: HUNTER LANDSCAPE
- Fire Protection: -
- Soils Engineer: -

Title: ADA NOTES

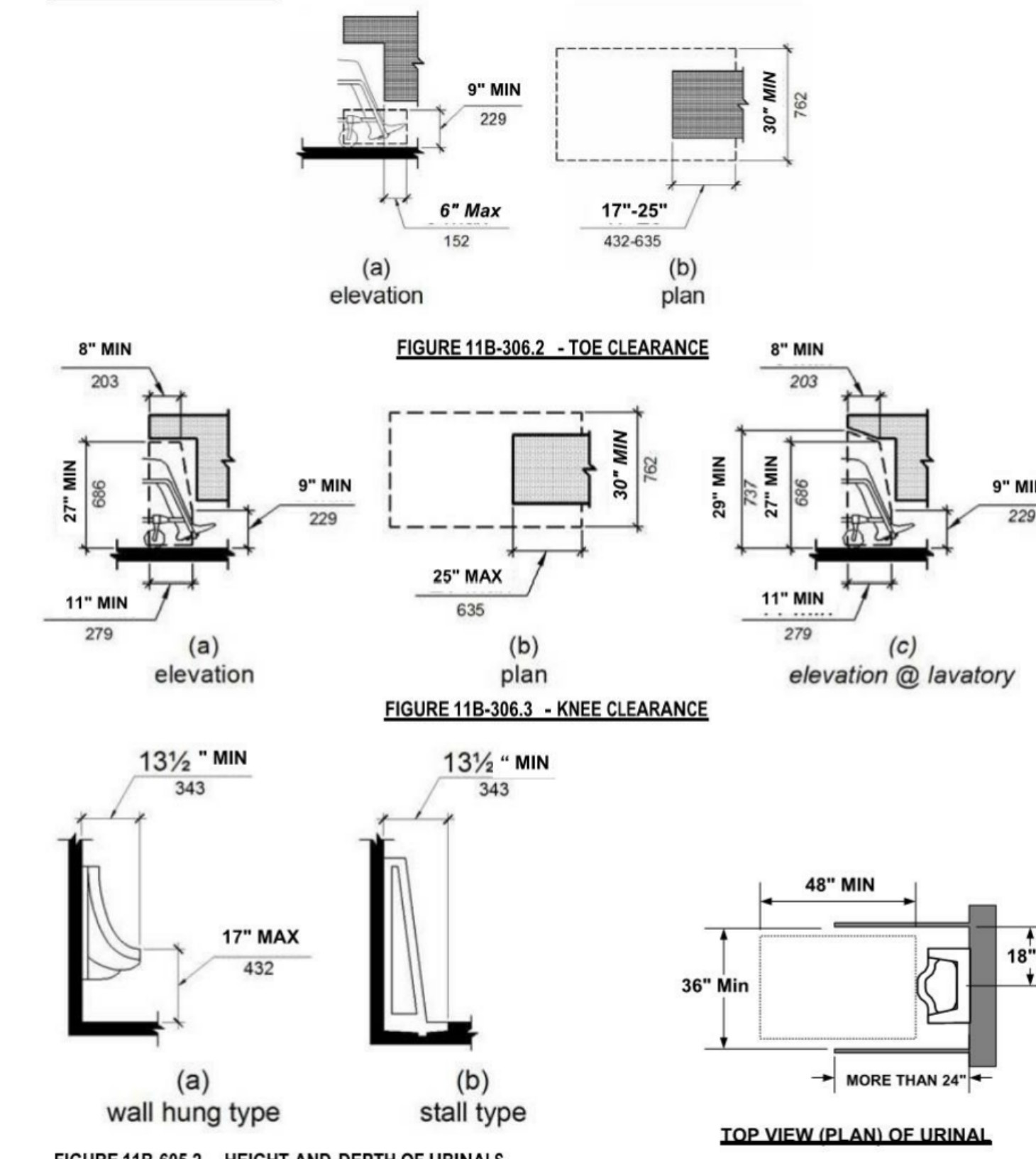
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Drawn by: ML
Date: 10/24/19
Revision:

Sheet:

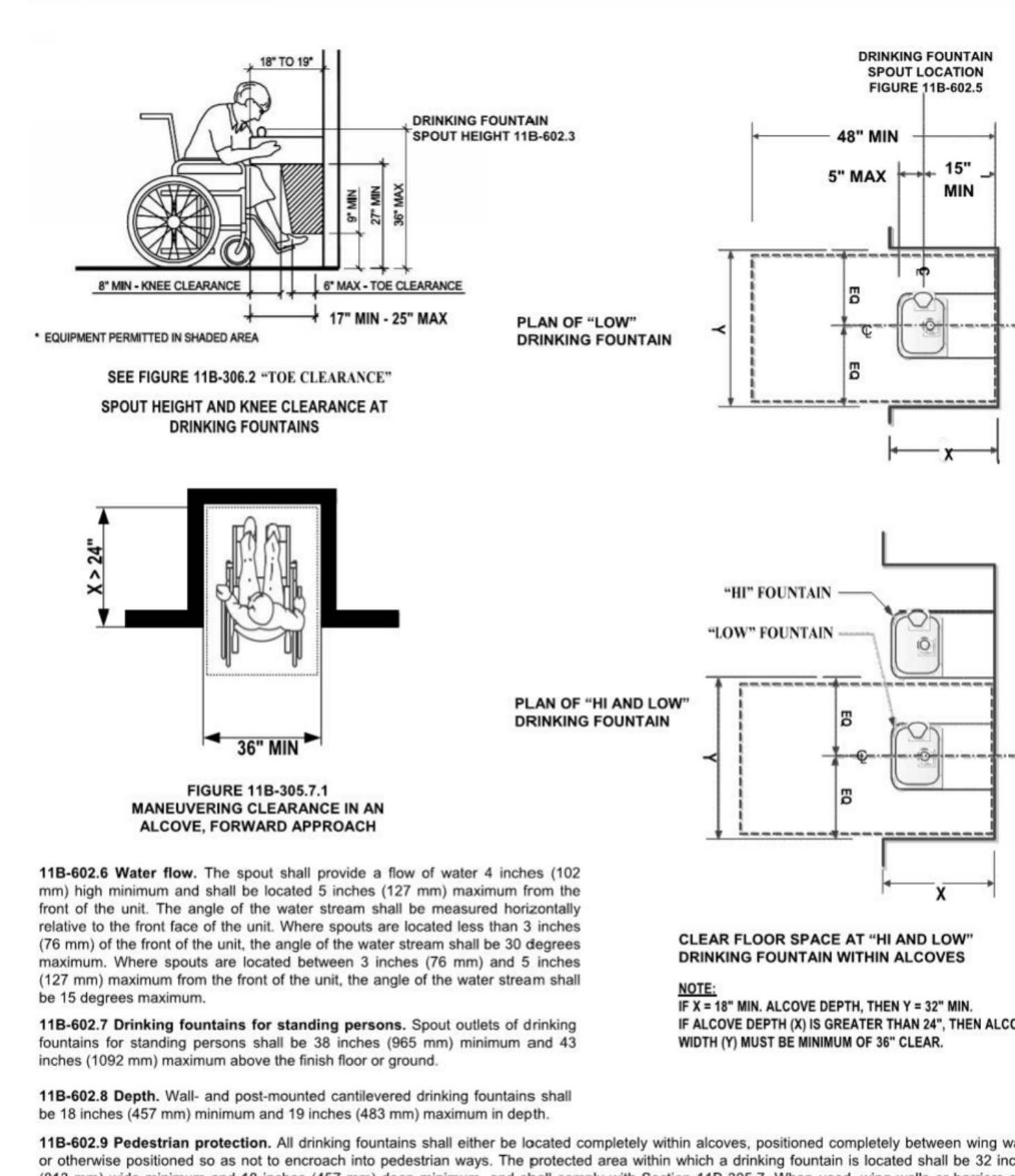
TI-A0.3.3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

SINK / URINAL

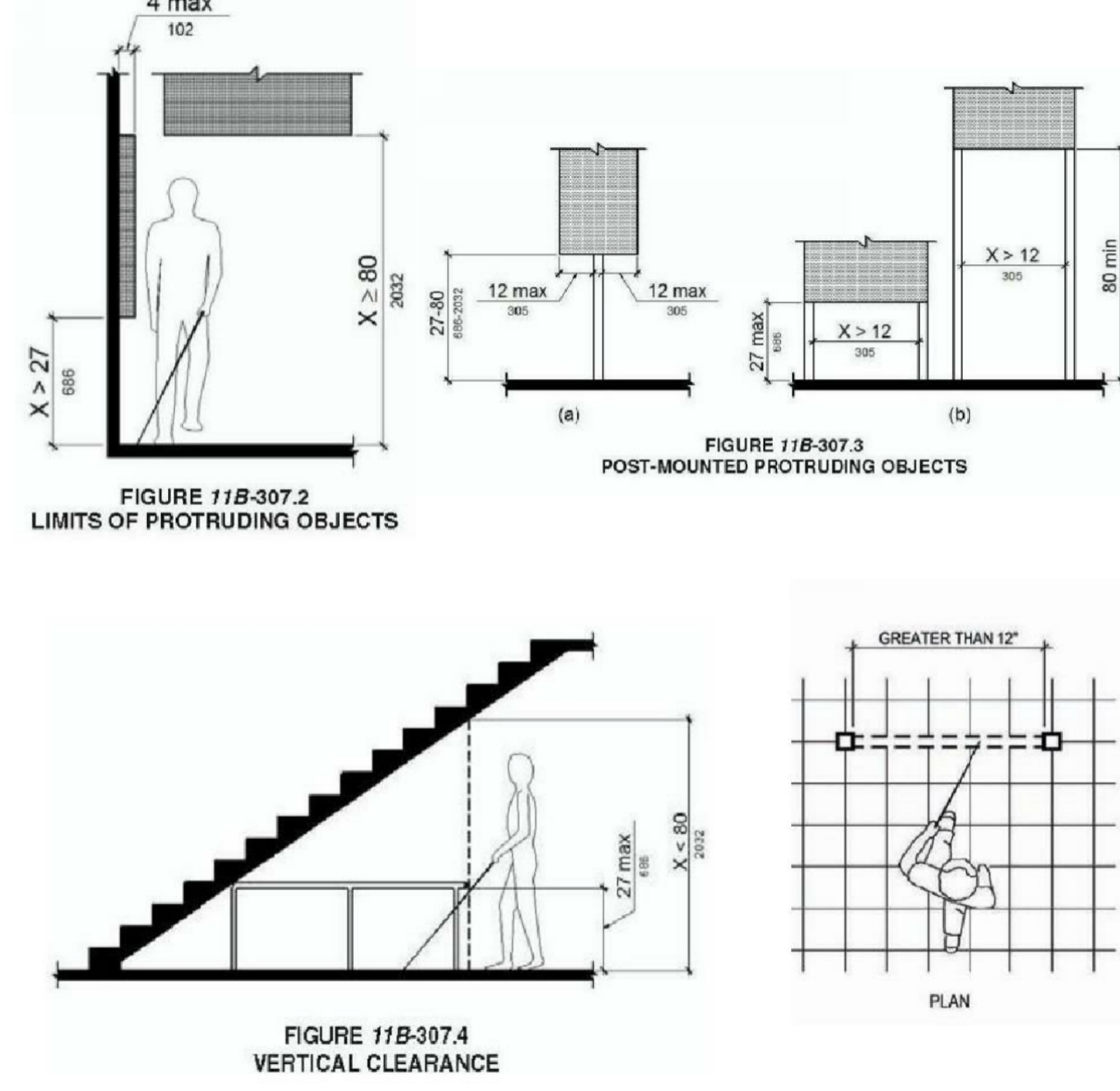


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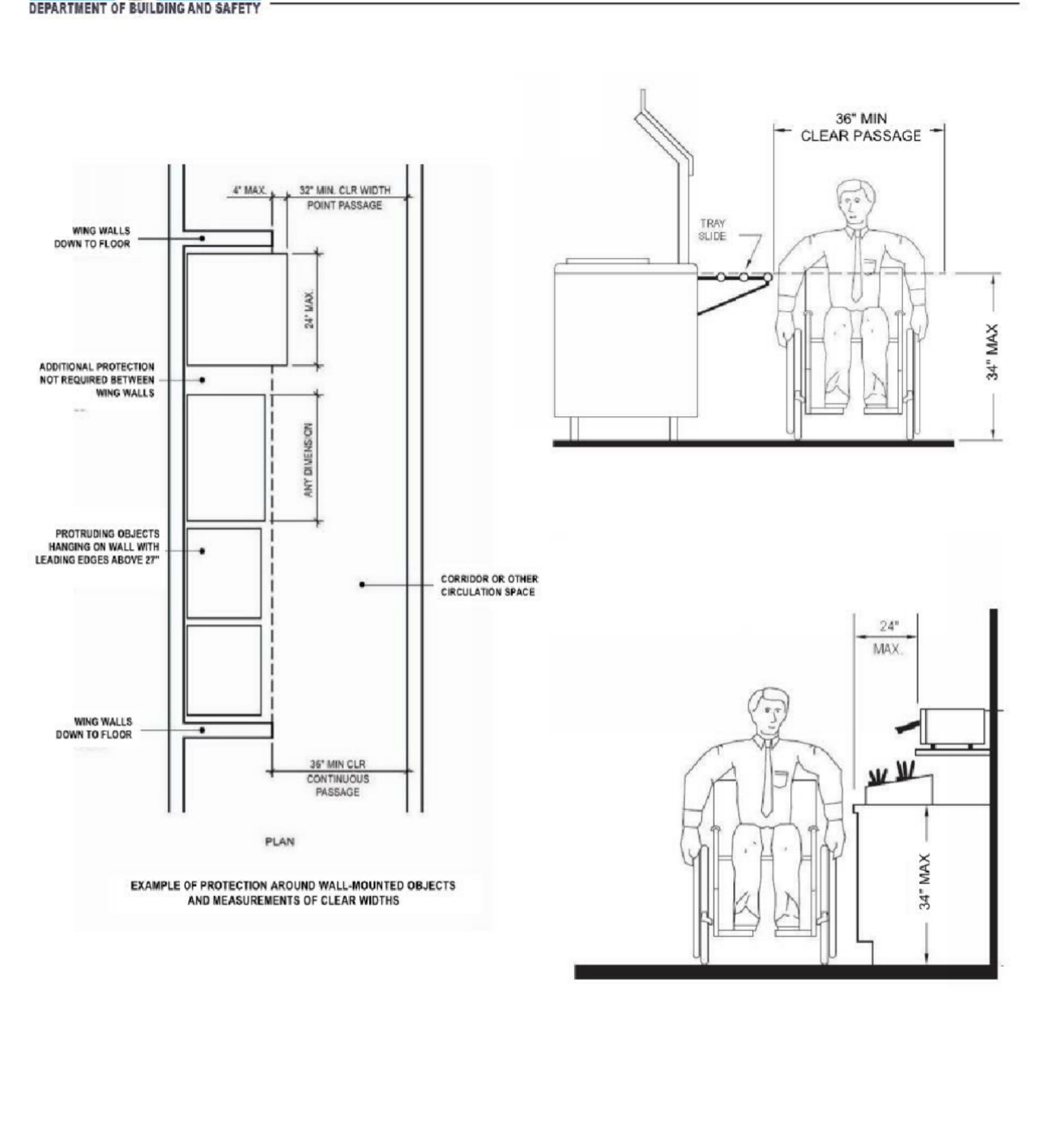


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ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATIONS

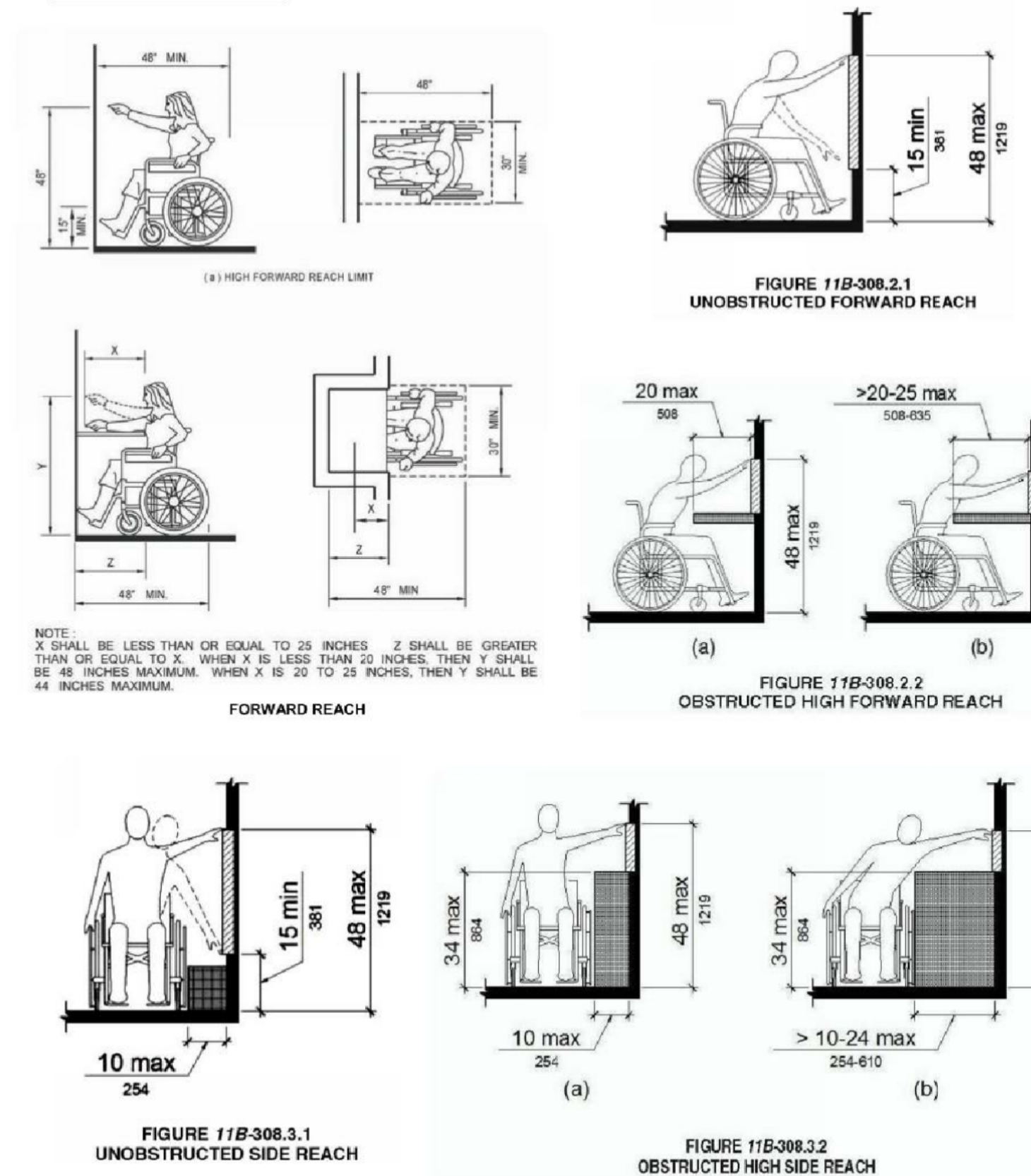


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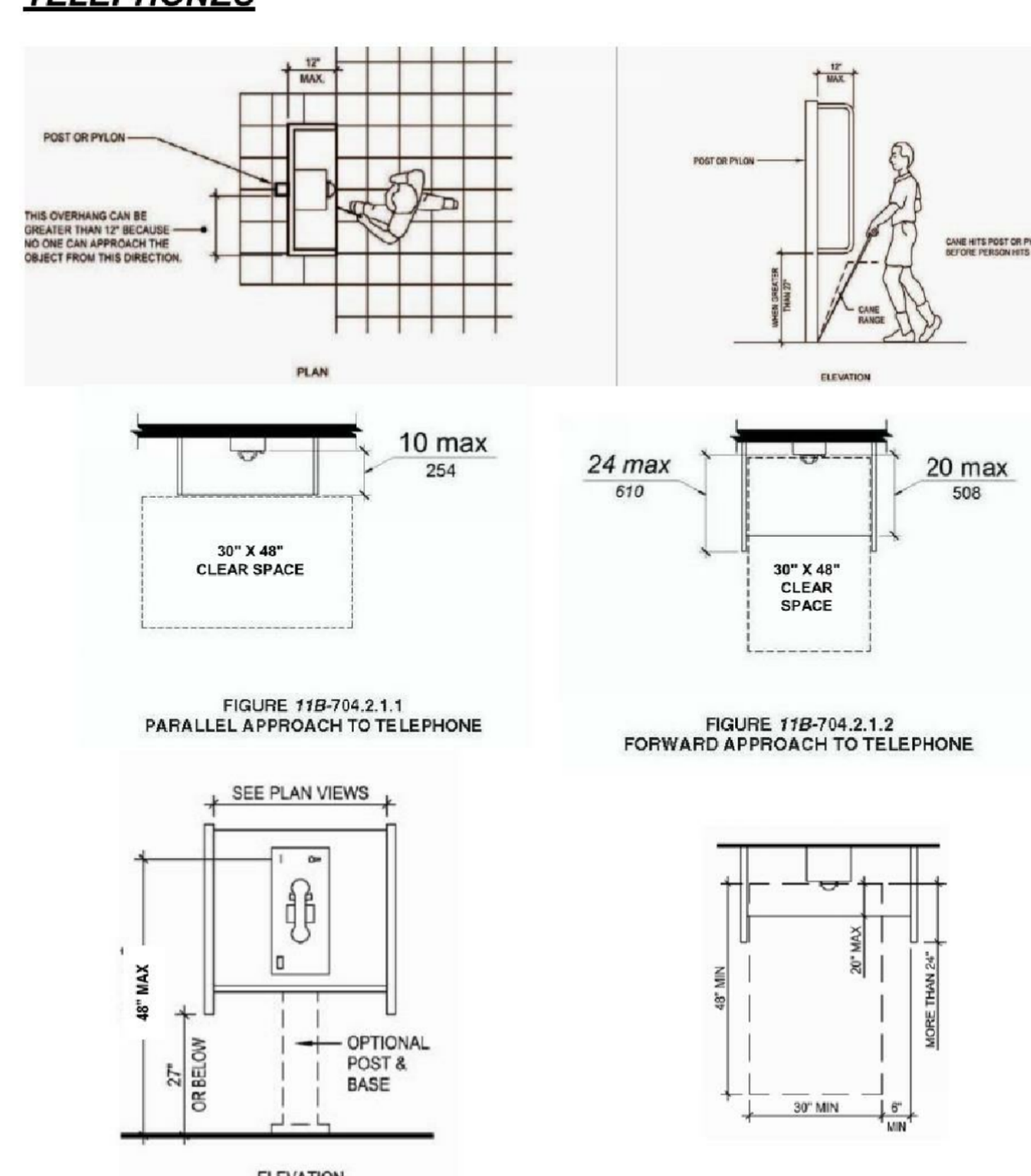
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REACH RANGE



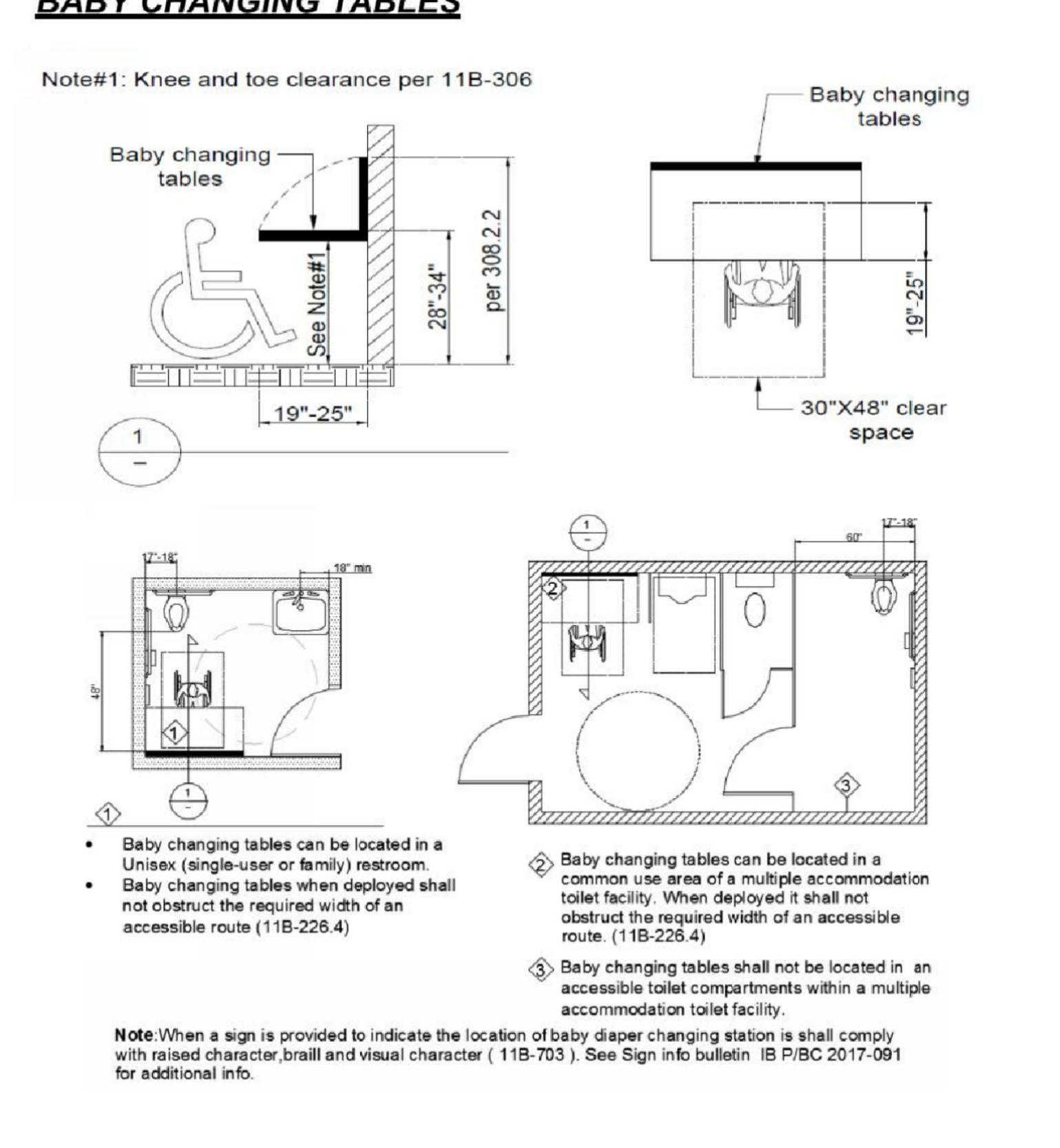
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TELEPHONES



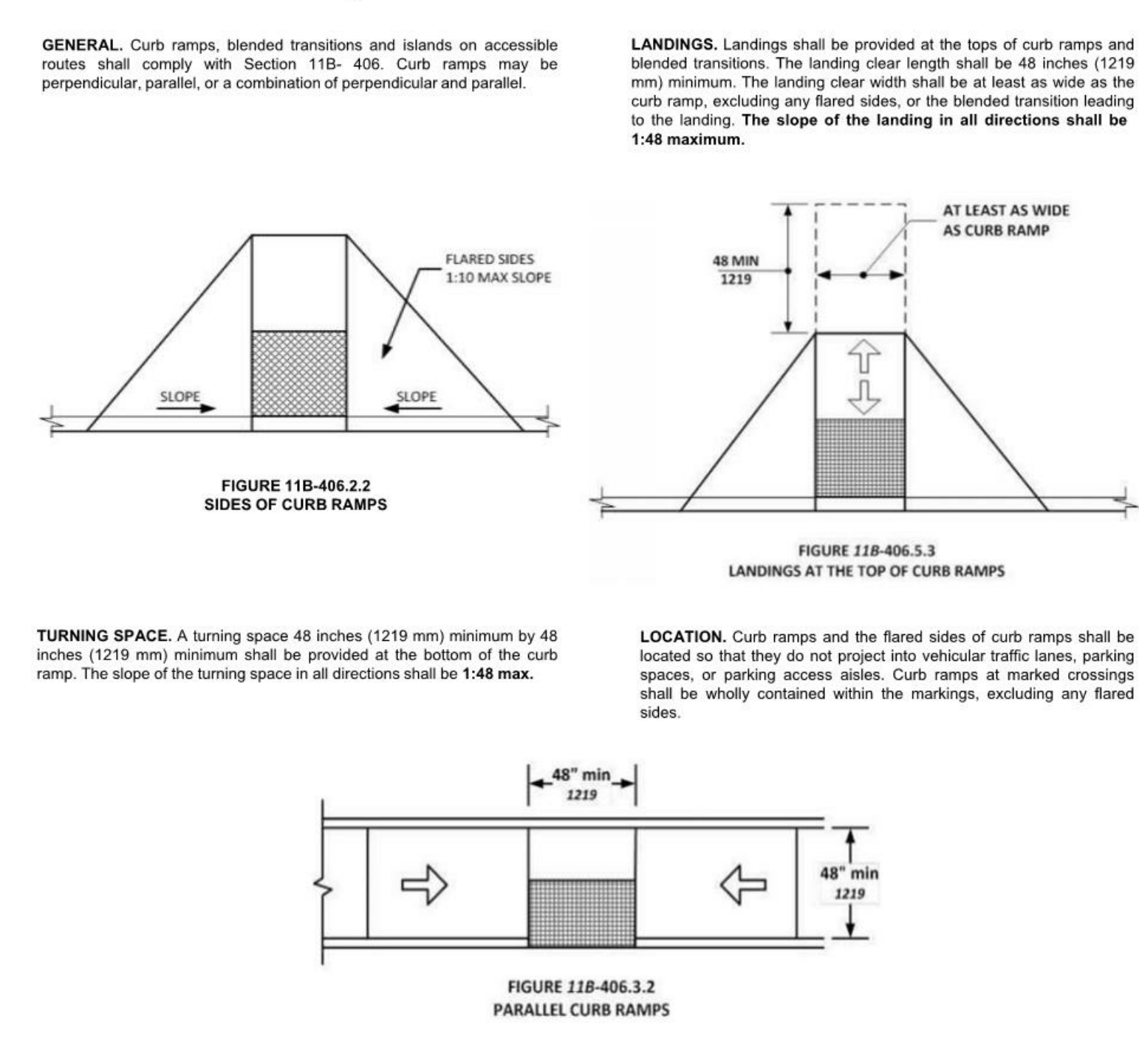
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BABY CHANGING TABLES



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

ACCESSIBILITY DETAILS FOR CURBS, BLENDED TRANSITIONS, ISLANDS AND DETECTABLE WARNINGS



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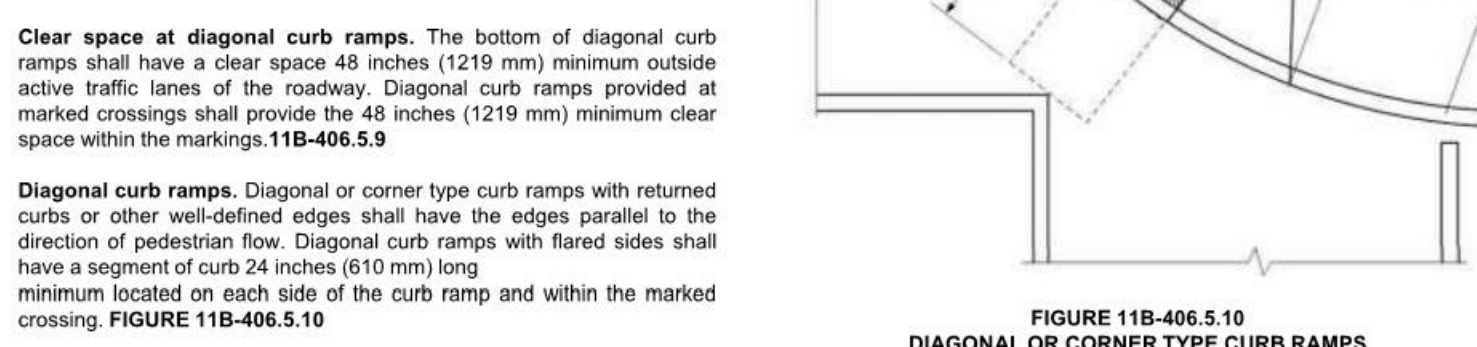
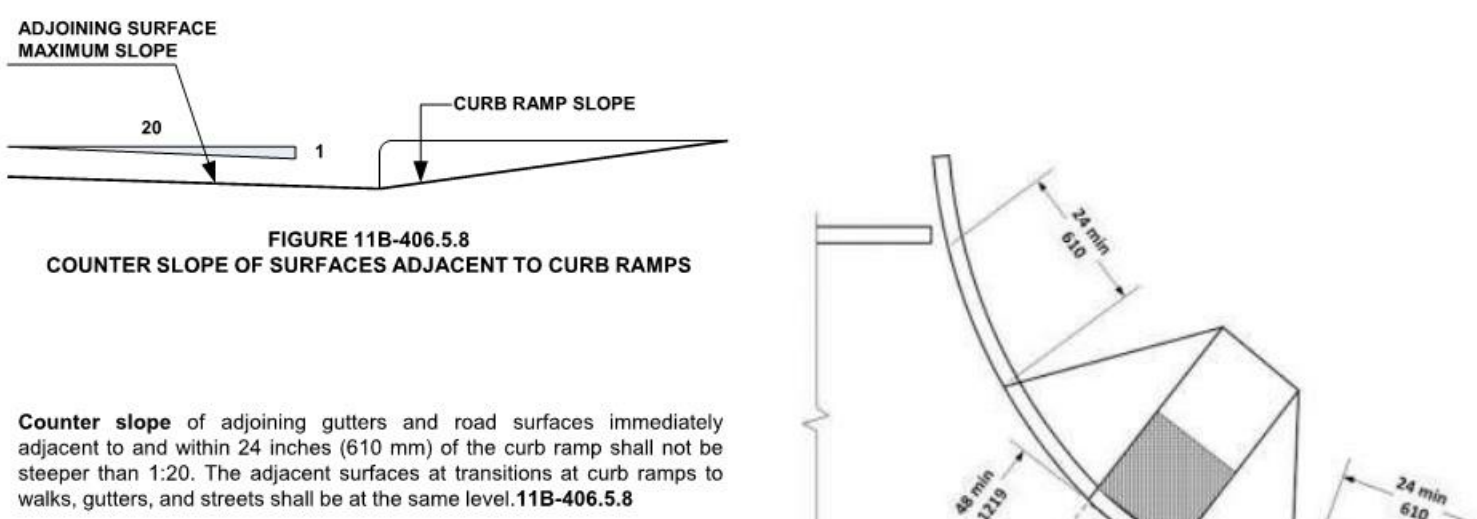
Title: ADA NOTES

Project Number: 19436
Drawn by: ML
Date: 10/24/19
Revision:

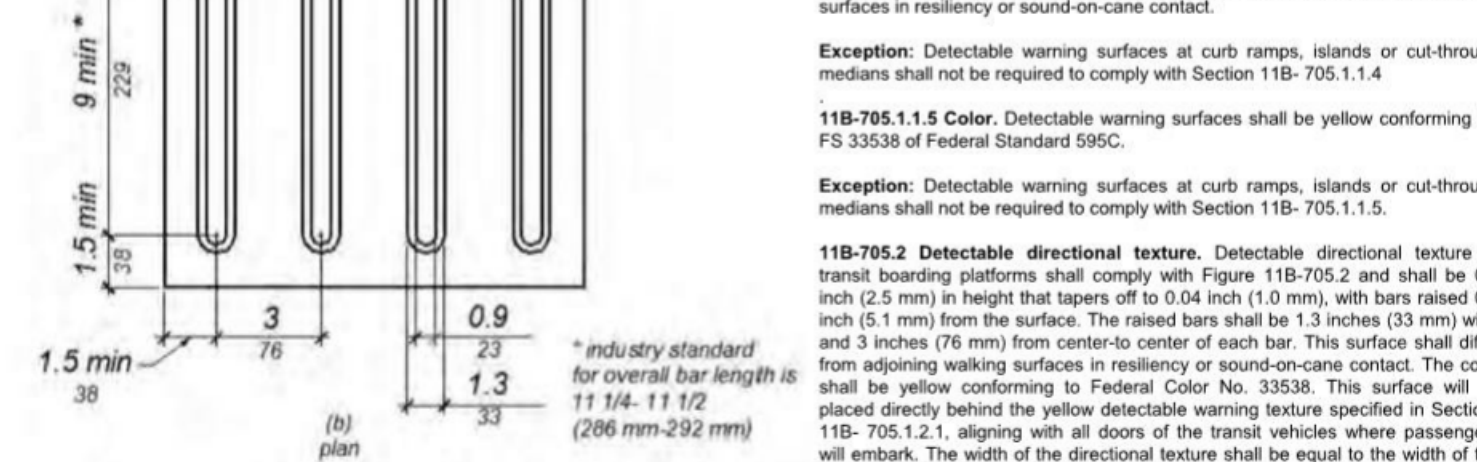
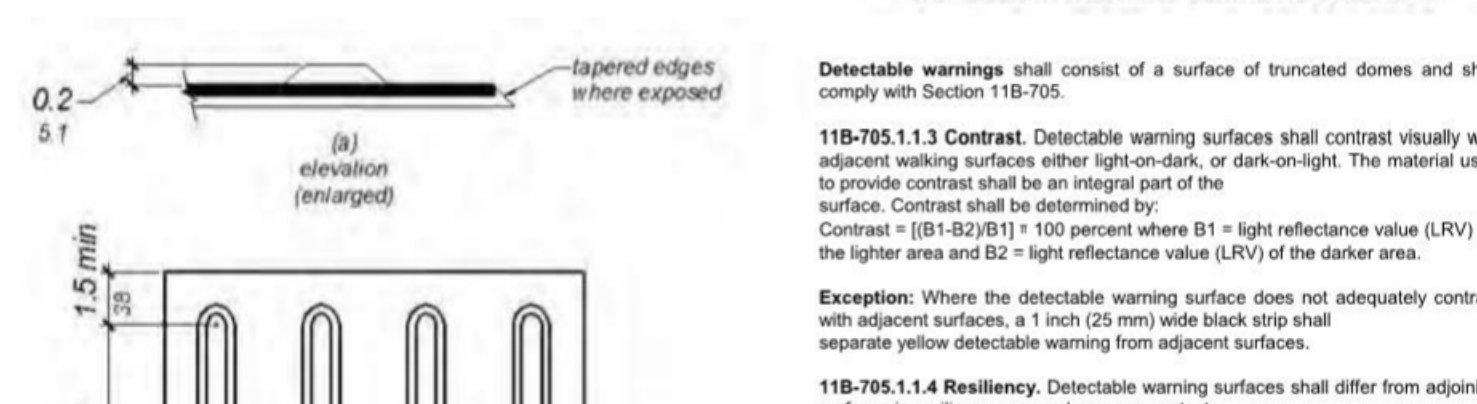
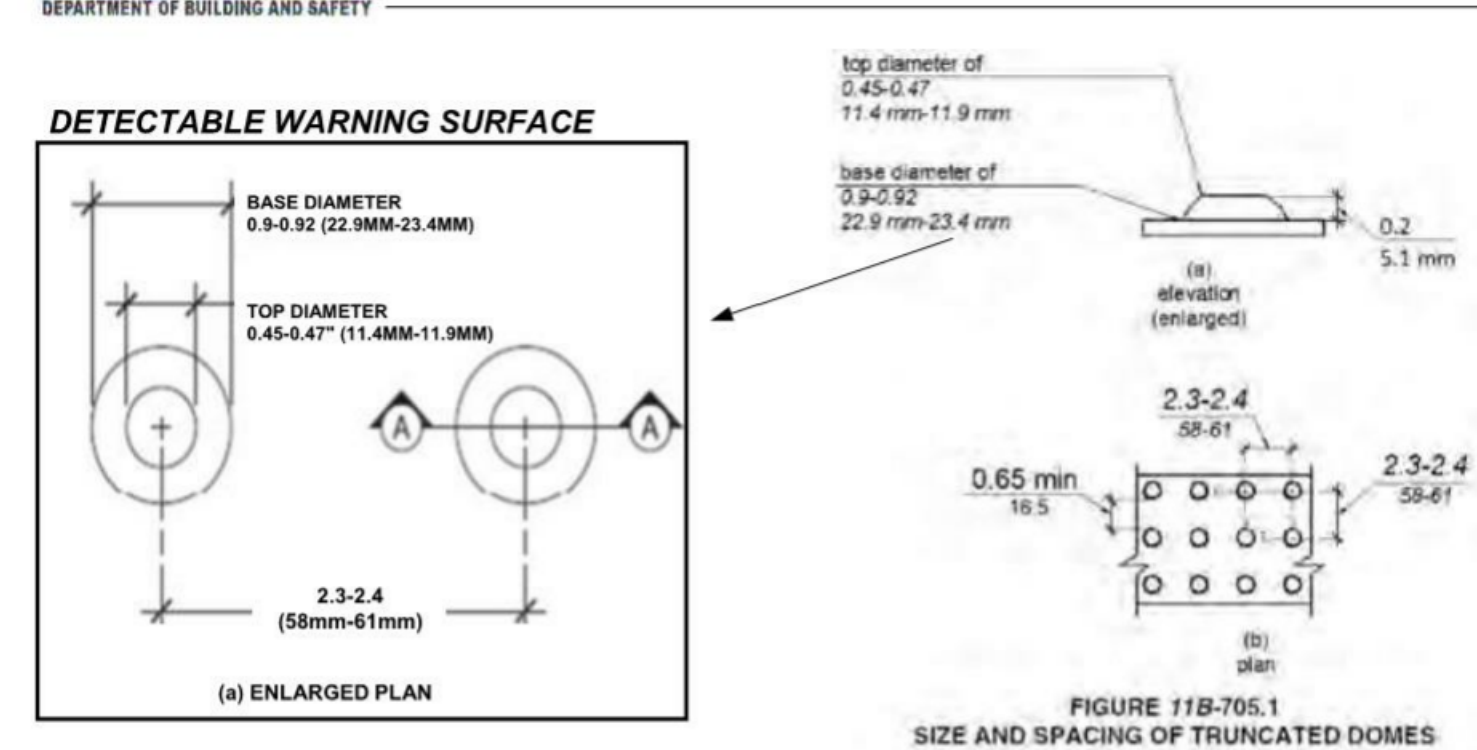
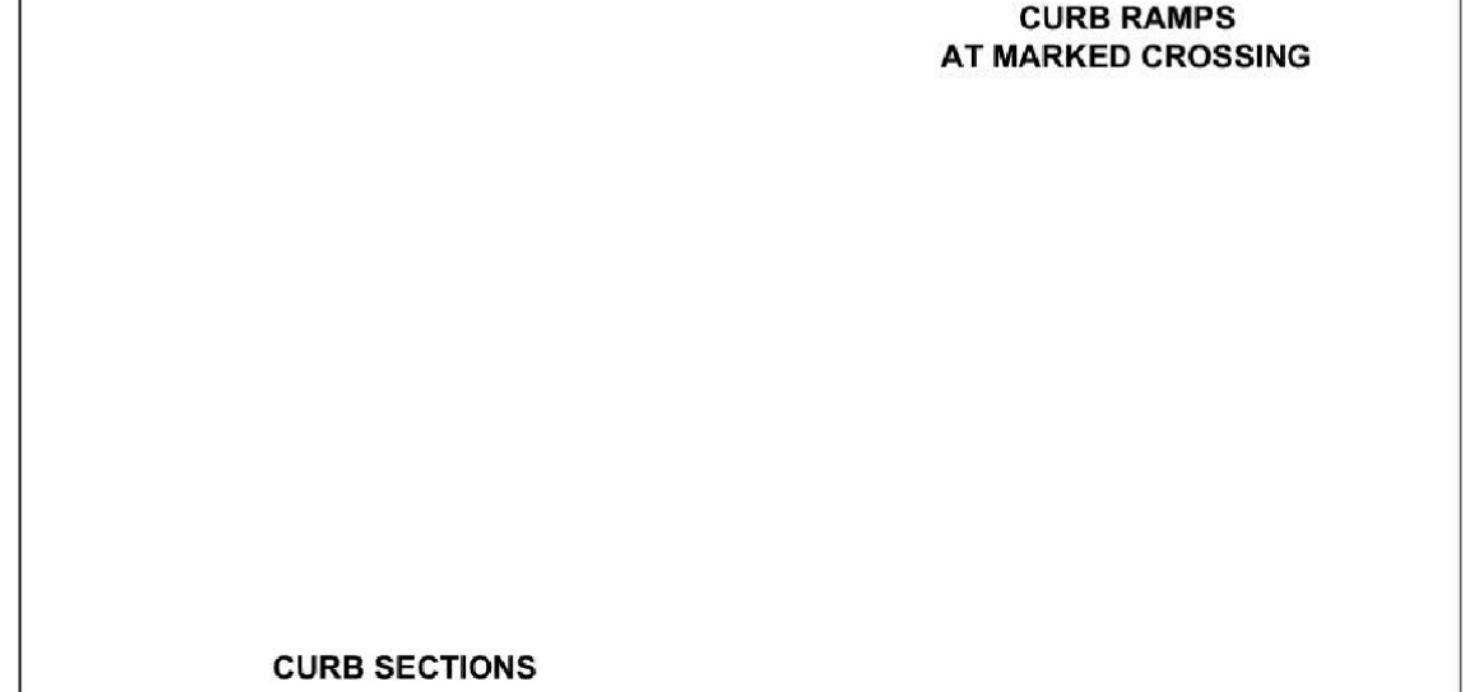
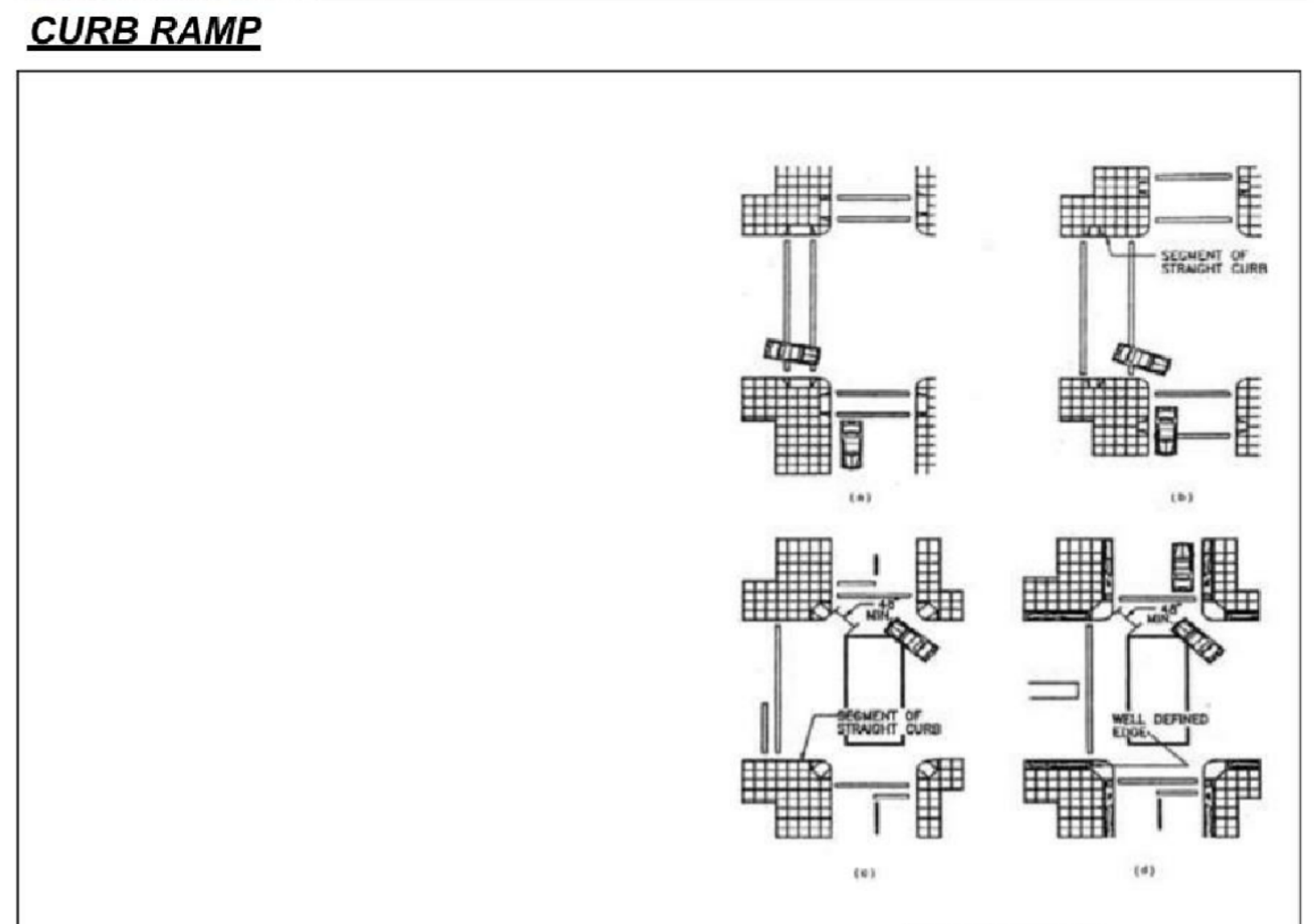
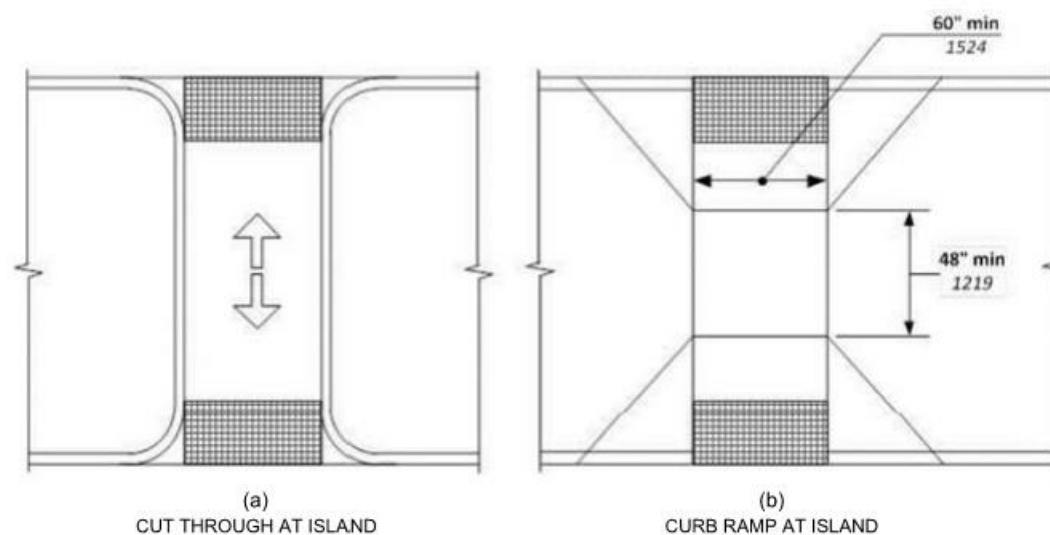
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CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

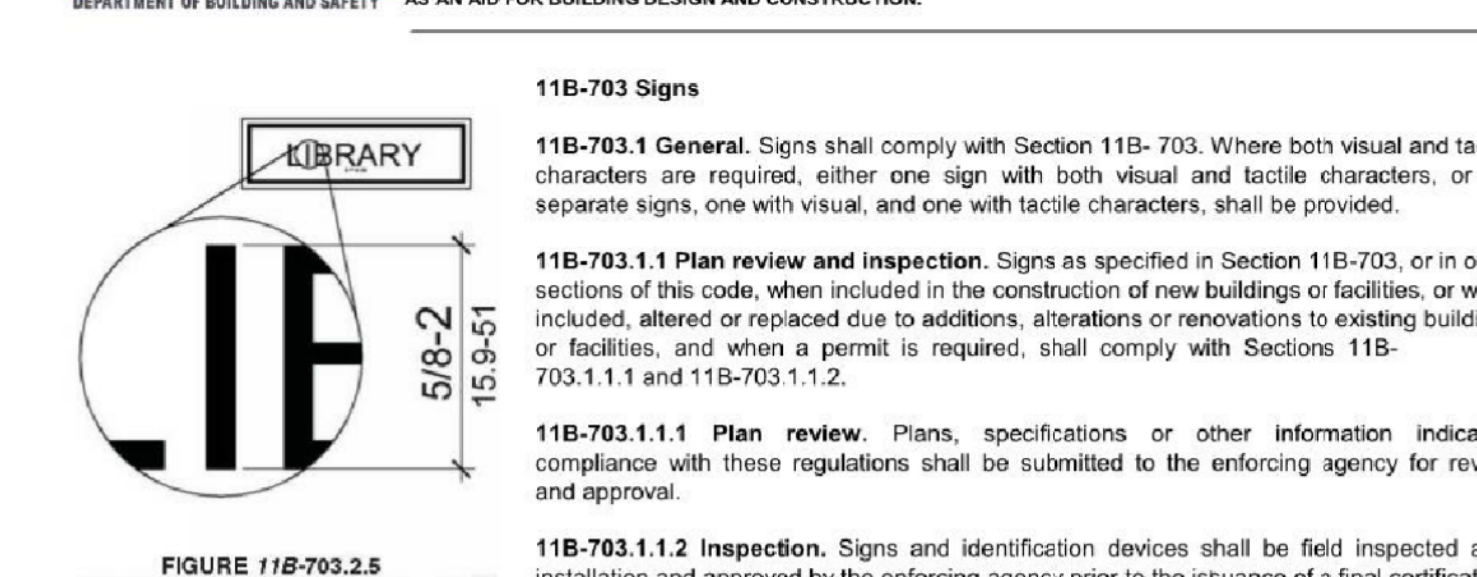
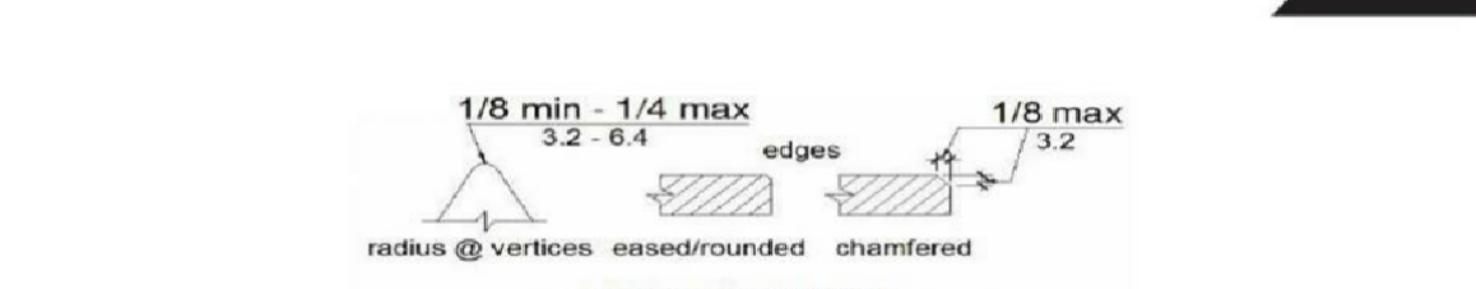
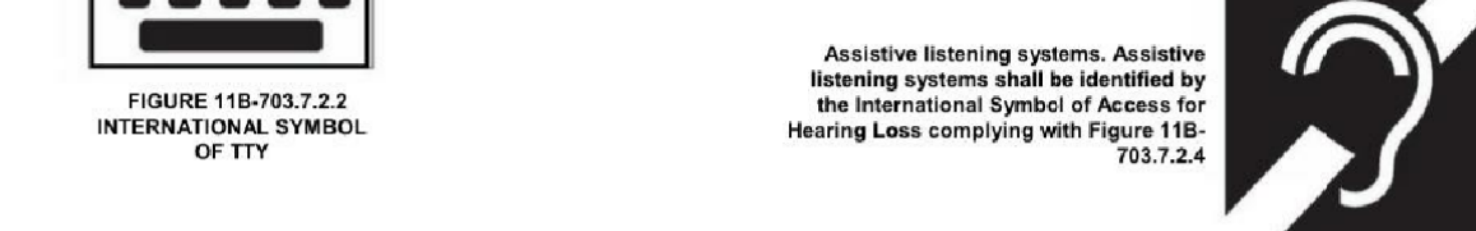
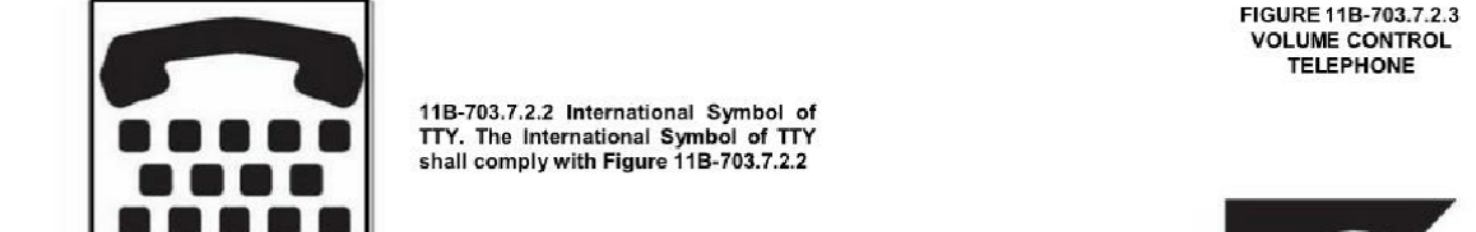
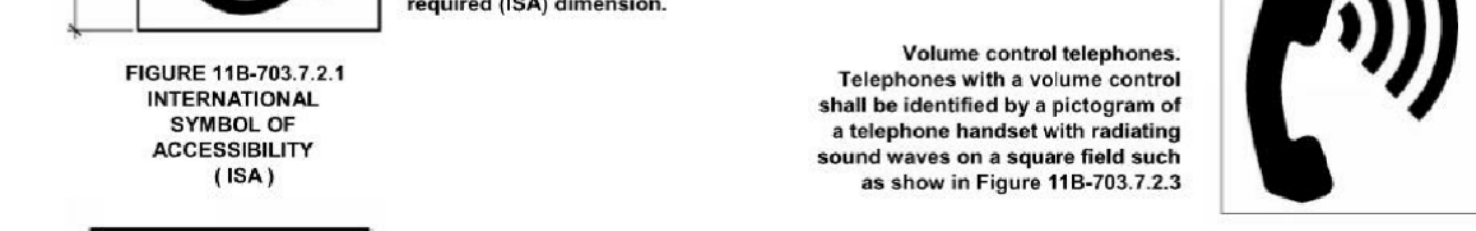
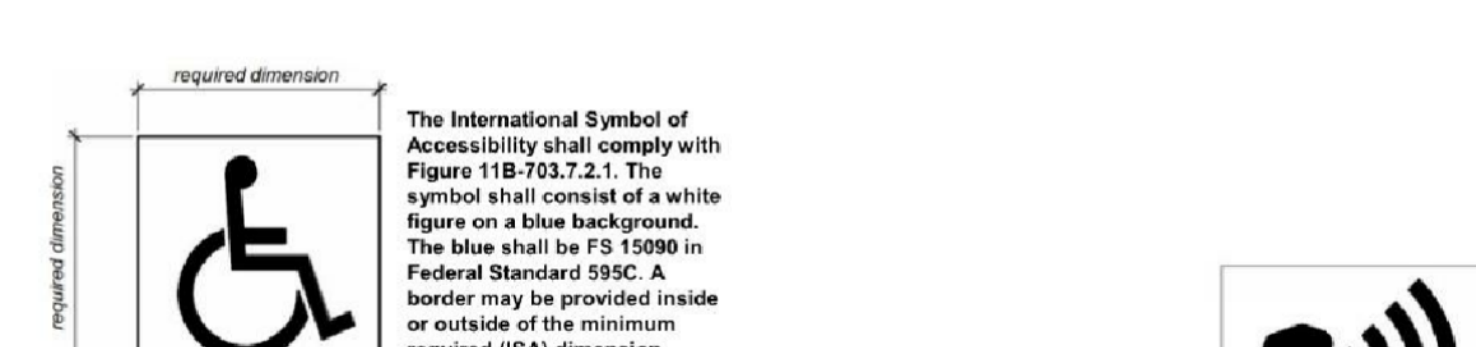


11B-406.6 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches (1524 mm) wide minimum. Where curb ramps are provided, they shall comply with Section 11B-406. Landings complying with Section 11B-406.5.3 and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with Section 11B-705.



Effective: 01/01/2017
Revised: 07/01/2018

ACCESSIBILITY DETAILS FOR SIGNS



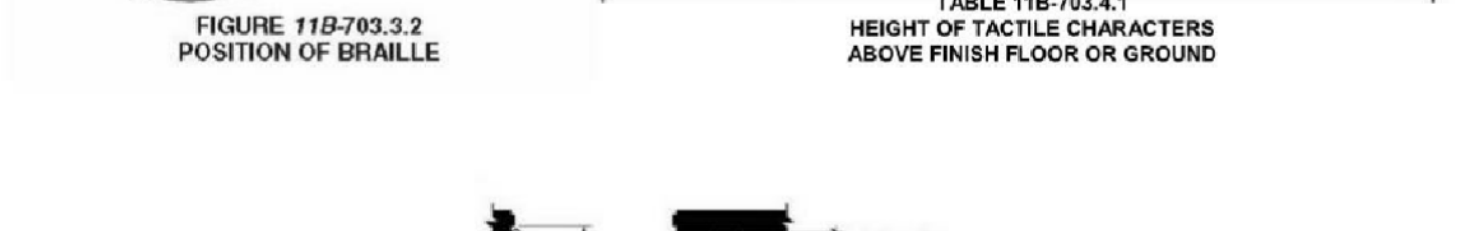
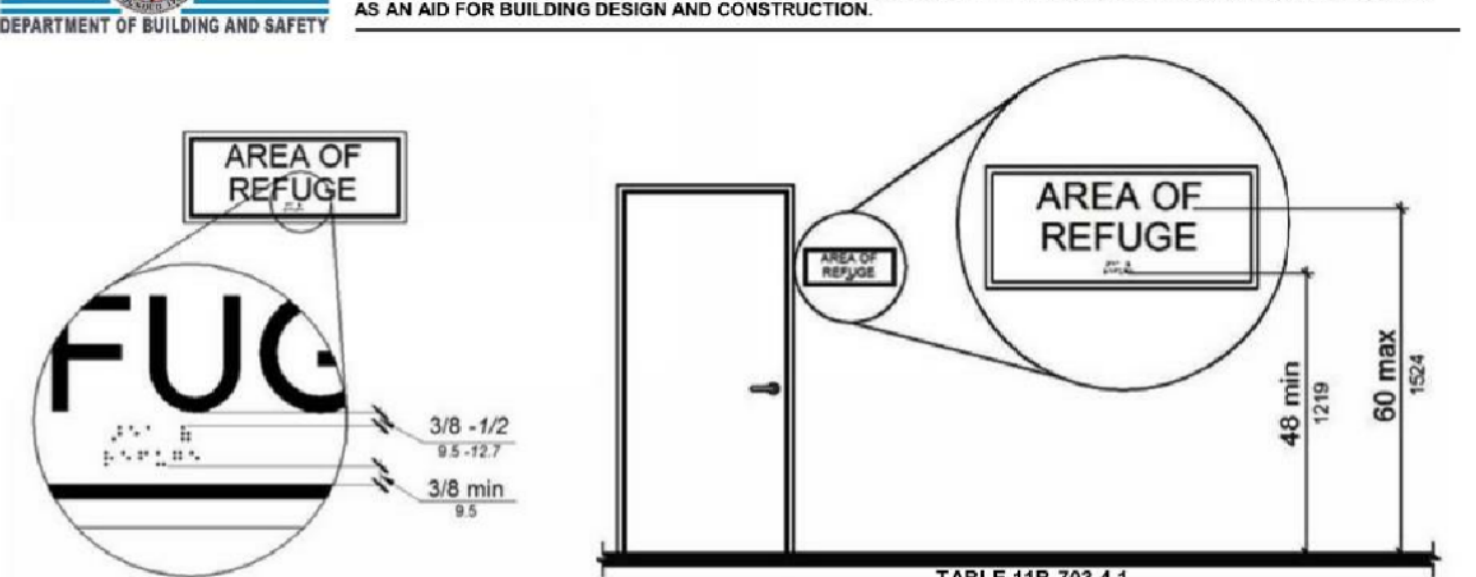
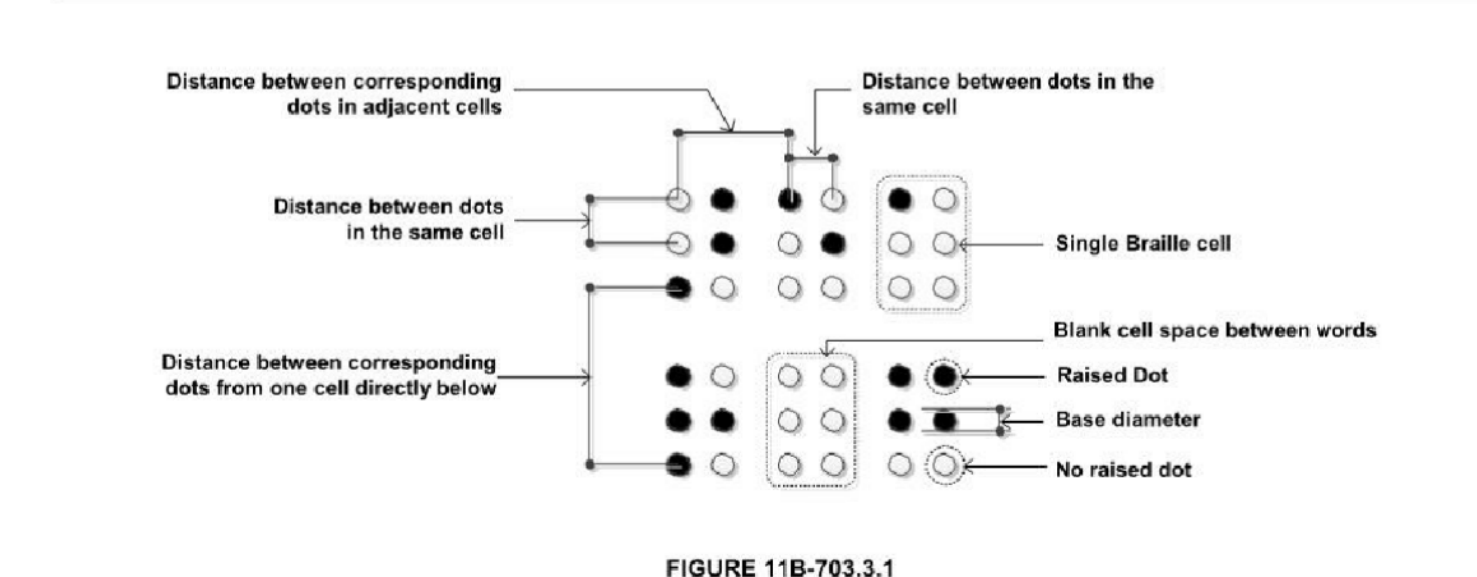
11B-703.1 General. Signs shall comply with Section 11B-703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

11B-703.1.1 Plan review and inspection. Signs as specified in Section 11B-703, 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 Sections 11B-703.1.1.1 and 11B-703.1.1.2.

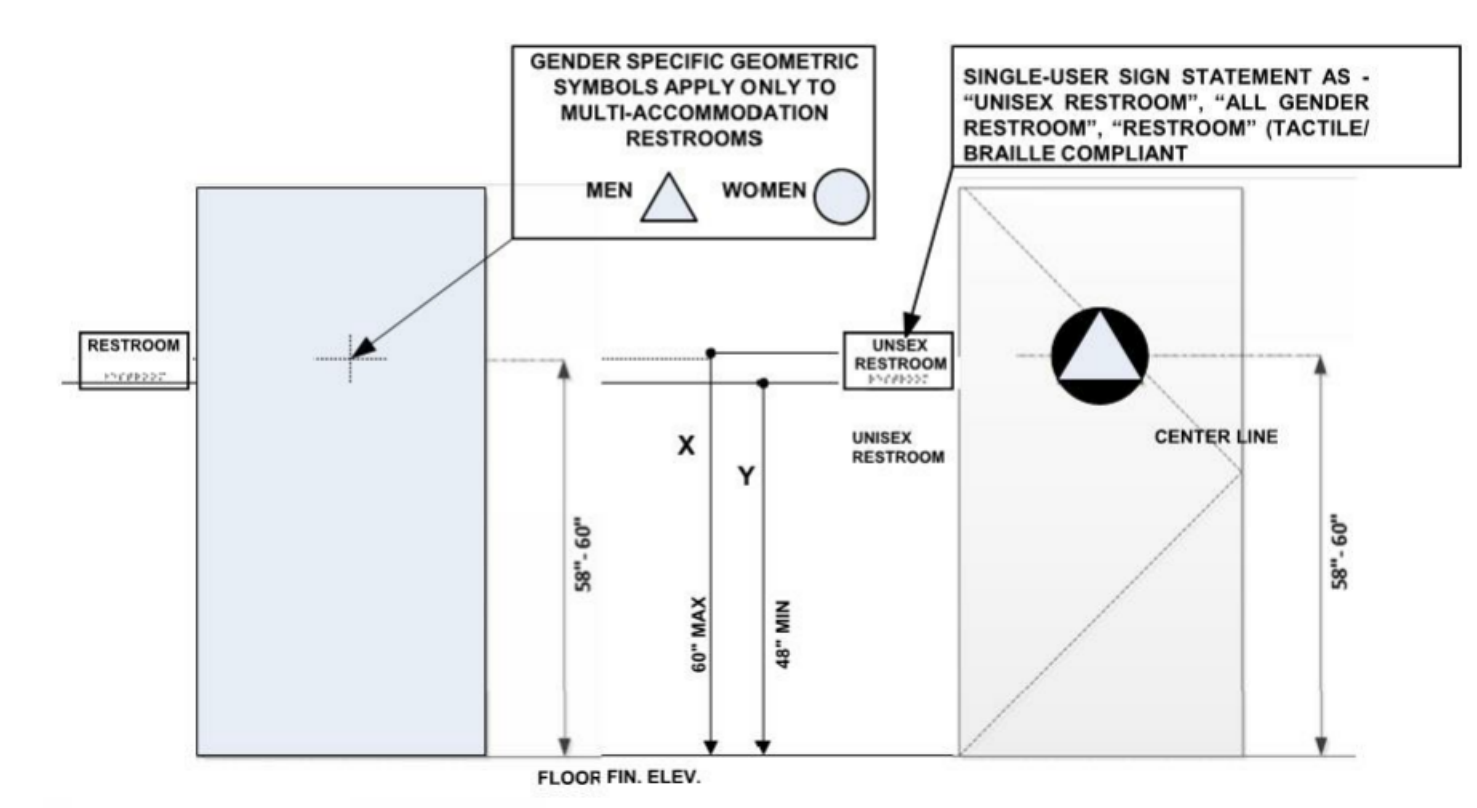
11B-703.1.1.1 Plan review. Plans, specifications or other information indicating compliance with these regulations shall be submitted to the enforcing agency for review and approval.

11B-703.1.1.2 Inspection. 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.

TABLE 11B-703.3.1 BRAILLE DIMENSIONS	
MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES
Dot base diameter	0.089 - 0.093
Distance between two dots in the same cell	0.100
Distance between corresponding dots in adjacent cells	0.300
Dot height	0.025 - 0.037
Distance between corresponding dots from one cell directly below	0.395 - 0.400

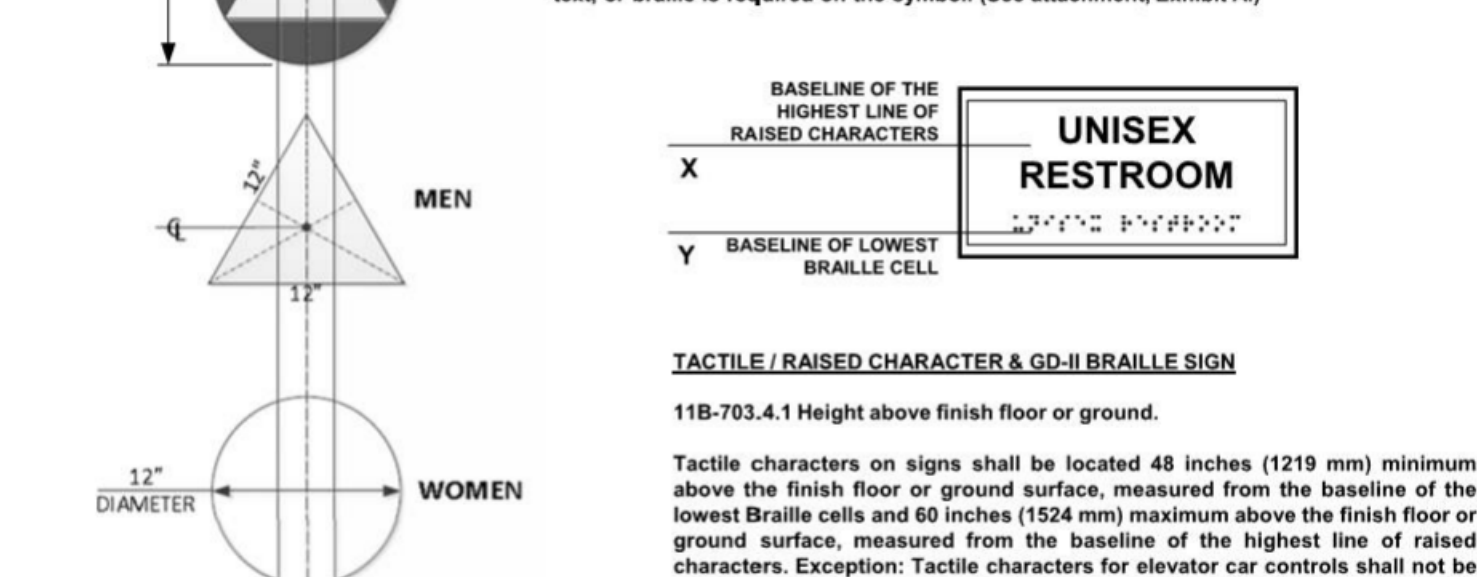


TOILETS AND BATHING FACILITIES GEOMETRIC SYMBOLS



NOTE: PICTOGRAMS NOT REQUIRED

The provisions of CBC Chapter 11B require that a sanitary facility that is not specifically identified as for "men" or "women" (referred to in Chapter 11B as a "unisex" facility) have a geometric symbol on the door that is an equilateral triangle superimposed onto a circle. The "unisex" symbol is the only specific indicator required to be provided by Chapter 11B for a toilet facility that is available for use by all individuals. No pictogram, text, or braille is required on the symbol. (See attachment, Exhibit A.)



IDENTIFICATION OF ALL GENDER SINGLE-USER TOILET FACILITIES Compliant with the California Building Code (CBC) Chapter 11B



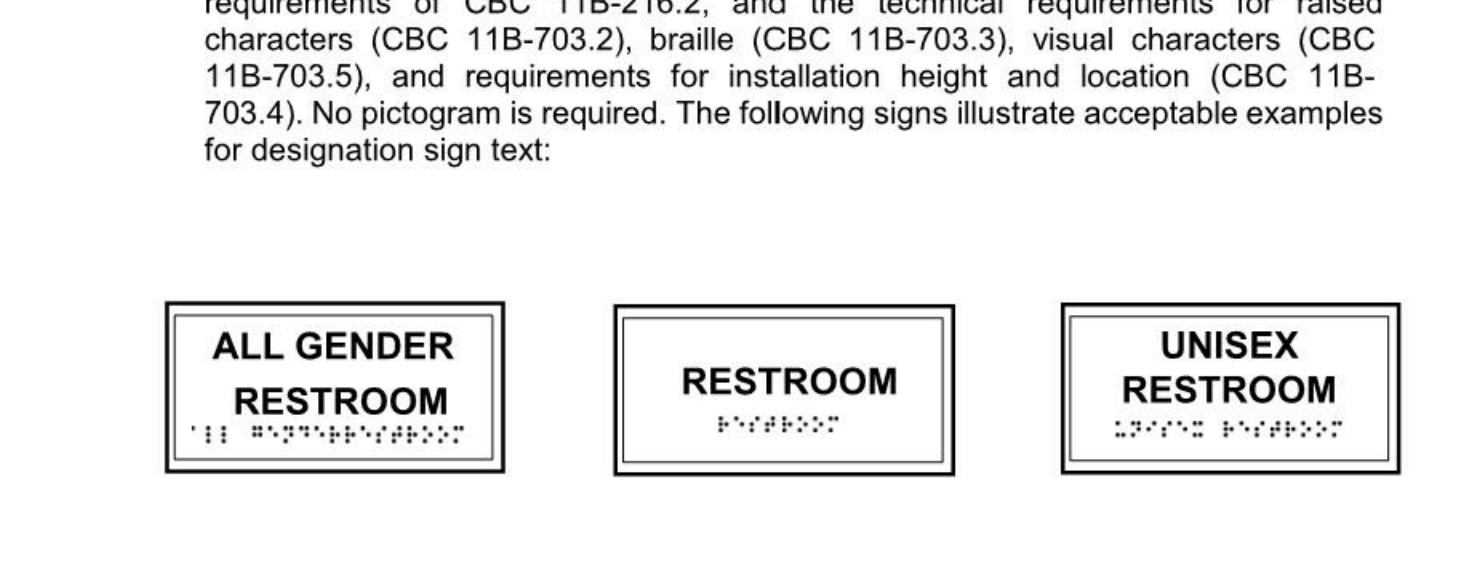
EXHIBIT A - Door Symbol (required by the CBC)

This image represents the door symbol that is required by CBC 11B-216.8 to identify an all-gender/unisex single-user toilet facility. The symbol must comply with the requirements of CBC 11B-703.2.6.3. No pictogram, text, or braille is required on the symbol.



EXHIBIT B - Designation sign on wall

Designation signs are not required to be provided by the CBC or the 2010 ADAS. If provided, a designation sign adjacent to the door must comply with the scoping requirements of CBC 11B-216.2, and the technical requirements for raised characters (CBC 11B-703.2), braille (CBC 11B-703.3), visual characters (CBC 11B-703.5), and requirements for installation height and location (CBC 11B-703.4). No pictogram is required. The following signs illustrate acceptable examples for designation sign text:



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Project Number: 19436
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Sheet:

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CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY



P/GI 2017- 143

- c. A circle symbol shall be located at entrances to women's toilet and bathing facilities and it shall be identified by a circle, 1/4 inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. **§11B-703.7.2.6.2**
- d. A combined circle and triangle symbol shall be located at entrances to unisex toilet and bathing facilities and it 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**

WASHING MACHINE AND CLOTHES DRYERS

- 23. Washing machines and clothes dryer's operable parts must comply with Section 11B-309 Operable Parts. **§11B-611.3**
- 24. 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-611.4**

F. COMMUNICATION ELEMENTS AND FEATURES

FIRE ALARM SYSTEMS

- 1. Where fire alarm systems and carbon monoxide alarm systems provide audible alarm coverage, alarms shall comply with 11B-215 Fire Alarm Systems. **§11B-215.1 (See exception)**
- 2. Alarms in public use areas and common use areas shall comply with 702 Chapter 9, Section 907.5.2.3.1. **§11B-215.2**
- 3. Where employee work areas have audible alarm coverage, the wiring system shall be designed so that visible alarms complying with 702 Chapter 9, Section 907.5.2.3.2 can be integrated into the alarm system. **§11B-215.3**
- 4. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition), and Chapter 9, Sections 907.5.2.1 and 907.5.2.3. **§11B-702.1**

ASSISTIVE LISTENING SYSTEMS

- 5. Assistive listening systems shall be provided in assembly areas, including conference and meeting rooms, used for the purpose of entertainment, educational or civic gatherings, or similar purposes. **§202, §11B-219.2**
Note: Assembly areas include, but are not limited to, classrooms, lecture halls, courtrooms, public meeting rooms, public hearing rooms, legislative chambers, motion picture houses, auditoria, theaters, playhouses, dinner theaters, concert halls, centers for the performing arts, amphitheaters, arenas, stadiums, grandstands, or convention centers. **§202, §11B-219.2**
- 6. Assistive listening system shall provide an amplification system utilizing transmitters, receivers, and coupling devices to bypass the acoustical space between a sound source and a listener by means of induction loop, radio frequency, infrared, or direct-wired equipment. **§202**
- 7. Where a building contains more than one assembly area under one management, the total number of required receivers may be calculated using the total number of seats in the assembly areas provided that all receivers are usable with all systems. **§11B-219.3 (See exception)**
- 8. Twenty-five percent minimum of receivers provided for assistive listening systems, but no fewer than two, shall be hearing-aid compatible except when all seats in an assembly area are served by means of an induction loop. **§11B-219.3**

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- 9. When assistive-listening systems are limited to specific areas or seats, such areas or seats shall be within a 50-foot viewing distance of the stage or playing area and shall have a complete view of the stage or playing area. **§11B-219.4**
- 10. Permanently installed assistive-listening systems are required in areas if (1) they have fixed seating and (2a) they accommodate at least 50 persons or (2b) they have audio-amplification systems, except those used exclusively for paging and/or background music. **§11B-219.2, §11B-219.5**
- 11. Portable assistive-listening systems may serve more than one conference or meeting room if an adequate number of electrical outlets or other supplementary wiring is provided and permanently installed systems are not required. **§11B-219.5**
- 12. Receivers required for use with an assistive listening system shall include a 1/8 inch standard mono jack. **§11B-706.2**
- 13. Receivers required to be hearing aid compatible shall interface with telecoils in hearing aids through the provision of neck loops. **§11B-706.3**
- 14. Assistive listening systems shall be capable of providing a sound pressure level from 110 – 118 dB with a dynamic range on the volume control of 50 dB. **§11B-706.4**
- 15. Signal-to-noise ratio for internally generated noise in assistive listening systems shall be 18 dB minimum. **§11B-706.5**
- 16. Peak clipping shall not exceed 18 dB of clipping relative to the peaks of speech. **§11B-706.6**

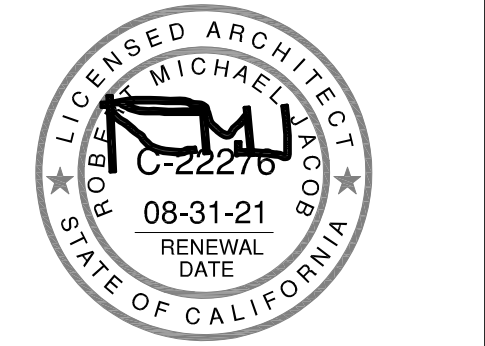
TWO-WAY COMMUNICATION SYSTEMS

- 17. Two-way communication systems that are provided to gain admittance to a building or facility or to restricted areas within a building or facility shall provide both audible and visual signals. Handset cords, if provided, shall be 29 inches long minimum. **§11B-230.1, §11B-708**
 - 18. Common use or public use system interface of communications systems between a residential dwelling unit and a site, building, or floor entrance shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface. **§11B-708.4.1**
 - 19. Residential dwelling unit system interface of communications systems between a residential dwelling unit and a site, building, or floor entrance shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface. **§11B-708.4.2**
- TELEPHONES**
- 20. Where coin-operated public pay telephones, coin less public pay telephones, public closed-circuit telephones, public courtesy phones, or other types of public telephones are provided, public telephones shall be provided in accordance with 11B-217 Telephones for each 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**
 - 21. 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**
 - 22. All public telephones shall have volume controls complying with 11B-704.3. **§11B-217.3**
 - 23. TTYs complying with 11B-704.4 shall be provided in accordance with 11B-217.4.
 - 24. 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 exception)**

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Electrical:	RPM
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-



Title: ADA FORMS

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Sheet:

TI-A0.3.7

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY



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Owner:

Project:

TORRANCE DCX 7

950 FRANCISCO ST. TORRANCE, CA

Consultants:

Civil: THIENS Structural: HSA Mechanical: RPM Plumbing: RPM Electrical: RPM Landscape: HUNTER LANDSCAPE Fire Protection: Soils Engineer:

Title: GREEN BUILDING NOTES

Project Number: 19436

Drawn by: ML

Date: 10/24/19

Revision:

Sheet:

TI-A0.3.8

CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

LA DBS STORM WATER POLLUTION CONTROL FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material to retention waste to storm water; mechanical permit work; or sign permit work.

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

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

(Rev. 01/17/17)

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LA DBS 2017 Los Angeles Green Building Code FORM GRN 15

GREEN BUILDING CODE PLAN CHECK NOTES

NON-RESIDENTIAL BUILDINGS

- 1. State on plans that the outdoor lighting system shall be designed and installed to comply with all of the following:
a. The minimum requirements in California Energy Code for Lighting Zones 1-4
b. Backlighting, lighting and glare (BGL) ratings as defined in ENCS, Table L5-111
c. Allowable BGL ratings not exceeding those shown in Table 5.106.1.5
2. Separate submersible shall be installed in any building or new space within a building that is projected to consume more than 1,000 gal/day.
3. New plumbing fixtures and fittings shall not exceed the maximum allowable flow rate specified in Section 5.303.3.
4. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time.
5. For projects that include landscape work, the Landscape Certification Form GRN 12, shall be completed prior to final inspection approval.
6. Installed automatic irrigation system controllers are weather- or soil-based controllers.
7. Weather-resistant exterior wall and foundation envelope shall be detailed in conformance with Los Angeles Building Code Section 1403.2 and California Energy Code Section 150.
8. Automatic landscape irrigation shall be installed such that it does not spray on the structure.
9. New exterior entries and openings subject to foot traffic shall be protected against water intrusion using features such as overhangs, awnings, and eaves for a combined depth over the entry of at least 4 feet.
10. Nonshower interior floor and wall finishes shall be used within at least two feet around and perpendicular to new exterior entries and/or opening subject to foot traffic.
11. Exterior entries shall have flashing integrated with the drainage plane.
12. Only one City of Los Angeles certified hander will be used for hauling of construction waste.
13. 100% of excavated soil and vegetation resulting from land clearing shall be reused or recycled.
14. A final report for the testing and adjusting of all new systems shall be completed and provided to the field inspector prior to final approval. This report shall be signed by the individual responsible for performing these services.
15. For all new equipment, an Operator & System Manual shall be provided to the owner and the field inspector at the time of final inspection.
16. All new gas appliances must be direct-vent, sealed combustion type. Wood burning equipment is prohibited per AQMD Rule 445.
17. If the new HVAC system is used during construction, use return air filters with a MERV of 8. Replace all filters immediately prior to occupancy.
18. All new ducts and other new related air distribution components openings shall be covered with tape, plastic, or sheetmetal until the final startup of the heating, cooling and ventilating equipment.

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(Rev. 07/02/18)

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LA DBS 2017 Los Angeles Green Building Code FORM GRN 10

MANDATORY REQUIREMENTS CHECKLIST

ADDITIONS AND ALTERATIONS TO NON-RESIDENTIAL BUILDINGS

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # 19016-20000 40276 Date: 2-17-2020

Table with columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET (Sheet # or N/A), COMMENTS (e.g., note #, detail # or reason for N/A). Includes sections for PLANNING AND DESIGN, WATER EFFICIENCY & CONSERVATION, MATERIAL CONSERVATION & RESOURCE EFFICIENCY.

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(Rev. 09/25/17)

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LA DBS 2017 Los Angeles Green Building Code FORM GRN 10

Table with columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET (Sheet # or N/A), COMMENTS (e.g., note #, detail # or reason for N/A). Includes sections for ENVIRONMENTAL QUALITY, FINISH SCHED.

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(Rev. 05/25/17)

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LA DBS VOC AND FORMALDEHYDE LIMITS FORM GRN 11

The tables below are taken from the 2017 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.4, 4.504.5, 5.504.1, 5.504.2, 5.504.3, 5.504.4

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS Table with columns: COATING CATEGORY, CURRENT LIMIT, Grams of VOC per Liter of Coating.

SEALANT VOC LIMIT Table with columns: SEALANTS, CURRENT VOC LIMIT, Less Water and Less Exempt Compounds in Grams per Liter.

ADHESIVE VOC LIMIT Table with columns: ARCHITECTURAL APPLICATIONS, CURRENT VOC LIMIT, Less Water and Less Exempt Compounds in Grams per Liter.

FORMALDEHYDE LIMITS Table with columns: PRODUCT, CURRENT LIMIT, Maximum Formaldehyde Emissions in Parts per Million.

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(Rev. 01/17/17)

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LA DBS PLUMBING FIXTURE FLOW RATES FORM GRN 17

Non-Residential Occupancies

WATER CONSERVATION ORDINANCE NOTES

NON-RESIDENTIAL BUILDINGS

- 1. For new buildings or additions exceeding 50,000 sq ft, install a separate water meter or sub-meter for the following areas:
A. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gpd (380 L/day).
B. Where potable water is used for industrial/process uses, 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).
C. For each building that uses more than 100 gpd on a parcel containing multiple buildings.
2. Provide a 20% reduction in the overall potable water use for each building. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the Los Angeles Plumbing Code.
3. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sqft or more.
4. New buildings on a site with 1,000 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use.
5. Additions and alterations on a site with 1,000 square feet of cumulative landscape area which require water service upgrade shall have separate meters or submeters for outdoor water use.

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(Rev. 01/17/17)

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LA DBS 2017 Los Angeles Green Building Code FORM GRN 18N

WATER CONSERVATION ORDINANCE NOTES

NON-RESIDENTIAL BUILDINGS

- 1. For new buildings or additions exceeding 50,000 sq ft, install a separate water meter or sub-meter for the following areas:
A. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gpd (380 L/day).
B. Where potable water is used for industrial/process uses, 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).
C. For each building that uses more than 100 gpd on a parcel containing multiple buildings.
2. Provide a 20% reduction in the overall potable water use for each building. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the Los Angeles Plumbing Code.
3. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sqft or more.
4. New buildings on a site with 1,000 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use.
5. Additions and alterations on a site with 1,000 square feet of cumulative landscape area which require water service upgrade shall have separate meters or submeters for outdoor water use.

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(Rev. 07/01/18)

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ENVIRONMENTAL QUALITY GENERAL NOTES

- 1. If the HVAC system is USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV OF 8. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY.
2. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
3. ARCHITECTURAL FINISHES AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 5.504.1-1, 5.504.4.3, 5.504.4.4, AND 5.504.4.5. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION.
4. APPROVAL OF THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
5. ALL NEW CONSTRUCTION IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
I. CARPET AND RUG INSTITUTE'S 'GREEN LABEL PLUS' PROGRAM
II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION O1350
III. NSF/ANSI 140 AT THE GOLD LEVEL OR HIGHER
IV. SCIENTIFIC CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE V. COMPLIANT WITH THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS CALIFORNIA (CA-CHPS) CRITERIA INTERPRETATION FOR E0.7.0 AND 7.1 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE.
6. ALL NEW CARPET GISHOM INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.
7. NEW HARDWOOD FLOORING, PARTICULATE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 5.504.4.5. 8. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
8. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
I. CERTIFIED AS A HIGH LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
II. CERTIFIED UNDER UL GREENGUARD GOLD
III. CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORCORE PROGRAM
IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION O1350
9. AN AIR FILTER WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8 OR HIGHER SHALL BE INSTALLED IN THE MECHANICAL SYSTEM FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY.
10. THE BUILDING SHALL MEET OR EXCEED THE PROVISIONS FOR MECHANICAL VENTILATION OF SECTION 1203 OF THE LOS ANGELES BUILDING CODE.
11. BUILDINGS THAT USE DEMAND CONTROL VENTILATION SHALL HAVE CO2 SENSORS AND VENTILATION CONTROLS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, CHAPTER 4 OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 4.
12. WOOD-BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES DESCRIBED OUTDOOR SMOKING AREA SHALL BE AT LEAST 25 FEET FROM AN OUTDOOR AIR INTAKE OR OPERABLE WINDOWS.
13. WOOD-BURNING DEVICES SHALL MEET THE PROVISIONS FOR MECHANICAL VENTILATION OF SECTION 1203 OF THE LOS ANGELES BUILDING CODE.
14. BUILDINGS THAT USE DEMAND CONTROL VENTILATION SHALL HAVE CO2 SENSORS AND VENTILATION CONTROLS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, CHAPTER 4, PART 6, SECTION 1210(C).

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CITY OF LOS ANGELES DEPARTMENT OF TOXIC SUBSTANCES CONTROL



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Project:

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Consultants:

Civil:	THIENES
Structural:	HSA
Mechanical:	RPM
Plumbing:	RPM
Electrical:	RPM
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

Title: GREEN BUILDING NOTES

Project Number: 19436
Drawn by: ML
Date: 10/24/19
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Sheet:

TI-A0.3.9

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Our mission is to provide the highest level of safety, and to protect public health and the environment from toxic harm.

Fact Sheet, January 2010 Universal Waste Fact Sheet

California's Universal Waste Rule allows individuals and businesses to transport, handle and recycle certain common hazardous wastes, termed universal wastes, in a manner that differs from the requirements for most hazardous wastes. The more relaxed requirements for managing universal wastes were adopted to ensure that they are managed safely and are not disposed of in the trash.

What are Universal Wastes?

Universal wastes are hazardous wastes that are widely produced by households and many different types of businesses. Universal wastes include televisions, computers and other electronic devices as well as batteries, fluorescent lamps, mercury thermostats, and other mercury containing equipment, among others.

The hazardous waste regulations (Cal. Code Regs, tit. 22, div. 4.5, ch. 11 section 66261.9) identify seven categories of hazardous wastes that can be managed as universal wastes. Any unwanted item that falls within one of these waste streams can be handled, transported and recycled following the simple requirements set forth in the universal waste regulations (UWR) (Cal. Code Regs, tit. 22, div. 4.5, ch. 23)

Universal wastes are:

- Electronic devices:** Includes any electronic device that is a hazardous waste (with or without a Cathode Ray Tube (CRT)), including televisions, computer monitors, cell phones, VCRs, computer CPUs and portable DVD players.
- Batteries:** Most household-type batteries, including rechargeable nickel-cadmium batteries, silver button batteries, mercury batteries, alkaline batteries and other batteries that exhibit a characteristic of a hazardous waste
- Electric lamps:** Fluorescent tubes and bulbs, high intensity discharge lamps, sodium vapor lamps and electric lamps that contain added mercury, as well as any other lamp that exhibits a characteristic of a hazardous waste. (e.g., lead).
- Mercury-containing equipment:** Thermostats, mercury switches, mercury thermometers, pressure or vacuum gauges, dilators and weighted tubing, mercury rubber flooring, mercury gas flow regulators, dental amalgams, counterweights, dampers and mercury added novelties such as jewelry, ornaments and footwear.
- CRTs:** The glass picture tubes removed from devices such as televisions and computer monitors.
- CRT glass:** A cathode ray tube that has been accidentally broken or processed for recycling.
- Non-empty aerosol cans**

Universal Wastes may not be disposed of in the trash!

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DEPARTMENT OF TOXIC SUBSTANCES CONTROL

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Regulatory Standards for Universal Waste

The UWR has separate requirements for each of the three types of regulated entities:

- Universal waste handlers
- Universal waste transporters
- Destination Facilities

Universal Waste Handlers

A universal waste handler is a generator of universal waste or the owner or operator of a facility that receives universal waste from another universal waste handler, accumulates universal waste, and sends universal waste to another universal waste handler, a facility that accepts hazardous waste, or a foreign country.

A universal waste handler may be:

- A person (e.g., a household or business) who generates universal waste but does not accept universal waste from others
- A person who accepts and accumulates universal waste generated by others at his or her facility
- A person who accepts universal waste generated by others and conducts certain treatment and recycling activities allowed by the universal waste handler regulations

Management Requirements for Universal Waste Handlers (Cal. Code Regs, tit. 22, sections 66273.30-66273.39; additional requirements for handlers who conduct authorized treatment, Cal. Code Regs, tit. 22, sections 66273.70-77)

- Do not dispose of universal waste or treat universal waste except as provided for in the regulations
- Notify DTSC and/or obtain an EPA identification number
- Use proper containment—non-leaking, compatible containers
- Segregate universal waste in distinct areas
- Determine if materials generated when handling/recycling are hazardous wastes
- Comply with applicable requirements for hazardous waste
- If applicable, comply with zoning requirements when storing universal wastes
- Have spill kits readily available to deal with accidental spills (mercury-containing devices)
- Use proper labeling and markings
- Accumulate universal waste no longer than one year

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DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Our mission is to provide the highest level of safety, and to protect public health and the environment from toxic harm.

- Provide personnel training to personnel who manage universal waste, or who supervise personnel who manage universal waste and keep training records
- Respond to releases of universal waste or its contents; determine if spill residuals are hazardous waste
- Track shipments by keeping records of what was received and shipped (name, address, quantities) for three years

Universal Waste Transporters

A universal waste transporter is a person engaged in the offsite transportation of universal waste by air, rail, highway or water. A universal waste transporter may be:

- Universal waste handler carrying universal waste in his or her own vehicle
- A package shipping service (e.g., US Postal Service; FedEx, UPS)
- A commercial carrier (e.g., a trucking company, a hauler specializing in universal waste, or the operator of a destination facility that offers a universal waste pick-up service)
 - If you do not own or operate a facility that accepts, generates, accumulates, or stores universal waste, but you pick up and transport universal waste (e.g., electronic devices from office complexes) to a recycling or collection facility, you are a universal waste transporter. **Universal waste transporters do not need to notify DTSC or submit annual reports for their transportation activities.**
 - Universal waste transporters may store universal waste at a transfer facility for up to 10 days (depending on local zoning). A universal waste transporter who exceeds this limit is considered a universal waste handler and is subject to the handler requirements summarized above.

Destination Facilities

A destination facility is a fully-regulated hazardous waste facility that treats, disposes of, or recycles a specific type of universal waste. Examples of destination facilities are hazardous waste recycling facilities and hazardous waste landfills. A destination facility shall manage the universal waste in accordance with the requirements and conditions in its hazardous waste facility permit, unless authorized by section 66273.60 of title 22 of the California Code of Regulations to manage it pursuant to the reduced requirements applicable to universal waste handlers. A destination facility is required to follow certain rules for shipping universal wastes off-site and for rejecting shipments that contain universal waste and is required to keep records of all shipments received for three years. A facility that only accepts and accumulates universal waste is not a destination facility. Such a facility is regulated as a universal waste handler.

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DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Our mission is to provide the highest level of safety, and to protect public health and the environment from toxic harm.

- Another handler (typically a business that specializes in collecting, storing, accumulating and shipping universal wastes). Examples:
 - A household hazardous waste facility
 - A "Take-it-Back Partner" such as a retailer or manufacturer
 - A collection event
- A universal waste transporter. Examples:
 - A curbside HHW collection program
 - A package service (e.g., postal service, UPS)
 - A destination facility that offers a pick-up service
- A universal waste destination facility (generally, a facility with a permit to treat, store, or dispose of hazardous waste).

Search engines available to find locations accepting universal waste in your area:
E-Recycle.org; Earth911.org; CalRecycle database; DTSC map; HHW list;

*For more information, see DTSC's Universal Waste Web page at:
<http://www.dtsc.ca.gov/HazardousWaste/UniversalWaste/index.cfm>*

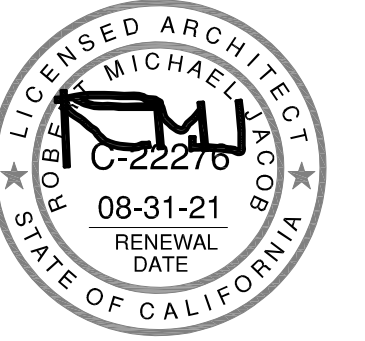
Contact your DTSC regulatory assistance officer at: (800) 728-6942

STATE OF CALIFORNIA

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY



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Mechanical:	RPM
Plumbing:	RPM
Electrical:	RPM
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

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Drawn by: ML

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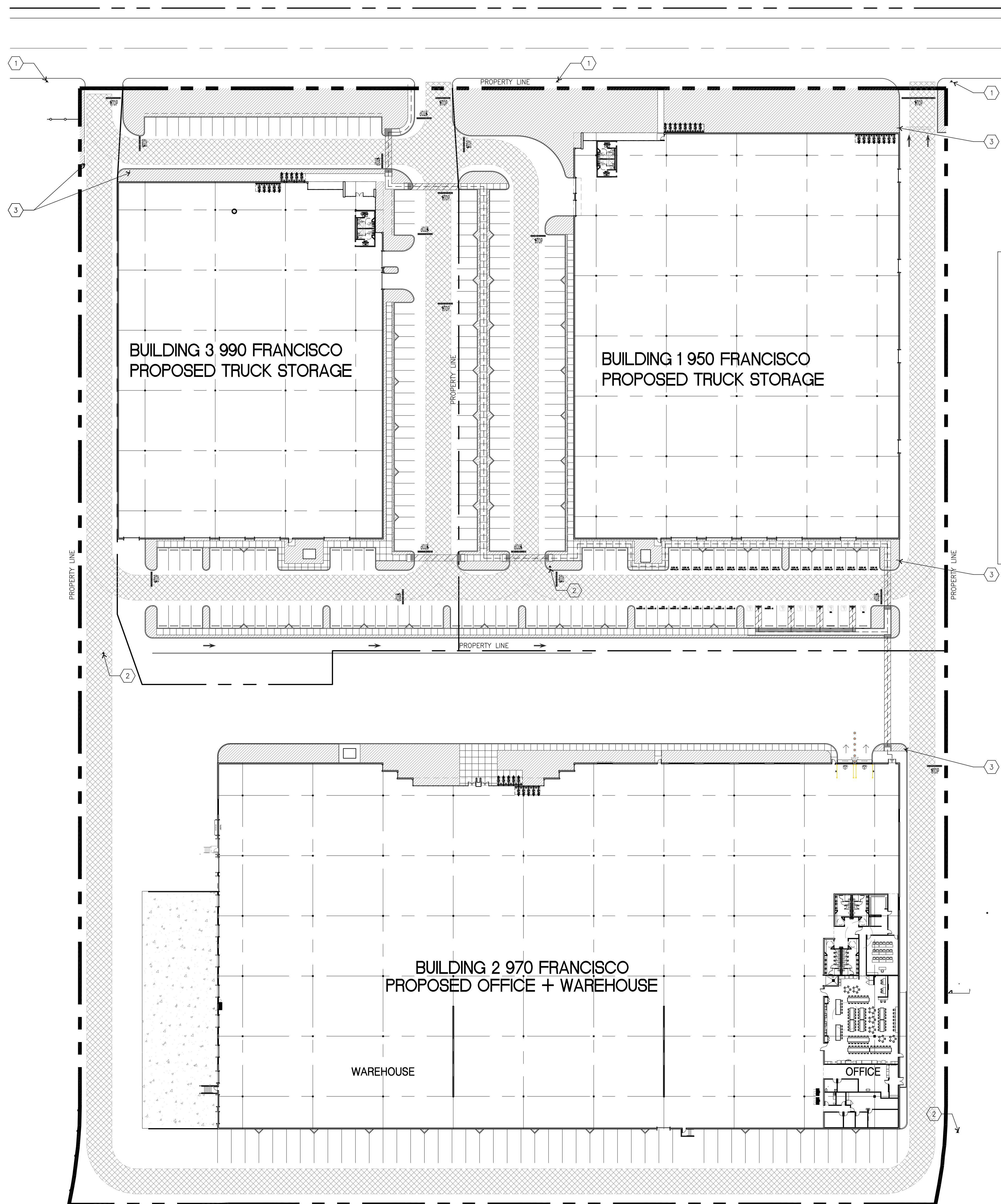
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ENVIRONMENTAL QUALITY:

1. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV OF 8. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY.
2. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
3. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 5.504.4.1 - 5.504.4.3. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
5. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
 - I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
 - II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
 - III. NSF/ANSI 140 AT THE GOLD LEVEL OR HIGHER
 - IV. SCIENTIFIC CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE
 - V. COMPLIANT WITH THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS CALIFORNIA (CA-CHPS) CRITERIA INTERPRETATION FOR EQ 7.0 AND 7.1 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE.
6. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.
7. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 5.504.4.5. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
9. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - I. CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
 - II. CERTIFIED UNDER UL GREENGUARD GOLD
 - III. CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
 - IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
10. AN AIR FILTER WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8 OR HIGHER SHALL BE INSTALLED IN THE MECHANICAL SYSTEM FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY.
11. THE BUILDING SHALL MEET OR EXCEED THE PROVISIONS FOR MECHANICAL VENTILATION OF SECTION 1203 OF THE LOS ANGELES BUILDING CODE.
12. BUILDINGS THAT USE DEMAND CONTROL VENTILATION SHALL HAVE CO2 SENSORS AND VENTILATION CONTROLS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6 SECTION 121(C).
13. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
14. DESIGNATED OUTDOOR SMOKING AREA SHALL BE AT LEAST 25 FEET FROM AN OUTDOOR AIR INTAKE OR OPERABLE WINDOWS.
15. THE BUILDING SHALL MEET OR EXCEED THE PROVISIONS FOR MECHANICAL VENTILATION OF SECTION 1203 OF THE LOS ANGELES BUILDING CODE.
16. BUILDINGS THAT USE DEMAND CONTROL VENTILATION SHALL HAVE CO2 SENSORS AND VENTILATION CONTROLS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24 PART 6 SECTION 121(c).

GENERAL NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, 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 AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED TO LOW WATER CONSUMPTION.
4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
5. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13/NFPA-13R); THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISIONS PRIOR TO INSTALLATION. (903.2).
6. EXIT SIGNS SHALL BE INTERNALLY & EXTERNALLY ILLUMINATED.
7. EXISTING SIGNS ILLUMINATED BY AN EXTERNALLY SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54LUX).
8. INTERNALLY ILLUMINATED SIGN SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
9. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
10. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.6.3)
11. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
12. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN 34" AND A MAX 48" ABOVE THE FINISHED FLOOR.
13. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
14. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 - 1008.1.9.12.
15. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
16. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
17. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 - a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 - b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
 - c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OR EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
18. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
19. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
20. TOILET FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR TOTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4" (1210.2.1)
21. WALLS WITHIN 2 FEET OF THE FRONT AND SIDES OF THE URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE, OR OTHER SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (1210.2.2).
22. CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BOARD BACKERS IN COMPLIANCE WITH ASTM C1178, C1248, OR C1295 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTION 2506.1
 - a. OVER A VAPOR RETARDER
 - b. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS, OR GANG SHOWER ROOMS.
 - c. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C. FOR 1/2 INCH THICK AND MORE THAN 16 INCHES O.C. FOR 5/8 INCH THICK.



OVERALL SITE PLAN KEYNOTES

- 1 EXISTING PUBLIC FIRE HYDRANT
- 2 EXISTING ON-SITE FIRE HYDRANT
- 3 "NO PARKING FIRE LANE" SIGN PER LADBS STANDARD (SEE BELOW)
- 20' WIDE FIRE LANE
- PROPOSED LANDSCAPE

4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.

6. Methods of locking shall be submitted for approval by the fire code official.

7. Electric gate operators, where provided, shall be listed in accordance with UL 325.

8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

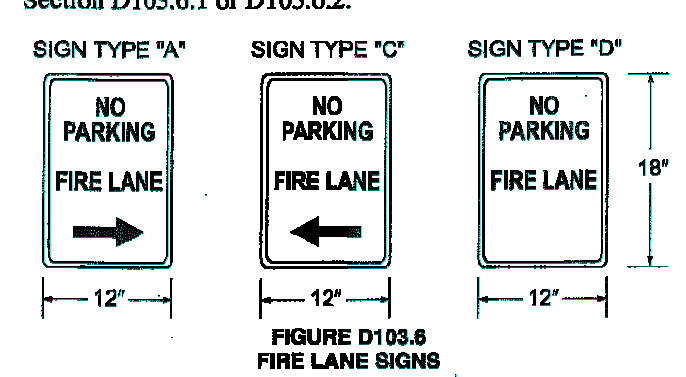
D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11,520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

620
2017 CITY OF LOS ANGELES FIRE CODE



hpa, inc.
18831 bardeen avenue - ste.
#100 Irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com



Owner:

Project:

TORRANCE
DCX 7

950 FRANCISCO ST.
TORRANCE, CA

Consultants:

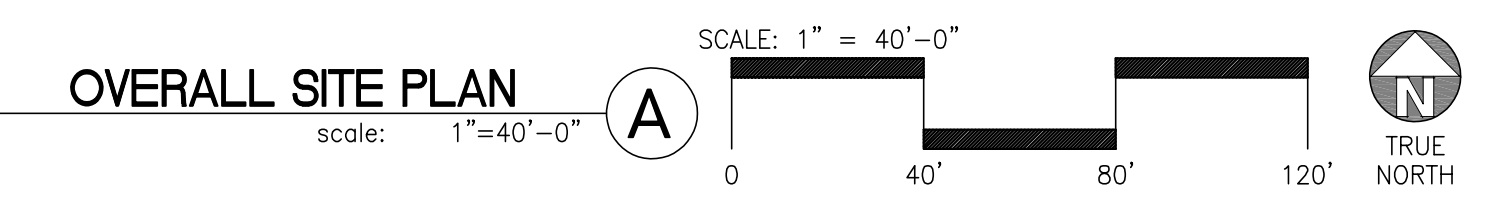
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Structural: HSA
Mechanical: RPM
Plumbing: RPM
Electrical: RPM
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: Overall Site Plan

Project Number: 19436
Drawn by: ML
Date: 10/24/19
Revision:

Sheet:

1-TI-A1.0



CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

Owner:

Project:

**TORRANCE
DCX 7**

950 FRANCISCO ST.
TORRANCE, CA

Consultants:

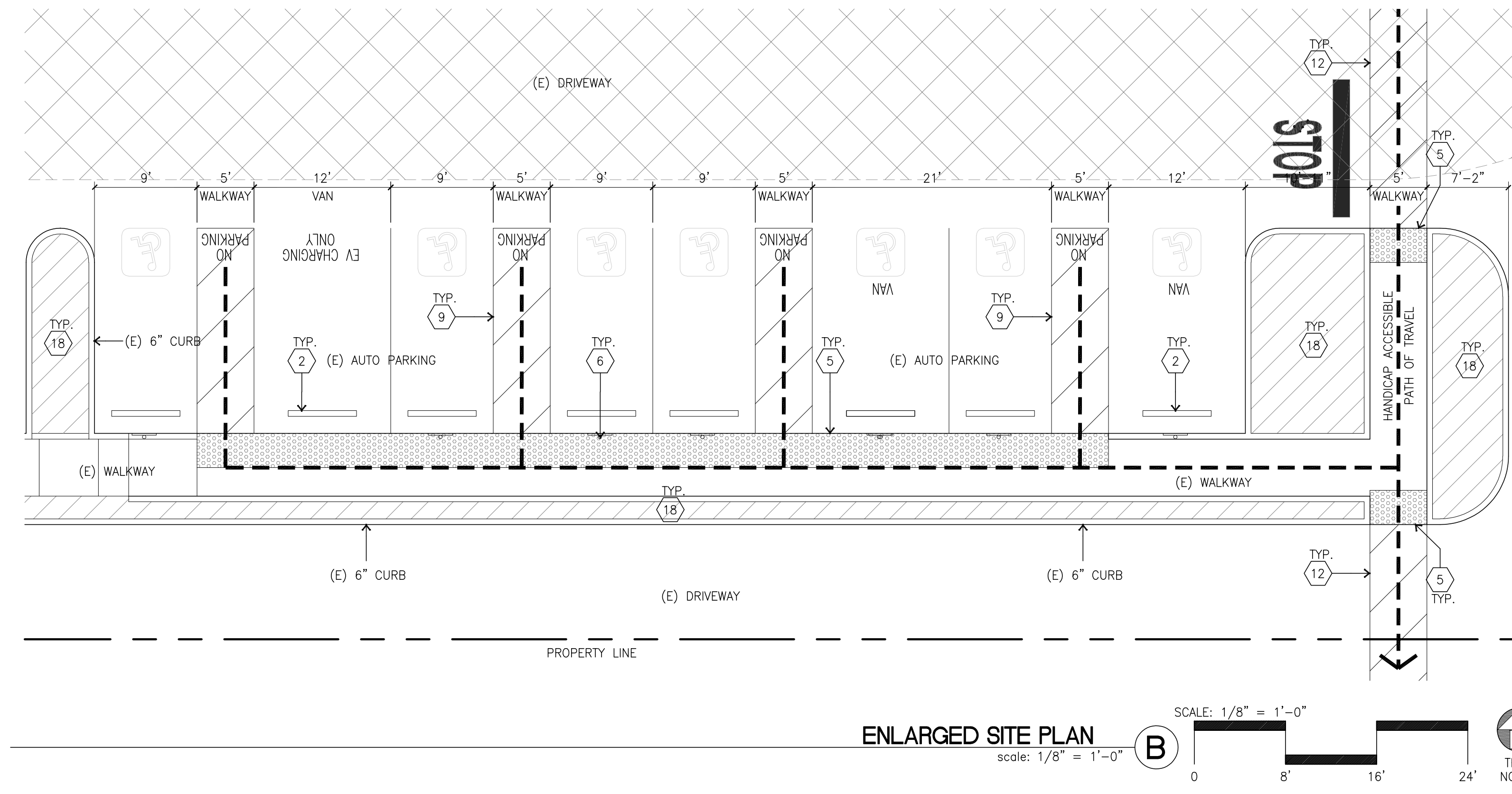
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Structural:	HSA
Mechanical:	RPM
Plumbing:	RPM
Electrical:	RPM
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

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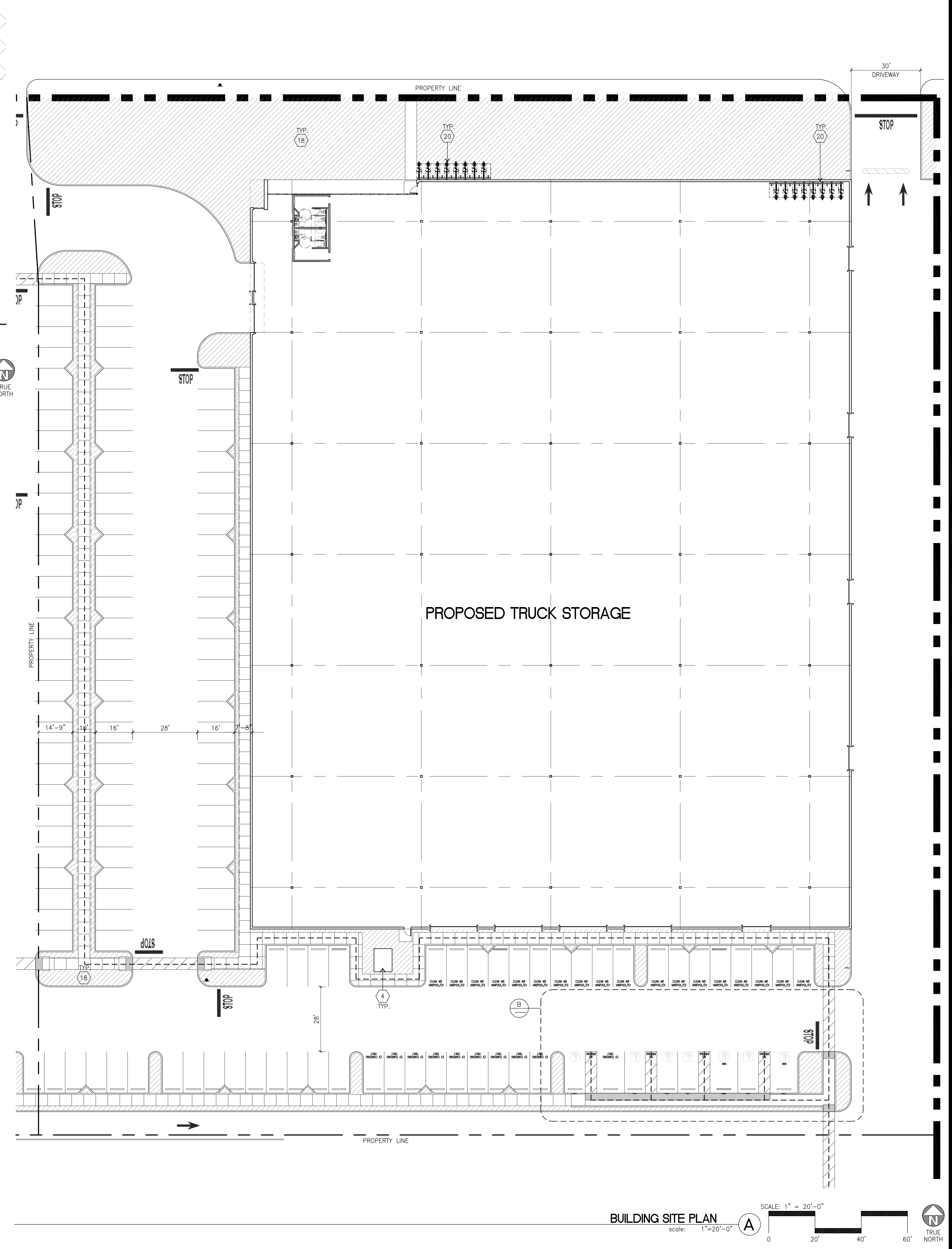
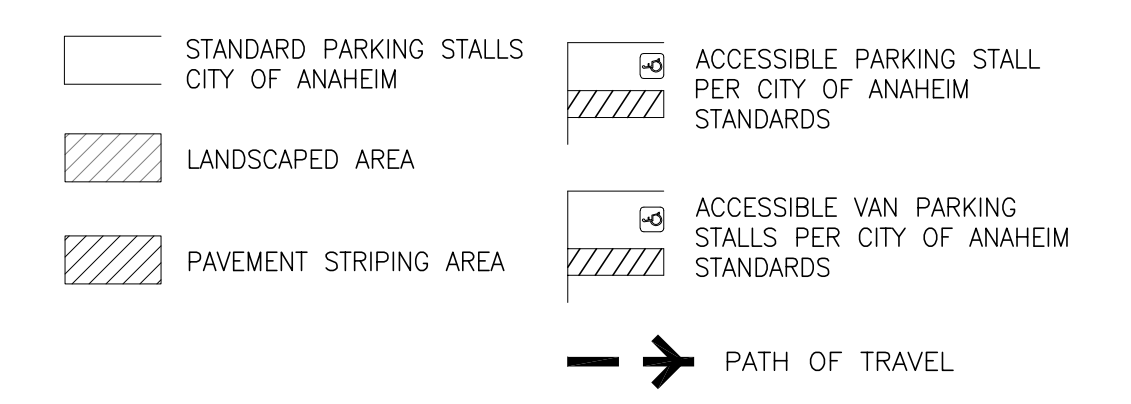
SITE PLAN KEYNOTES

1. PROVIDE 23,120 SF VAN LOADING CANOPY WITH FIRE PROTECTION PER CODE REQUIREMENTS - SEE STRUCTURAL DRAWINGS.
2. PROVIDE CONCRETE WHEEL STOPS.
3. PROVIDE NEW CITY STANDARD CURBS CONSTRUCTION AND SIZE. SEE CIVIL AND LANDSCAPE DRAWINGS.
4. PROTECT IN-PLACE EXISTING SITE UTILITIES, TRANSFORMER, FDC, PWS, ETC.
5. ZERO CURB FOR ACCESSIBLE ACCESS.
6. EXISTING ACCESSIBLE STALLS TO REMAIN PER PERMIT NUMBERS: BLD2019-02941 & BLD2019-04107.
7. PROVIDE GRADE LEVEL RAMP WITH RETAINING WALL AND BOLLARDS AT THE BOTTOM, SEE ARCHITECTURAL DETAIL C/TI-A3.3 & STRUCTURAL DETAILS 5/SD-1.
8. FIRE TRUCK HAMMERHEAD TURN PER CITY OF ANAHEIM STANDARDS.
9. ALL PARKING STRIPING TO BE PER CITY OF ANAHEIM STANDARD - SEE DETAIL 8/TI-AD.7.
10. ACCESSIBLE STALLS WITH PAVEMENT SYMBOL, ALL REQUIRED SIGNAGE PER CODE, TRUNCATED DOMES, ETC AND ALL REQUIRED COMPONENTS TO COMPLY WITH CODE REQUIREMENTS.
11. EXISTING ACCESSIBLE CONCRETE RAMP TO PUBLIC WALK TO REMAIN.
12. SITE AREA PAVEMENT STRIPING PER CITY OF LOS ANGELES STANDARDS.
13. EXISTING CONCRETE SLAB TO REMAIN. PATCH/REPAIR WHERE WORK OCCURS.
14. EXTERIOR LIGHT POLES, SEE 7/AD.5 & ELECTRICAL DRAWINGS.
15. EXISTING POLE SIGN TO REMAIN.
16. EXISTING MONUMENT SIGN TO REMAIN.
17. WALL MOUNTED LIGHTING FIXTURES, SEE ELECTRICAL SHEETS.
18. LANDSCAPE, SEE LANDSCAPE PLANS.
19. REMOVABLE BOLLARDS FOR FIRE ACCESS ONLY TO COMPLY FIRE DEPARTMENT REQUIREMENTS AND STANDARDS.
20. BICYCLE RACK, SEE DETAIL 4/AD.5.
21. PROTECT IN-PLACE EXISTING FIRE HYDRANT.
22. PROVIDE STEEL FENCE PER PERMIT BLD2019-02243
23. PROVIDE STEEL FENCE AT 8' HIGH PER CITY OF ANAHEIM STANDARDS. SEE DETAIL 9/AD.7.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY:
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

SITE PLAN LEGEND





Owner:

Project:

**TORRANCE
DCX 7**

950 FRANCISCO ST.
TORRANCE, CA

Consultants:

- | | |
|------------------|------------------|
| Civil: | THIENES |
| Structural: | HSA |
| Mechanical: | RPM |
| Plumbing: | RPM |
| Electrical: | RPM |
| Landscape: | HUNTER LANDSCAPE |
| Fire Protection: | - |
| Soils Engineer: | - |

Title: **OVERALL EXIT PLAN**

Project Number: 19436
Drawn by: ML
Date: 10/24/19

Revision:

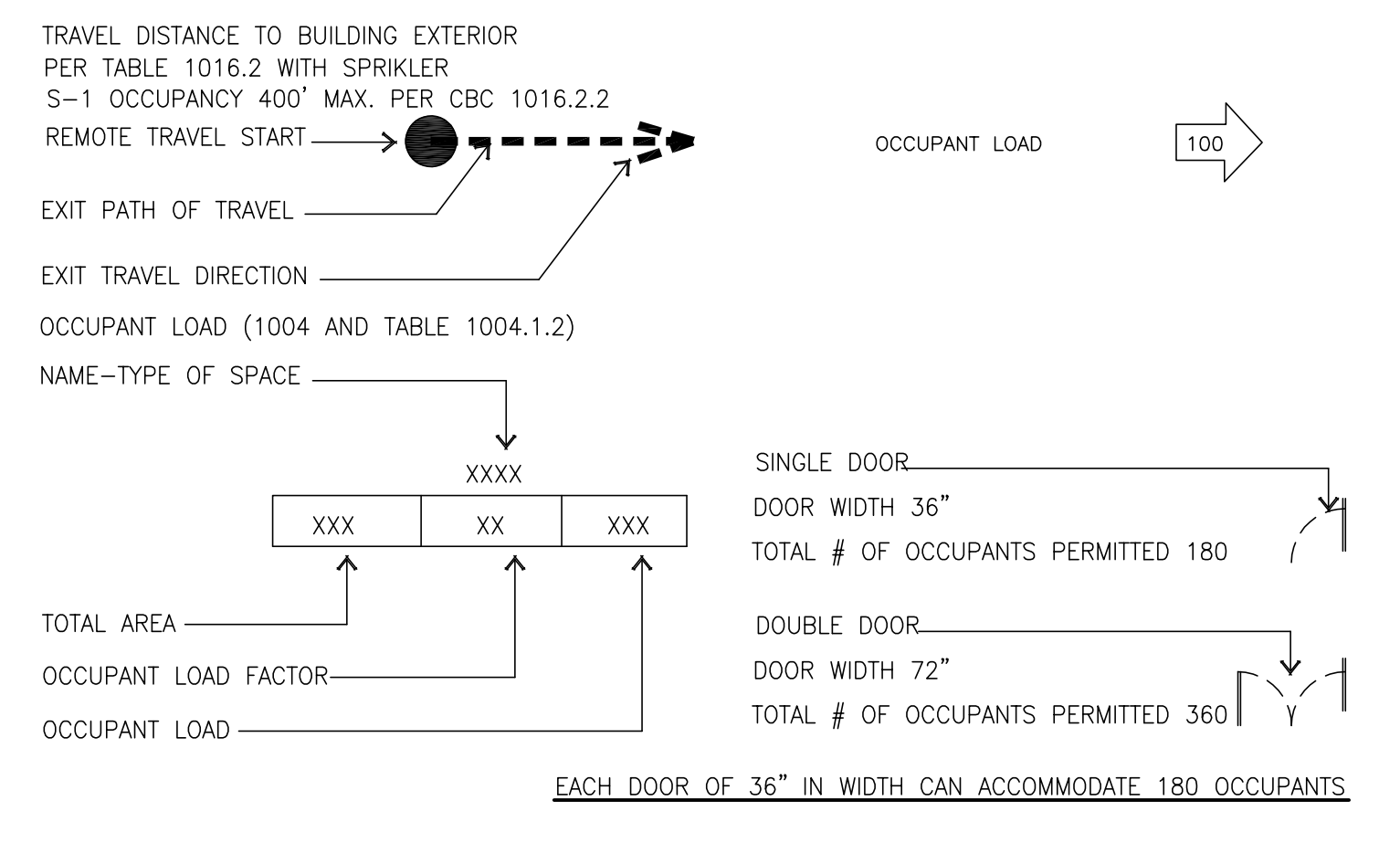
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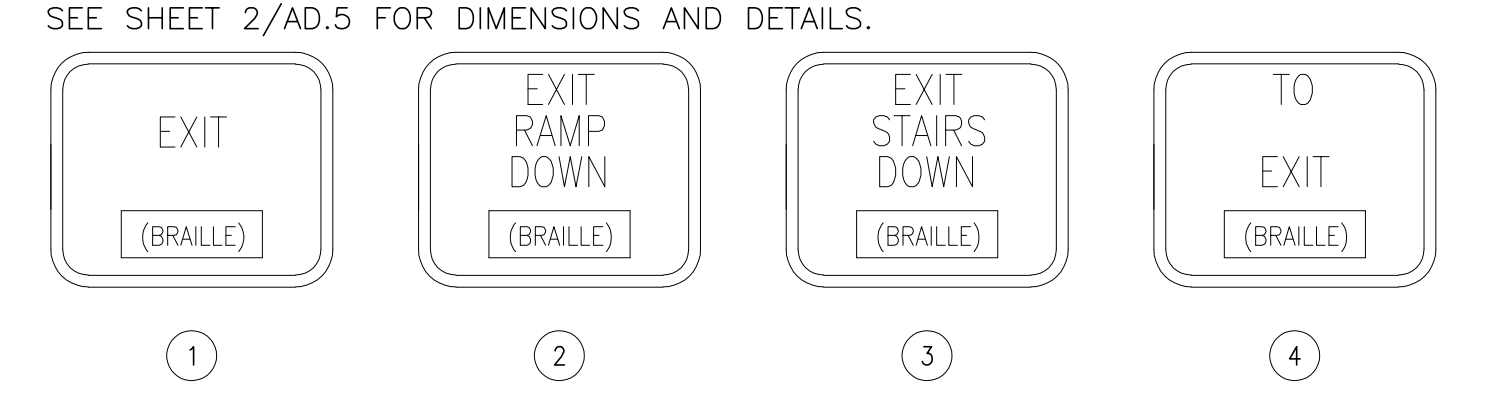
MEANS OF EGRESS NOTES

- EGRESS SHALL NOT PASS THROUGH ROOMS WHICH ARE NOT ACCESSORY USE OR HIGH HAZARD.
- EGRESS DOORS SHALL COMPLY WITH SECTION 1008.1
- READILY DISTINGUISHABLE
 - 3.1. 3/2" CLEAR OPENING
 - 3.2. HINGED DOORS
 - 3.3. FORCE TO OPEN FOR FIRE DOORS- 15LBS, FOR OTHER DOORS- 5 LBS PER CBC 1008.1.3
- ELEMENTS SHALL NOT PROJECT WITH IN THE REQUIRED WIDTH MORE THAN 4"
- THE PROJECT IS FULLY SPRINKLED - RATED CORRIDORS NOT REQUIRED PER TABLE 1018.1
- ALL ROOMS HAVE A MIN. 9'-0" CLEAR CEILING HEIGHT.
- EGRESS PATH OF TRAVEL SHALL HAVE EXIT SIGNS POSTED IN ACCORDANCE WITH SECTION 1011
- EXIT SIGNS SHALL BE ILLUMINATED PER CBC 1011.3 - SEE ELECTRICAL
- ANY TIME THE BUILDING OR A PORTION OF THE BUILDING IS OCCUPIED THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF 1 FOOT CANDLE AT THE WALKING SURFACE
- POWER SUPPLY FOR EGRESS LIGHTING SHALL BE PROVIDED AND ALSO ON EMERGENCY PACK UP PER CBC SECTION 1006.3 - SEE ELECTRICAL
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL BE PROVIDED POWER FOR A DURATION OF NOT LESS THAN 90MINUTES AND SHALL CONSIST OF STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR. PER CBC SECTION 1006.3 - SEE ELECTRICAL
- WHERE A KEY IS NEEDED TO OPERATE A DOOR IN THE EGRESS PATH A SIGN SHALL BE POSTED "THIS DOOR TO REMAIN UN LOCKED WHEN BUILDING IS OCCUPIED"
- EGRESS DOORS OR GATES SHALL OPEN FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE PER 1008.1.9
- DOOR THRESHOLDS SHALL NOT EXCEED 1/2"
- LANDINGS ON EACH SIDE OF THE DOOR SHALL BE LEVEL
- DOORS INTO STAIR LANDINGS SHALL NOT EXCEED 7" INTO REQUIRED EGRESS WIDTH
- TACTILE EXIT SIGNS SHALL BE PROVIDED PER 1011.4, EXTERIOR DOOR "EXIT", AT EXIT STAIRS "EXIT STAIR DOWN" MAKE PATH "EXIT ROUTE"
- ALL CORRIDORS SERVING 10 OR MORE OCCUPANTS ARE A MIN. OF 44" WIDE
- ALL CORRIDORS WITH A TRAVEL DISTANCE GREATER THAN 200' ARE MIN. 60" WIDE
- CIRCULATION AISLES SHALL BE A MIN. OF 36" WIDE
- EVERY PORTION IN WHICH SEATS, TABLES, EQUIPMENT SHALL BE PROVIDED EVERY PORTION IN WHICH SEATS, TABLES, EQUIPMENT SHALL BE PROVIDED
- ALL AISLES SHALL COMPLY WITH 11B
- TWO EXITS REQUIRED WHEN OCCUPANT LOAD EXCEEDS 50 OCCUPANTS

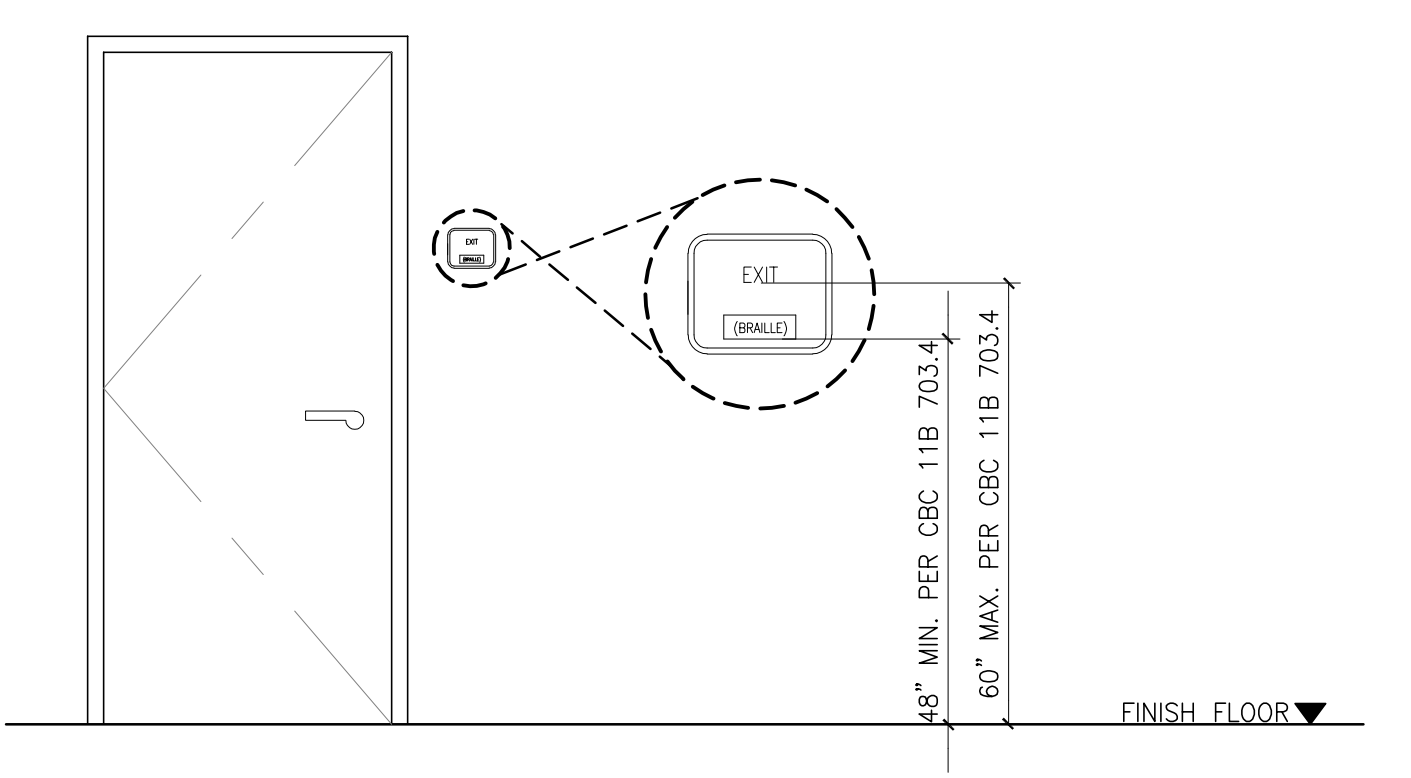
EXITING LEGEND



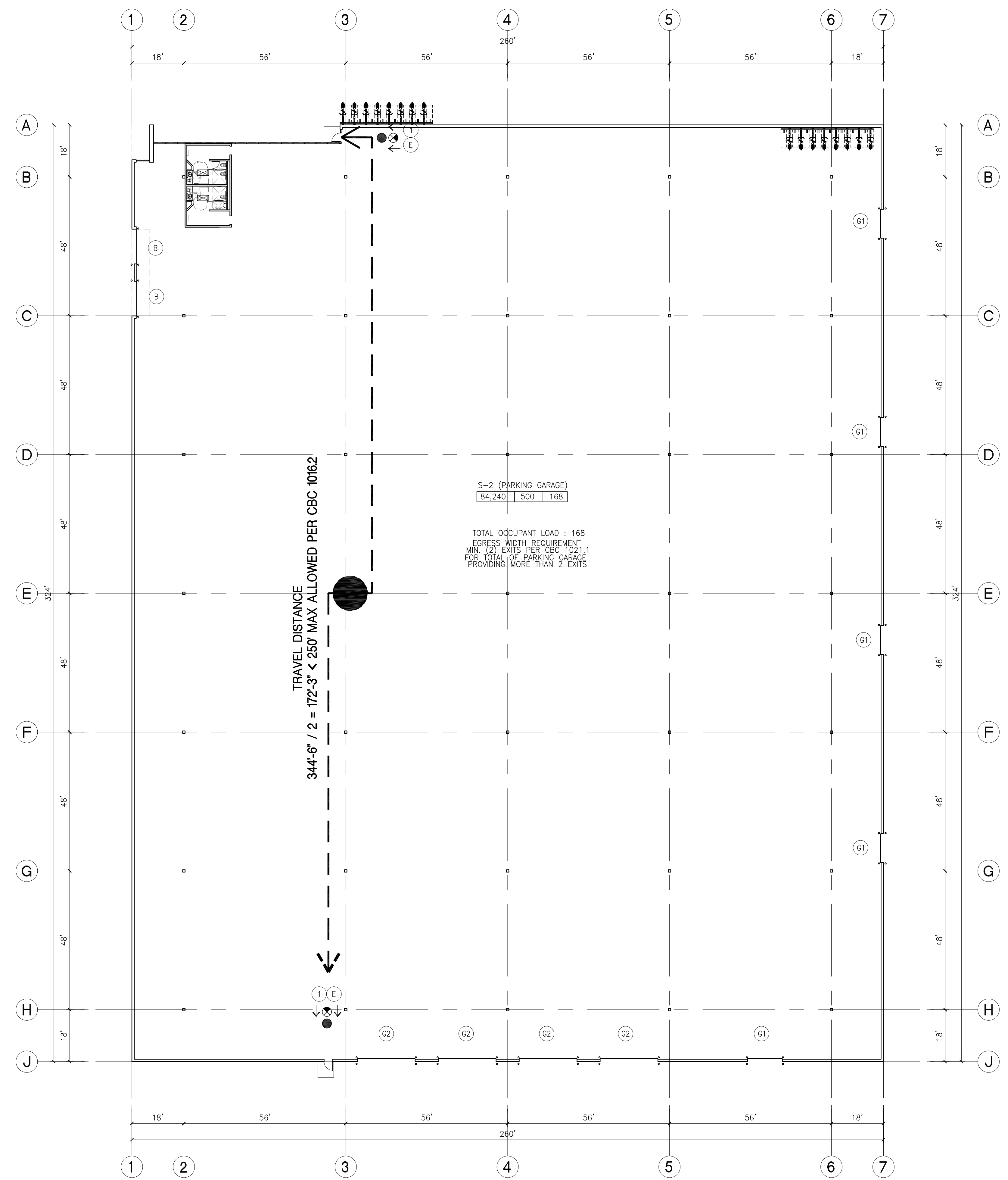
TACTILE EGRESS SIGNAGE



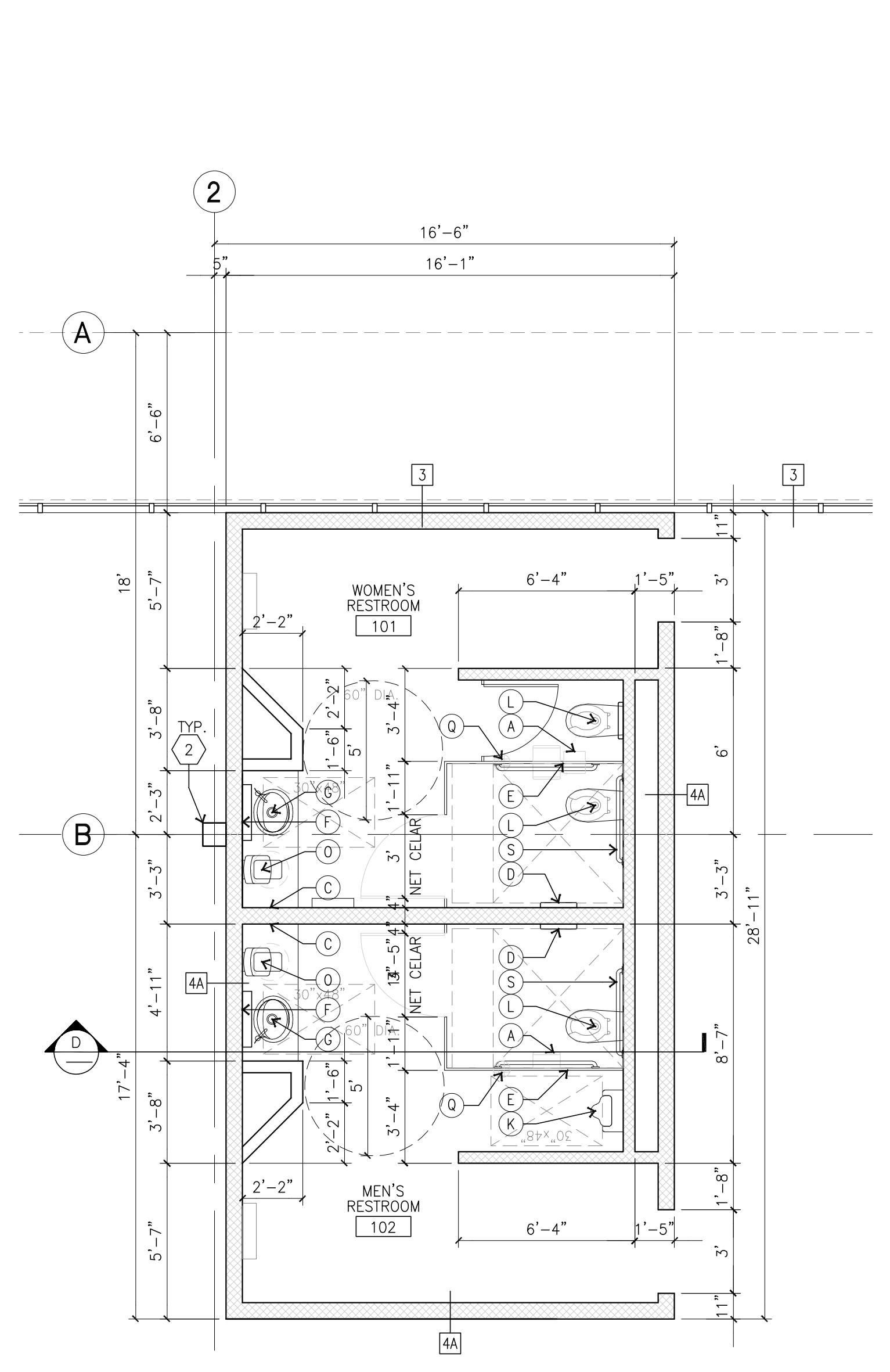
- NOTE: REQUIRED EXIT
- NOTE: PROVIDE SIGNAGE: 'NOT ACCESSIBLE'
- ACCESSIBLE



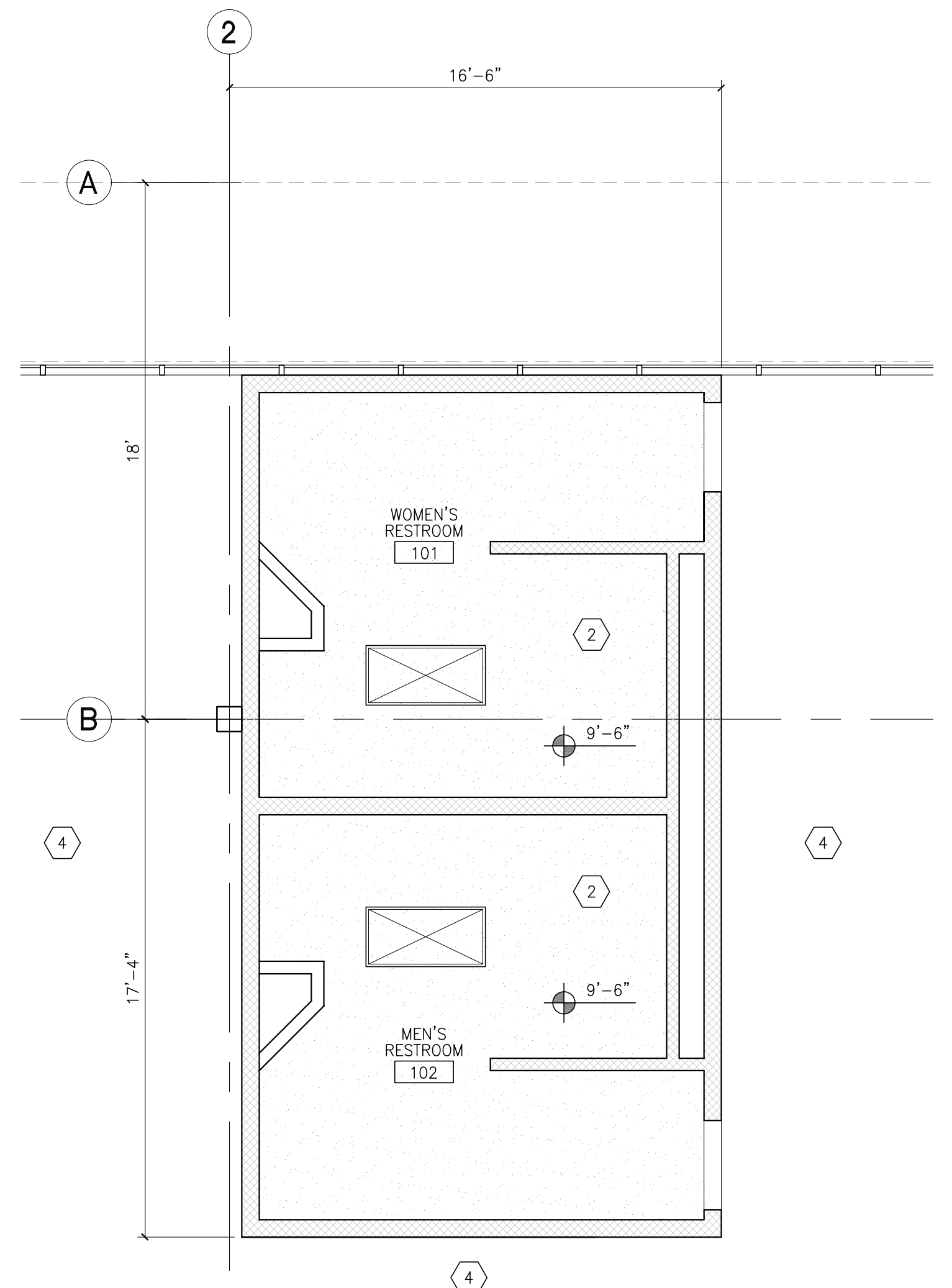
TACTILE EGRESS SIGNAGE LOCATION
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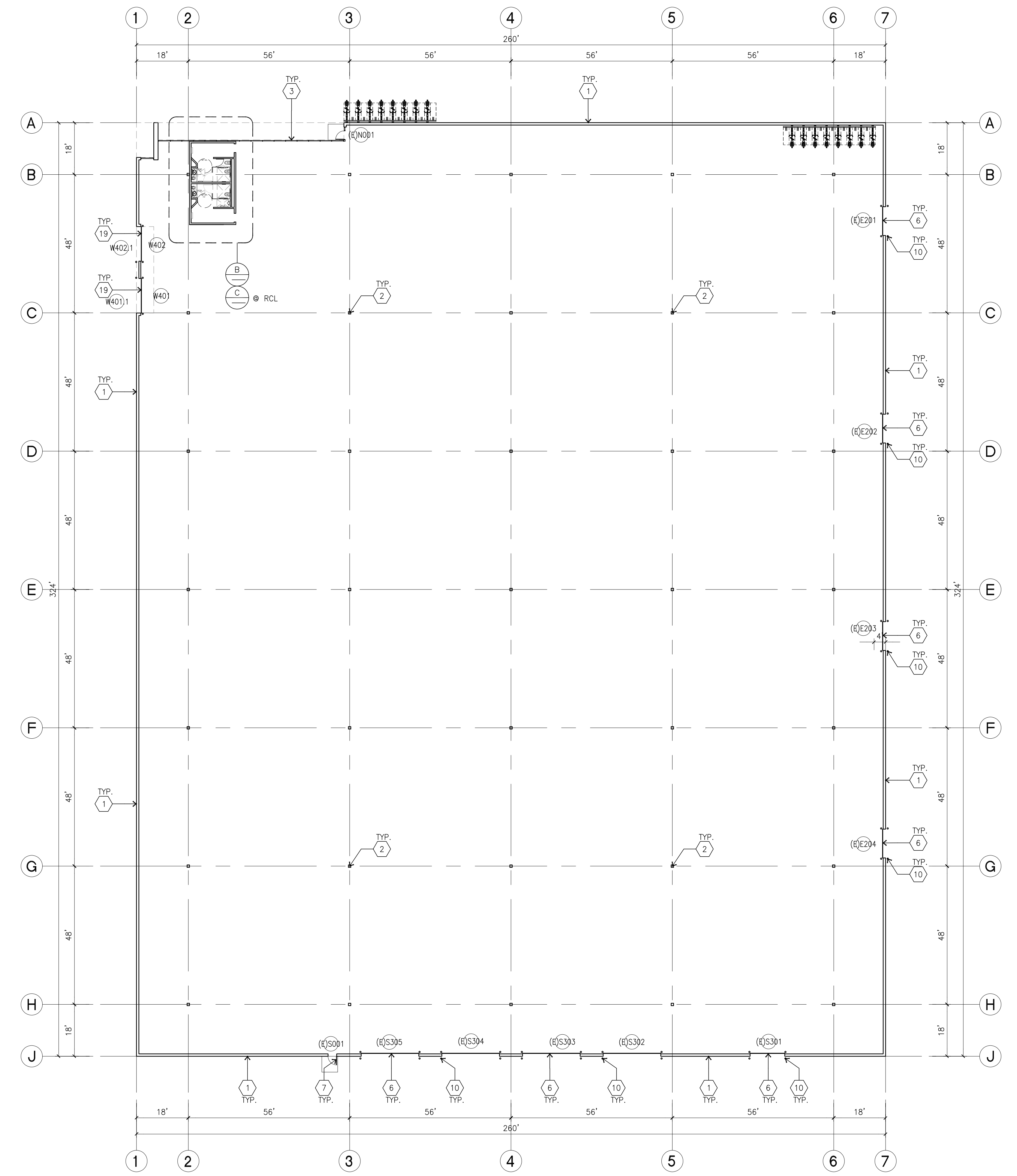
OVERALL EXIT PLAN
scale: 1" = 20'-0"



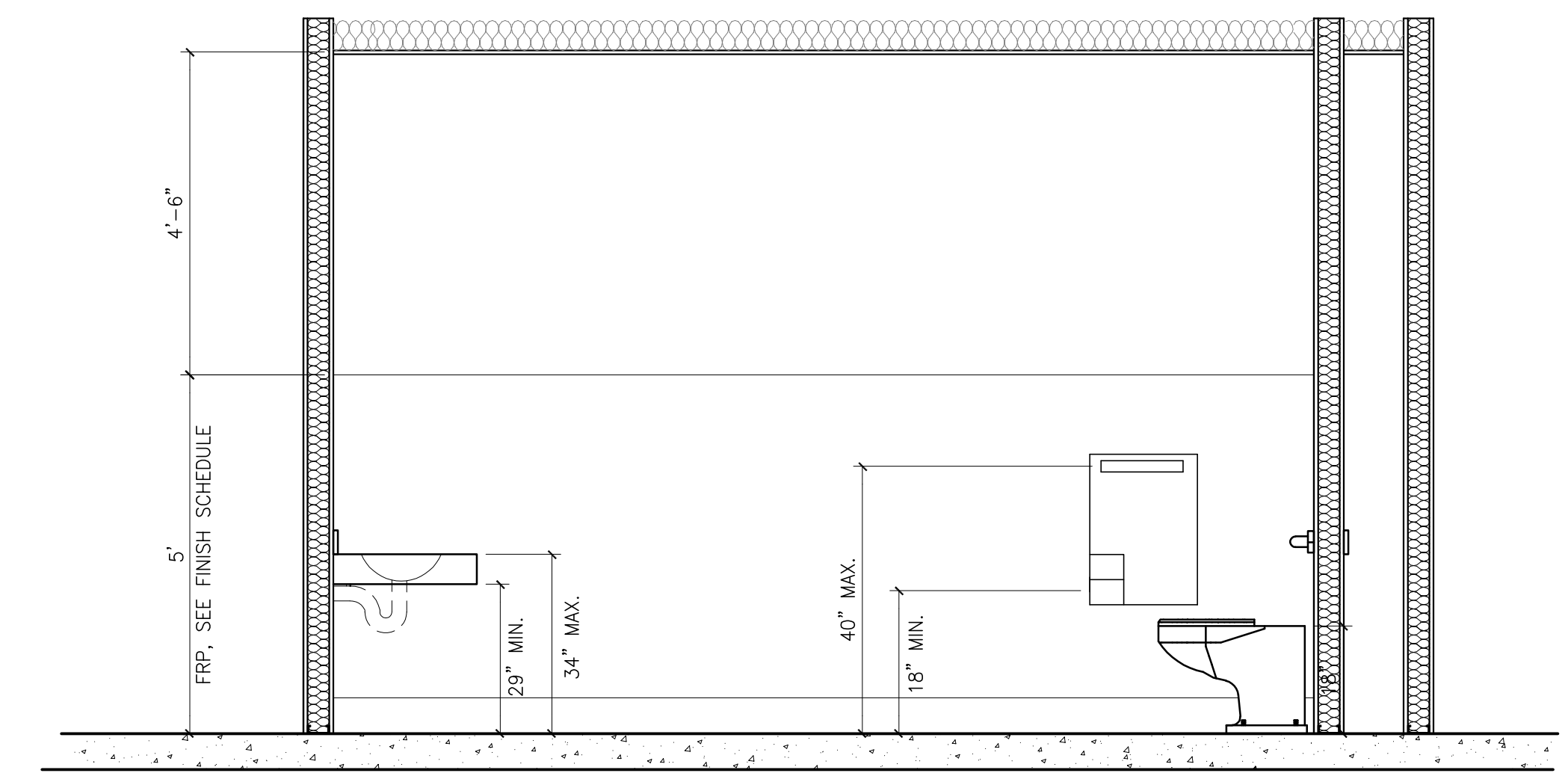
ENLARGED FLOOR PLAN • RESTROOM
 scale: 1/4" = 1'-0" **B** TRUE NORTH



ENLARGED RCL • RESTROOM
 scale: 1/4" = 1'-0" **C** TRUE NORTH



OVERALL FLOOR PLAN
 scale: 1" = 20'-0" **A** TRUE NORTH



SECTION D
 scale: 1/2" = 1'-0"

KEYNOTES - FLOOR PLAN

- 1 EXISTING CONCRETE TILT-UP PANEL.
- 2 EXISTING STRUCTURAL STEEL COLUMN.
- 3 EXISTING TYPICAL STOREFRONT SYSTEM WITH GLAZING.
- 4 EXISTING OVERHEAD DOOR TO REMAIN.
- 5 PROVIDE MAXIMUM OCCUPANT LOAD SIGNAGE, SEE DETAIL ON SHEET TI-A2.0.1.
- 6 EXISTING GRADE LEVEL DOOR TO REMAIN
- 7 EXISTING HOLLOW METAL EXTERIOR MAN DOOR.
- 8 TELEVISION MONITORS AND BRACKETS SUPPLIED AND INSTALLED BY TENANT'S A/V CONTRACTOR. VERIFY SIZES AND LOCATION WITH TENANT FOR RECESS IN PARTITION. SEE DETAIL 3/TI-AD.3.
- 9 5% OF THE TOTAL SEATING CAPACITY TO BE ALLOTTED FOR PERSONS WITH DISABILITIES WITH ISA, CLR, REQ'S AND ALL REQUIRED BY CODE TO COMPLY.
- 10 CONC. FILLED GUARD POST, 6" DIA. U.N.O. 42" H.
- 11 EXISTING EXTERIOR ROOF DRAIN TO REMAIN.
- 12 EXISTING STAIRS TO REMAIN - NO CHANGE.
- 13 EXISTING FIRE RISER, FIELD VERIFY.
- 14 TENANT PROVIDED AND INSTALLED MANUALLY PULL-DOWN PROJECTOR SCREEN
- 15 PROVIDE OCCUPANT LOAD SIGNAGE
- 16 PROVIDE CORNER GUARDS, TYPICAL.
- 17 INFILL EXISTING DOOR OPENING WITH STUCCO TO MATCH EXISTING WALL TEXTURE OVER EXTERIOR PLYWOOD SHEATHING OVER METAL STUDS WITH INSULATION.
- 18 PROVIDE 5% OF TOTAL LOCKER UNITS TO BE ACCESSIBLE TO COMPLY WITH ACCESSIBILITY REQUIREMENTS.
- 19 NEW OVERHEAD DOOR, SEE DOOR SCHEDULE TI-A5.1.

WALL LEGEND - ALL FLOOR PLANS

- | | |
|--|---|
| | EXISTING CONCRETE TILT-UP WALL |
| | NOT USED |
| | EXISTING STOREFRONT SYSTEM. |
| | NOT USED |
| | 8" WALL STUD FULL HEIGHT WALL TO UNDERSIDE OF STRUCTURE |
| | METAL STUD WALL SEE BELOW SEE 7/AD.4 FOR MORE DETAIL INFO |
| | 8'-0" H SECURITY GALVANIZED CHAIN LINK FENCING
A. SAME AS 5 EXTEND 9' A.F.F. |
| | WINDOW TYPE. REFER TO SHEET A5.2 FOR MORE INFORMATION |
| | FIRE EXTINGUISHER CABINET |

GENERAL NOTES - REFLECTED CEILING PLAN

1. ALL DRYWALL LIGHTS TO BE RECESSED TYPE.
2. ALL LIGHTS & SPRINKLER HEADS TO BE CENTER OF TILE PATTERN
3. ALL ROOMS TO HAVE EQUAL TILE PERIMETERS, U.N.O.
4. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL LIGHTS, SPRINKLERS, & MECHANICAL REGISTER, DIFFUSERS AND GRILLS.
5. FOR DRYWALL STUD FRAMING SEE DETAIL SHEET TI-AD.1
6. PROVIDE WINDOW SHADE @ ALL OFFICE & WAREHOUSE OFFICE WINDOW (INTERIOR AND EXTERIOR GLAZING) LOCATIONS
7. PROVIDE CLIP HOLD DOWNS AT GRID TO LIMIT ANY INFILTRATION AND EXFILTRATION.
8. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL A 2" OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1" OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.

KEYNOTES - REFLECTED CEILING PLAN

- 1 2' X 4' SUSPENDED HEAVY DUTY T-BAR GRID ACOUSTICAL TILE CEILING SYSTEM. SEE DETAIL 17/TI-AD.2
- 2 1 LAYER 5/8" TYPE "X" GYP. BD. ATTACHED TO UNDERSIDE OF CEILING JOIST.
- 3 GYP. BOARD SOFFIT FOR UPPER CASEWORK.
- 4 OPEN TO ROOF FRAMING ABOVE
- 5 THE CEILING IN THIS ROOM TO BE PROVIDED WITH ONE LAYER OF 6-1/4" SONOBATT INSULATION.

LEGEND - REFLECTED CEILING PLAN

- | | |
|--|--|
| | 2' X 4' SECOND LOOK TEGULAR EDGE CEILING. SEE RCL PLAN FOR CEILING HEIGHT. |
| | 5/8" GYP. BD. UNDER CEILING JOISTS SEE RCL PLAN FOR CEILING HEIGHT. |
| | 2'-0" X 4'-0" RECESSED FLORESCENT LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS. |
| | 1'-0" X 4'-0" FLORESCENT LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS. |
| | EMERGENCY EXIT LIGHTS |

PLUMBING FIXTURE NOTES

- | | |
|--|--|
| (A) PARTITION MOUNTED TOILET SEAT COVER DISPENSER TISSUE DISPENSER, NAPKIN DISPOSAL | (S) L-SHAPED GRAB BARS 1 1/4" DIA. W/SATIN FINISH |
| (B) RECESSED MOUNTED TOILET SEAT COVER DISPENSER AND TOILET TISSUE DISPENSER B-3547 | (T) COAT HOOKS, LOCATED WITHIN REACH RANGE SPECIFIED IN SECTION 11B-308. SEE TI-A0.3 |
| (C) TOWEL DISPENSER / WASTE RECEPTICAL B-3944 | (U) ELECTRICAL WATER HEATER. |
| (D) RECESSED MOUNTED TOILET SEAT COVER DISPENSER AND TOILET TISSUE DISPENSER WITH SANITARY DISPOSAL B-3547 | (V) 18"X54" MIRROR WITH BOTTOM EDGE OF THE REFLECTIVE SURFACE 20" MAX. ABOVE FINISH FLOOR (2016 CBC 11B-903.6). |
| (E) BAKED ENAMEL PARTITION, WALL HUNG W/STAINLESS STEEL HARDWARE. | (W) 48"X20" BENCH WITH BACK SUPPORT. SEE BENCH BACK SUPPORT DETAIL PER 11B-903.4 BENCH SHALL COMPLY TO 2016 CBC 11B-903. |
| (F) MIRROR - FIELD DIMENSION. B-290 @ WALL HUNG LAV.- 24"X48" | (X) DRINKING FOUNTAIN. |
| (G) COUNTERTOP MOUNTED LAVATORY | |
| (H) WALL HUNG LAVATORY, SEE PLUMBING DRAWINGS | |
| (J) MOP AND BROOM HOLDER W/ SHELF. B-239X34 | |
| (K) URINAL SEE PLUMBING DRAWINGS | |
| (L) FLOOR MOUNTED WATER CLOSET, SEE PLUMBING DRAWINGS | |
| (M) MOP SINK, SEE PLUMBING. | |
| (N) SOAP DISPENSER. COUNTERTOP MOUNTED. | |
| (O) SOAP DISPENSER. WALL MOUNTED B-2111 | |
| (P) LAMINATE PARTITION, WALL HUNG W/ STAINLESS STEEL HARDWARE AT OFFICE RESTROOMS. | |
| (Q) FLOOR DRAIN. SEE PLUMBING PLAN. | |
| (R) SAME AS "A" WITHOUT NAPKIN DISPOSAL. | |



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Owner:

Project:

**TORRANCE
 DCX 7**

950 FRANCISCO ST.
 TORRANCE, CA

Consultants:

Civil:	THIENES
Structural:	HSA
Mechanical:	RPM
Plumbing:	RPM
Electrical:	RPM
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

Title: **Building 1 Overall Floor Plan**

Project Number: 19436
 Drawn by: ML
 Date: 10/24/19
 Revision:

Sheet:

1-TI-A2.1

Owner:

Project:

TORRANCE
DCX 7

950 FRANCISCO ST.
TORRANCE, CA

Consultants:

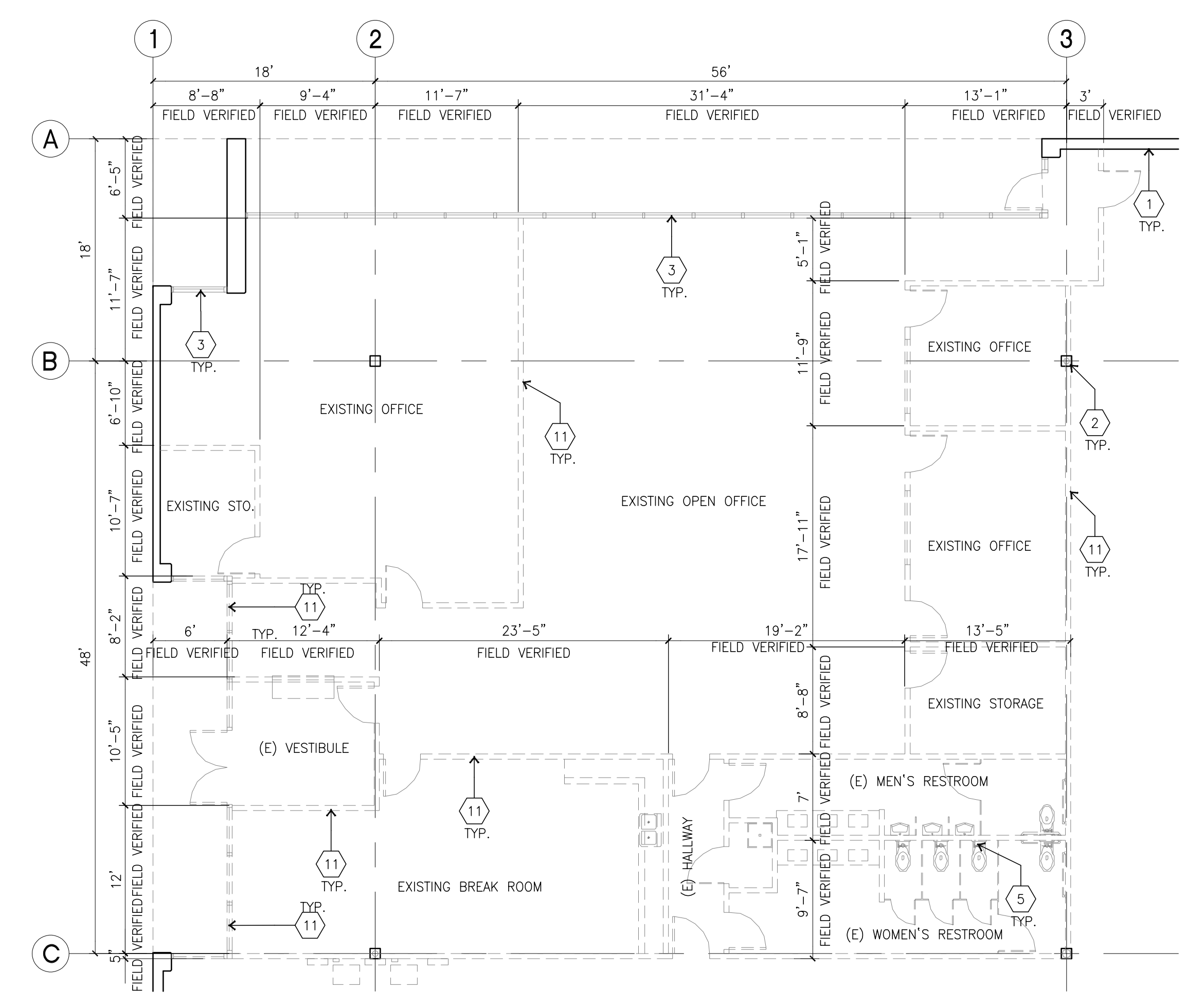
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Structural:	HSA
Mechanical:	RPM
Plumbing:	RPM
Electrical:	RPM
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

Title: Building 1 Overall Floor Plan

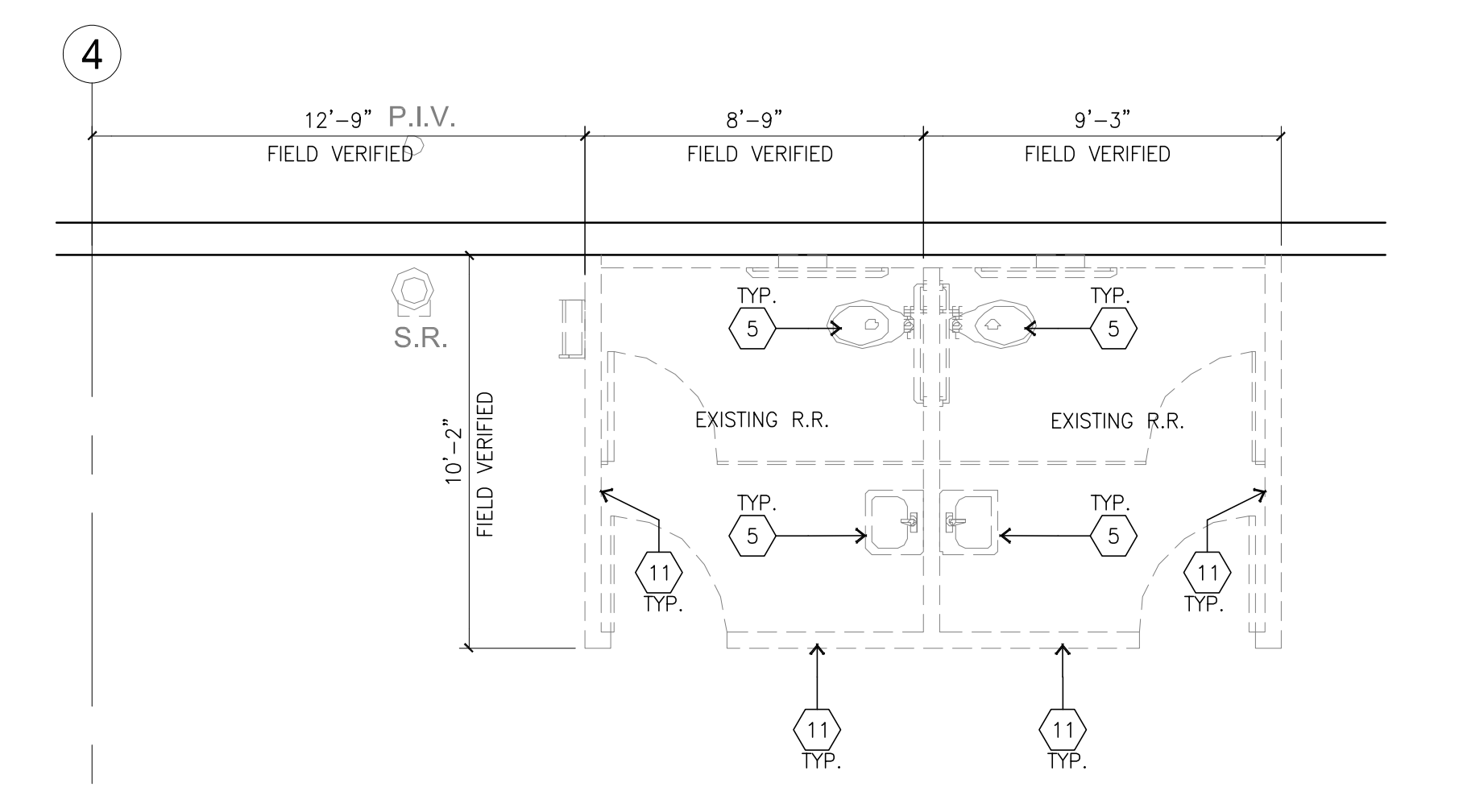
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Drawn by: ML
Date: 10/24/19
Revision:

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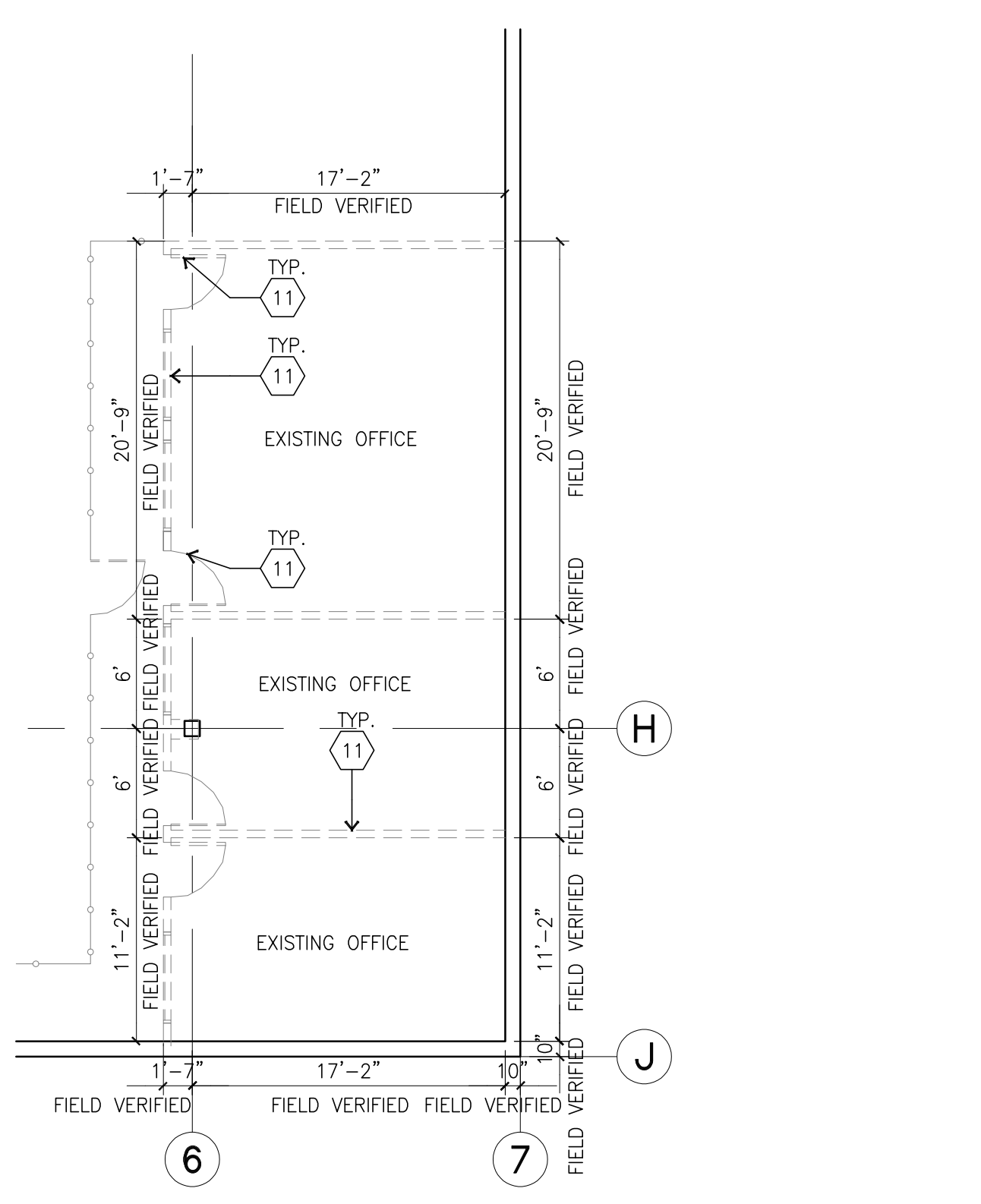
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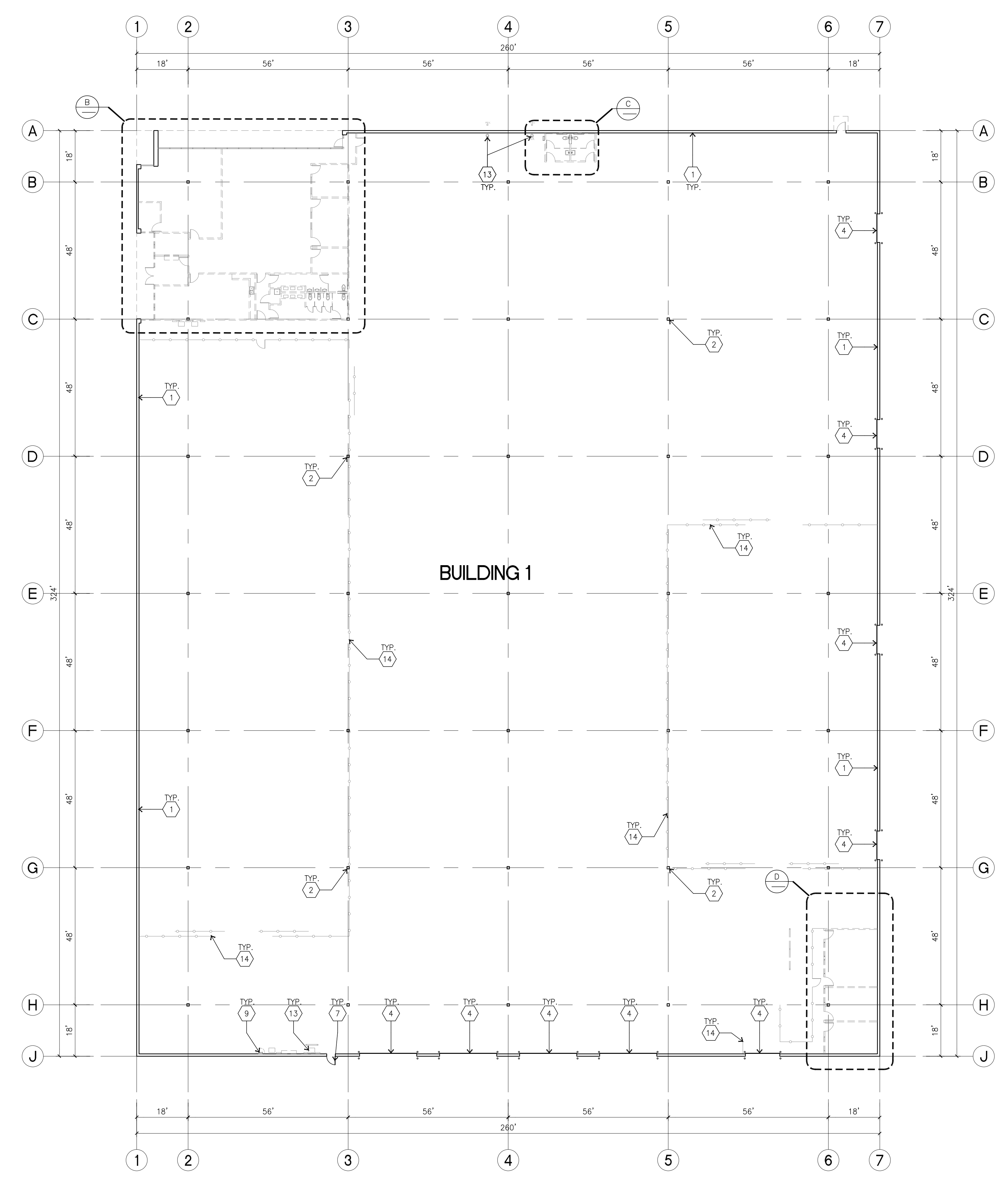
ENLARGED FLOOR PLAN (B)
SCALE: 1/8" = 1'-0"
scale: 1/8"=1'-0"



ENLARGED FLOOR PLAN (C)
SCALE: 1/4" = 1'-0"
scale: 1/4"=1'-0"



ENLARGED FLOOR PLAN (D)
SCALE: 1/8" = 1'-0"
scale: 1/8"=1'-0"



OVERALL FLOOR PLAN (A)
SCALE: 1" = 20'-0"
scale: 1"=20'-0"

ALL LEGEND - ALL FLOOR PLANS

- 1 - - - - - EXISTING TO BE DEMOLISHED
- 2 - - - - - EXISTING TO REMAIN

KEYNOTES - FLOOR PLAN

- 1 EXISTING CONCRETE TILT-UP PANEL TO REMAIN.
- 2 EXISTING STRUCTURAL STEEL COLUMN TO REMAIN.
- 3 EXISTING TYPICAL STOREFRONT SYSTEM WITH GLAZING TO REMAIN.
- 4 EXISTING OVERHEAD DOOR TO REMAIN.
- 5 REMOVE EXISTING PLUMBING FIXTURES, TOILET ACCESSORIES, TOILET PARTITION & ALL RELATED ITEMS. PATCH/REPAIR & PREPARE EXISTING FLOOR SLAB, WALL WHERE DEMOLITION OCCURS.
- 6 NOT USED.
- 7 EXISTING HOLLOW METAL EXTERIOR MAN DOOR TO REMAIN.
- 8 EXISTING EXTERIOR ROOF DRAIN TO REMAIN.
- 9 EXISTING ROOF ACCESS LADDER TO REMAIN.
- 10 EXISTING FIRE RISER TO REMAIN, FIELD VERIFY.
- 11 REMOVE EXISTING NON-LOAD BEARING WALL, DOORS, FRAMES, WINDOWS, ETC. AND ALL RELATED ITEMS AS SHOWN ON PLAN IN DASHED LINES. PATCH/REPAIR & PREPARE EXISTING WALLS, FLOOR SLAB, FINISH, ETC. TO REMAIN WHERE DEMOLITION OCCURS.
- 12 EXISTING MILLWORK TO BE REMOVED.
- 13 EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
- 14 EXISTING CHAIN LINK FENCE AND GATE TO BE DEMOLISHED.



Owner:

Project:

**TORRANCE
DCX 7**

950 FRANCISCO ST.
TORRANCE, CA

Consultants:

Civil:	THIENES
Structural:	HSA
Mechanical:	RPM
Plumbing:	RPM
Electrical:	RPM
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

Title: Building 1 Overall Roof Plan

Project Number: 19436

Drawn by: ML

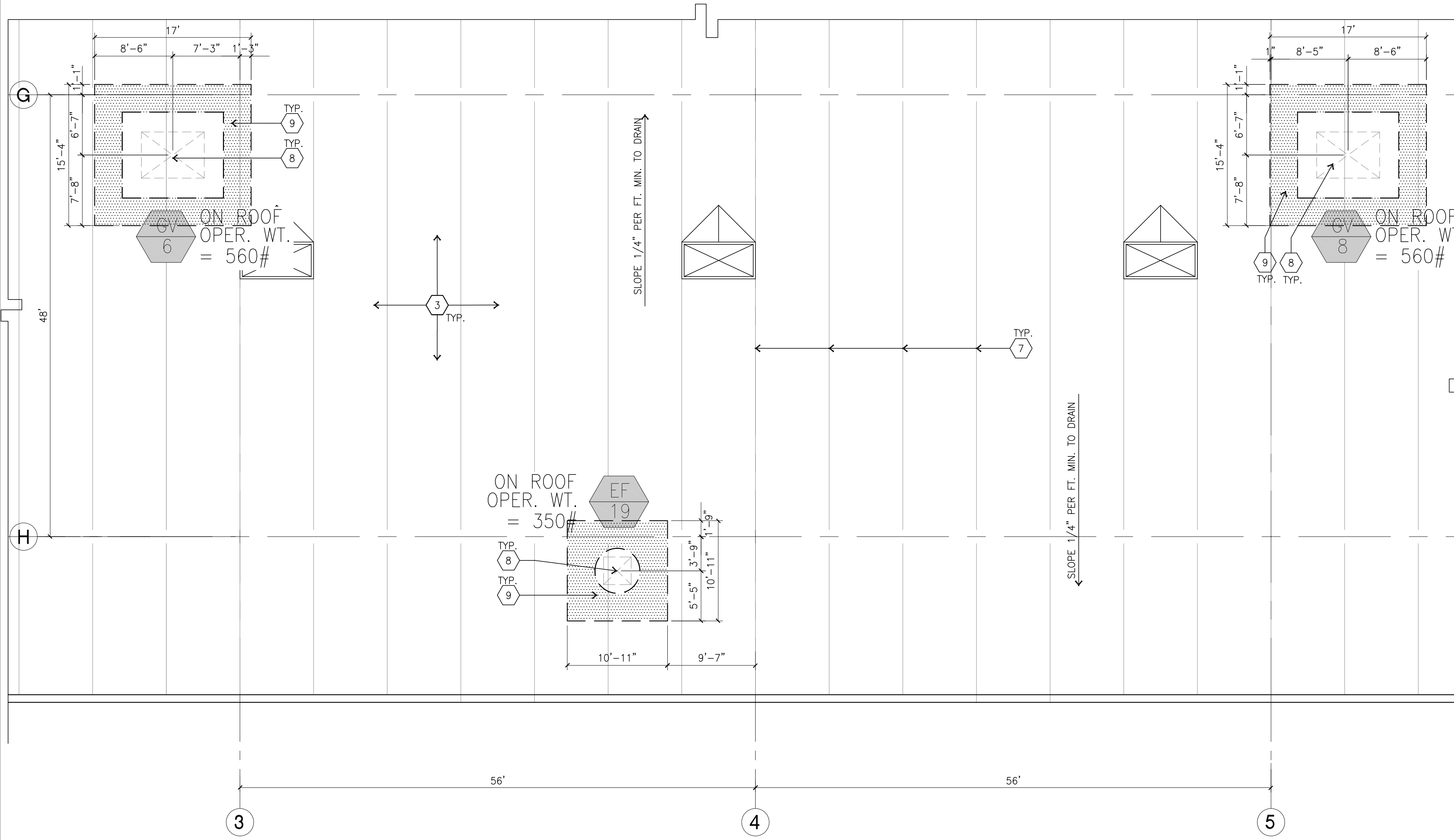
Date: 10/24/19

Revision:

Sheet:

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CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT



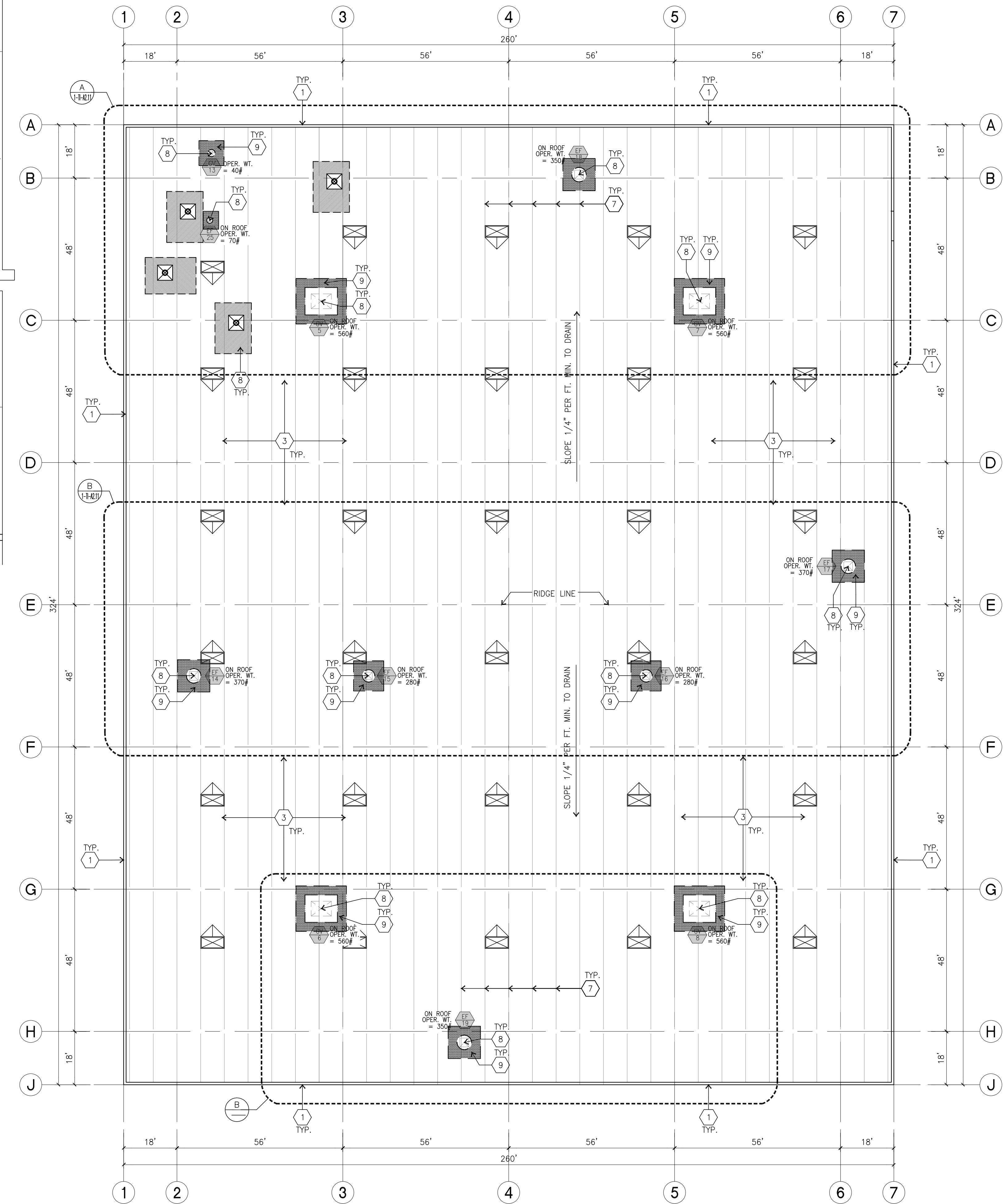
ENLARGED ROOF PLAN
scale: 1/8"=1'-0"
SCALE: 1/8"=1'-0"
TRUE NORTH

ROOF PLAN KEYNOTES

- 1 EXISTING CONCRETE PARAPET.
- 2 EXISTING FUTURE 25T GAS / ELECTRIC POWER AIR CONDING UNIT
- 3 EXISTING SINGLE PLY 60 MIL TPO OVER DENS-DECK WITH (2) 4" RIGID INSULATION
- 4 EXISTING ROOF HATCH.
- 5 EXISTING INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
- 6 EXISTING PARAPET RETURN.
- 7 EXISTING STRUCTURAL JOIST.
- 8 NEW ROOF TOP UNITS, SEE MECHANICAL SHEETS.
- 9 ROOF TOP WALKING PAD, SEE 10/TI-AD.6.

ROOF PLAN GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.O.)
- B. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION.
- C. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
- D. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
- E. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 9, 10/AD.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
- F. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
- G. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE.
- H. ALL SKYLIGHTS TO BE DESIGNED FOR 110 M.P.H., EXPOSURE "C" W/ STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING.
- I. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
- J. NOT USED
- K. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN).
- L. ROOFING TO BE DESIGNED FOR 1 90
- M. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.
- Q. WHITE SCRIM FOIL INSULATION UNDER ENTIRE ROOF DECK (ADD ALTERNATE)
- S. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS
- T. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.



OVERALL ROOF PLAN
scale: 1"=20'-0"
SCALE: 1"=20'-0"
TRUE NORTH



Owner:

Project:

**TORRANCE
DCX 7**

950 FRANCISCO ST.
TORRANCE, CA

Consultants:

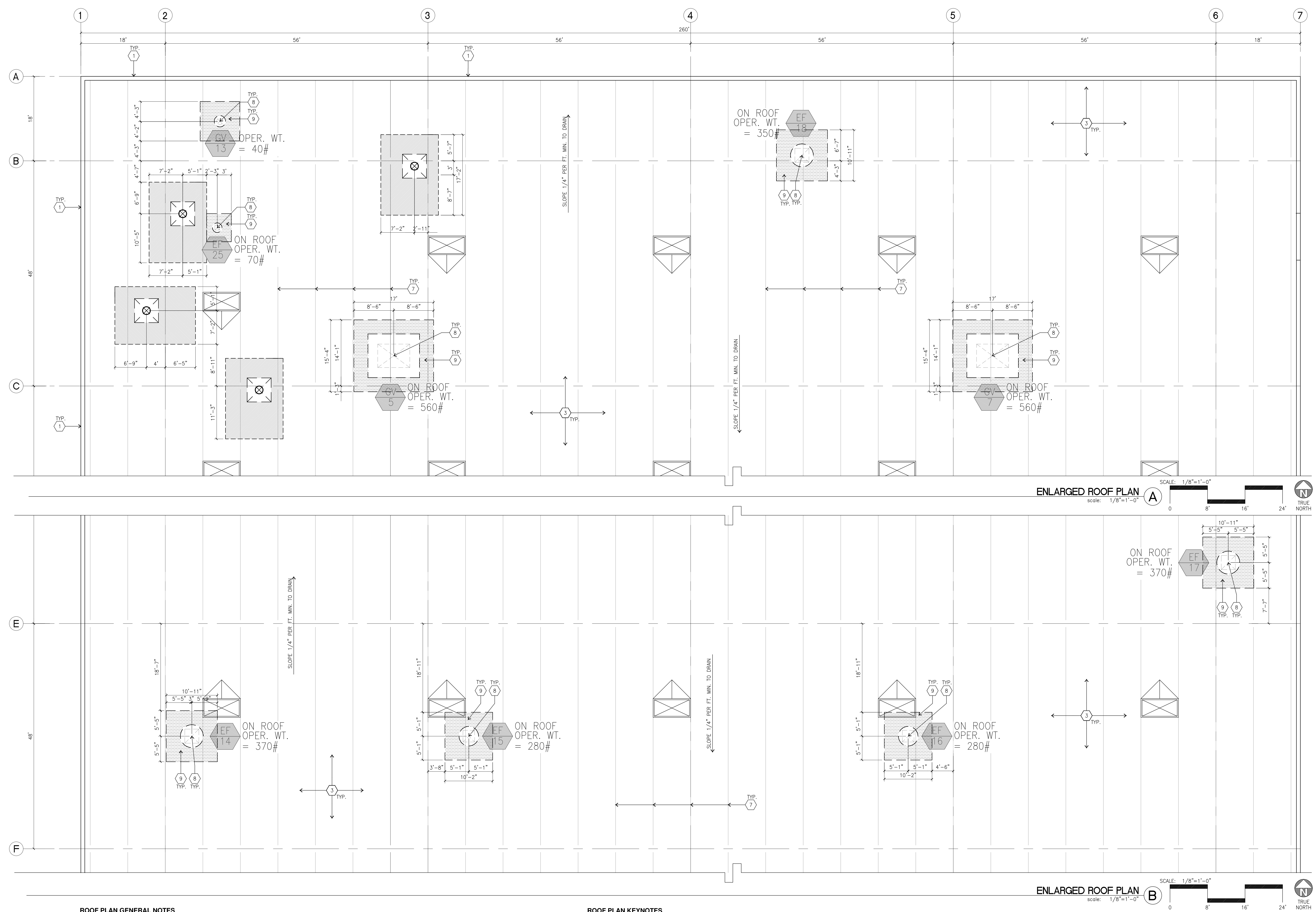
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Structural:	HSA
Mechanical:	RPM
Plumbing:	RPM
Electrical:	RPM
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

Title: Building 1 Overall Roof Plan

Project Number: 19436
Drawn by: ML
Date: 10/24/19
Revision:

Sheet:

1-TI-A2.11



ROOF PLAN GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.O.)
- B. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION.
- C. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
- D. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
- E. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 9, 10/AD.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
- F. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
- G. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE.
- H. ALL SKYLIGHTS TO BE DESIGNED FOR 110 M.P.H., EXPOSURE "C" W/ STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING.
- I. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
- J. NOT USED
- K. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN).

ROOF PLAN KEYNOTES

- L. ROOFING TO BE DESIGNED FOR I 90
- M. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.
- O. WHITE SCRIM FOIL INSULATION UNDER ENTIRE ROOF DECK (ADD ALTERNATE)
- S. ROOF DRAINS, OVERFLOW DRAINS AND RANWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS
- T. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
- (1) EXISTING CONCRETE PARAPET.
- (2) EXISTING FUTURE 25T GAS / ELECTRIC POWER AIR CONDIONING UNIT
- (3) EXISTING SINGLE PLY 60 MIL TPO OVER DENS-DECK WITH (2) 4" RIGID INSULATION
- (4) EXISTING ROOF HATCH.
- (5) EXISTING INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
- (6) EXISTING PARAPET RETURN.
- (7) EXISTING STRUCTURAL JOIST.
- (8) NEW ROOF TOP UNITS, SEE MECHANICAL SHEETS.
- (9) ROOF TOP WALKING PAD, SEE 10/TI-AD.6.



Owner:

Project:

**TORRANCE
DCX 7**

950 FRANCISCO ST.
TORRANCE, CA

Consultants:

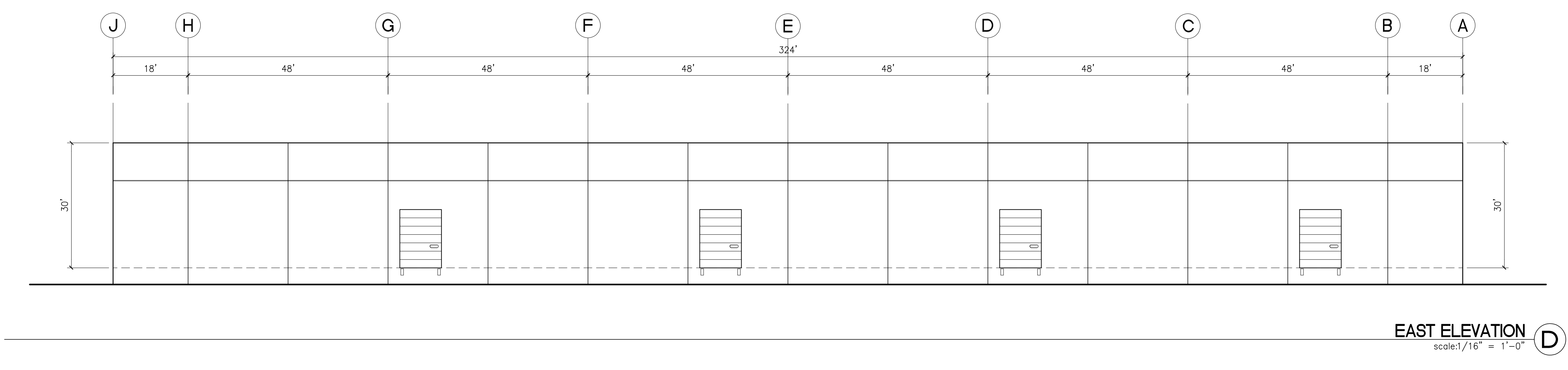
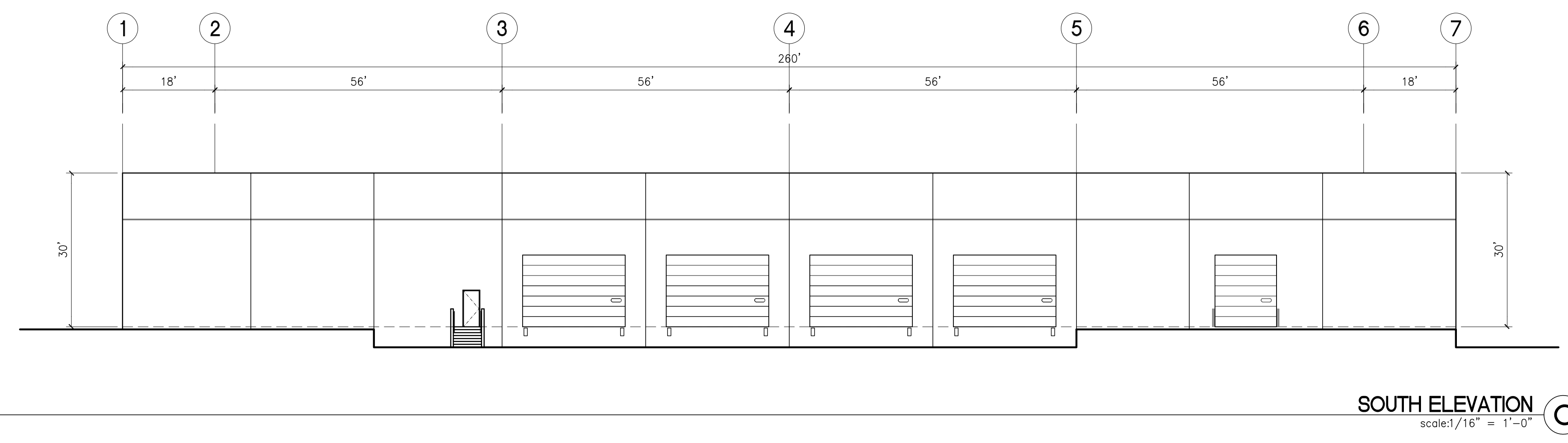
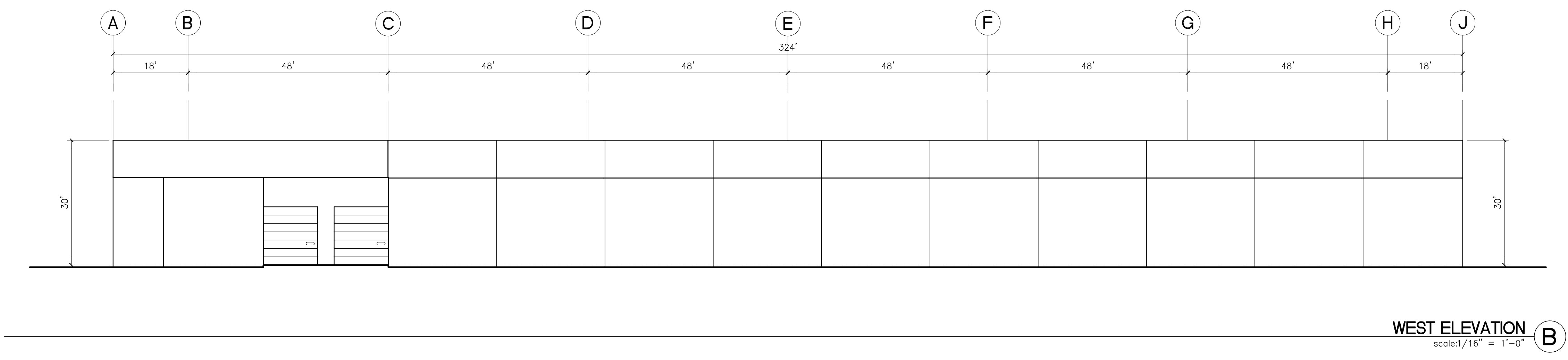
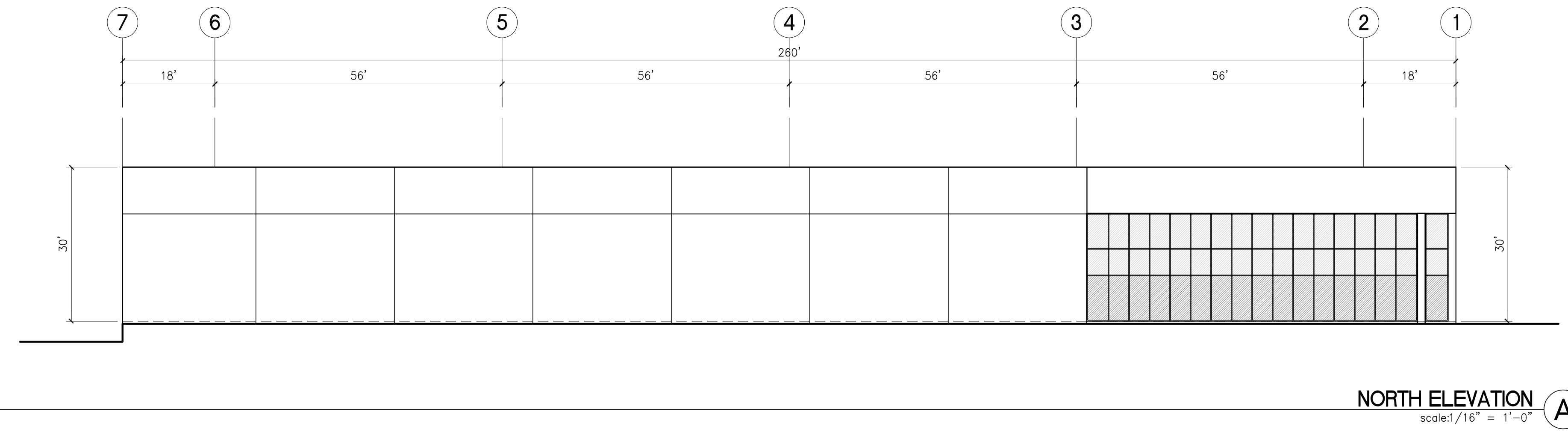
Civil:	THIENES
Structural:	HSA
Mechanical:	RPM
Plumbing:	RPM
Electrical:	RPM
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

Title: **Building 1 Elevations**

Project Number: 19436
Drawn by: ML
Date: 10/24/19
Revision:

Sheet:

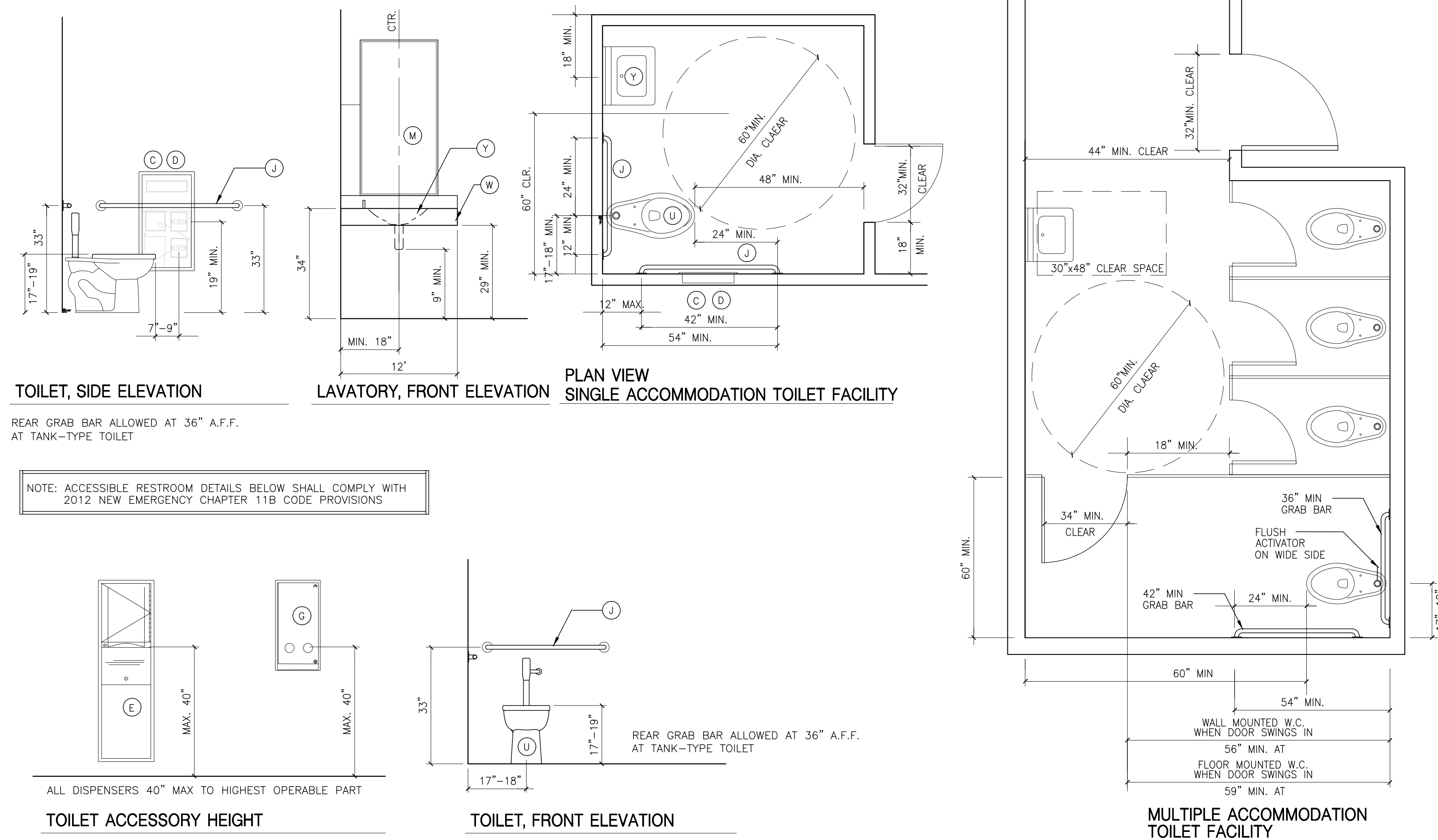
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OVERHEAD DOOR SCHEDULE

DOOR		DOOR/RELITE						FRAME			FIRE RATING	HARDWARE SET	CARD READER	REMARKS
NO.	ROOM NAME	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	PAIR	TYPE	MATERIAL	FINISH				
CE1001	WAREHOUSE	A	3'-0"	7'-0"	AL	CLR ANOD.		AL	CLR ANOD.			V2.4, SET 40 Y (1)	SEE V2.4 HARDWARE SCHEDULE 11-AS.3	
CE1201	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1202	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1203	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1204	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1205	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1206	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1207	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1208	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1209	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1210	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1211	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1212	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1213	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1214	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1215	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1216	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1217	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1218	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1219	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
CE1220	WAREHOUSE	G2	10'-0"	10'-0"	MEAL	(E)		(E)	(E)	(E)		(E)		
W401	WAREHOUSE	G2	12'-0"	14'-0"	MEAL/FABRIC			STEEL				11		
W401.1	WAREHOUSE	G2	12'-0"	14'-0"	FABRIC			STEEL				11		
W402	WAREHOUSE	G2	12'-0"	14'-0"	MEAL/FABRIC			STEEL				11		
W402.1	WAREHOUSE	G2	12'-0"	14'-0"	FABRIC			STEEL				11		

FIXTURE NOTES



HPA
architecture

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92612
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email: hpa@hparchs.com

LICENSED ARCHITECT
MICHAEL J. COOPER
C-22276
08-31-21
RENEWAL
DATE

Owner:

Project:

**TORRANCE
DCX 7**

950 FRANCISCO ST.
TORRANCE, CA

Consultants:

Civil: THIENES
Structural: HSA
Mechanical: RPM
Plumbing: RPM
Electrical: RPM
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

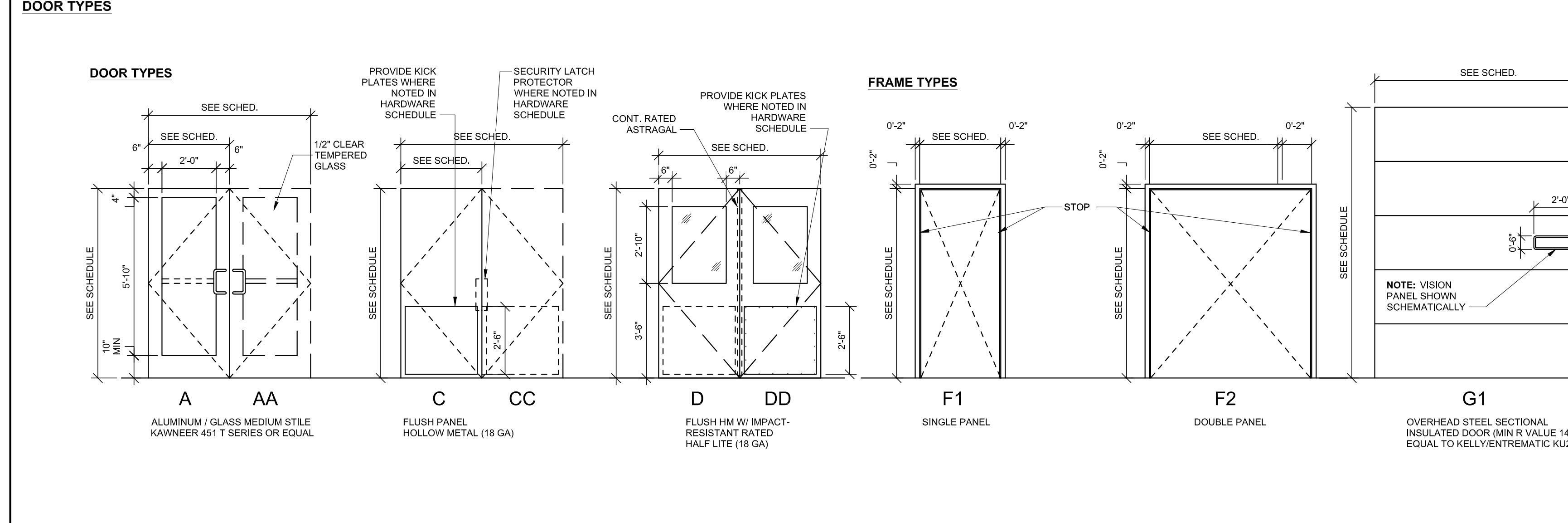
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Project Number: 19436
Drawn by: ML
Date: 10/24/19
Revision:

Sheet:

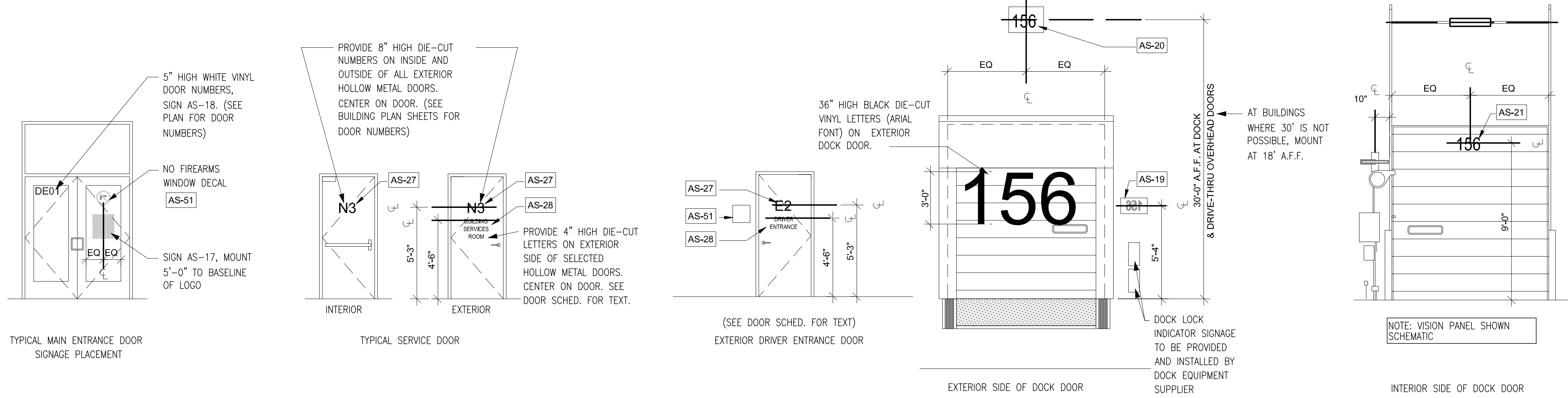
DOOR LEGEND

VISUAL DOOR TYPE



DOOR NOTES

- LOCKS SHALL BE KEY OPERATED FROM THE OUTSIDE, AND OPERATED FROM THE INSIDE USING A DEVICE NOT PROHIBITED BY C.B.C. CHAPTER 10.
- ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (C.B.C. 1004.3).
- TYPE OF LOCK OR LATCH.
- EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR AND SPECIAL KNOWLEDGE OR EFFORT.
- PANIC HARDWARE OR LEVER HARDWARE.
- EXCEPTION: IN GROUP B OCCUPANCIES, KEY LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS IF THERE IS A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING OCCUPIED" THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.
- DEADBOLTS SHALL CONTAIN HARDENED INSERTS OR EQUIVALENT.
- STRAIGHT DEADBOLTS SHALL HAVE A MIN. 1" THROW WITH A MIN. 5/8" EMBEDMENT.
- HOOK OR EXPANDING LUG DEADBOLTS SHALL HAVE A MIN. 3/4" THROW.
- ALL LOCKS WHICH AUTOMATICALLY ACTIVATE 2 OR MORE DEADBOLTS SHALL EMBED MIN. 1/2" BUT NEED NOT EXCEED 1/4" INTO HOLDING.
- PIN TYPE HINGES ACCESSIBLE FROM THE EXTERIOR SHALL HAVE NON-REMOVABLE PINS.
- ACCESSIBLE MORTISE OR RIM TYPE CYLINDER LOCKS INSTALLED IN HOLLOW METAL DOORS SHALL BE PROTECTED BY CYLINDER GUARDS IF THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR.
- PROVIDE TWO PADLOCK AND HASP AT BOTH JAMBS OF EACH TRUCK DOOR.
- EXITS SHALL BE ILLUMINATED AT ANY TIME BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT FLOOR LEVEL.
- ALL FIRE-RATED DOORS SHALL HAVE COMPLETE EQUALLY-RATED ASSEMBLIES INCLUDING FRAMES, SMOKE SEALS, CLOSERS, ETC.
- ALL INTERIOR DOORS SHALL HAVE SILENCERS.
- LOCATE HINGE SIDE OF ROUGH DOOR OPENING 4" FROM ADJACENT PERPENDICULAR WALL FRAMING UNLESS DIMENSIONED OTHERWISE.
- ALL SOLID CORE WOOD DOORS SHALL BE FINE STRAIT STAINED OAK FINISH WITH A CLEAR COAT OF SEALER.
- ALL HARDWARE SHALL BE LEVER TYPE EXCEPT MAIN ENTRANCE PROPERLY LABELED, OR WHERE PANIC HARDWARE OCCURS.
- DEADBOLTS ON EXIT DOORS SHALL BE OPERATED BY THE SINGLE ACTION (LEVER OR PANIC).
- PANIC HARDWARE SHALL COMPLY W/ SECTION 1008.1.9 FOR DOORS WITH CLOSERS, SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEG., DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR.
- ALL EXIT DOORS SHALL COMPLY WITH SECTION 1008-1008.1:
 - CLEAR WIDTH OF EACH DOOR OPENING SHALL BE A MIN. 32" OR PER SEC. 1005.1, WHATEVER IS GREATER.
 - MIN. DOOR HEIGHT OF 6'-8"
 - SHALL BE CAPABLE OF OPENING 90 DEGREES.
 - THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48" NORMAL.
 - EXIT DOOR SHALL BE SIDE-HINGED SWINGING TYPE.

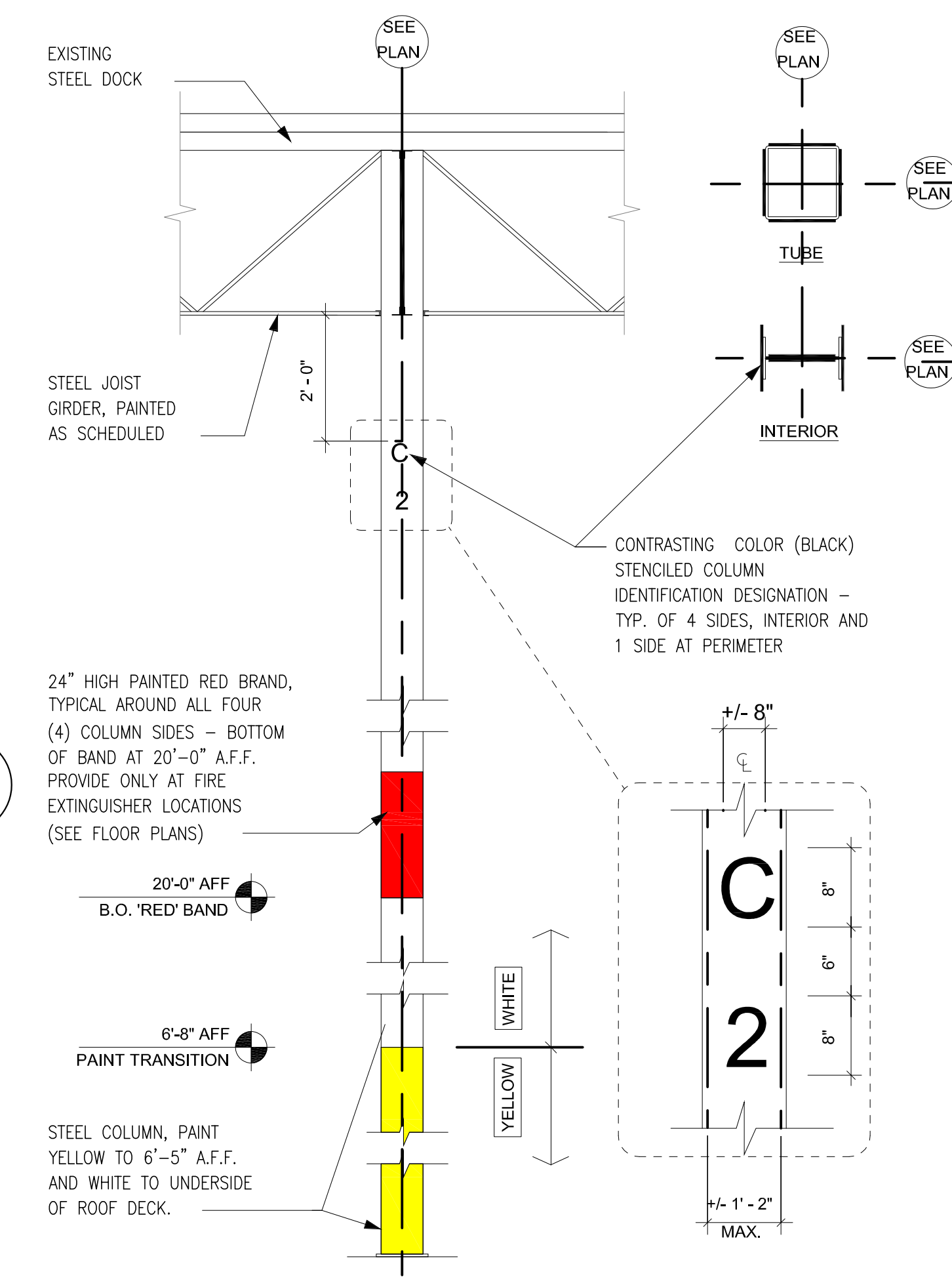


DOOR SIGN PLACEMENT DETAILS

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

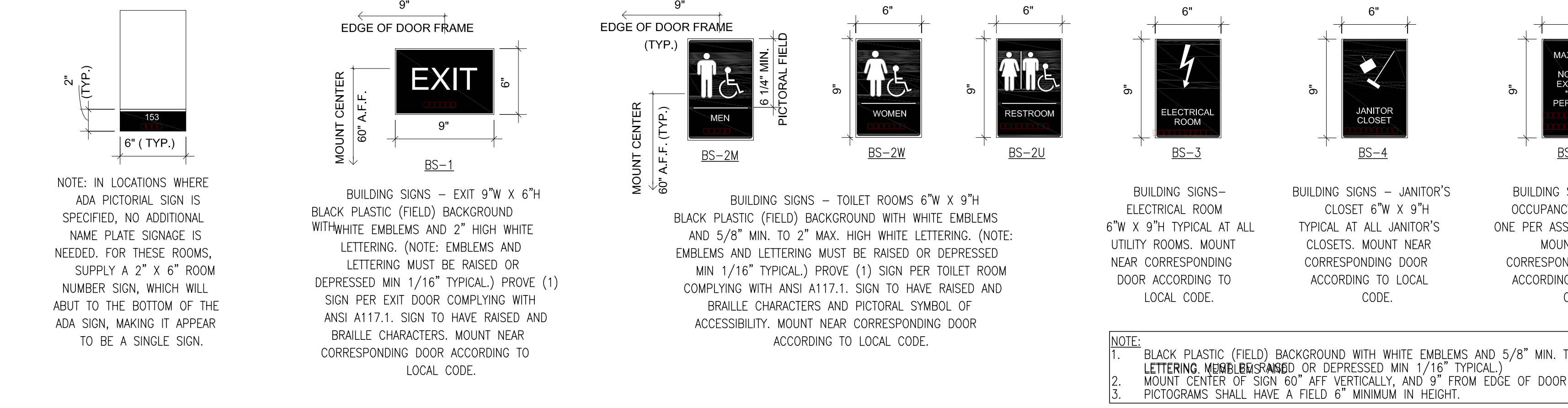
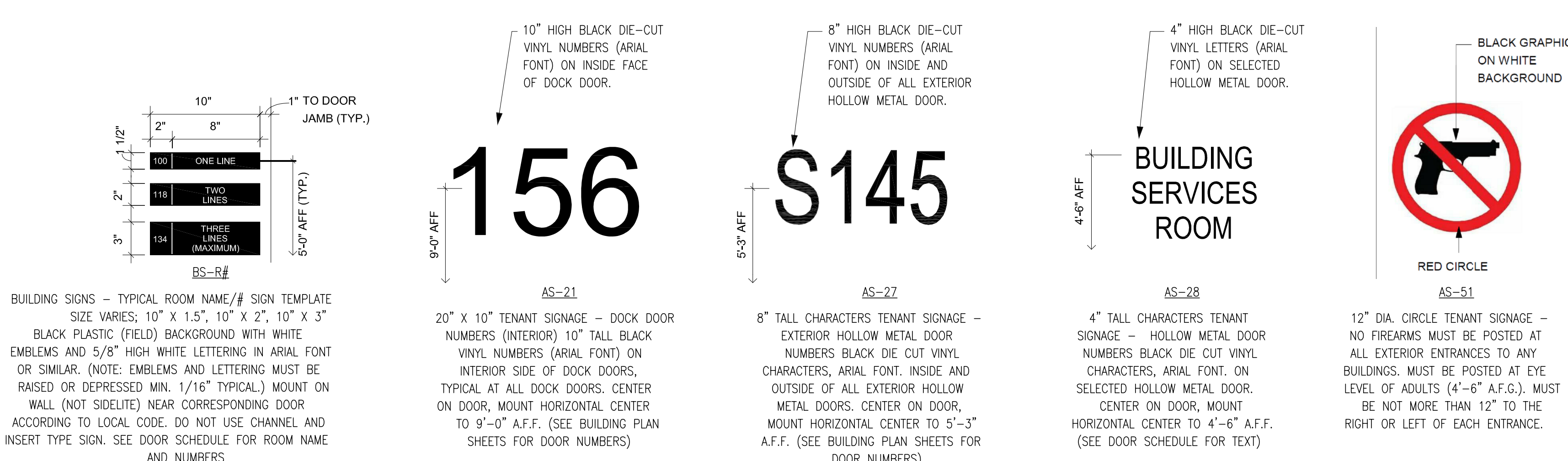
TYPICAL SIGN MOUNTING

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



DOOR SIGNS

SCALE: NTS

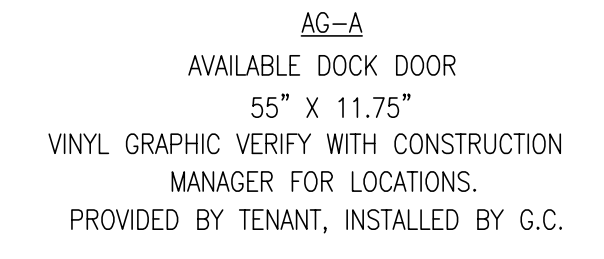
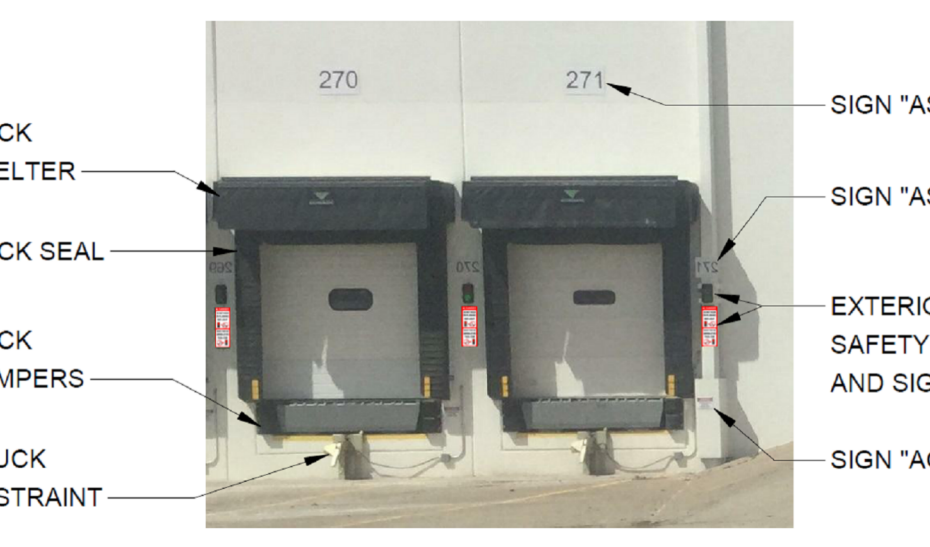
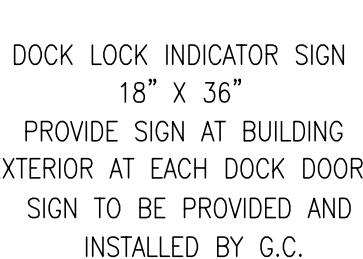


SIGNS

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

GRAPHICS

SCALE: 3/4" = 1'-0"



SIGNAGE AT EXTERIOR DOCK

SCALE: NTS

SIGNAGE AT EMERGENCY EXIT DOOR

SCALE: NTS

AVAILABLE DOCK (AG-A)

SCALE: NTS

DOCK LOCK INDICATOR

SCALE: NTS

VINYL GRAPHICS GENERAL NOTES

- DOOR SIGNS:
 SEE DOOR SIGN PLACEMENT DETAIL ON THIS SHEET FOR MOUNTING HEIGHTS.
- SPECIFICATIONS:
 SEE WORLDWIDE REAL ESTATE SIGNAGE STANDARDS (REV. 10) FOR COLOR GENERAL NOTES AND ADDITIONAL SIGNAGE COLORS.
- DESCRIPTION:
 CUSTOM CUT VINYL GRAPHICS, ATTACHED TO FIRST SURFACE OF EXTERIOR GLASS.
- GRAPHICS AND TYPOGRAPHY:
 SIGN GRAPHICS ARE HEAVY DUTY .3M VINYL. LOGO IS A HIGH RESOLUTION DIGITAL PRINT ON PERMANENT ADHESIVE. PRESSURE SENSITIVE VINYL. SUBSTRATE WITH LUSTER OVER LAMINATE, CUT TO SHAPE FROM VECTOR FILE. COPY IS MATTE WHITE VINYL.
- INSTALLATION:
 LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATION WILL BE APPROVED ON SITE BY THE TENANT REPRESENTATIVE.
- SUBMITTALS:
 THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION - (3) SETS OF SHOP DRAWINGS AND (3) 6" X 6" VINYL SAMPLES OF EACH SIGN FACE COLOR. SEE GENERAL CONSTRUCTION AND INSTALLATION SPECIFICATIONS FOR ADDITIONAL SUBMITTALS.
- SIGNAGE GENERAL NOTES
1. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
 2. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
 3. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
 4. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANS 117.1-2003
 5. TYPICAL SIGN FONT IS SET IN ARIAL.
 6. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.

HPA
 architecture

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 email: hpa@hparchs.com

LICENSED ARCHITECT
 MICHAEL J. HARRIS
 C-22276
 08-31-21
 RENEWAL DATE
 STATE OF CALIFORNIA

Owner:

Project:

TORRANCE
 DCX 7

950 FRANCISCO ST.
 TORRANCE, CA

Consultants:

Civil: THIENES
 Structural: HSA
 Mechanical: RPM
 Plumbing: RPM
 Electrical: RPM
 Landscape: HUNTER LANDSCAPE
 Fire Protection: -
 Soils Engineer: -

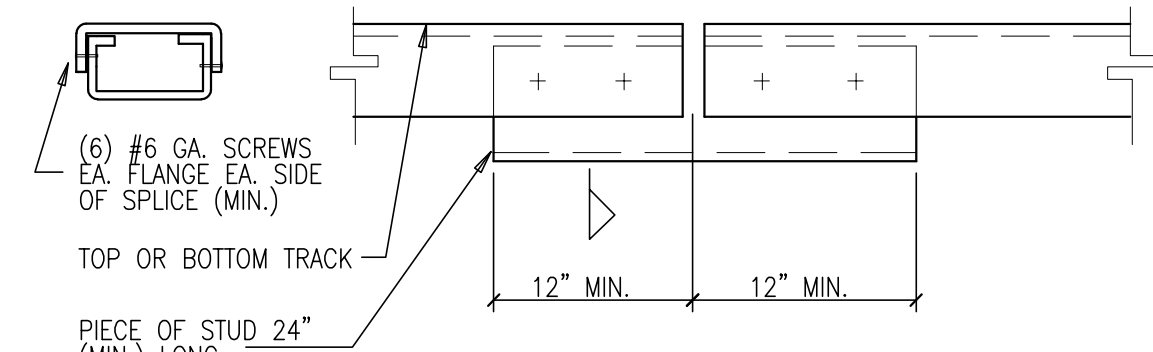
Title: DETAILS

Project Number: 19436
 Drawn by: ML
 Date: 10/24/19
 Revision:

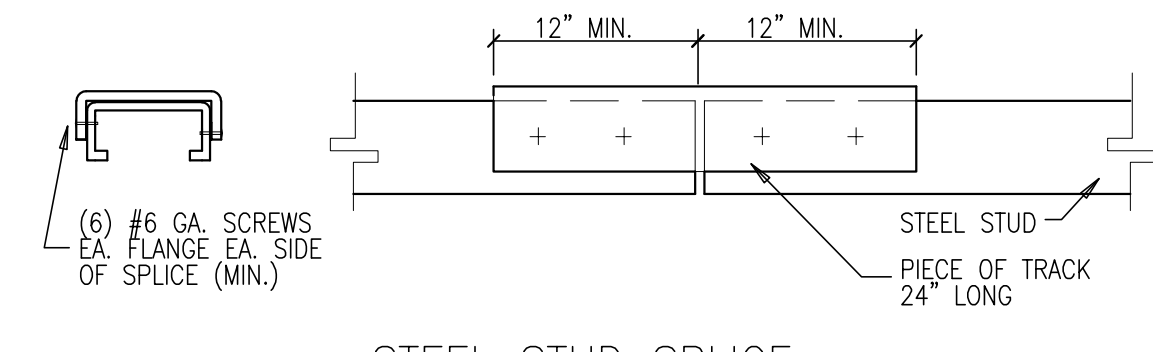
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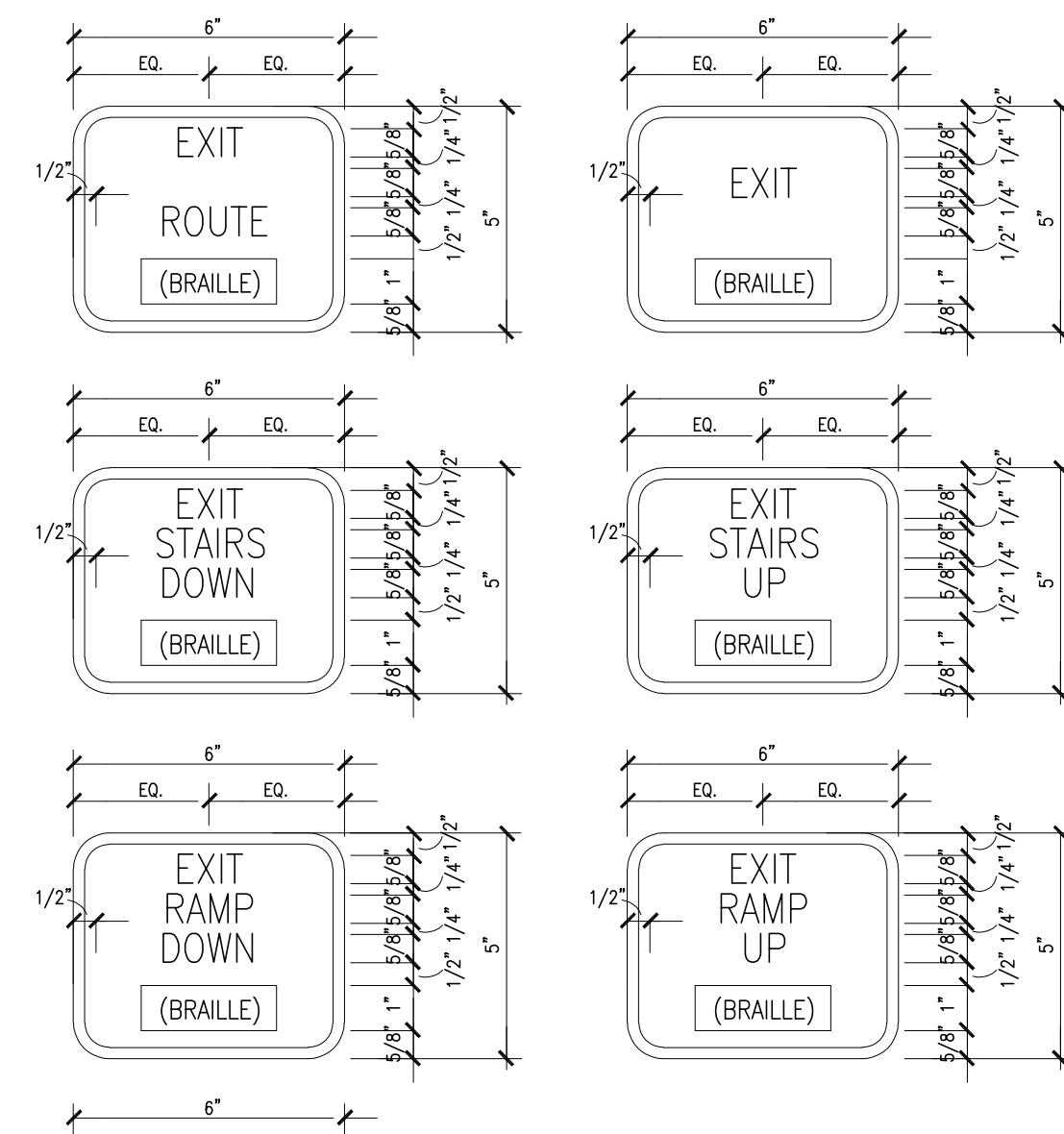


STEEL TRACK SPLICE



STEEL STUD SPLICE

TRACK SPLICE
SCALE: NONE 40114 (8)

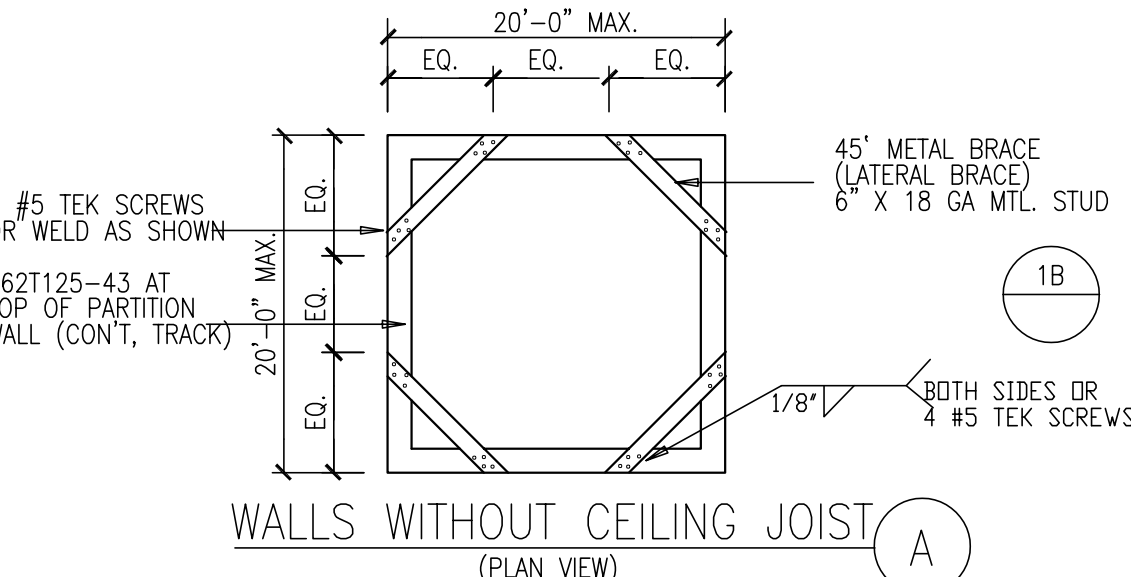


TACTILE EGRESS SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

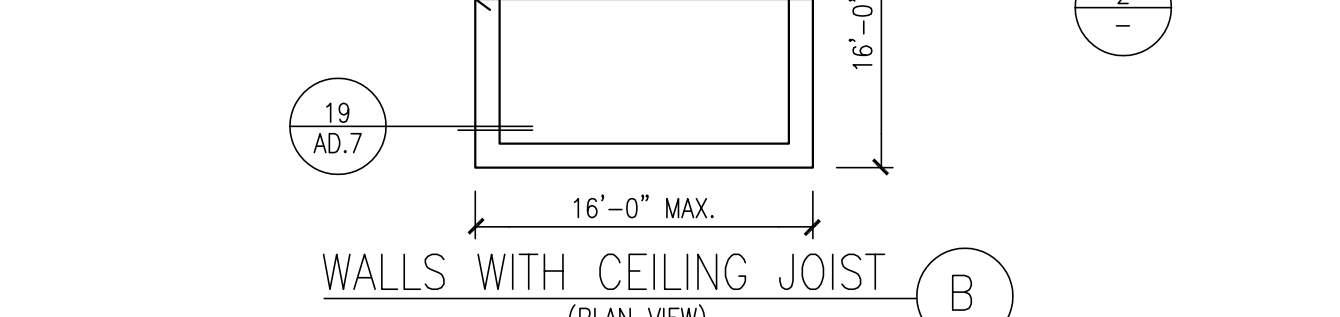
- TACTILE EXIT SIGNAGE, FOR THE PURPOSES OF **SEC 1013.4**, THE TERM, TACTILE EXIT SIGNS, SHALL MEAN THOSE REQUIRED SIGNS THAT COMPLY WITH **2016 CBC 11B-703.3 AND 11B-703.4**
- WHERE REQUIRED, TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS PER **2016 CBC SEC 1013.4**.

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

TACTILE EGRESS SIGNAGE
SCALE: N.T.S. 40115 (5)

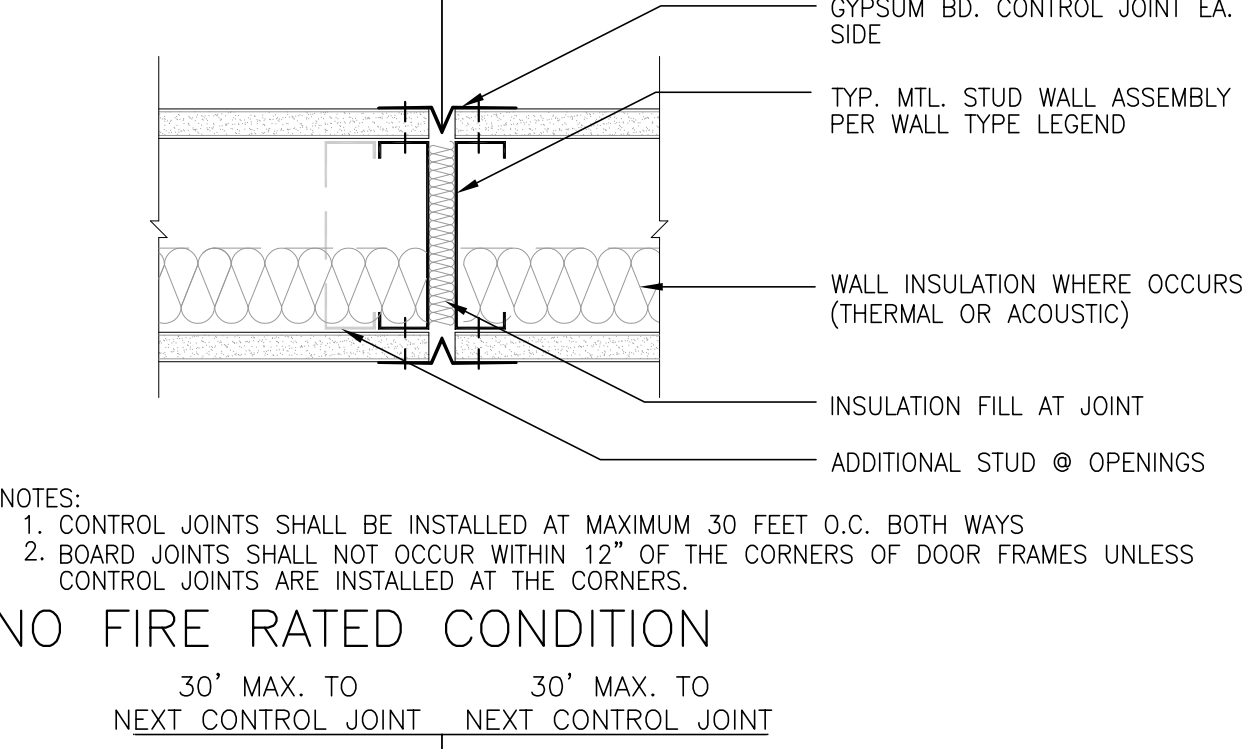


WALLS WITHOUT CEILING JOIST (PLAN VIEW) 40116 (1B)



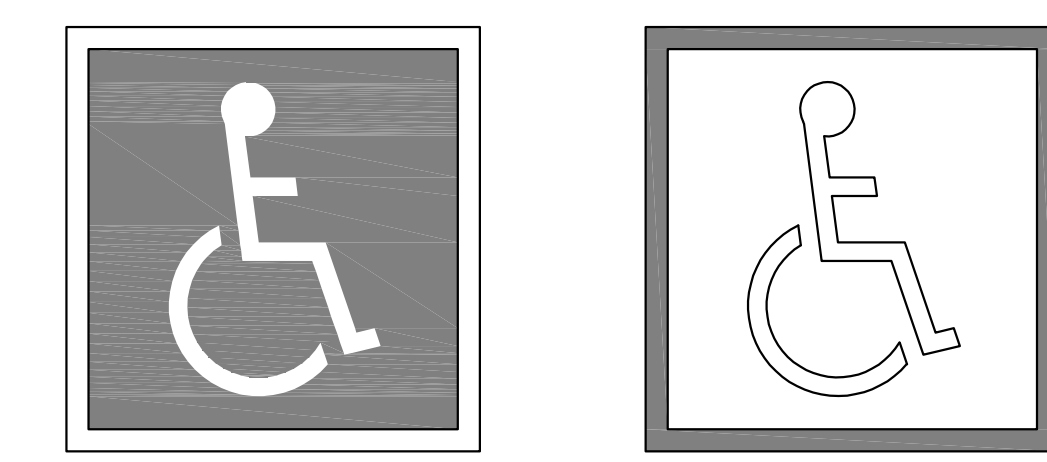
WALLS WITH CEILING JOIST (PLAN VIEW) 40117 (2)

TOP OF WALL BRACING
SCALE: NONE 40113 (6)

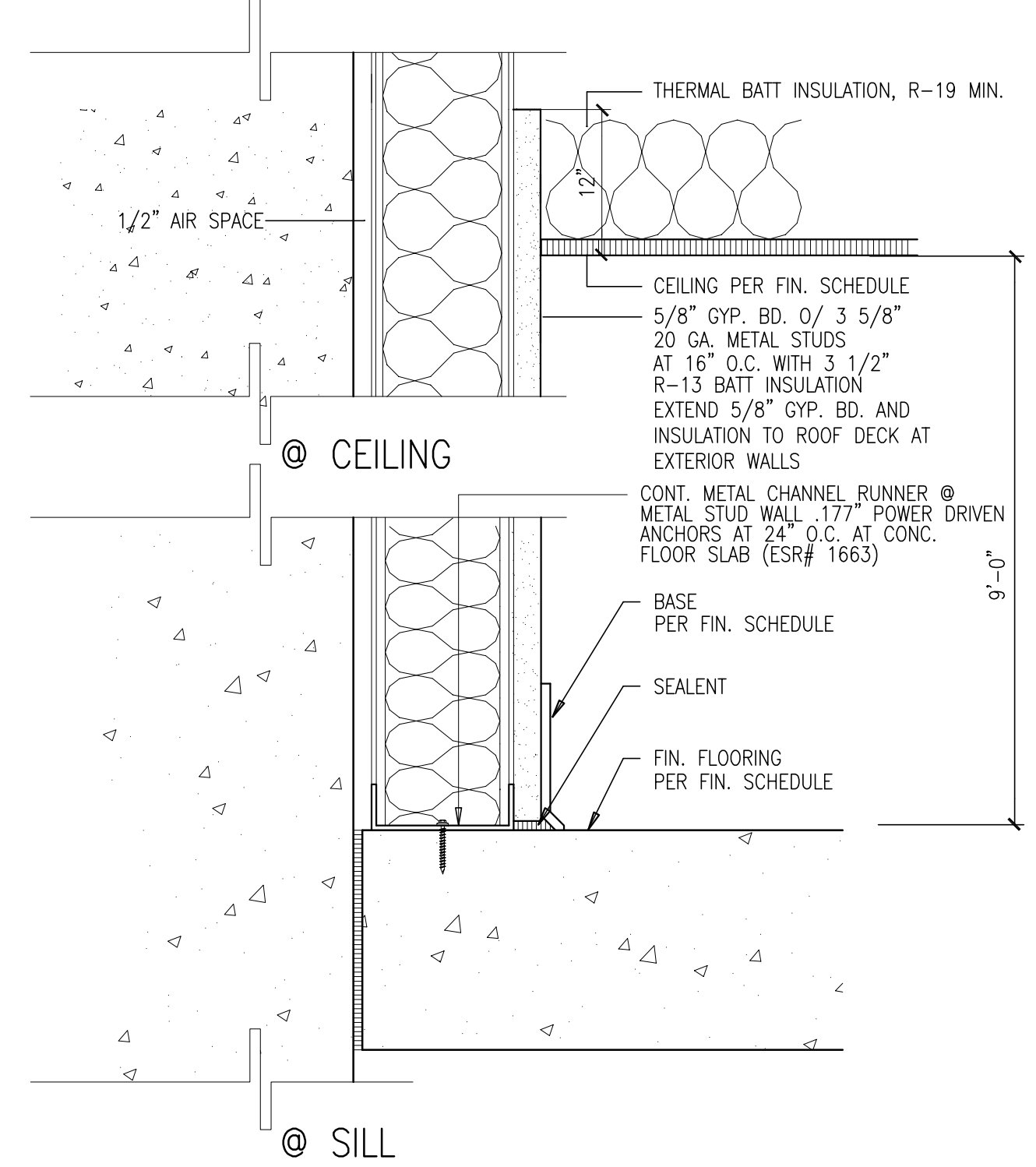


ONE HOUR RATED WALL
SCALE: 3/8"=1'-0" 40118 (7)

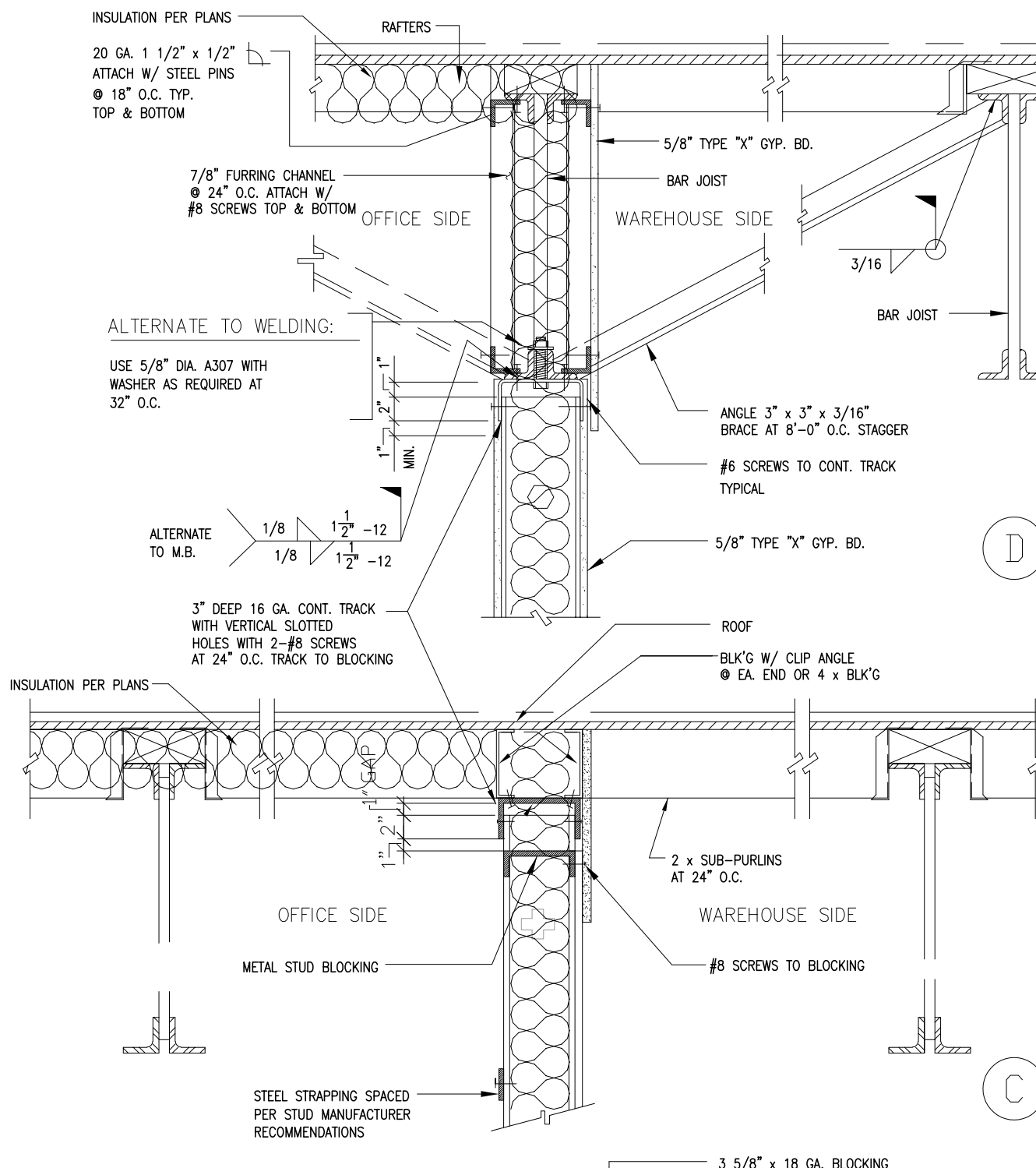
GYPSUM BOARD CONTROL JOINT
SCALE: 3/8"=1'-0" 40119 (8)



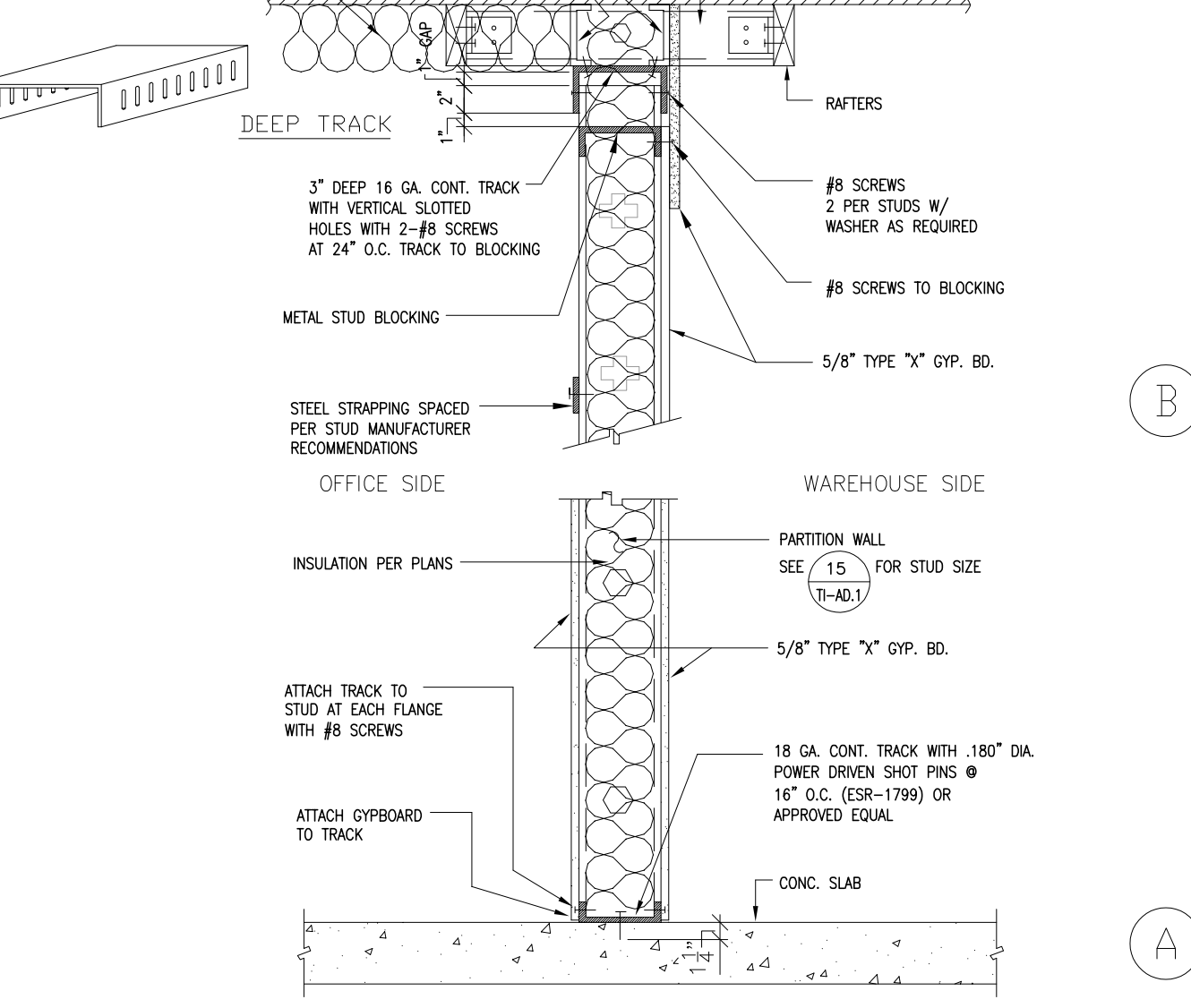
INTERNATIONAL ACCESSIBILITY SYMBOL
N. T. S. 40120 (2)



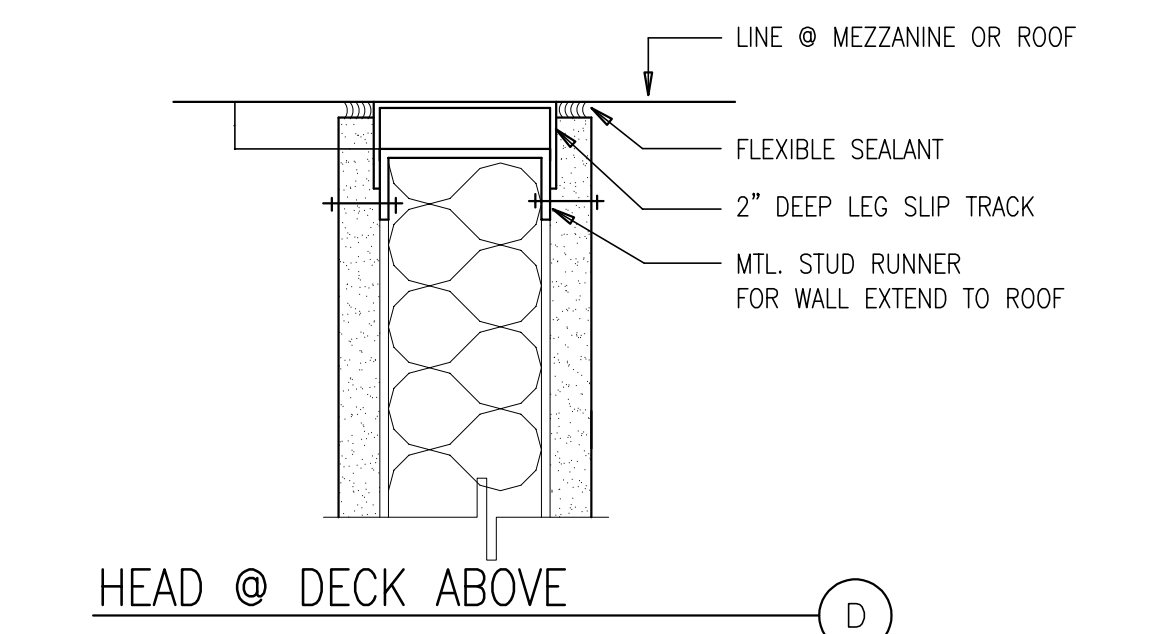
FURRING WALL DETAIL
N.T.S. 30216A (3)



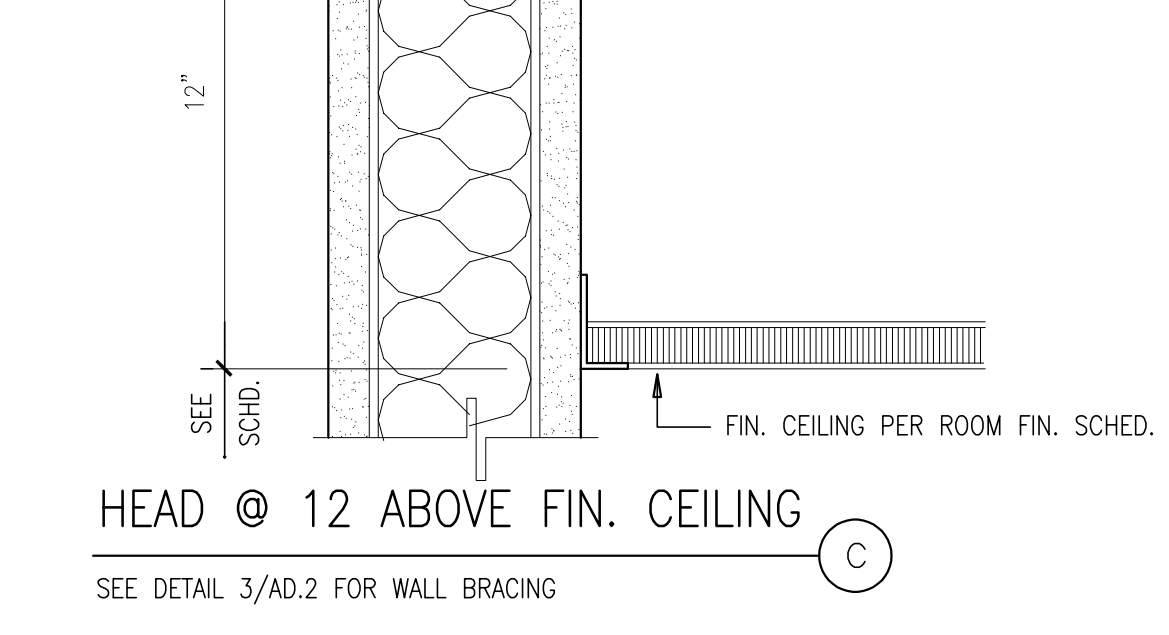
HARD LID CEILING AND SUSPENDED CEILING
SCALE: 3/8"=1'-0" 40121 (B)



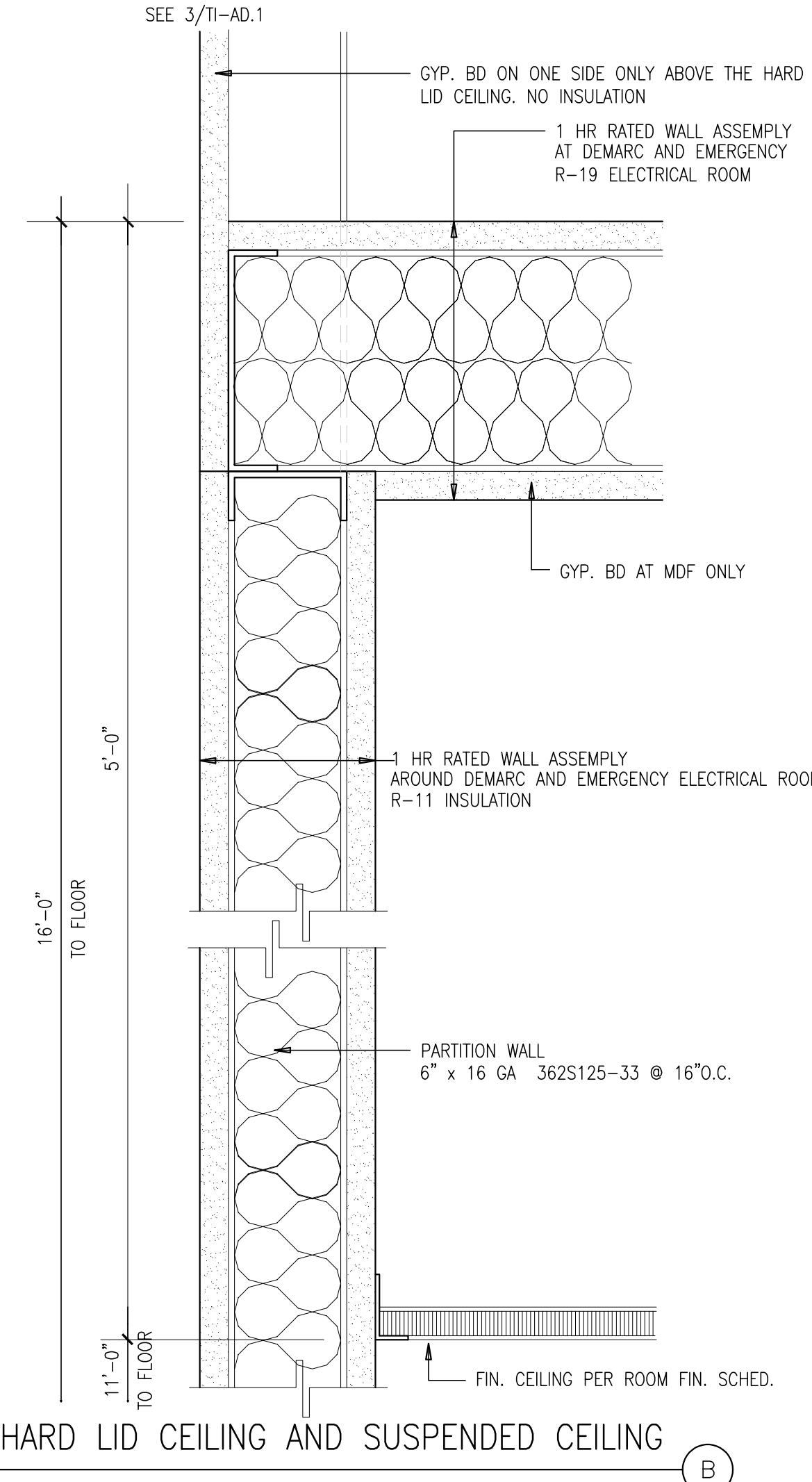
STANDARD PARTITION
SCALE: 3/8"=1'-0" 40122 (1)



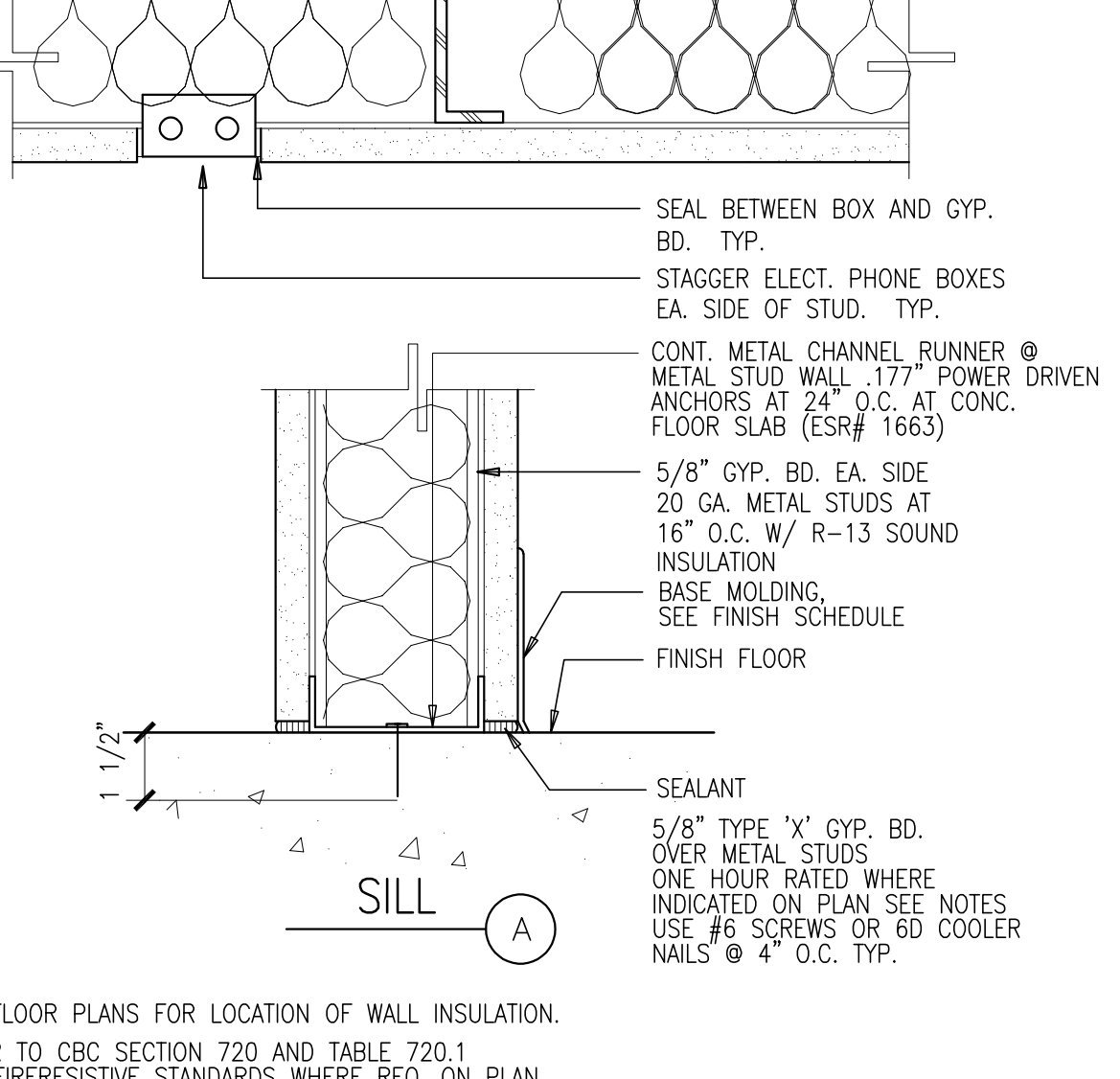
HEAD @ DECK ABOVE
SCALE: 3/8"=1'-0" 40123 (D)



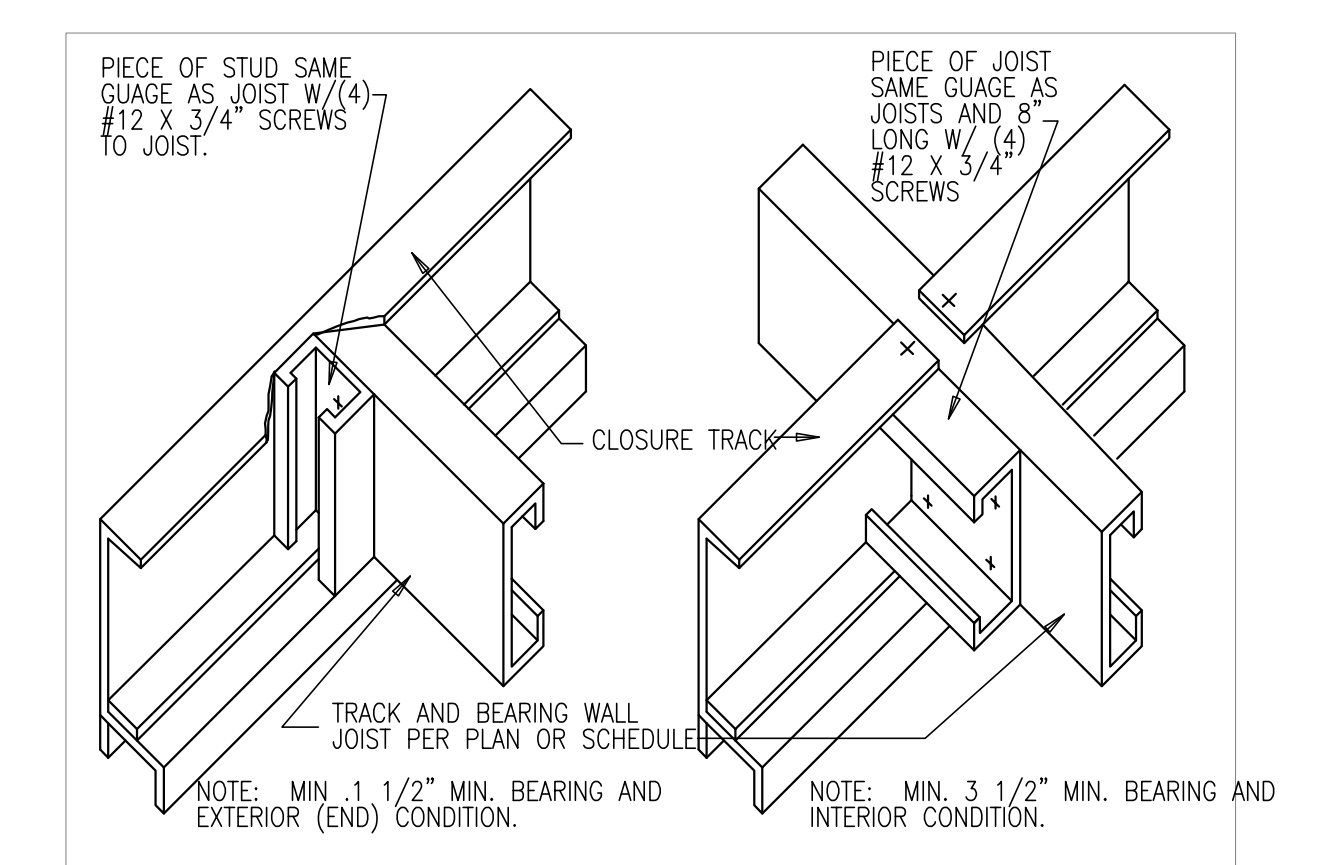
HEAD @ 12 ABOVE FIN. CEILING
SCALE: 3/8"=1'-0" 40124 (C)



FULL HT. WALL @ ROOF STRUCT
N.T.S. 40125 (4)



TYPICAL PARTITION HEADER
SCALE: NONE 40126 (11)



JOIST TO BEARING WALL
SCALE: NONE 40112 (13)

JOIST TO BEARING WALL
SCALE: NONE 40112 (13)

PARTITION SCHEDULE

SIZE	MAXIMUM PARTITION HT. SPACING	PARTITION HT.	MAXIMUM PARTITION HT. SPACING	PARTITION HT.
362S125-18	16"	12'-1"	24"	9'-8"
362S125-33	16"	17'-5"	24"	15'-3"
600S125-33	16"	39'-9"	-	-

- NOTES:
- STEEL STUDS SHALL BE MANUFACTURED BY A SSMA MEMBER IN CONFORMANCE WITH ICC ER 4943-P.
 - STEEL STUDS SHALL BE OF 33 KSI STEEL EXCEPT 16 GA. AND THICKER SHALL BE 50 KSI STEEL (YIELD STRENGTH).
 - DRYWALL FINISH IS BOTH SIDES OF WALL OR MUST BE BLOCKED/STRAPPED PER DETAIL '5'.

PARTITION STUD SCHEDULE
SCALE: NONE 40110 (14)

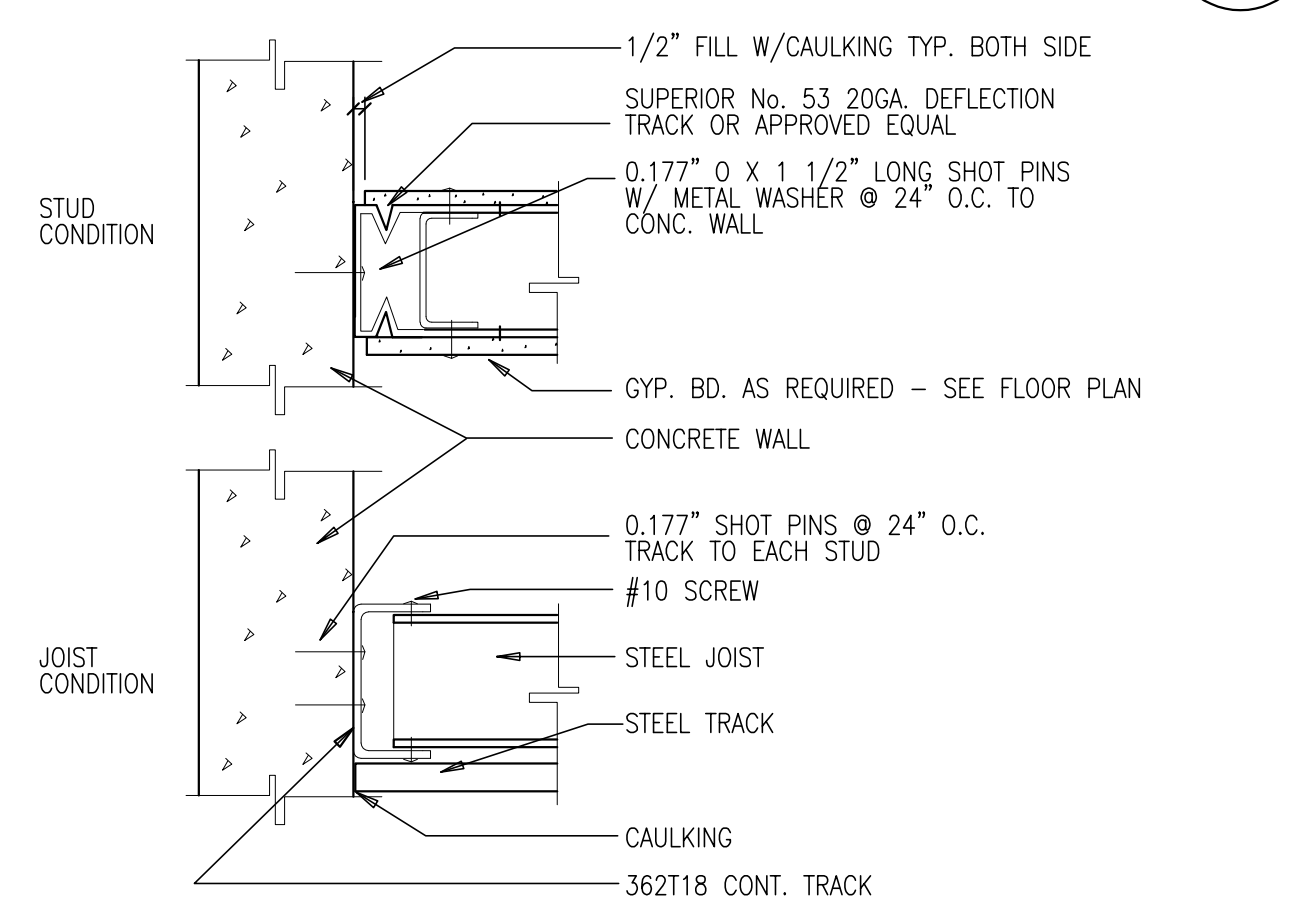
SUSPENDED CEILING SUPPORT JOIST SCHEDULE

SPAN FT	SINGLE CEILING @ 4'-0" O.C.	BACK TO BACK CEILING JOIST @ 4'-0" O.C. W/ #8 SCREWS @ 6" O.C. STAGGERED
8	450S162-43	
12	600S162-54	2-450S162-43
16	600S200-68	2-550S162-43
20	800S200-68	2-600S200-68
24	1200S162-68	2-800S200-68
28	1200S162-97	2-1000S200-68
32		2-1200S200-68

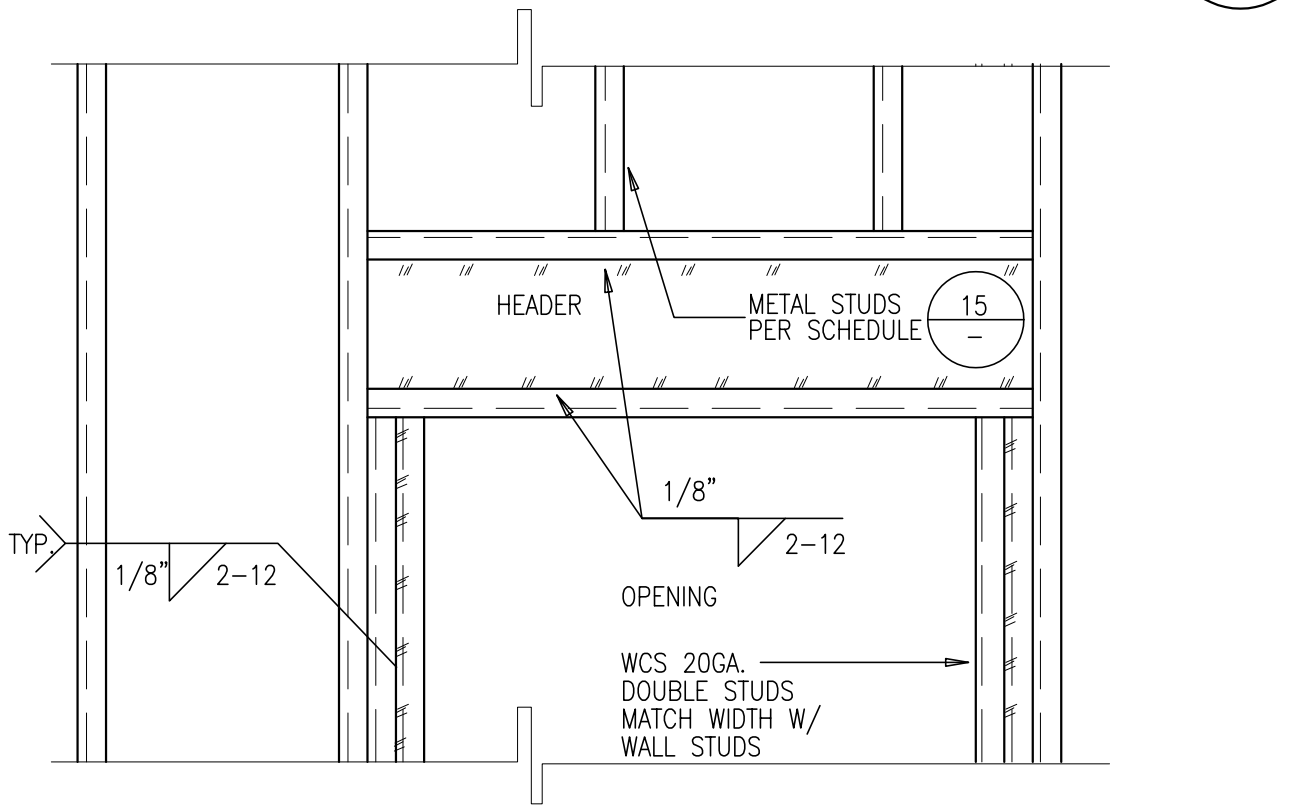
- NOTES:
- STEEL STUDS SHALL BE MANUFACTURED BY A SSMA MEMBER IN CONFORMANCE WITH ICC ER 4943-P.
 - STEEL STUDS SHALL BE OF 33 KSI STEEL EXCEPT 16 GA. (54 MIL) AND THICKER SHALL BE 50 KSI STEEL (YIELD STRENGTH).
 - CEILINGS TO BE SUSPENDED GRID SYSTEM WITH LIGHT FIXTURES ONLY. SHEATHING SHALL NOT BE APPLIED TO THE TOP OF JOISTS.
 - CEILINGS TO HAVE SUFFICIENT TOTAL ACCESS FROM BELOW, SUCH THAT ACCESS IS NOT REQUIRED WITHIN THE SPACE ABOVE THE CEILING.

SUSPENDED CEILING JOIST SCHEDULE
SCALE: NONE 40109 (15)

TYPICAL CONDITIONS
SCALE: N.T.S. 40116 (9)



STUD @ CONC. WALL
SCALE: NONE 40117 (10)



SPAN	SIZE	SIZE OF WALL & 20 GA.
4'-0"	4WCS20	SIZE OF WALL & 20 GA.
6'-0"	6WCS20	SIZE OF WALL & 20 GA.
8'-0"	6WCS18	SIZE OF WALL & 20 GA.

TYPICAL PARTITION HEADER
SCALE: NONE 40111 (11)



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#100 Irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com



Owner:

Project:

TORRANCE
DCX 7

970 FRANCISCO ST.
TORRANCE, CA

Consultants:

- Civil: THIENES
Structural: HSA
Mechanical: RPM
Plumbing: RPM
Electrical: RPM
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

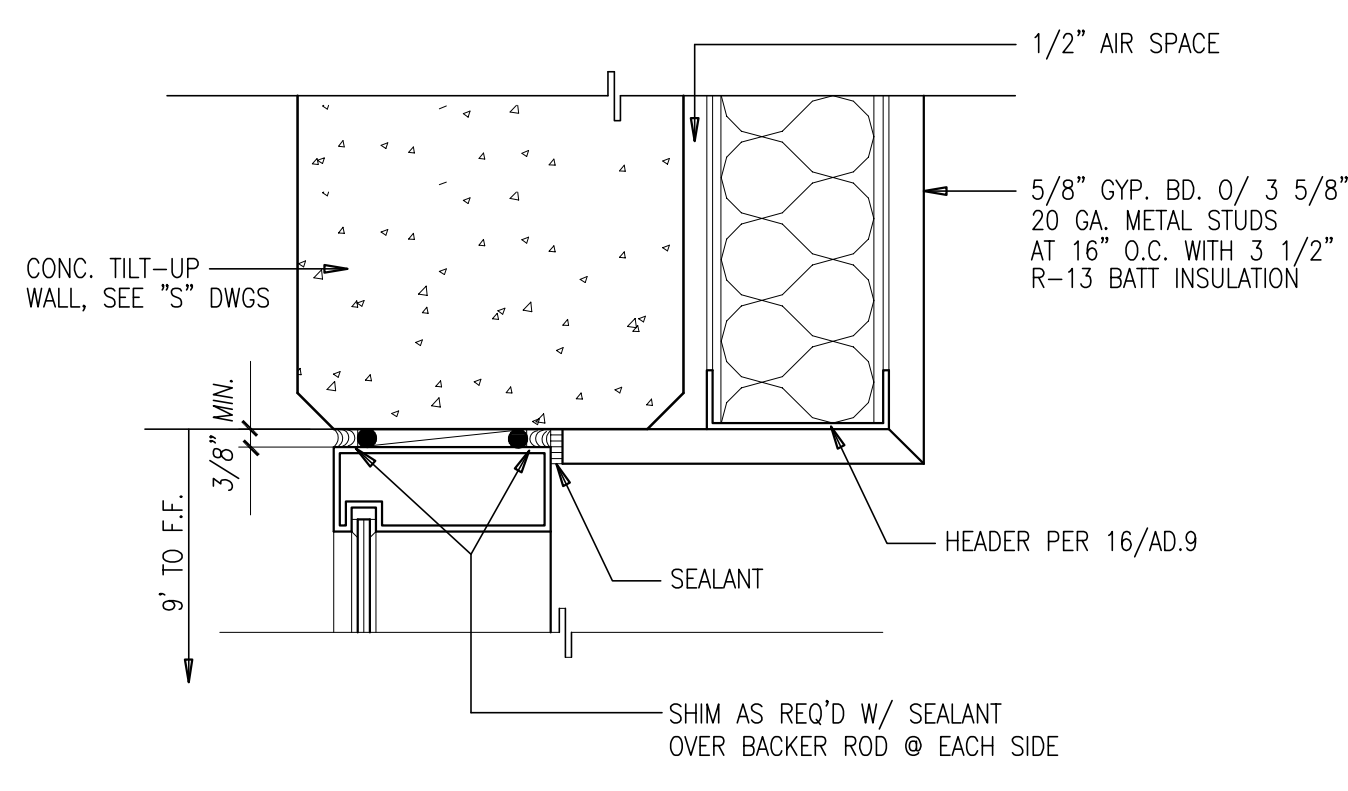
Title: Architectural Details

Project Number: 19436
Drawn by: ML
Date: 10/24/19
Revision:

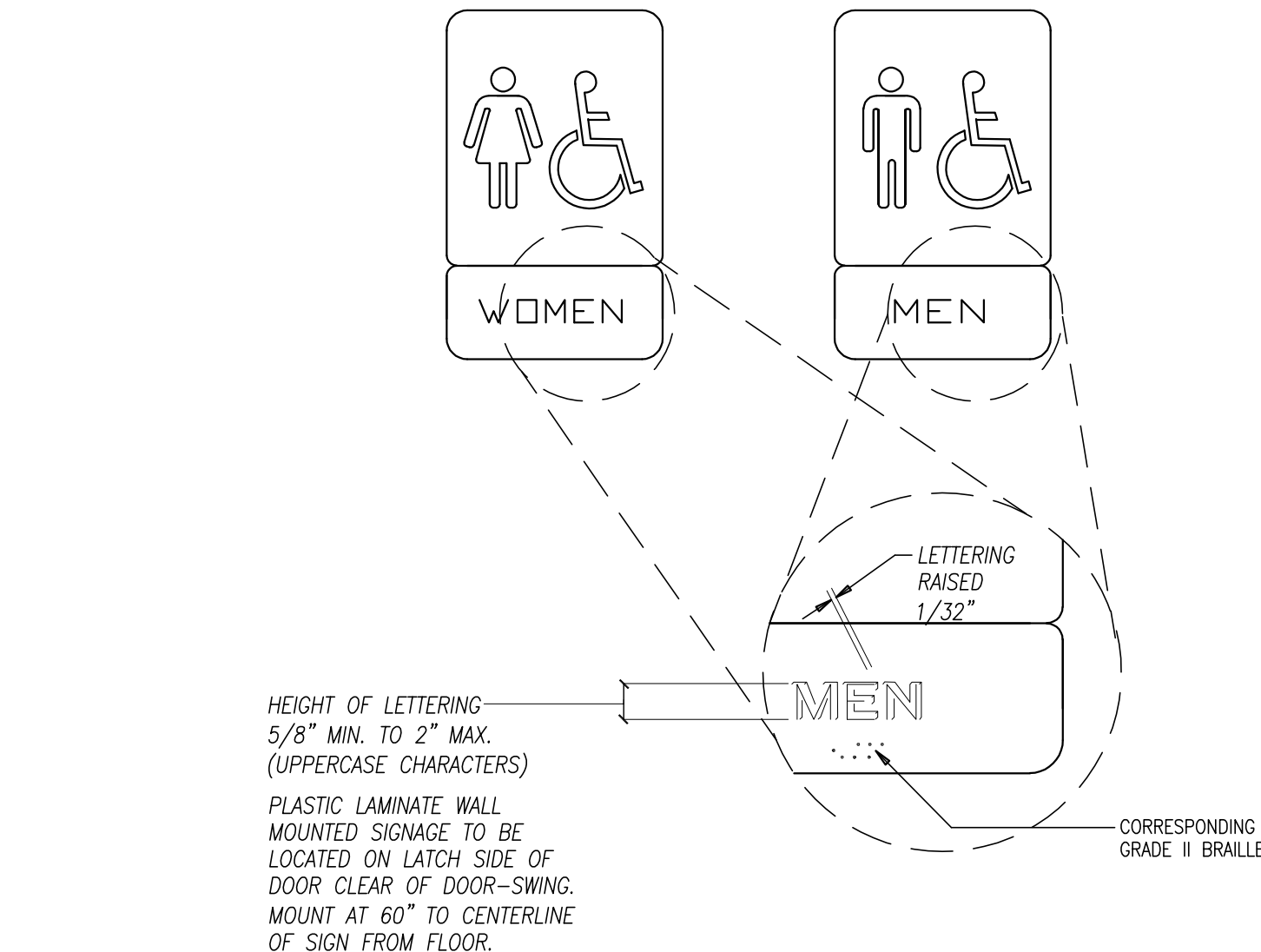
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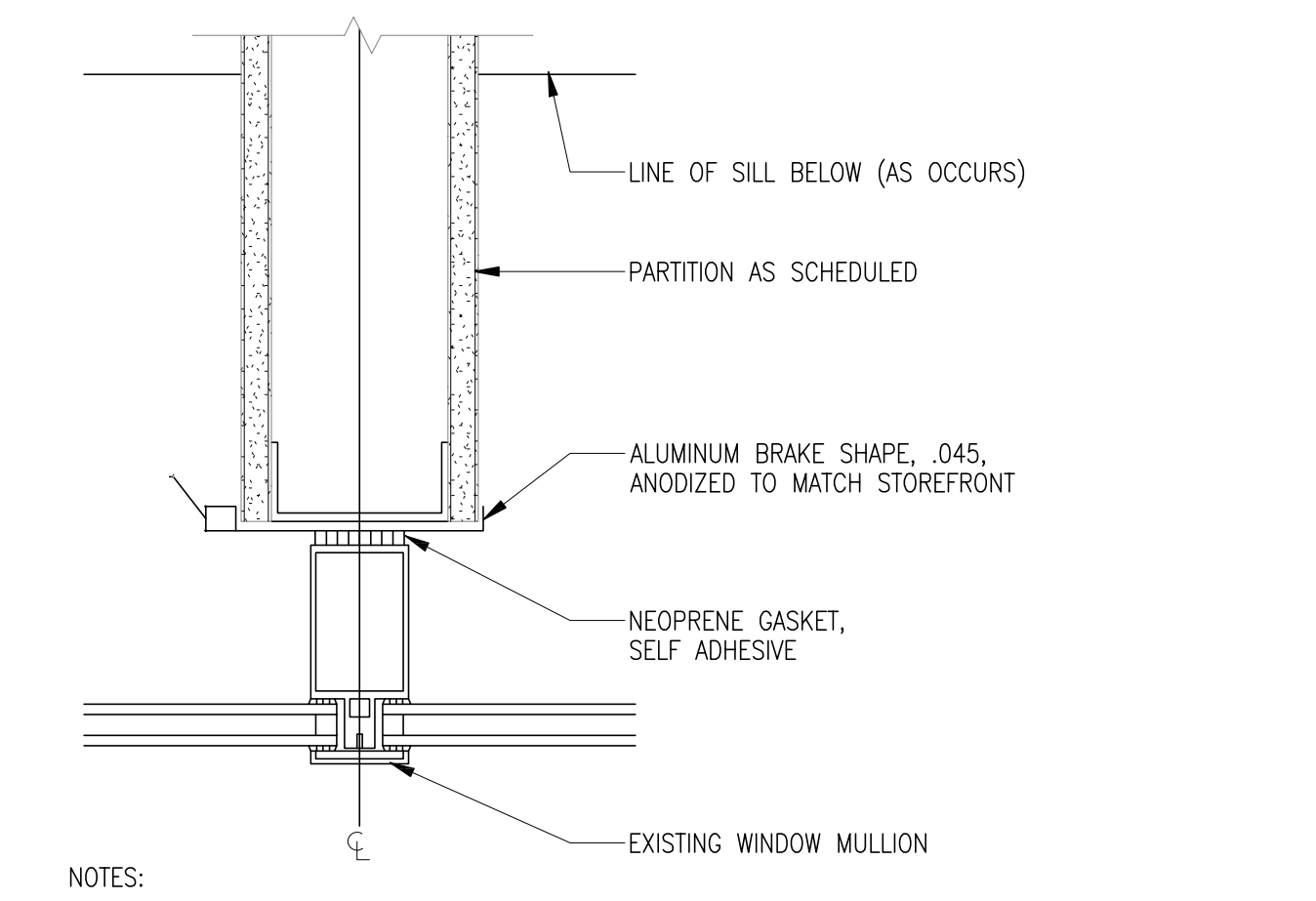
HEAD/JAMB/SILL @ OPENING
FURRED WALL @ OPENINGS
SCALE: 3/4"=1'-0"



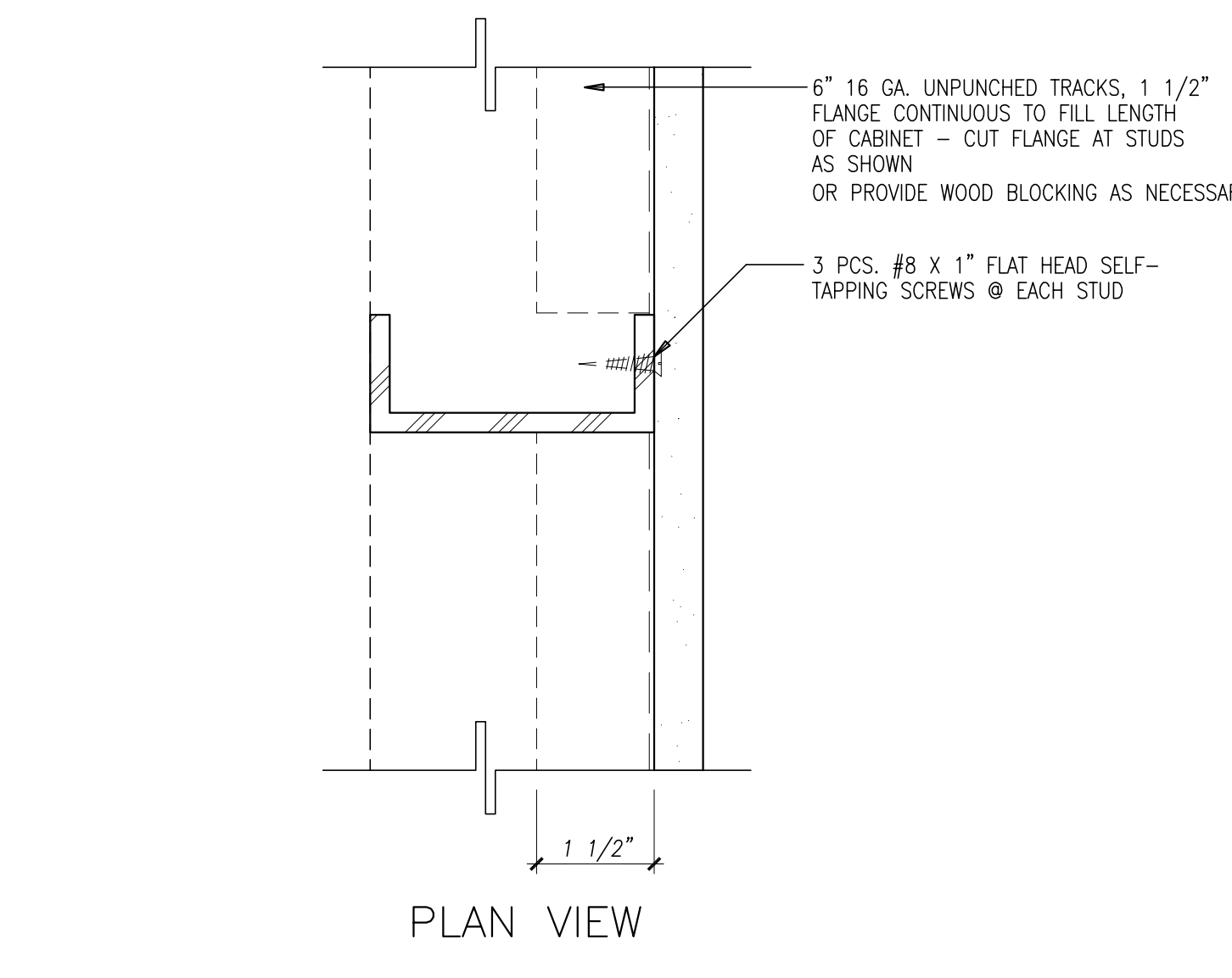
ACCESSIBLE WALL MOUNTED SIGN
SCALE: NTS

**MAXIMUM
OCCUPANCY
NOT TO EXCEED
PERSONS**

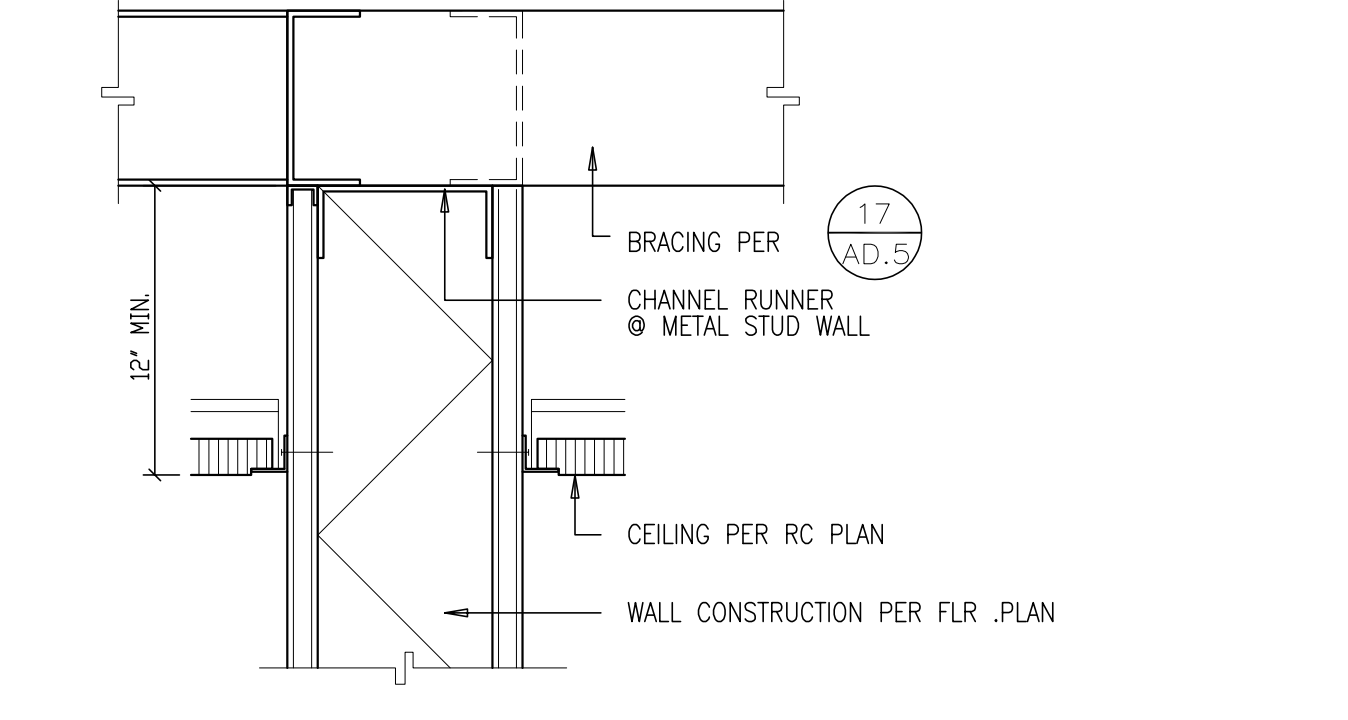
OCCUPANT LOAD SIGNAGE
SCALE: NONE



PARTITION WALL @ MULLION
SCALE: 3/4"=1'-0"

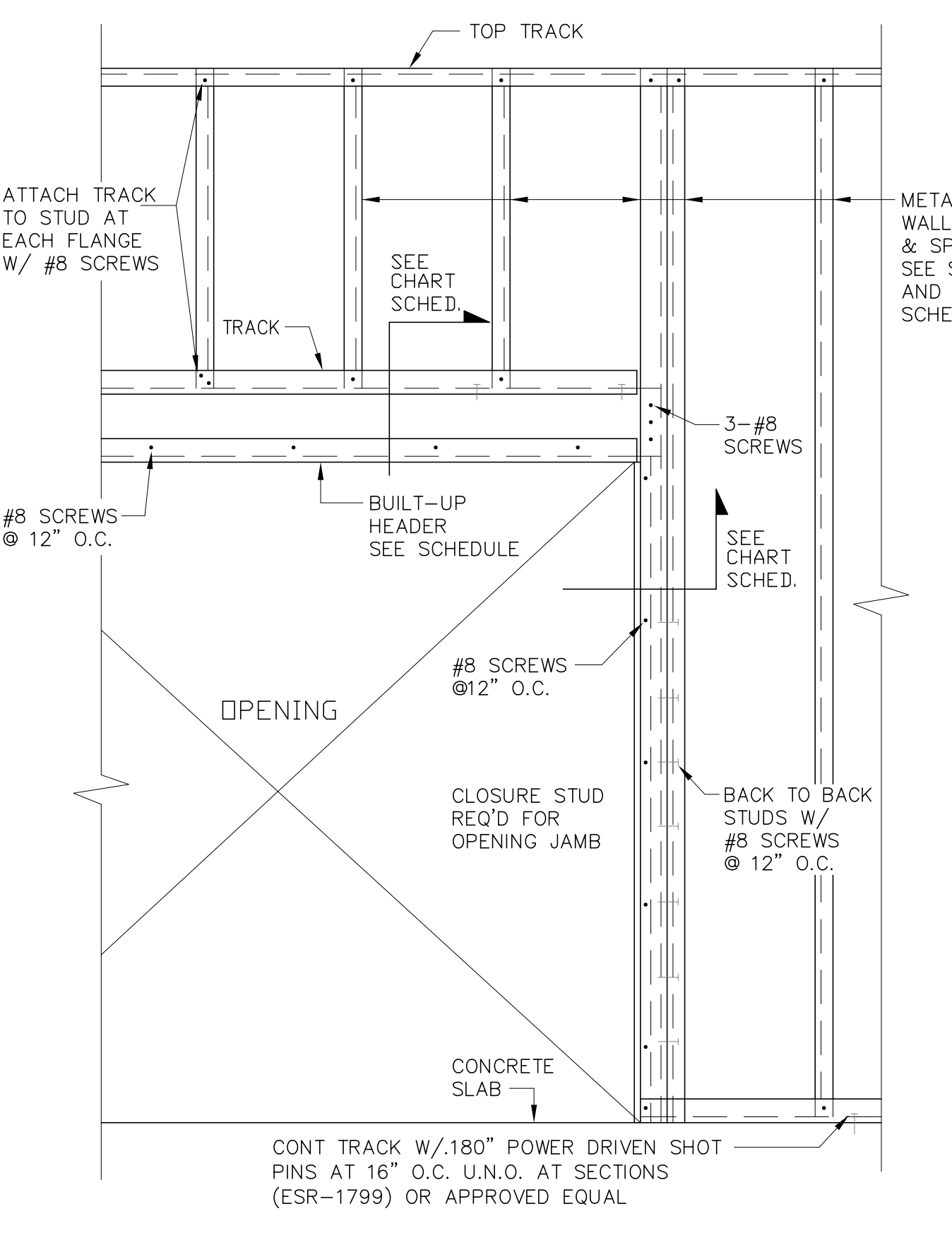


CABINET MOUNTING TRACKS
SCALE: NTS

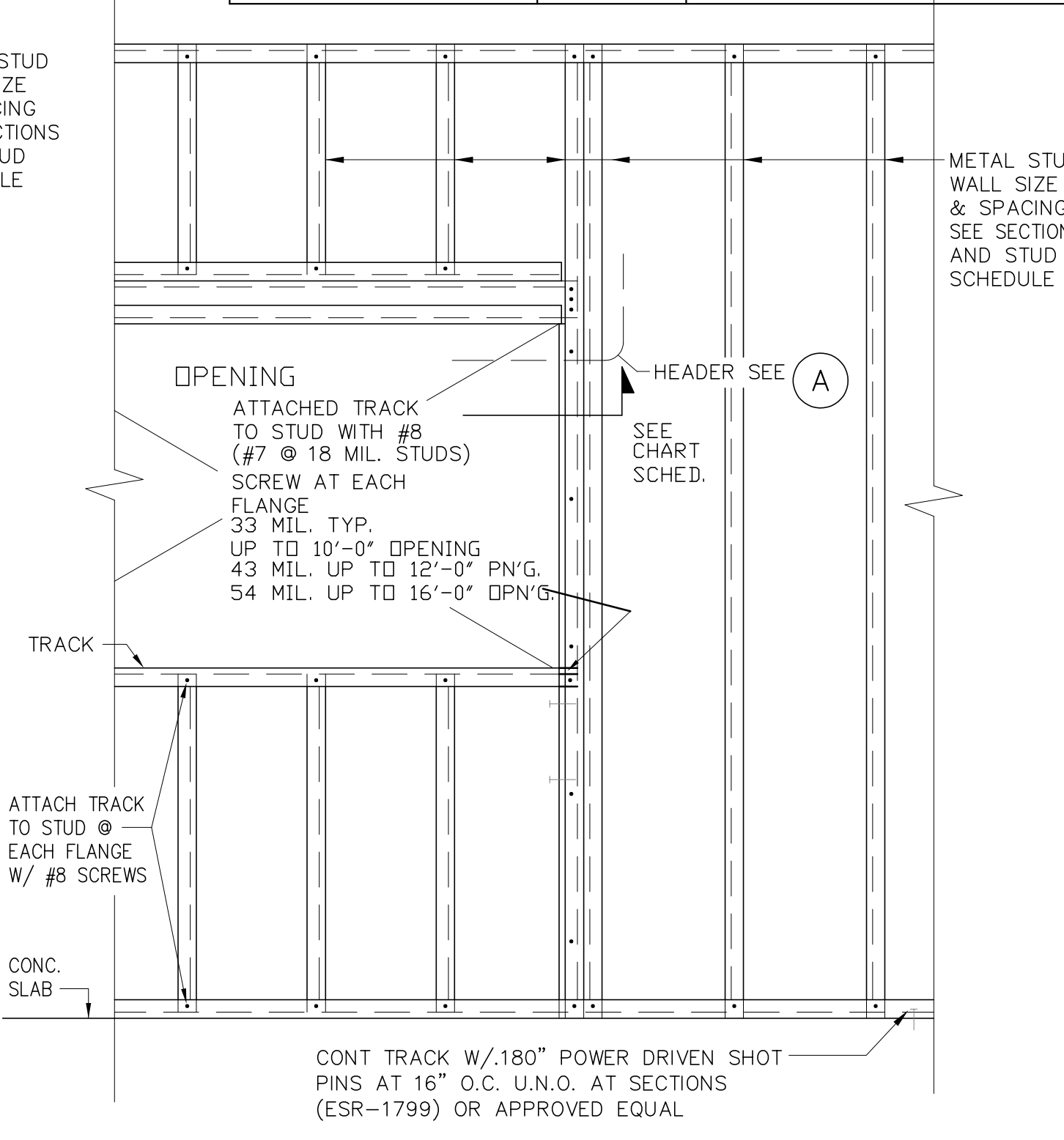


OFFICE WALL THRU CEILING
SCALE: 3/4"=1'-0"

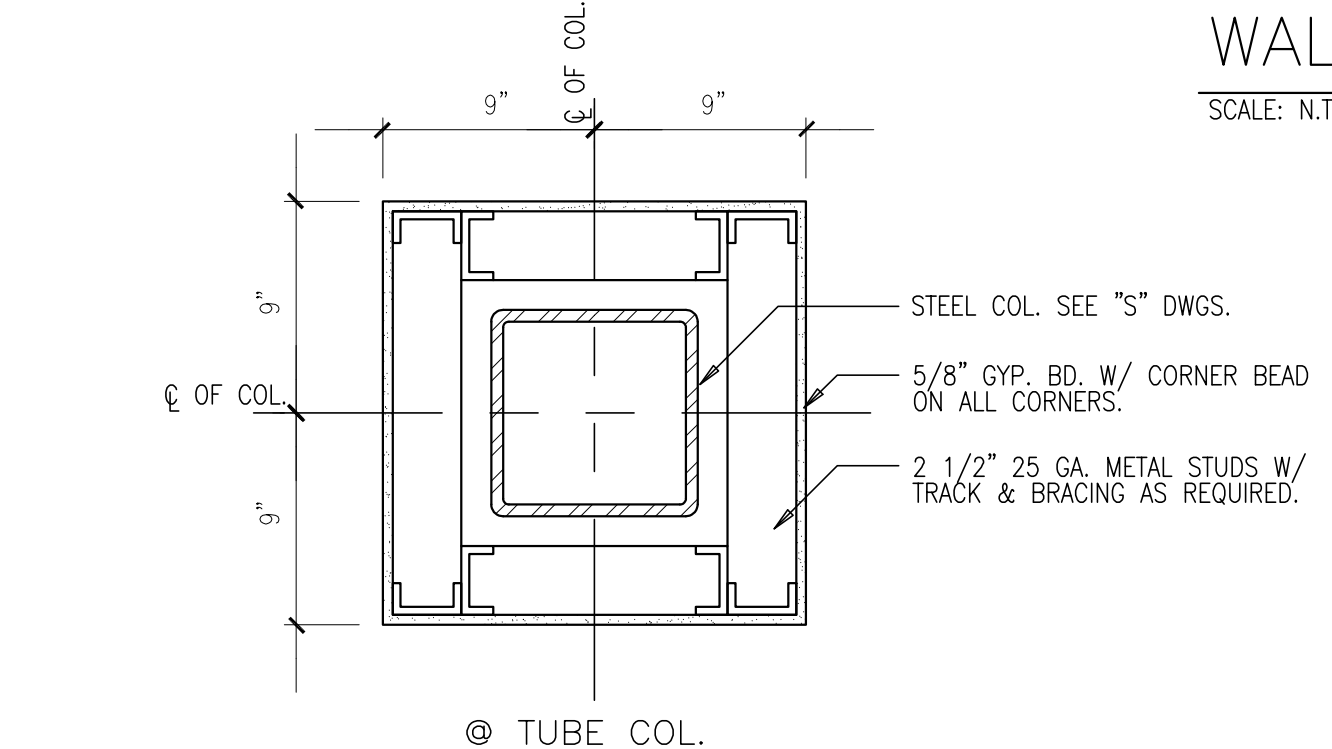
KING STUDS	SPAN	HEADER SIZE
[1/4 TO MATCH WALL	4'-0"	362S 162-33 INT. 362S 162-43 DEMISING
[1/ INT. PARTITION	6'-0"	362S 162-33 INT.
[2/ DEMISING WALL	6'-0"	600S 162-43 DEMISING
[2/ DEMISING WALL	8'-0"	600S 162-33 INT. 600S 162-43 DEMISING
[3	12'-0"	800S 162-43 INT. 800S 162-54 (50' KSD) DEMISING
[3	16'-0"	800S 162-54 INT. 800S 162-68 (50' KSD) DEMISING
[3	20'-0"	1000S 168-54 INT. 1000S 200-97 (50' KSD) DEMISING



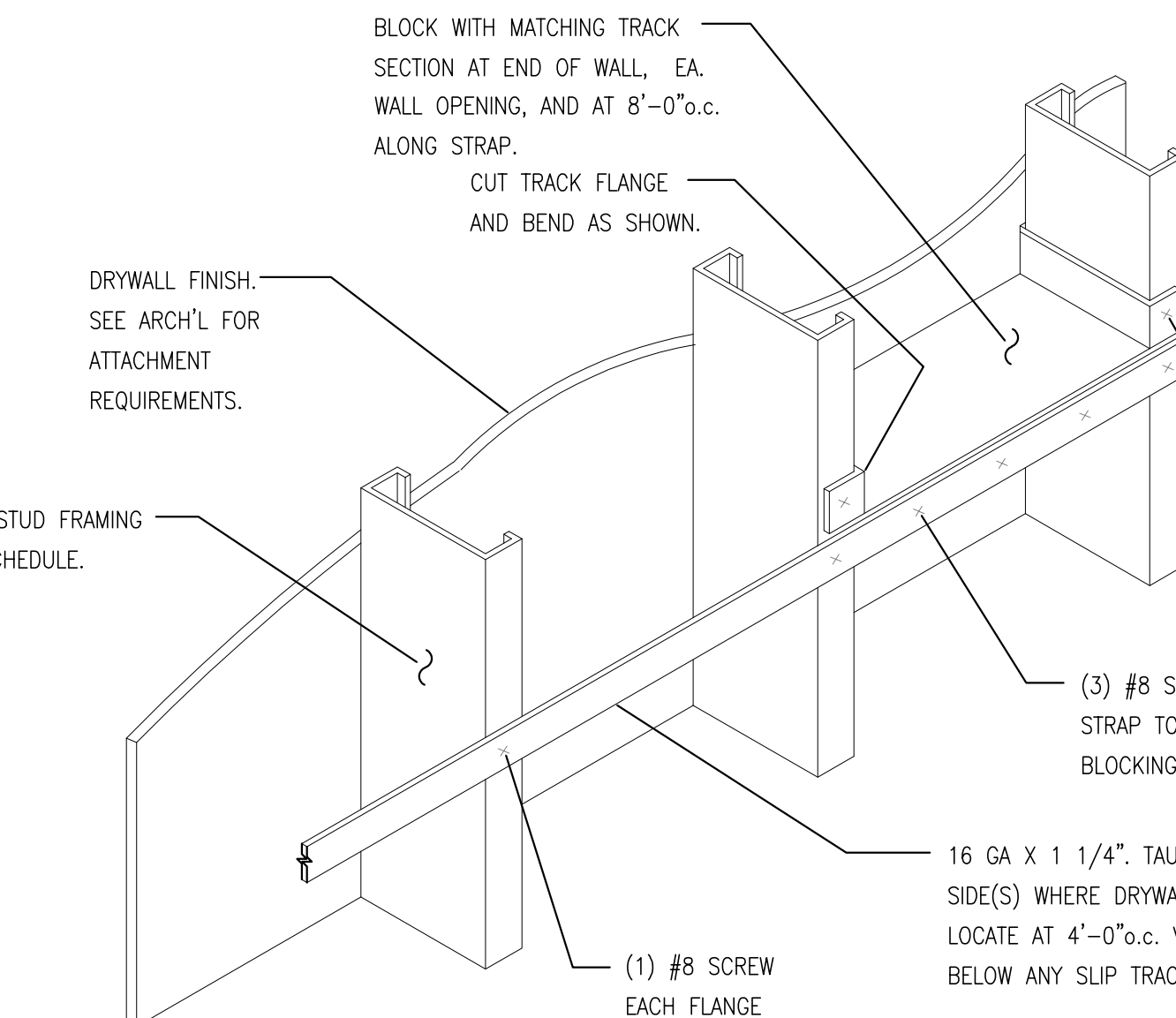
TYPICAL PARTITION HEADER
SCALE: NONE



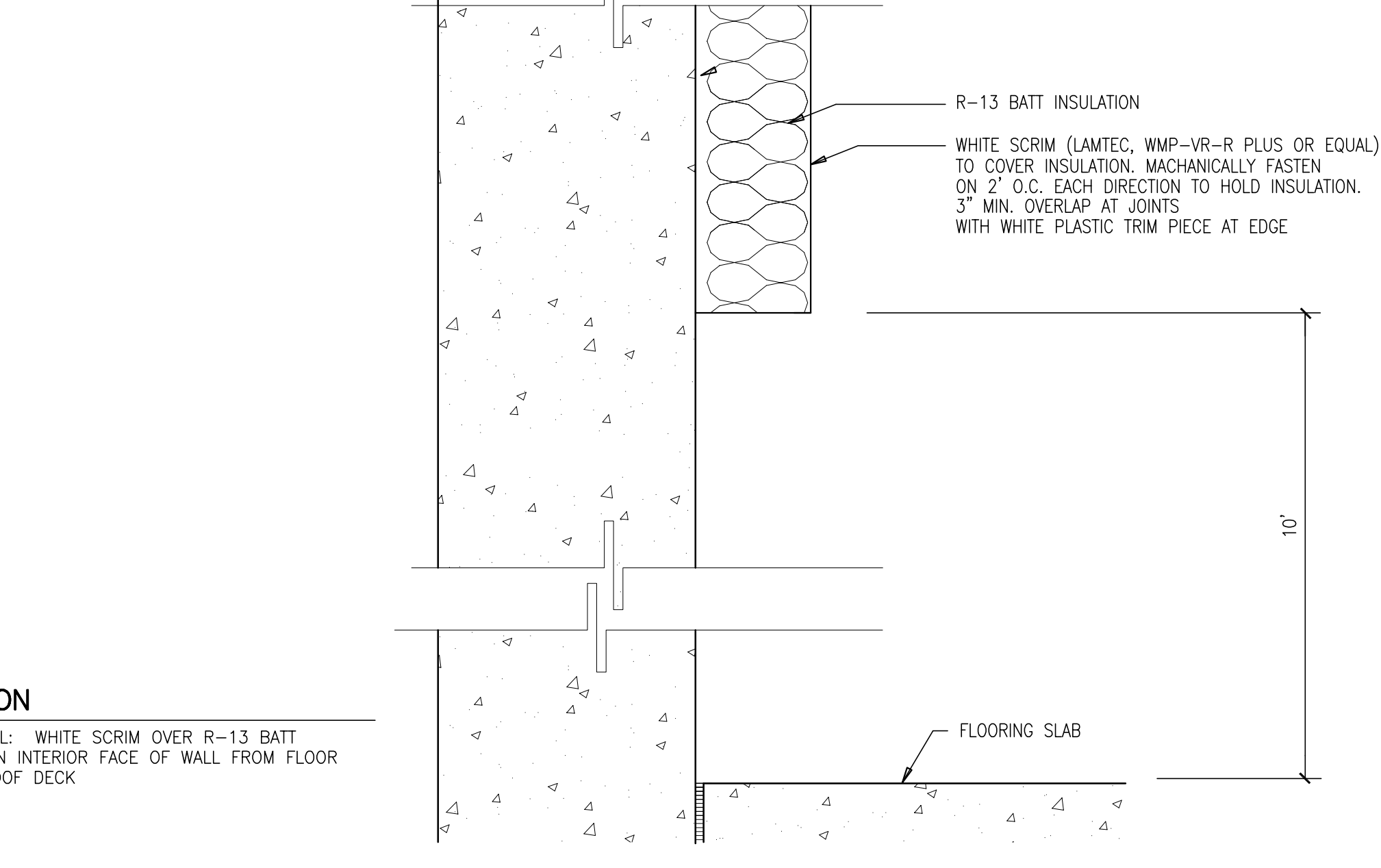
TYPICAL PARTITION HEADER
SCALE: NONE



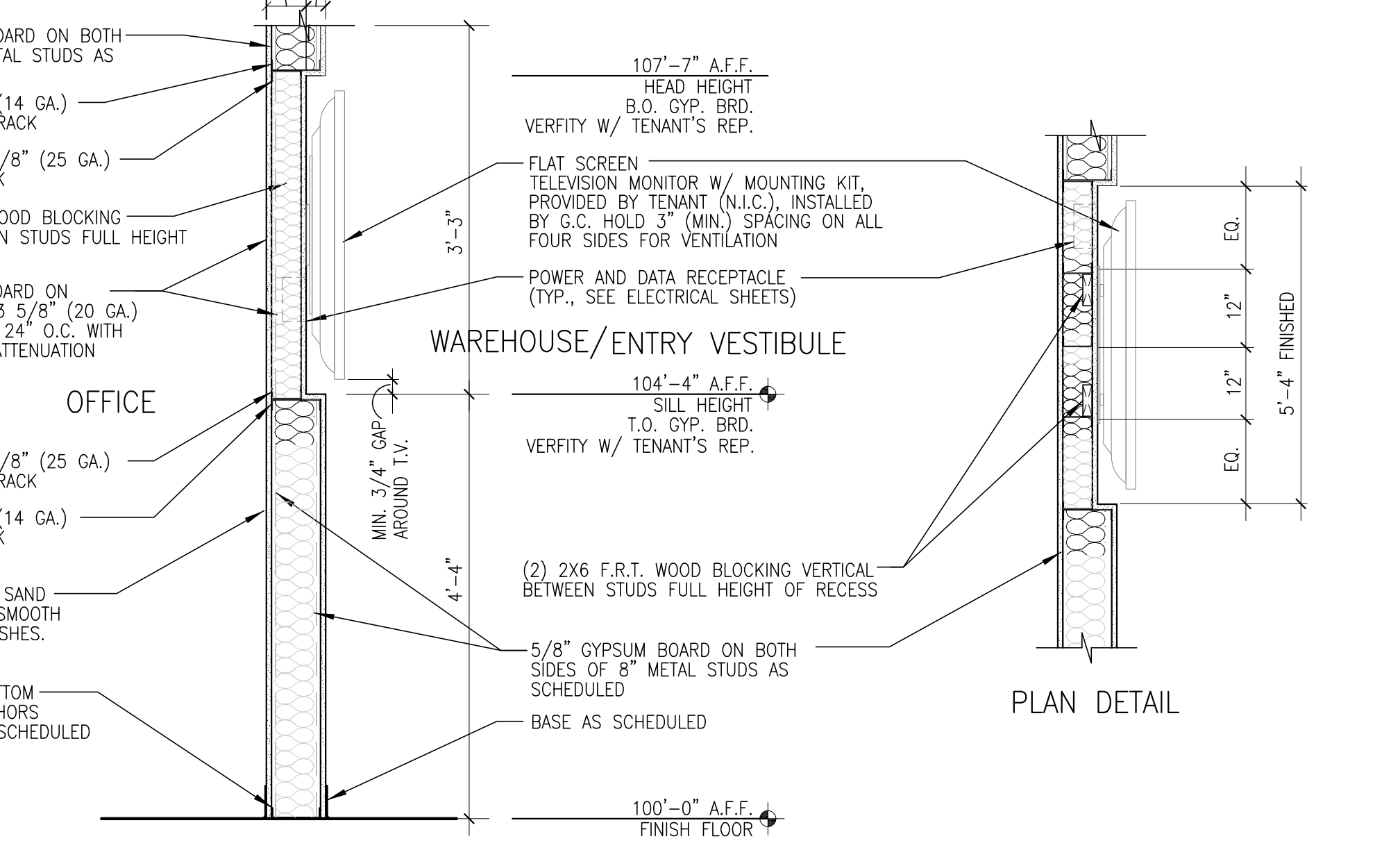
FURRING AT STEEL COLUMNS
SCALE: 1 1/2" = 1'-0"



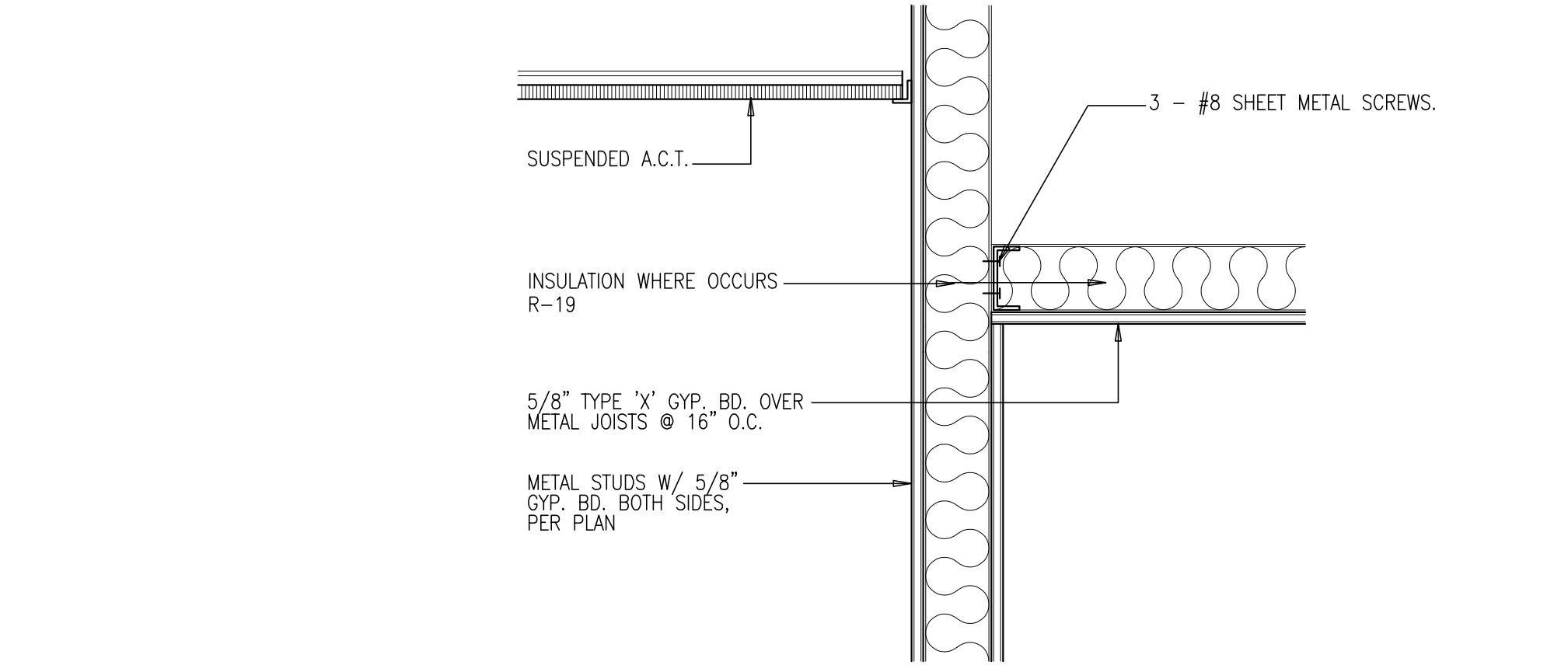
BRACING DETAIL
SCALE: NTS



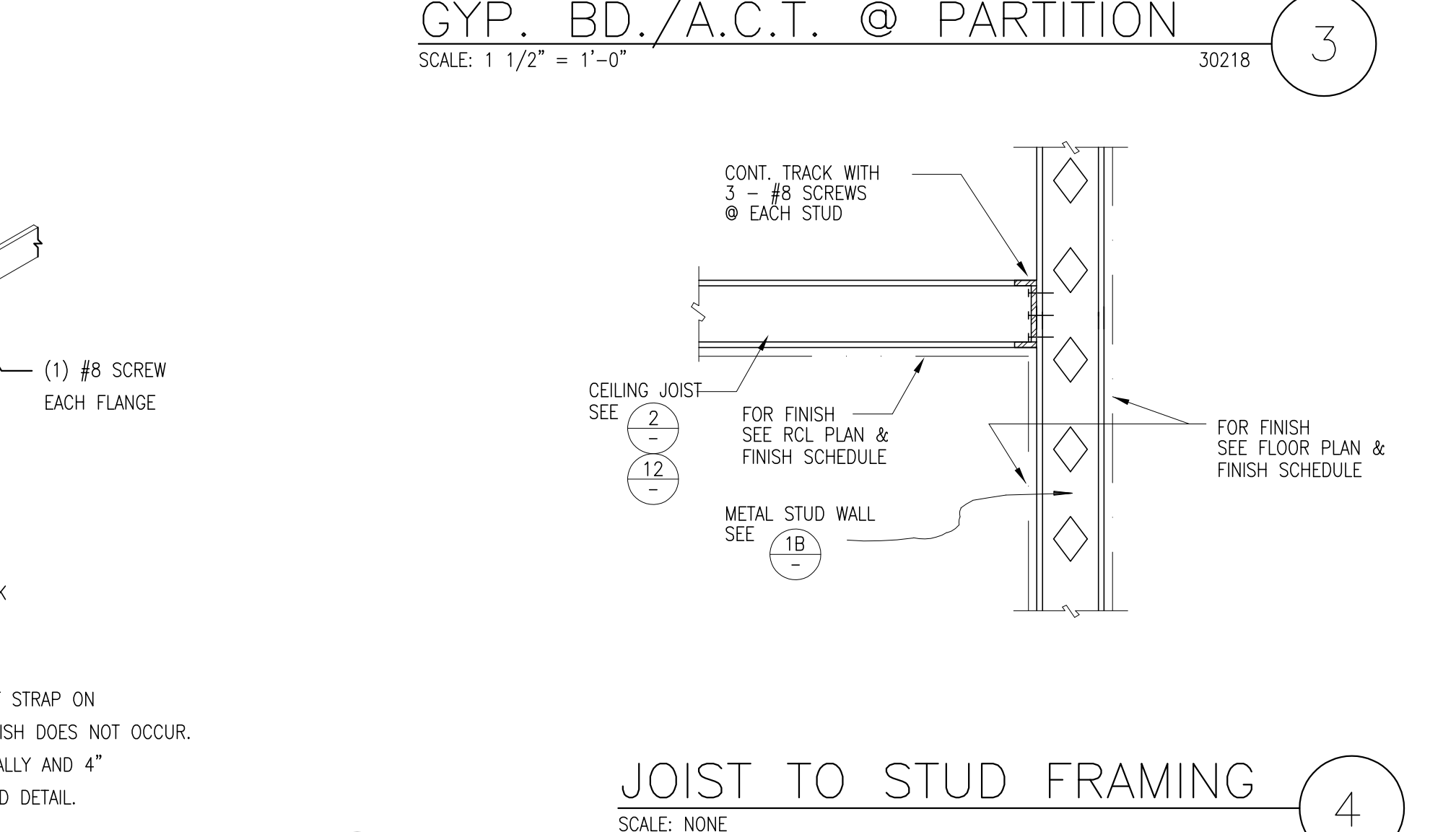
INSULATION @ CONC. PANEL (TO ROOF DECK)
SCALE: 3/4"=1'-0"



WALL SECTION AT RECESSED TV
SCALE: N.T.S.



JOIST TO STUD FRAMING
SCALE: NONE



GYP. BD./A.C.T. @ PARTITION
SCALE: 1 1/2" = 1'-0"



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92612
tel: 949-863-1770
fax: 949-863-0851
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Civil: THIENES
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Mechanical: RPM
Plumbing: RPM
Electrical: RPM
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

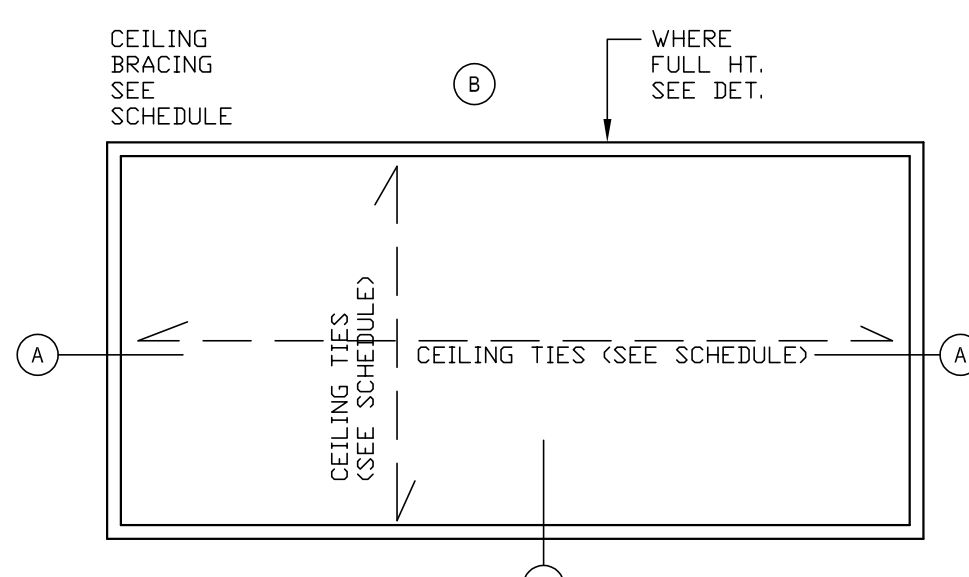
Title: Architectural Details

Project Number: 19436
Drawn by: ML
Date: 10/24/19

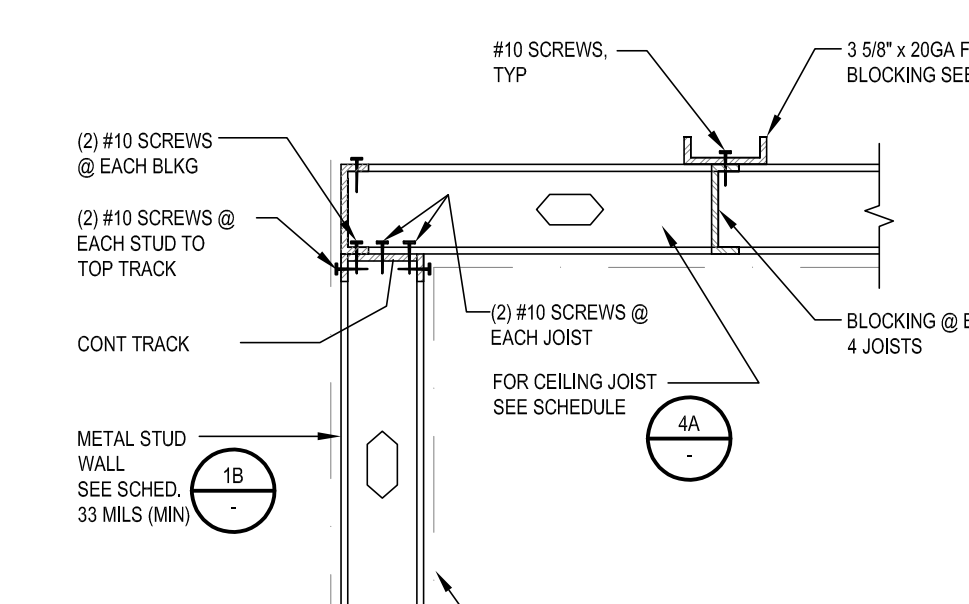
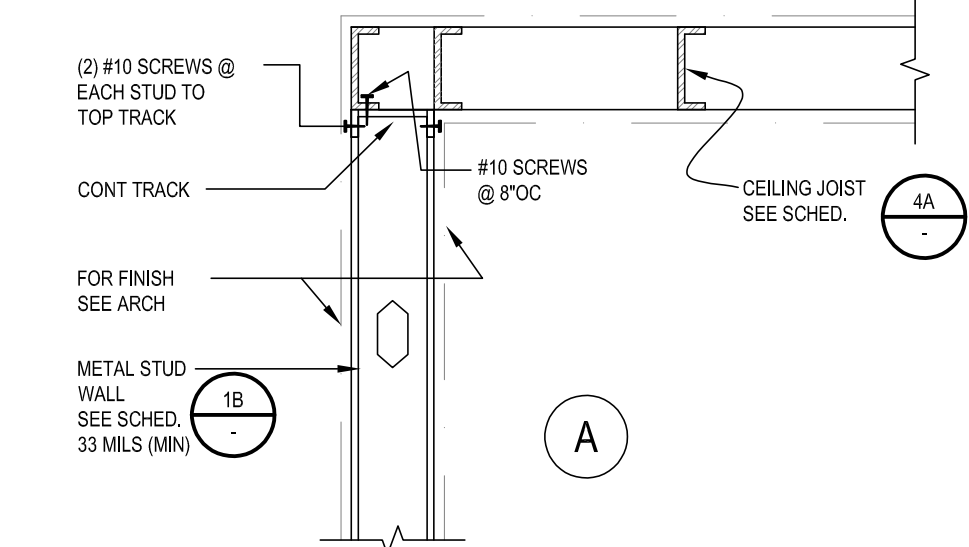
Revision:

Sheet:

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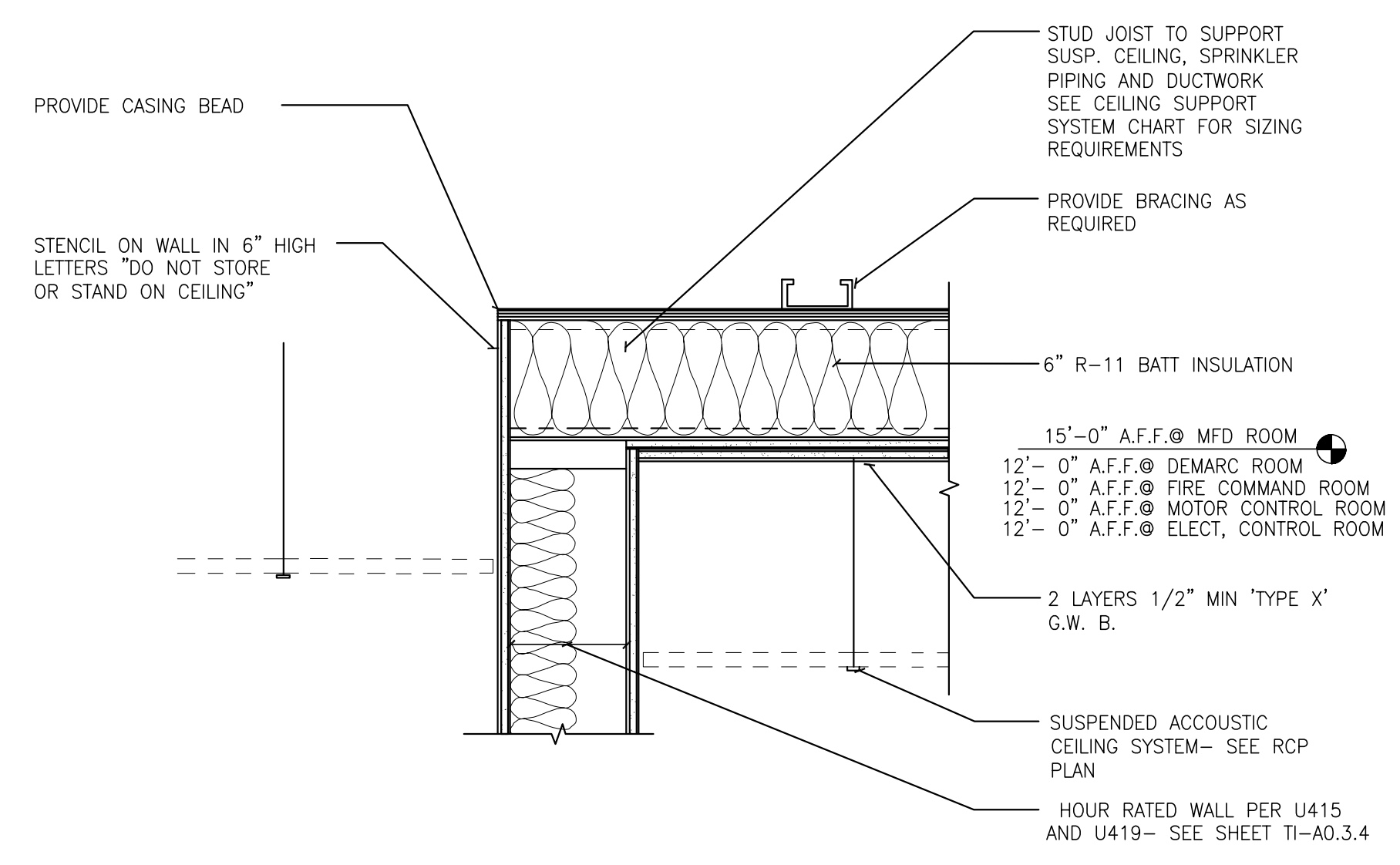


WALLS WITH CEILING TIES

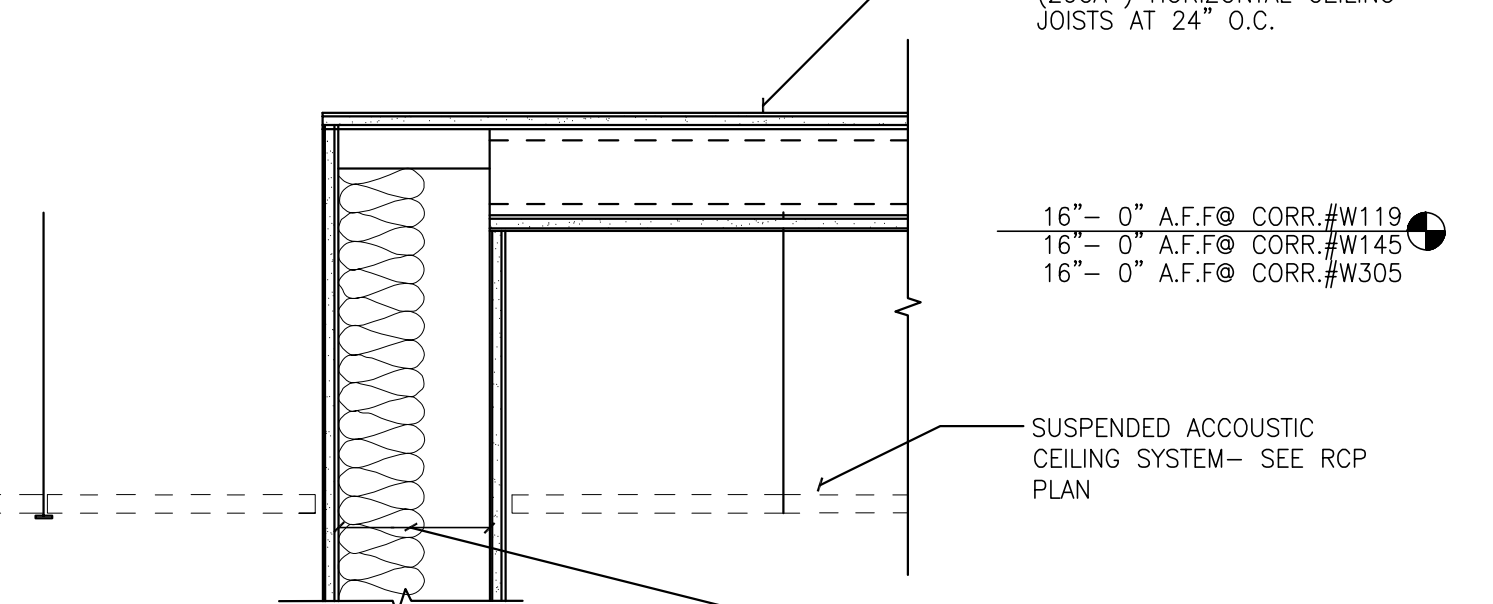


DRY WALL CEILING DETAIL

SCALE: NONE



RATED CEILING DETAIL

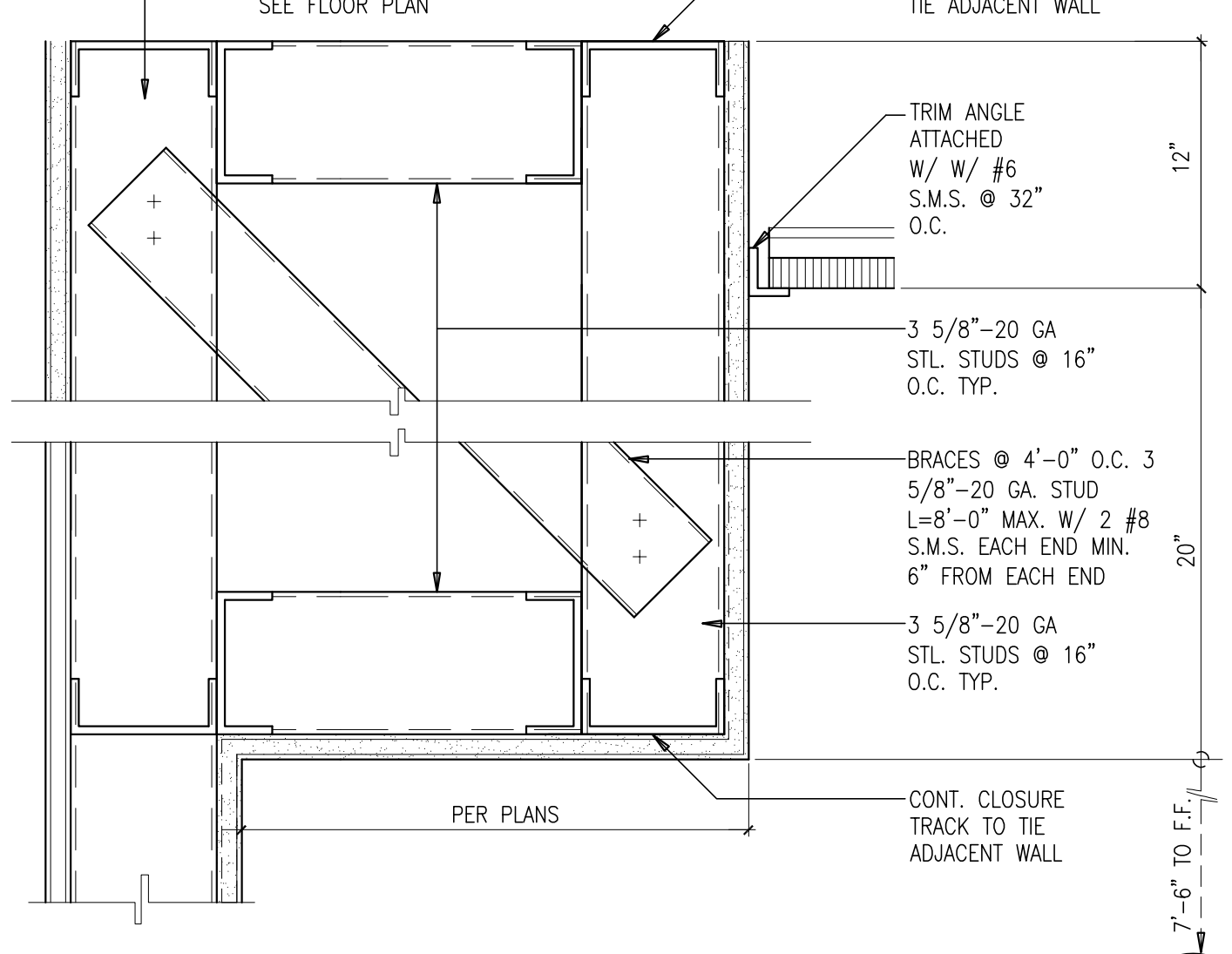


DRY WALL CEILING DETAIL

SCALE: NTS

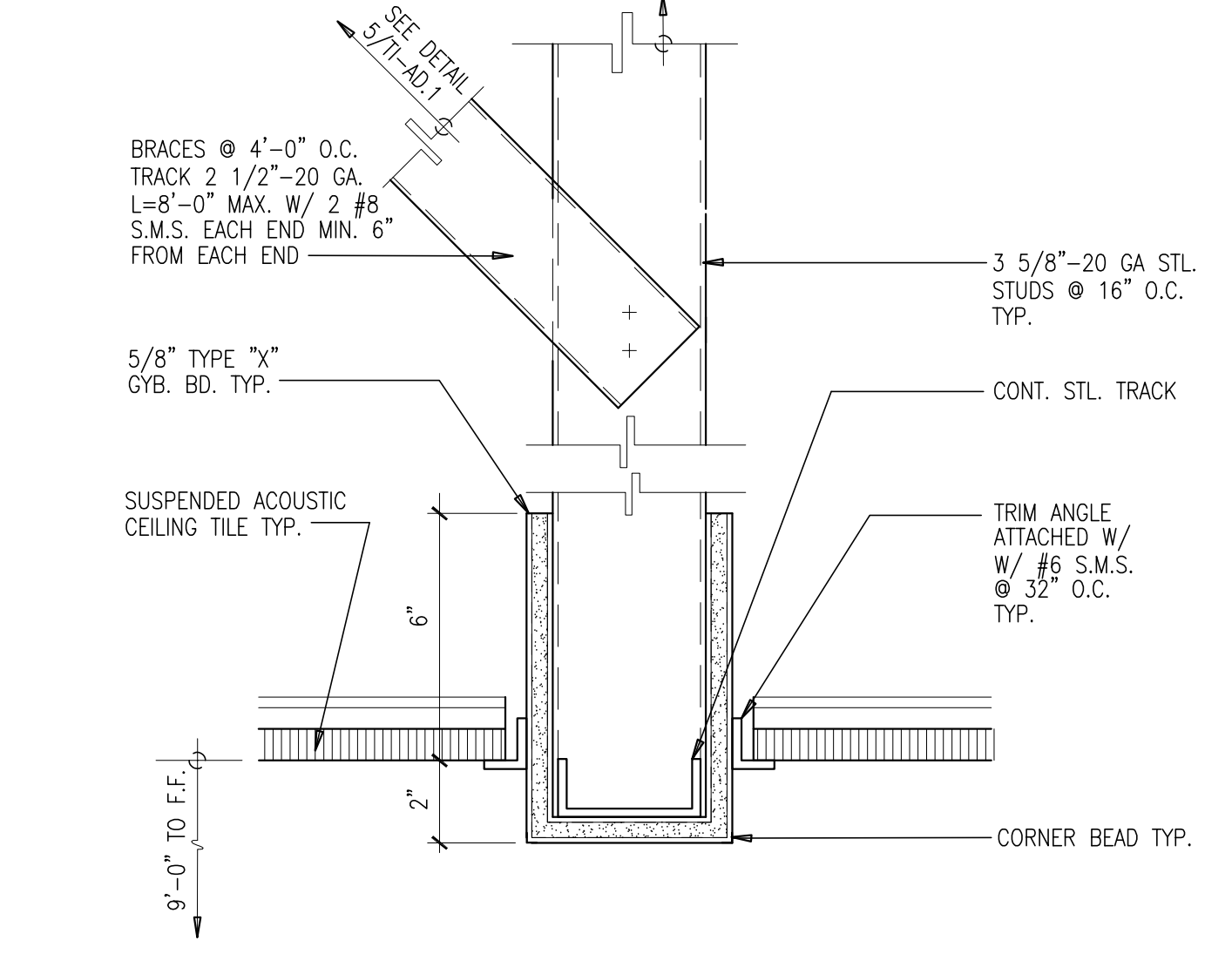
HEAVY DUTY T-BAR CEILING (CATEGORY D,E,F)

NO SCALE



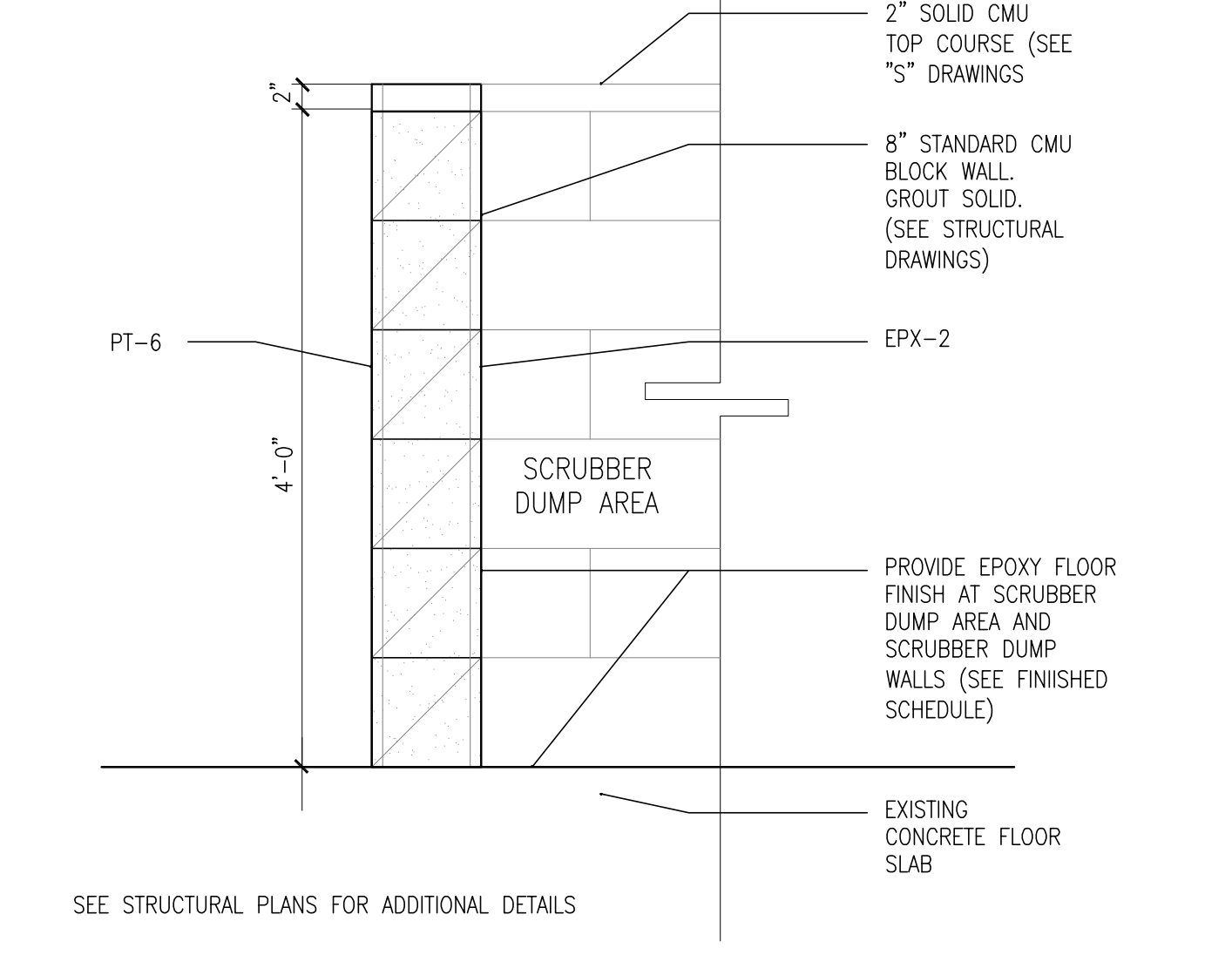
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SCALE: 3/4\"/>



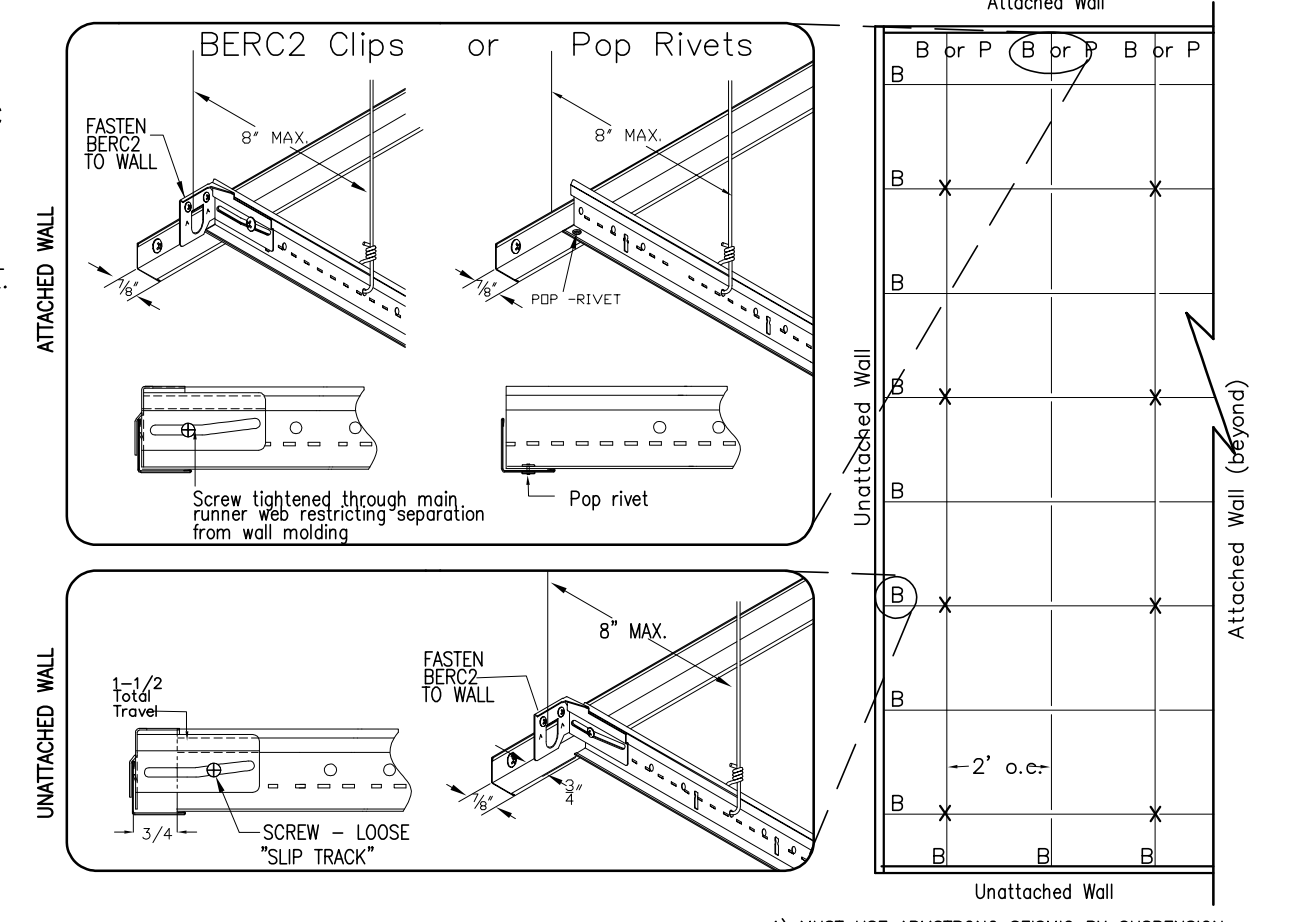
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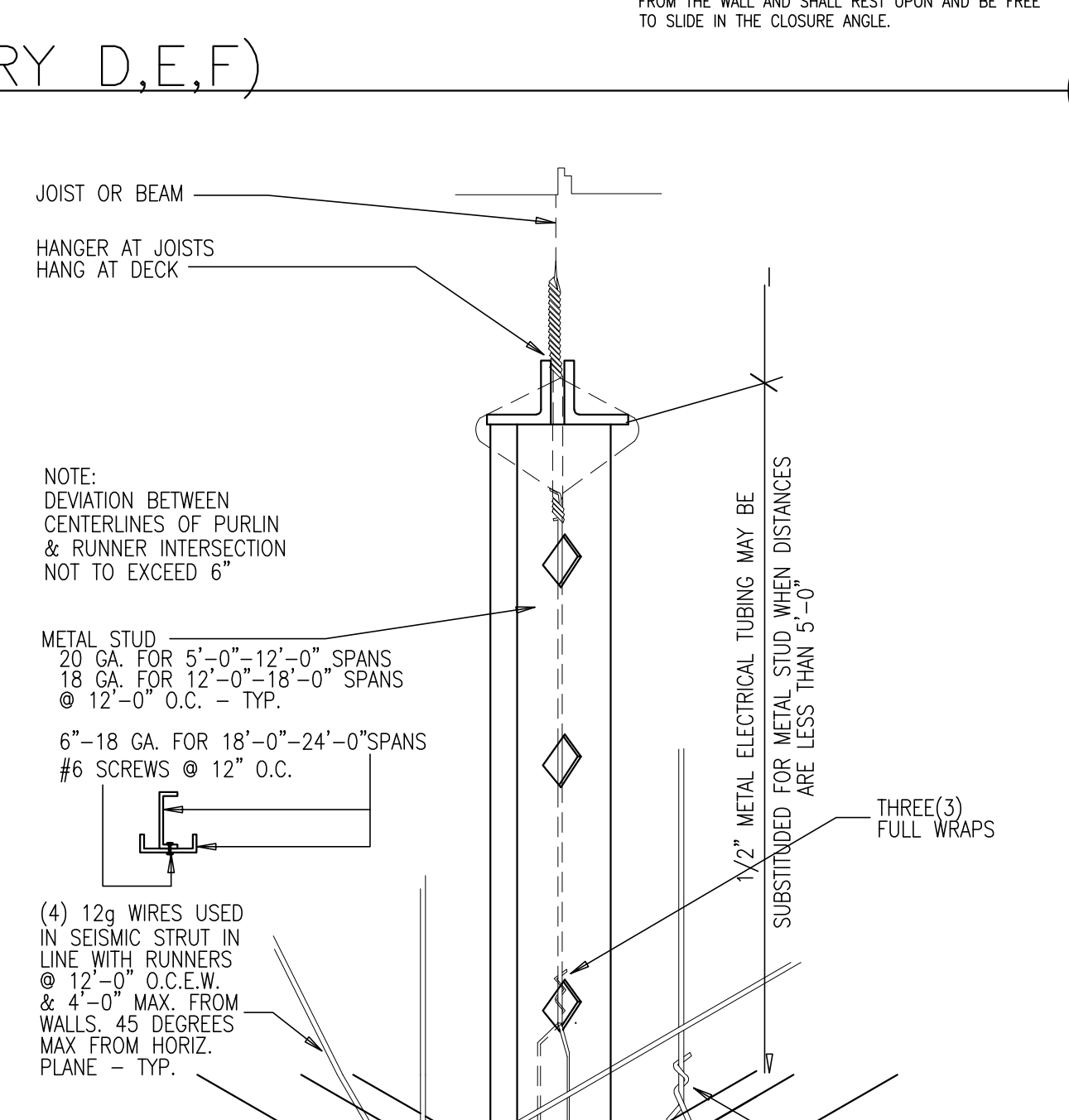
SCRUBBER DUMP PARTITION

SCALE: N.T.S. DFP-036A



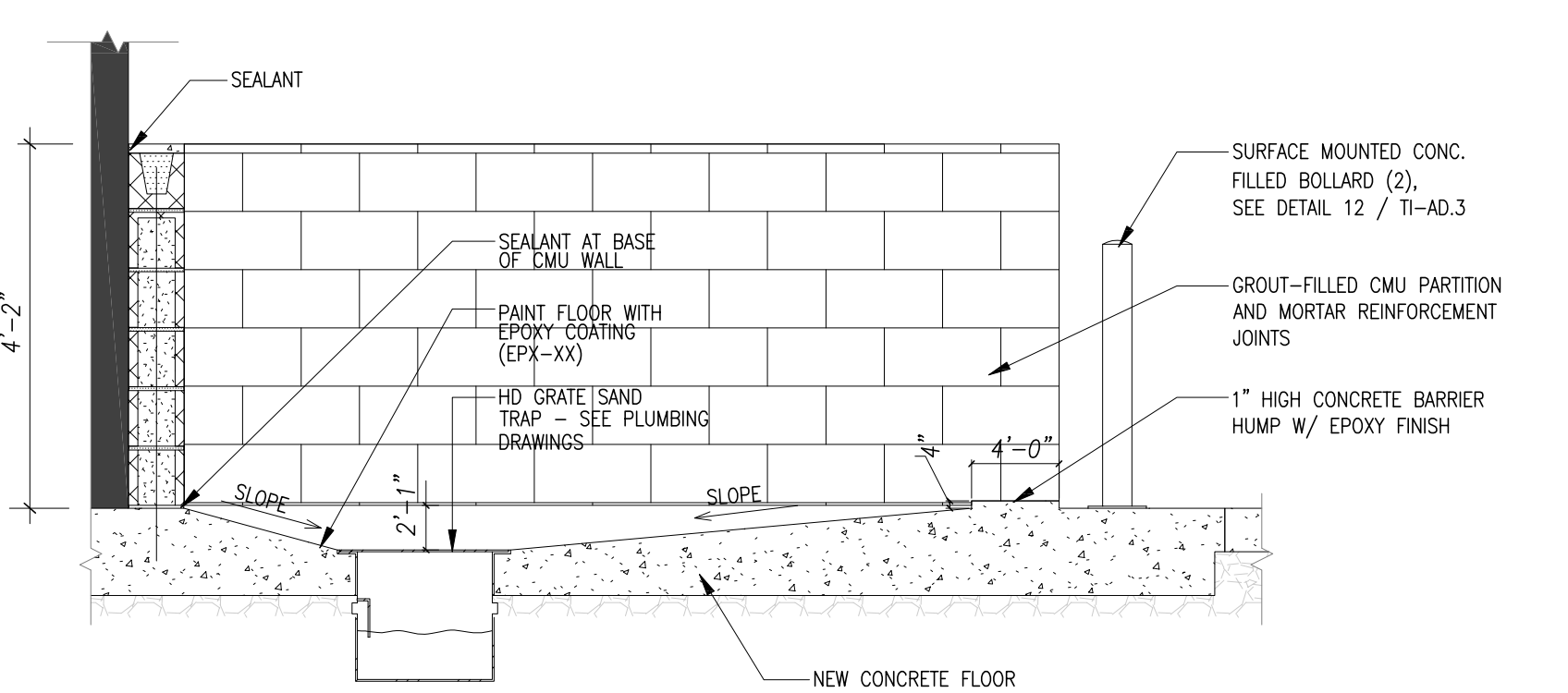
RECESSED FIXTURE SUPPORT

NO SCALE



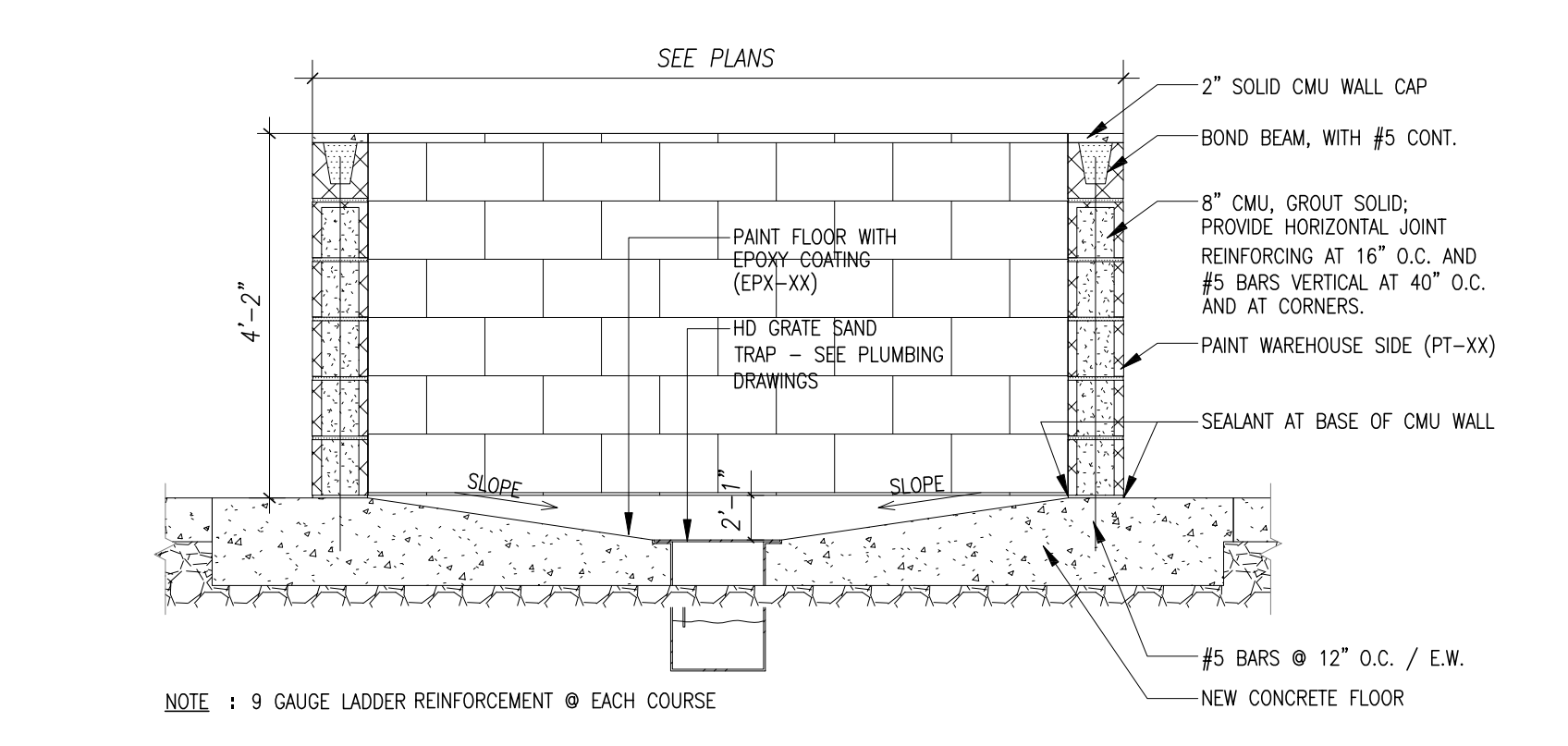
HEAVY DUTY T-BAR CEILING (CATEGORY D,E,F)

SCALE: NONE



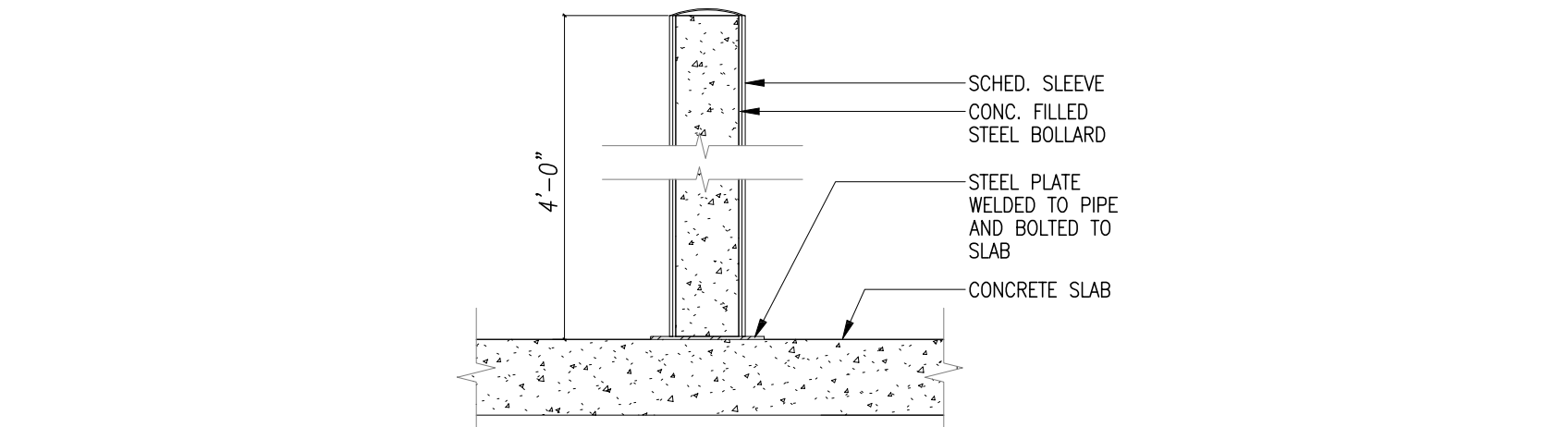
SCRUBBER PARKING - LONG

1/2\"/>



SCRUBBER PARKING - SHORT

1/2\"/>



SURFACE BOLLARD

1/2\"/>



hpa, inc.
18831 bardeen avenue - ste.
#100 Irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com



Owner:

Project:

TORRANCE
DCX 7

970 FRANCISCO ST.
TORRANCE, CA

Consultants:

Civil: THIENES
Structural: HSA
Mechanical: RPM
Plumbing: RPM
Electrical: RPM
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: Architectural Details

Project Number: 19436
Drawn by: ML
Date: 10/24/19
Revision:

Sheet:

TI-AD.3



Owner:

Project:

TORRANCE
DCX 7

970 FRANCISCO ST.
TORRANCE, CA

Consultants:

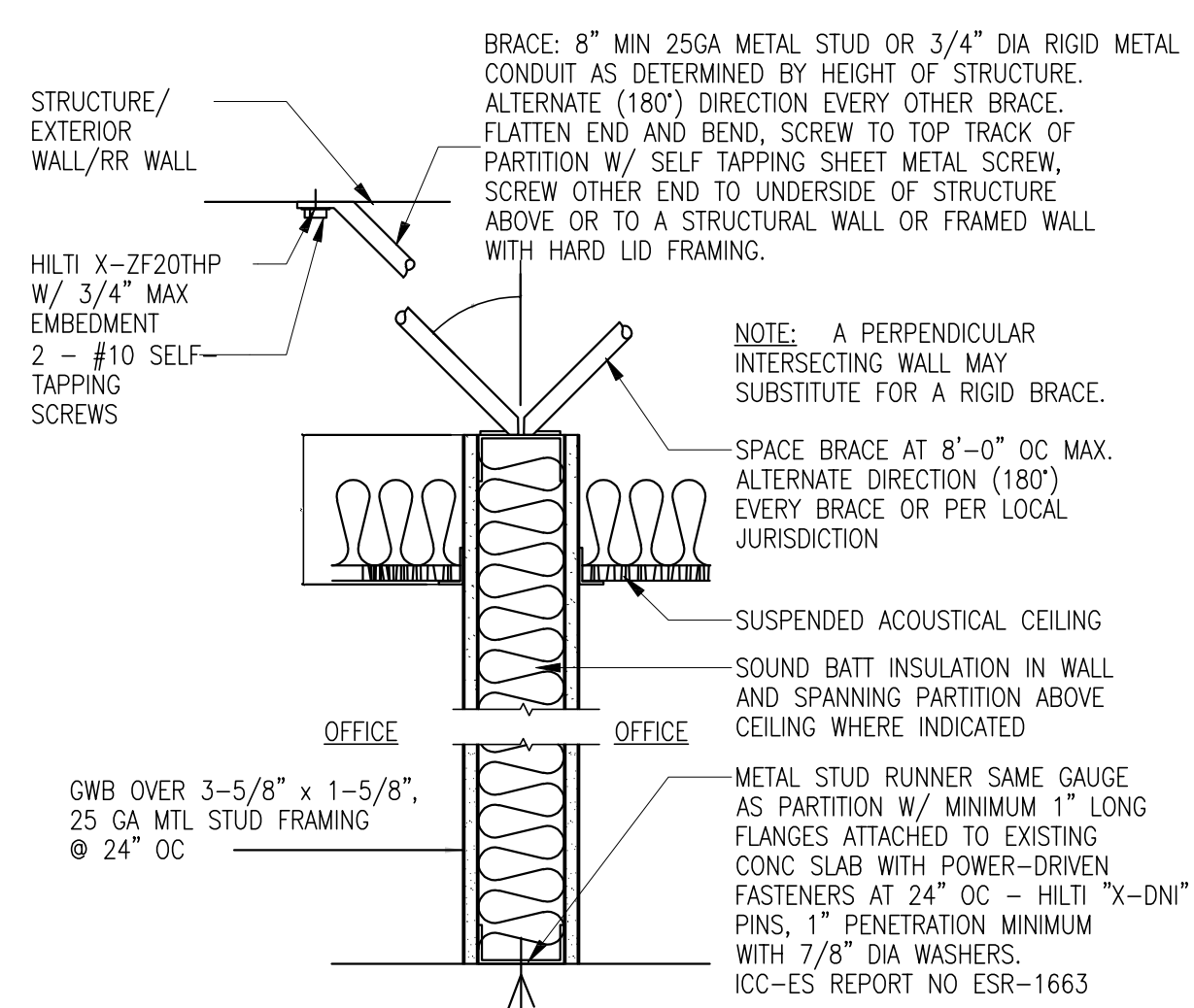
Civil:	THIENES
Structural:	HS&A
Mechanical:	RPM
Plumbing:	RPM
Electrical:	RPM
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

Title: Architectural Details

Project Number: 19436
Drawn by: ML
Date: 10/24/19
Revision:

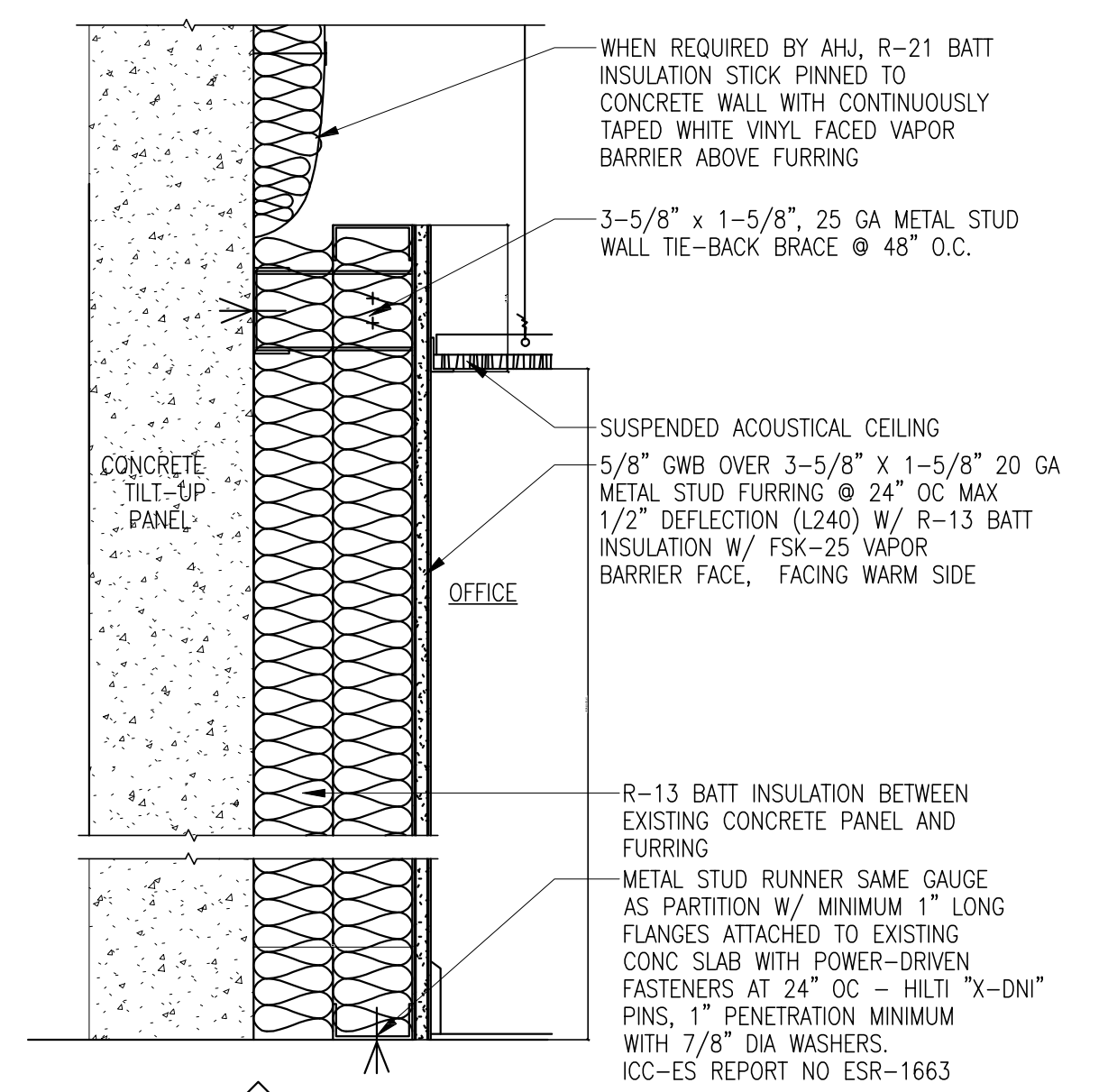
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TI-AD.4

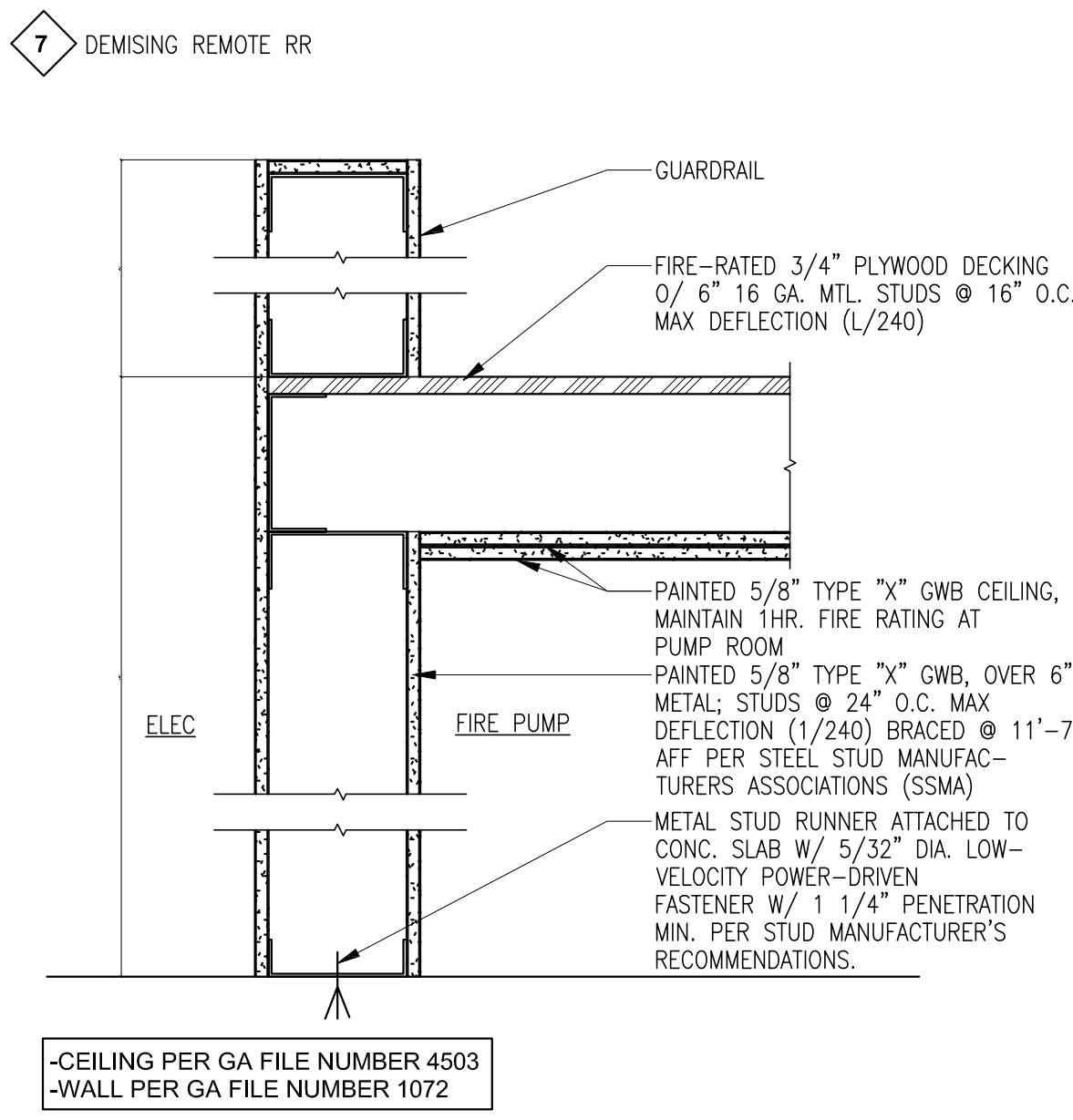
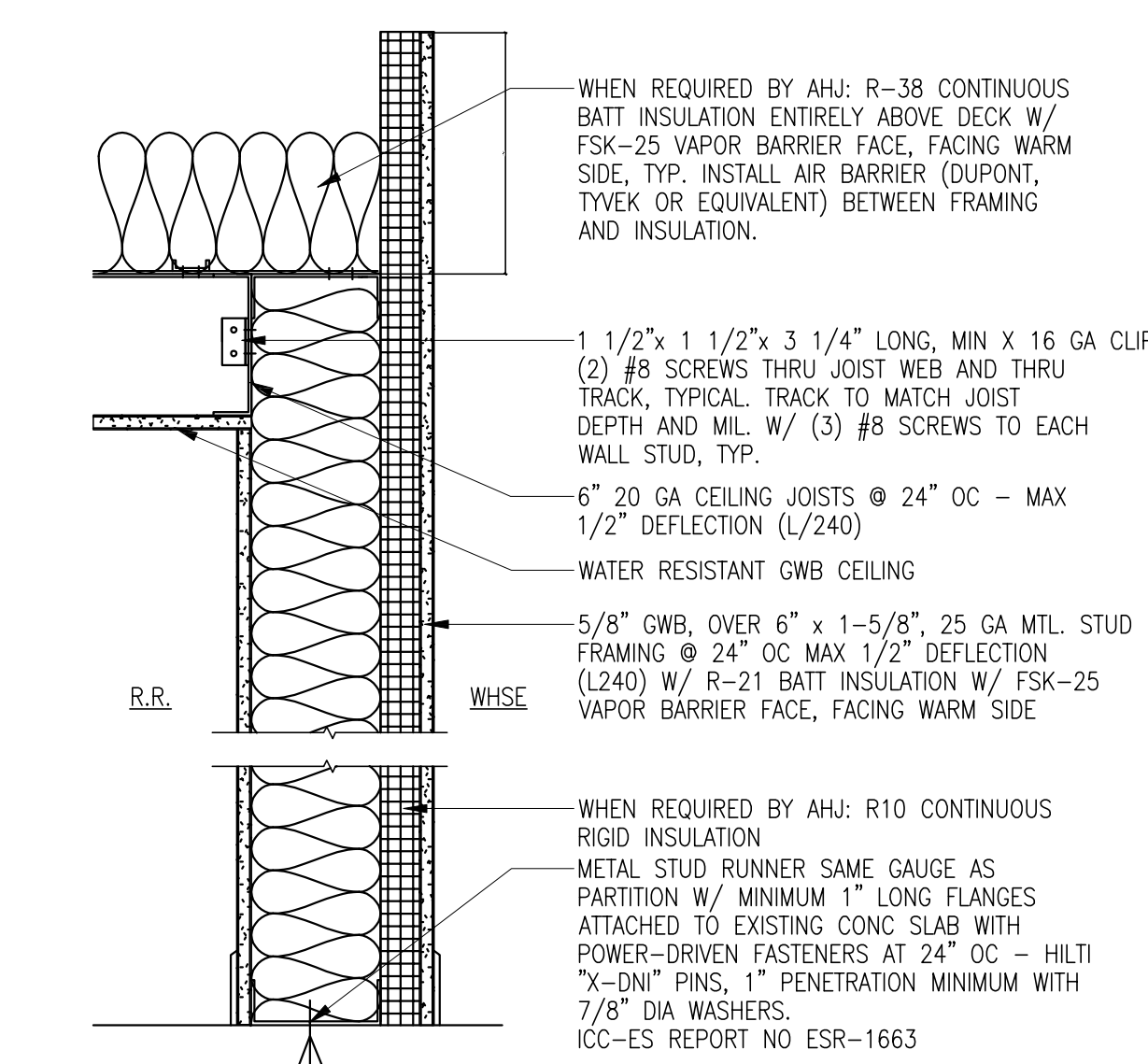


NOTE: SEE ALSO STUD SCHEDULE
1A: PROVIDE SOUND BATTS IN WALL ONLY
1B: PROVIDE SOUND BATTS IN WALL AND ABOVE CEILING TO 2'-0" EACH SIDE OF PARTITION
1C: GWB CEILING

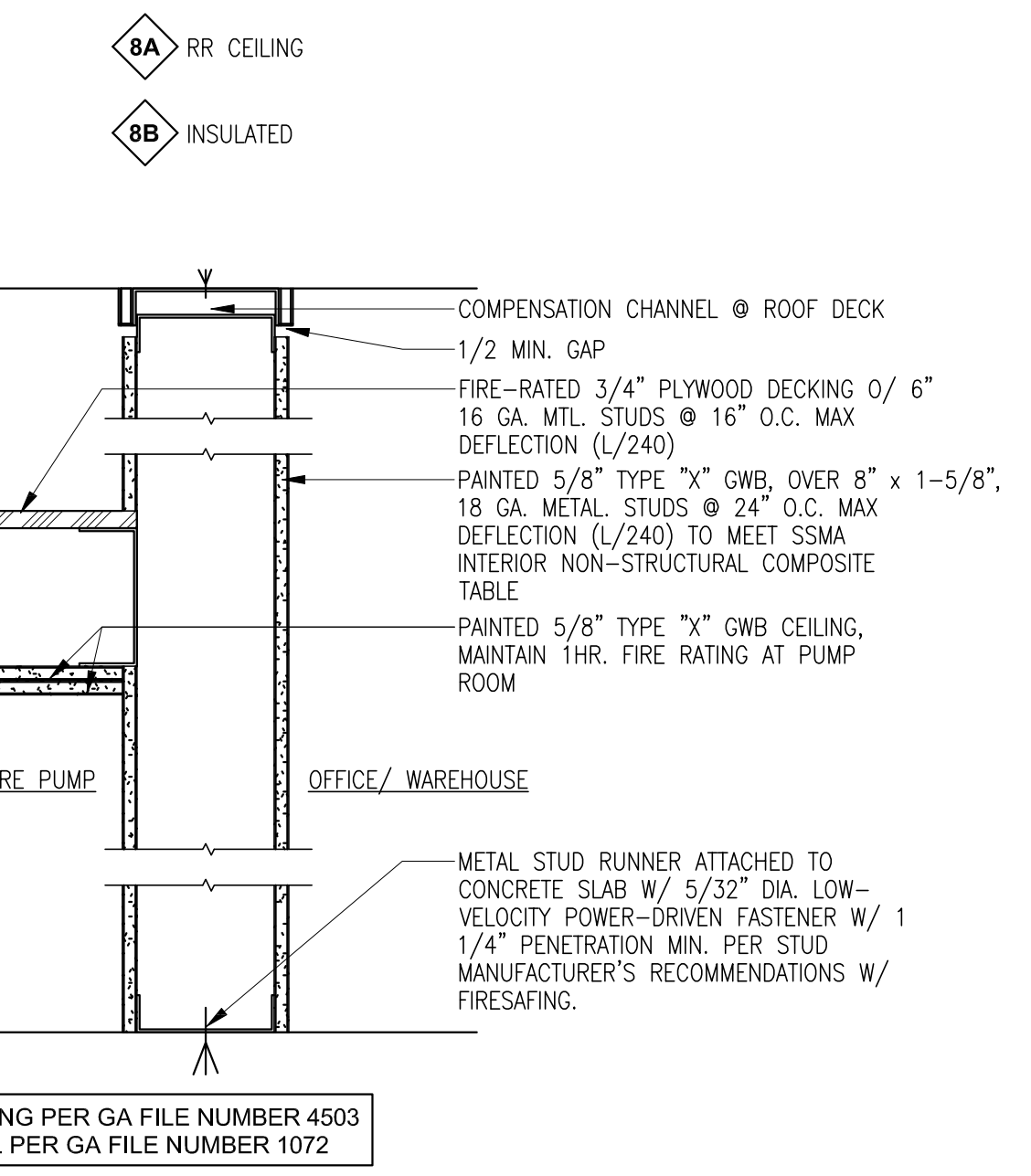
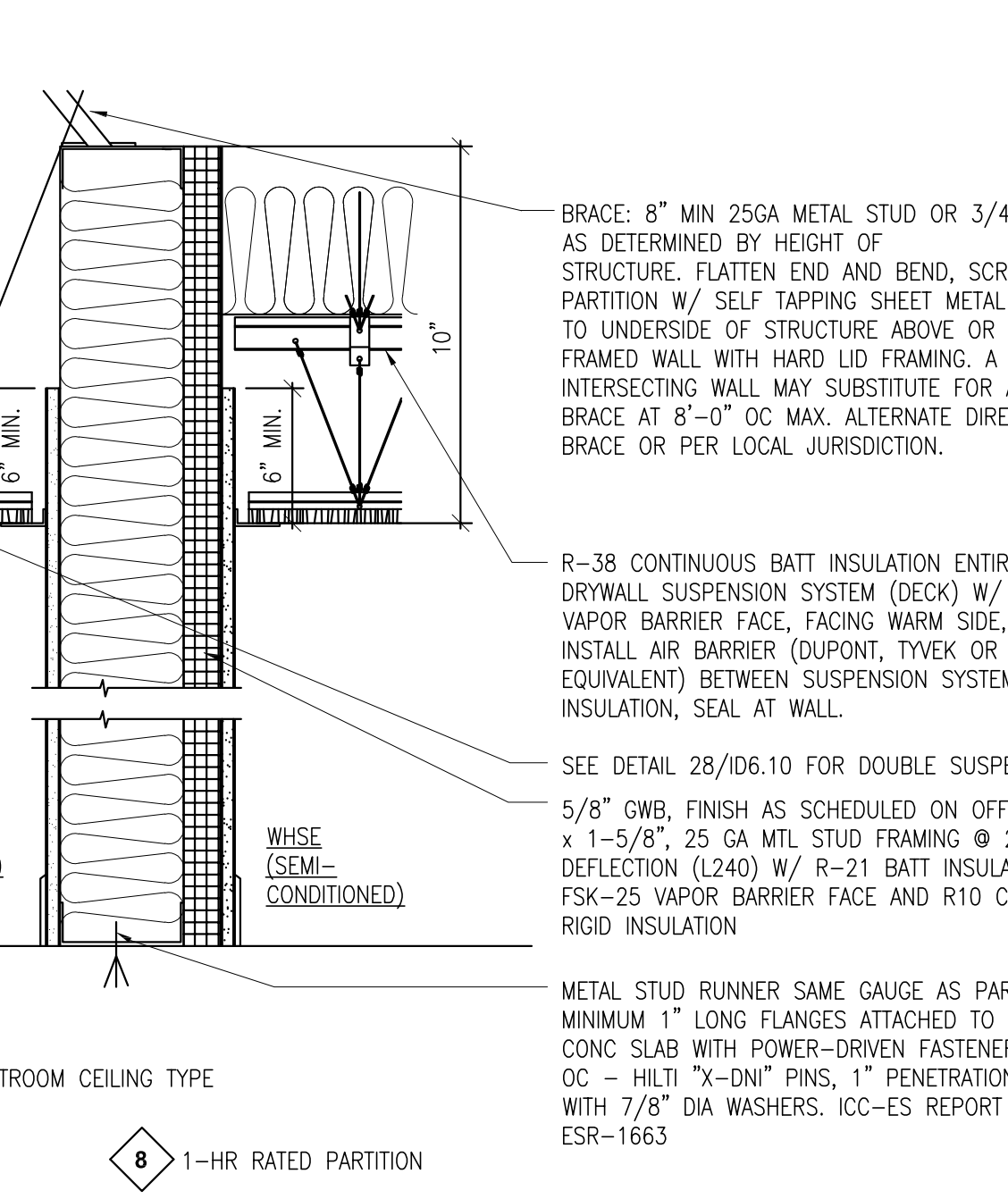
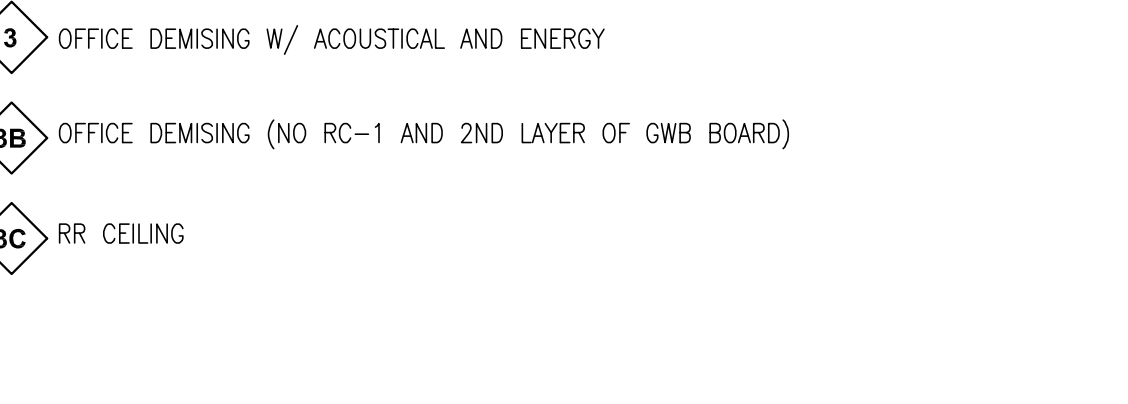
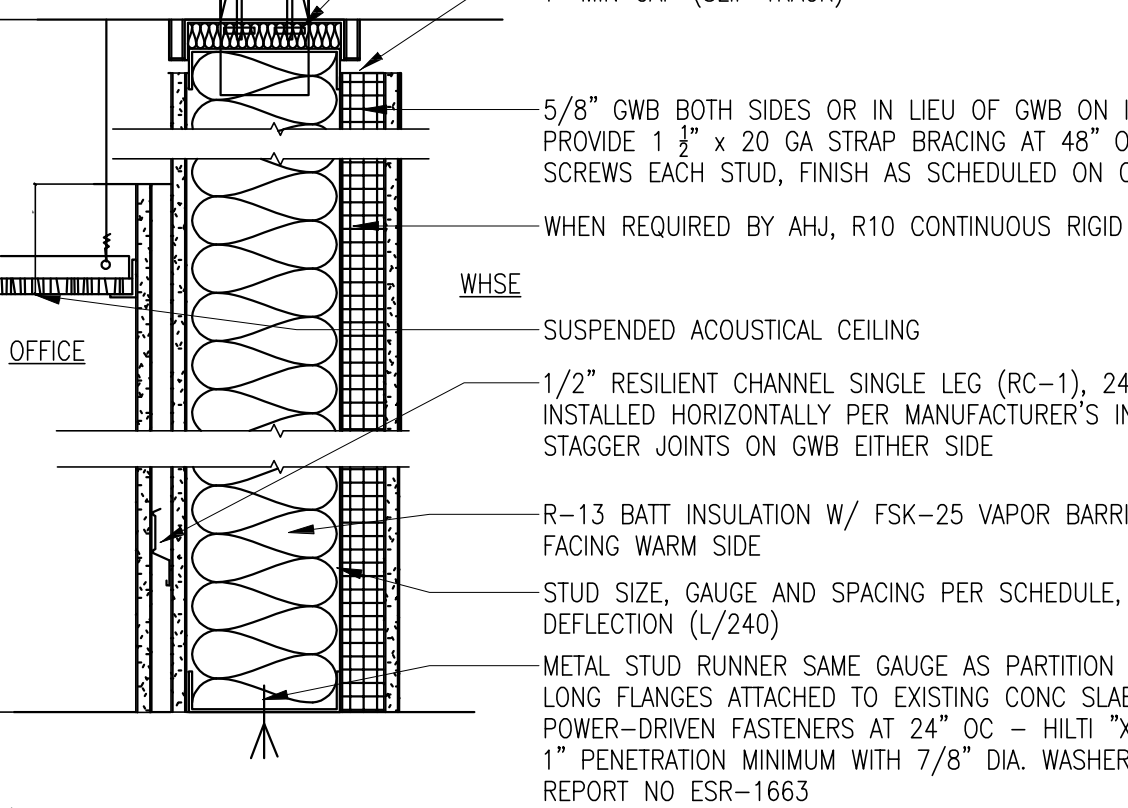
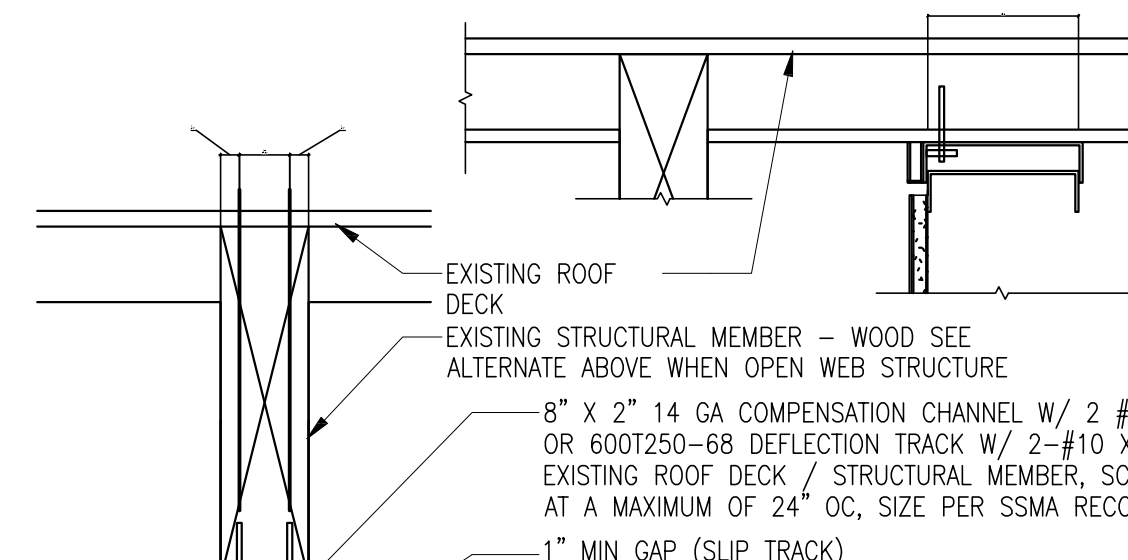
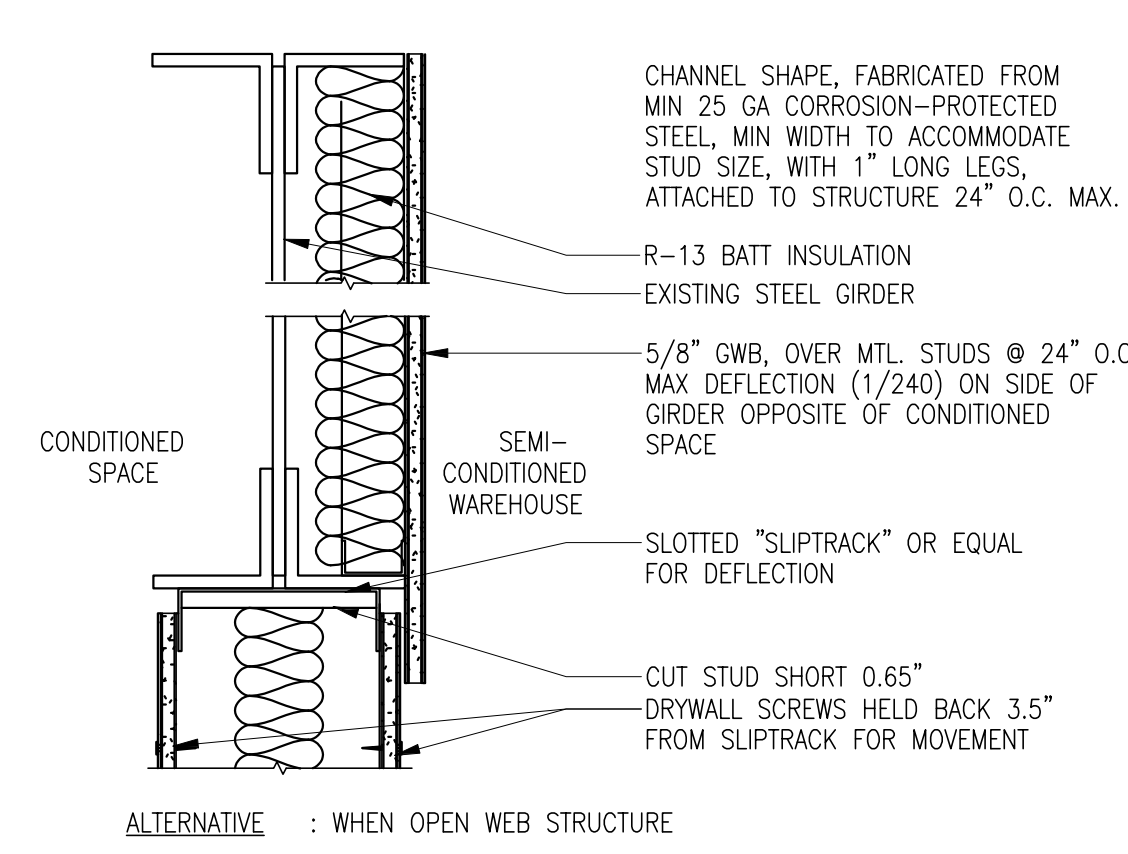
- 1 INTERIOR PARTITION
- 10 6" STUD AT RECESSED TV



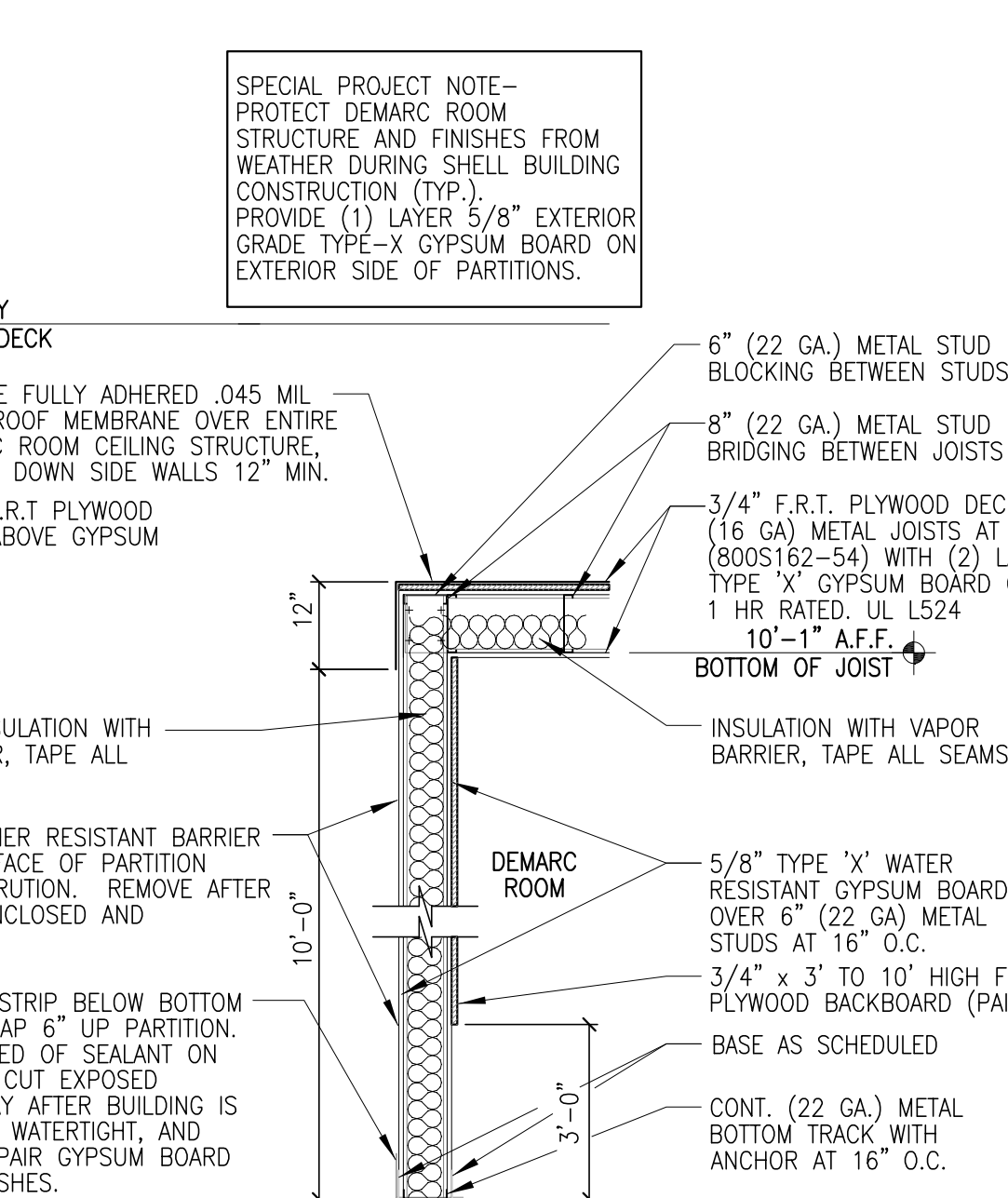
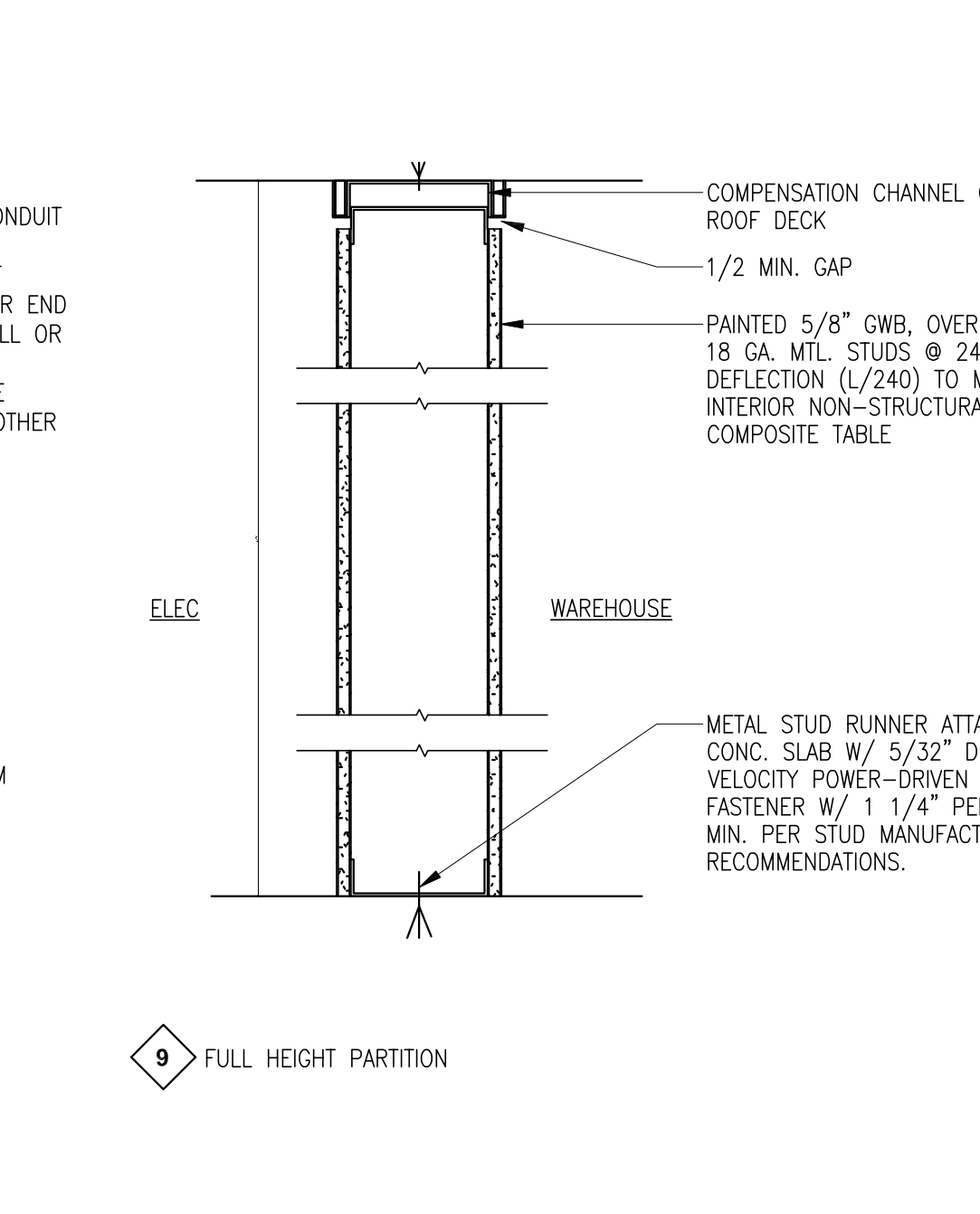
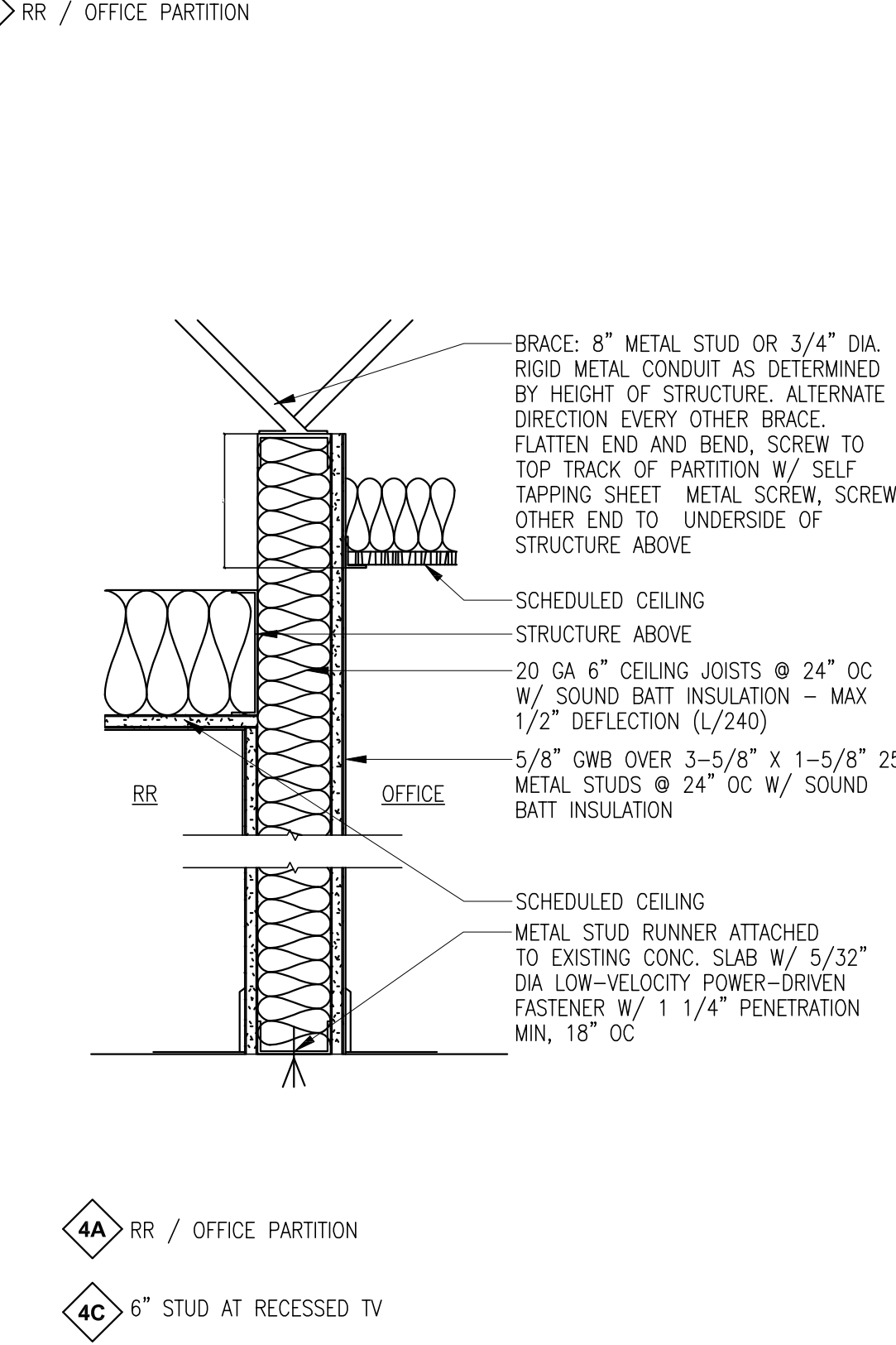
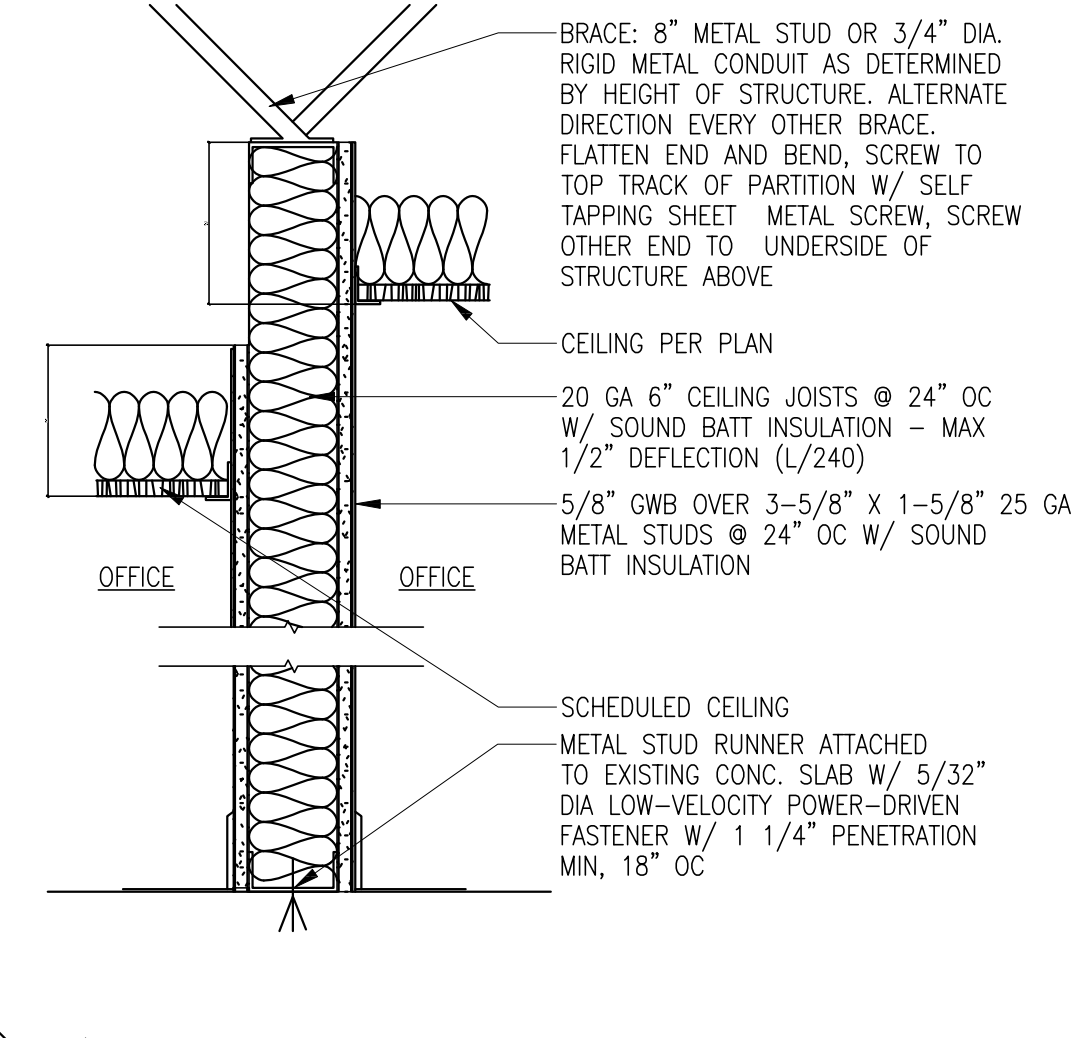
- 2 PERIMETER FURRING
- 2A 6" STUD AT RECESSED TV, INSTALLED FLUSH WITH ADJACENT TYPE 2



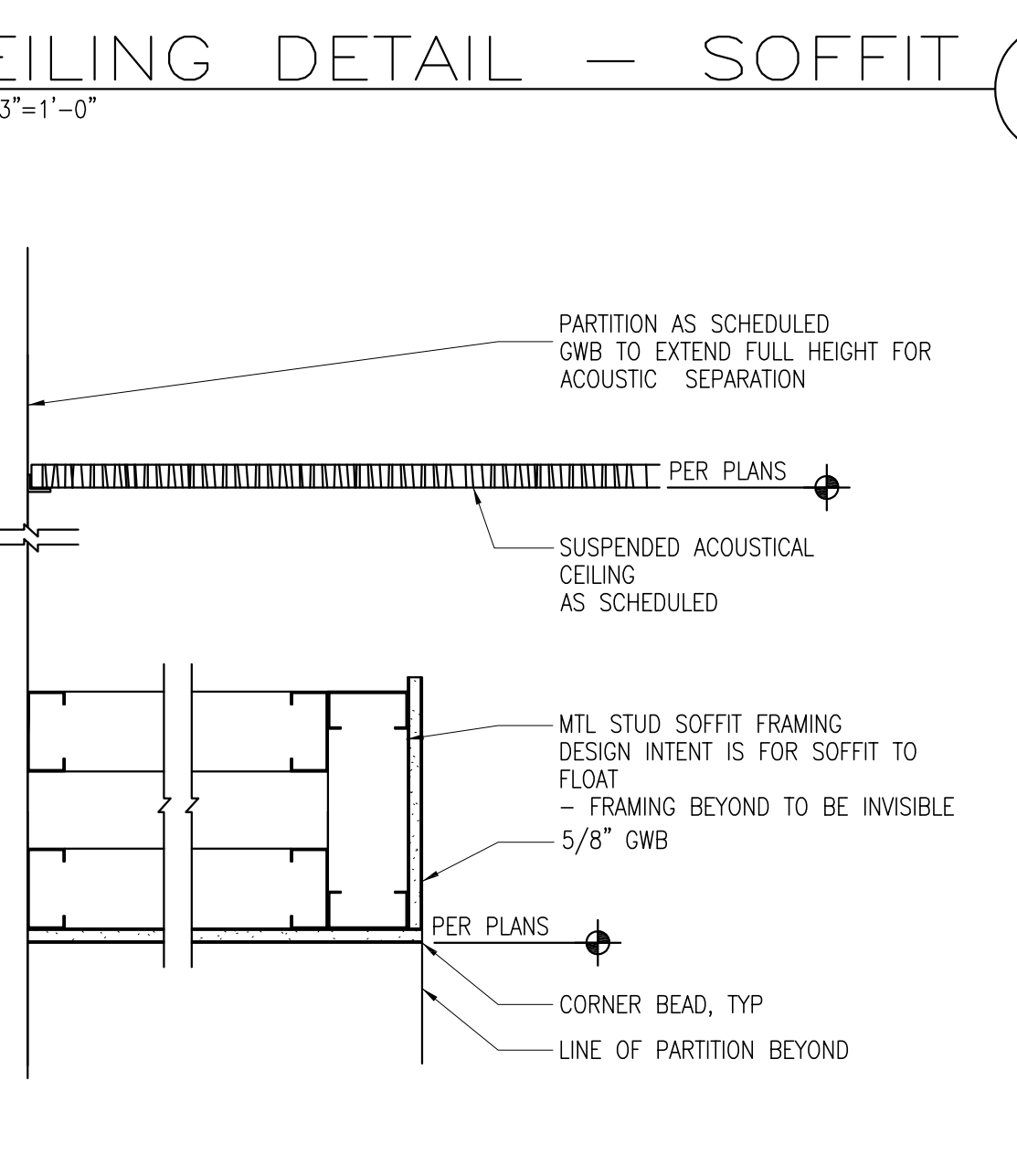
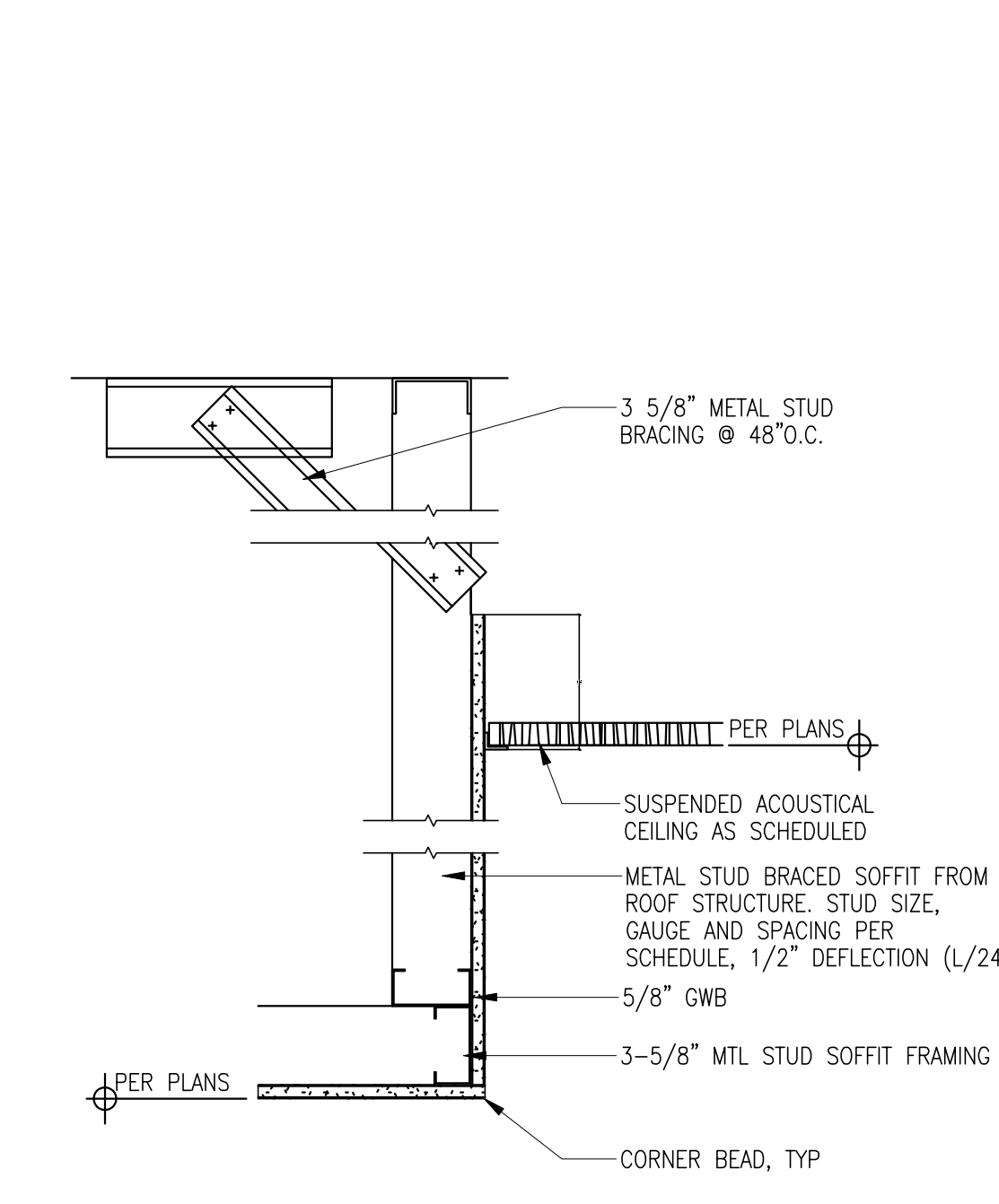
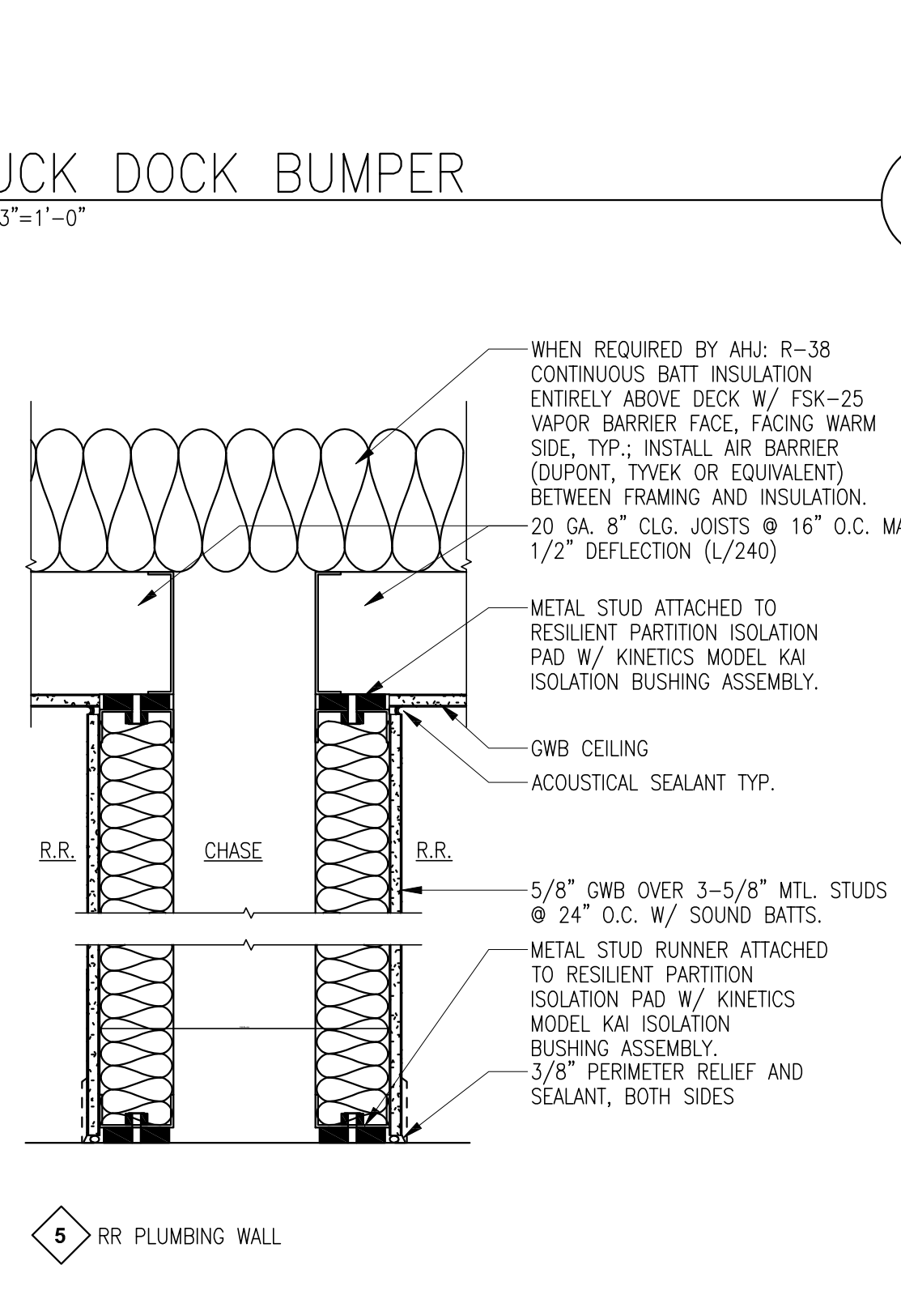
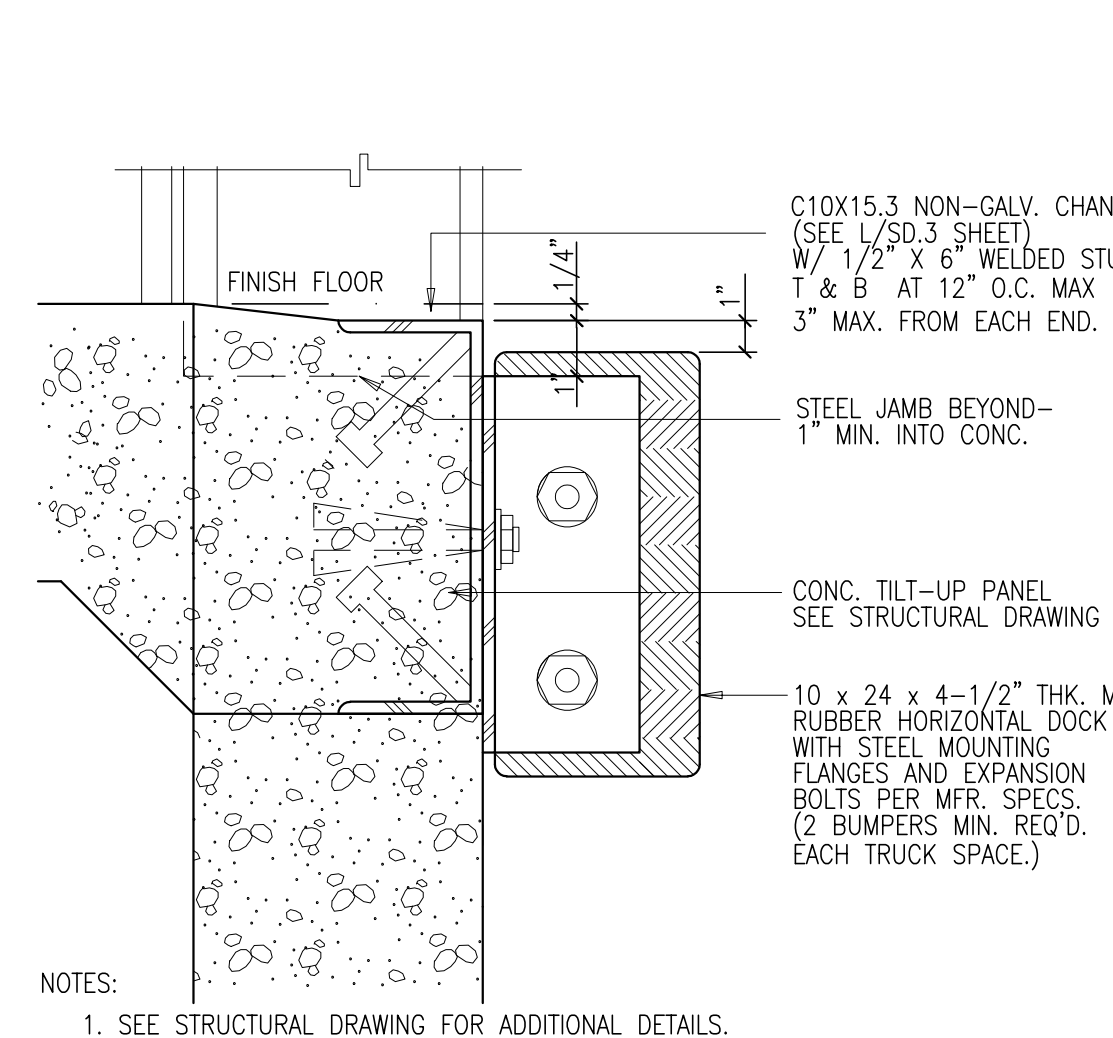
- 10 1 HR FIRE RATED WALL / CEILING PARTITION



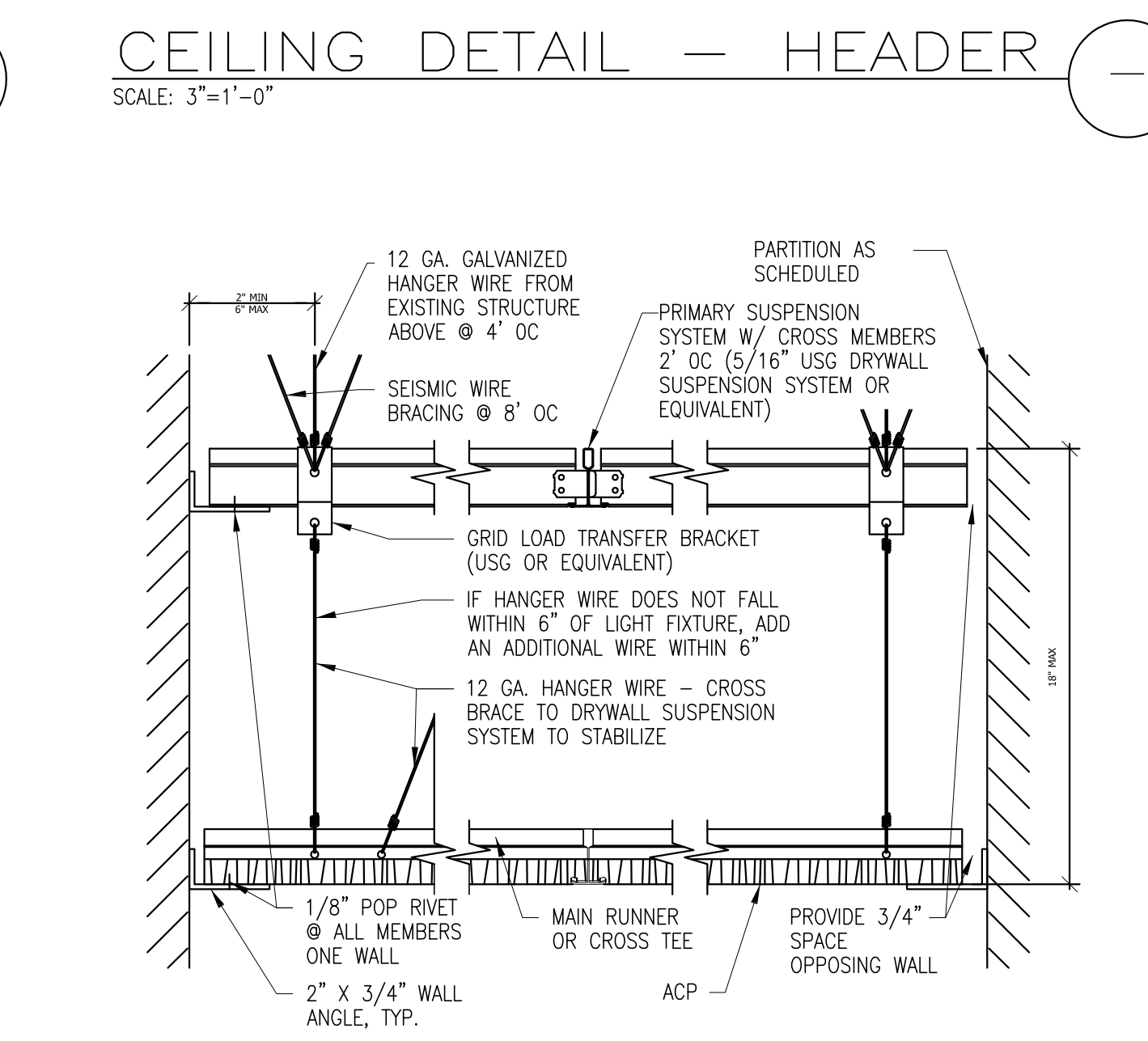
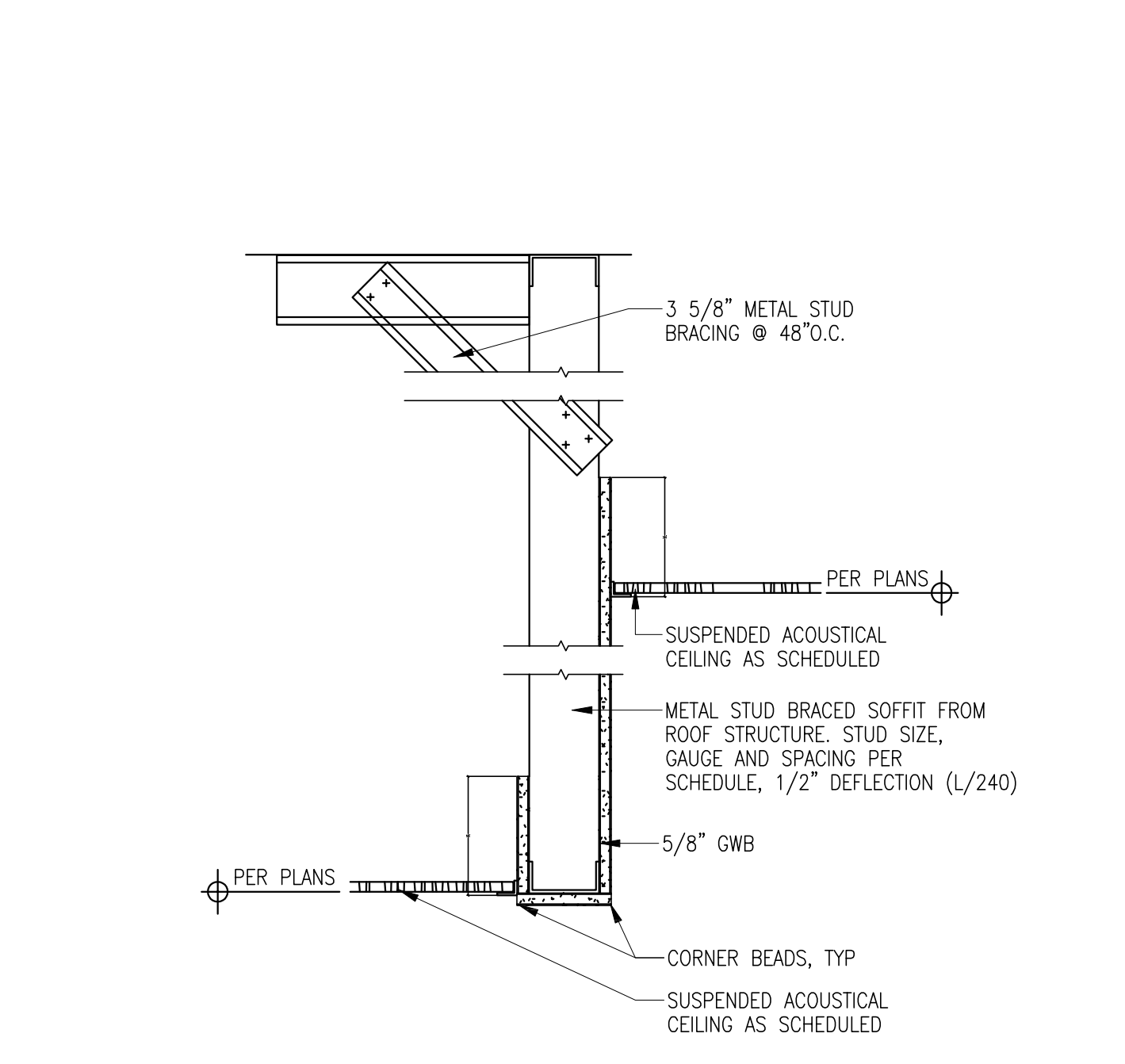
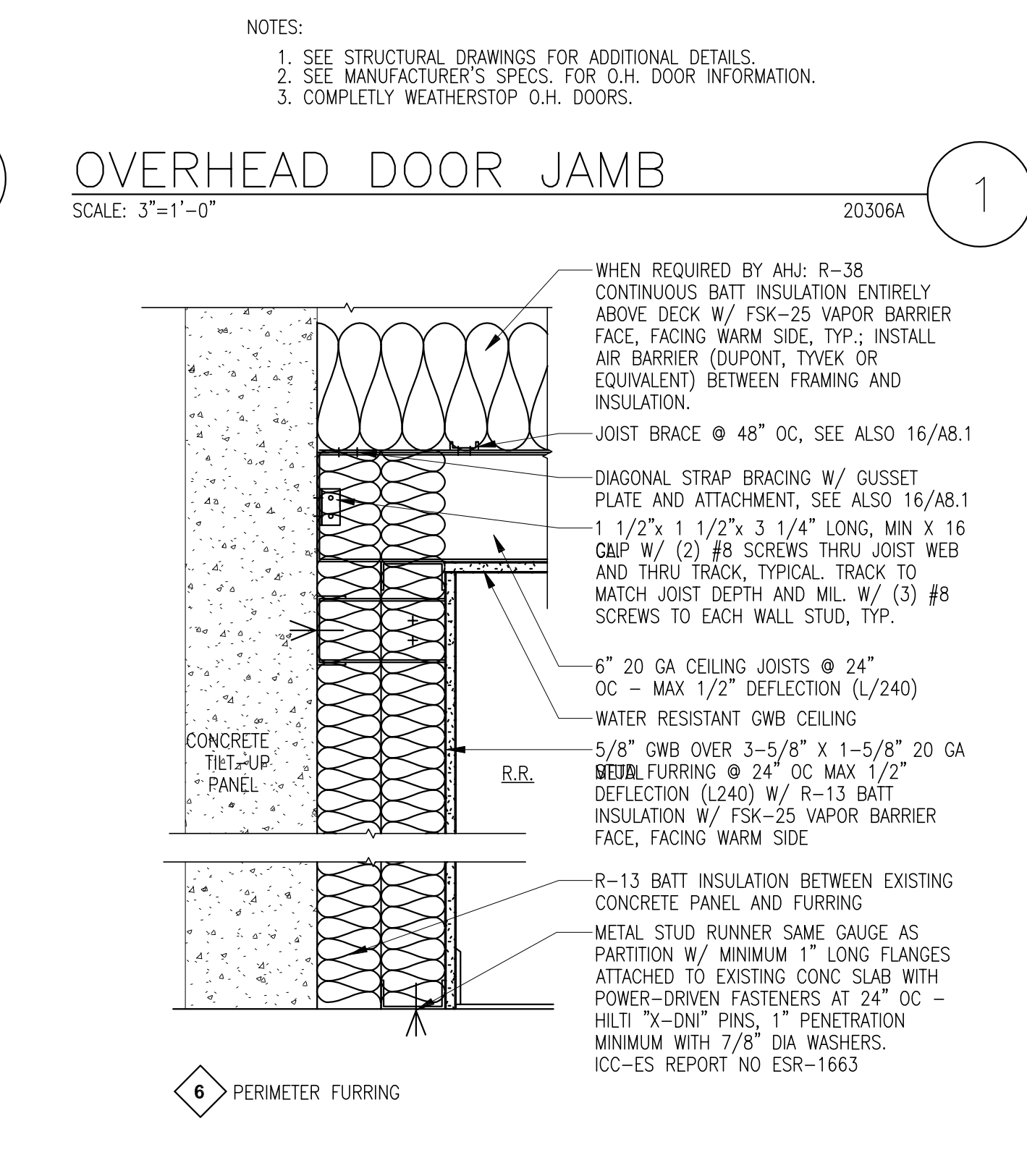
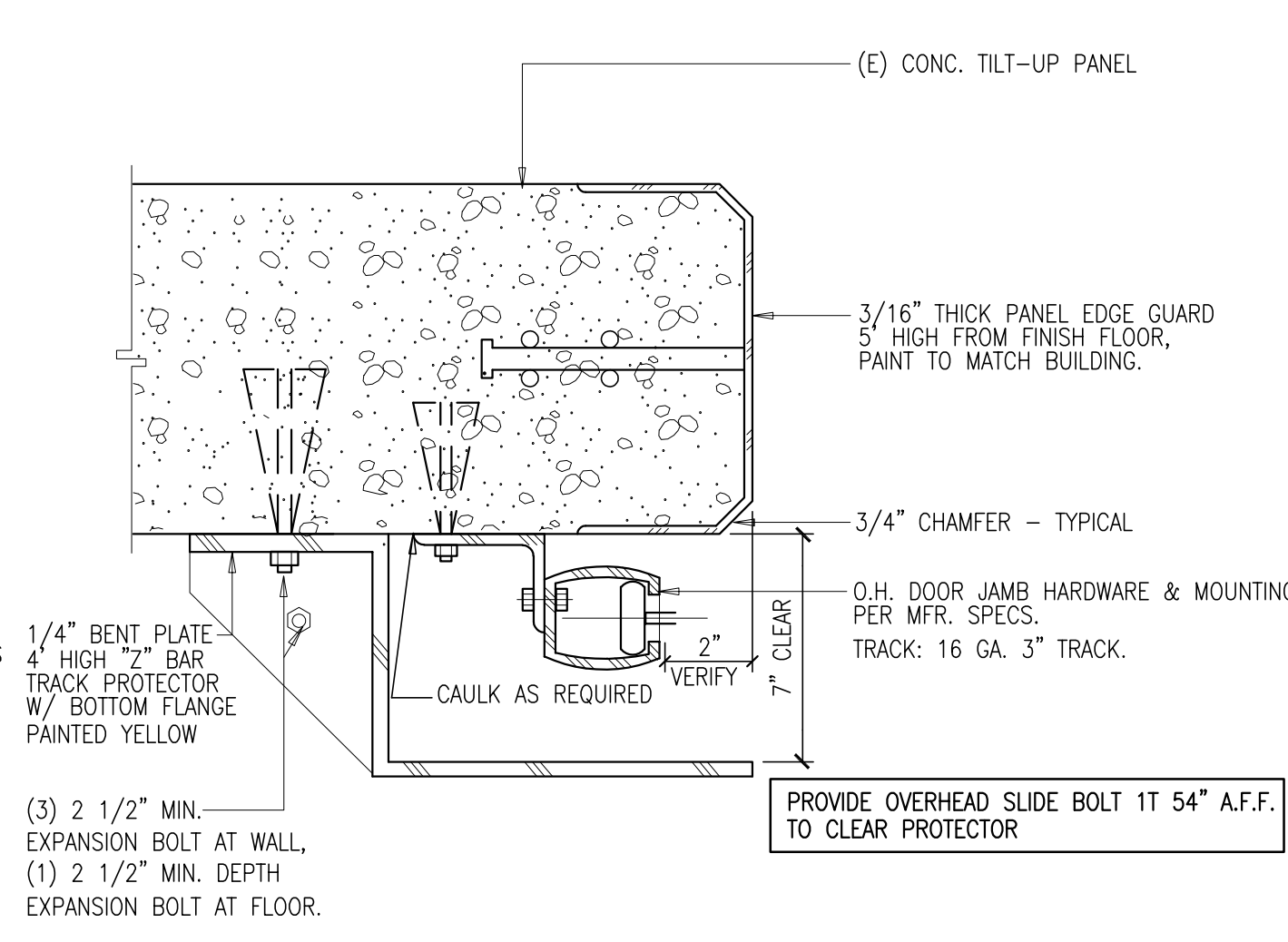
- 11 1 HR RATED PARTITION



- 9 FULL HEIGHT PARTITION



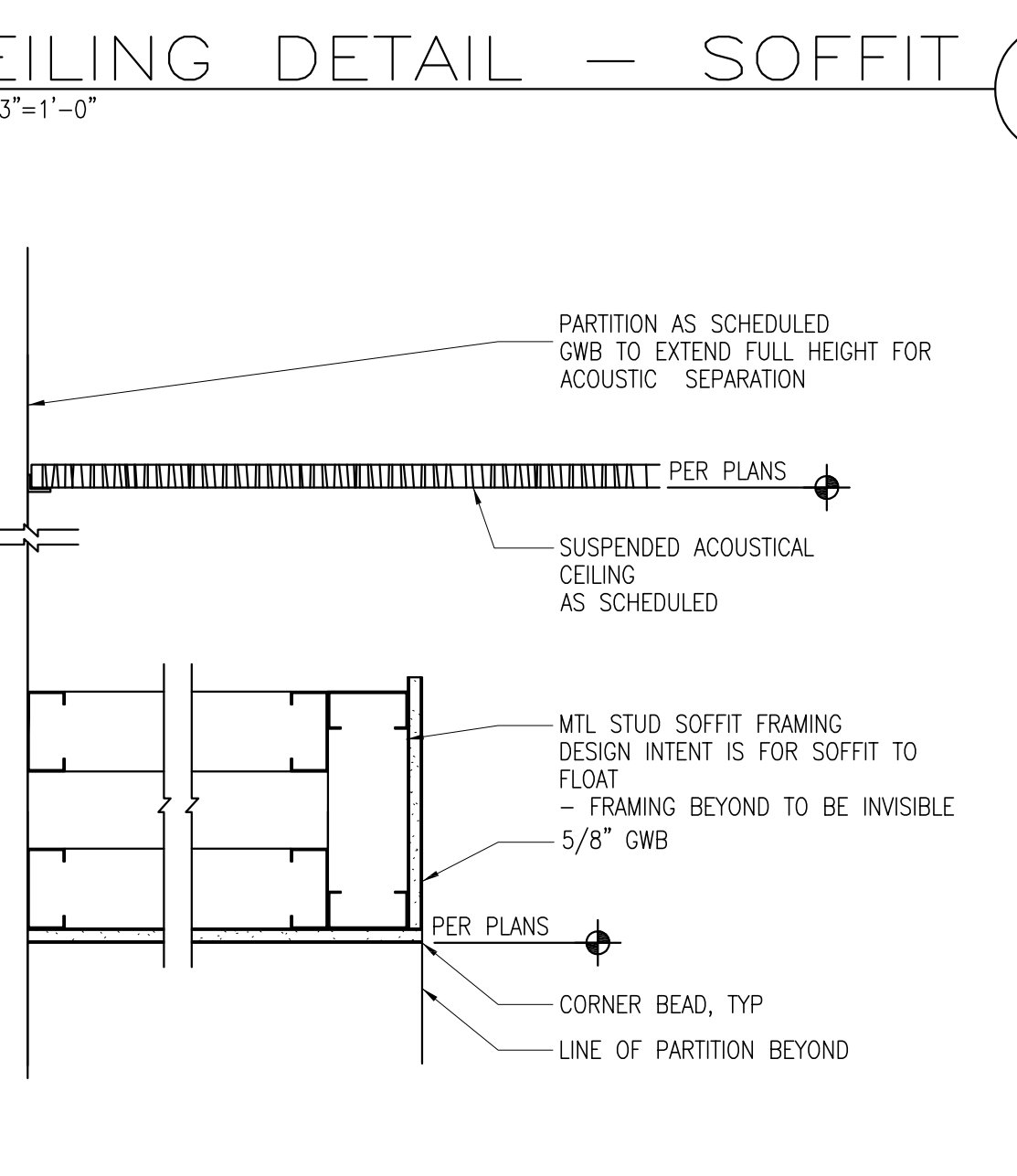
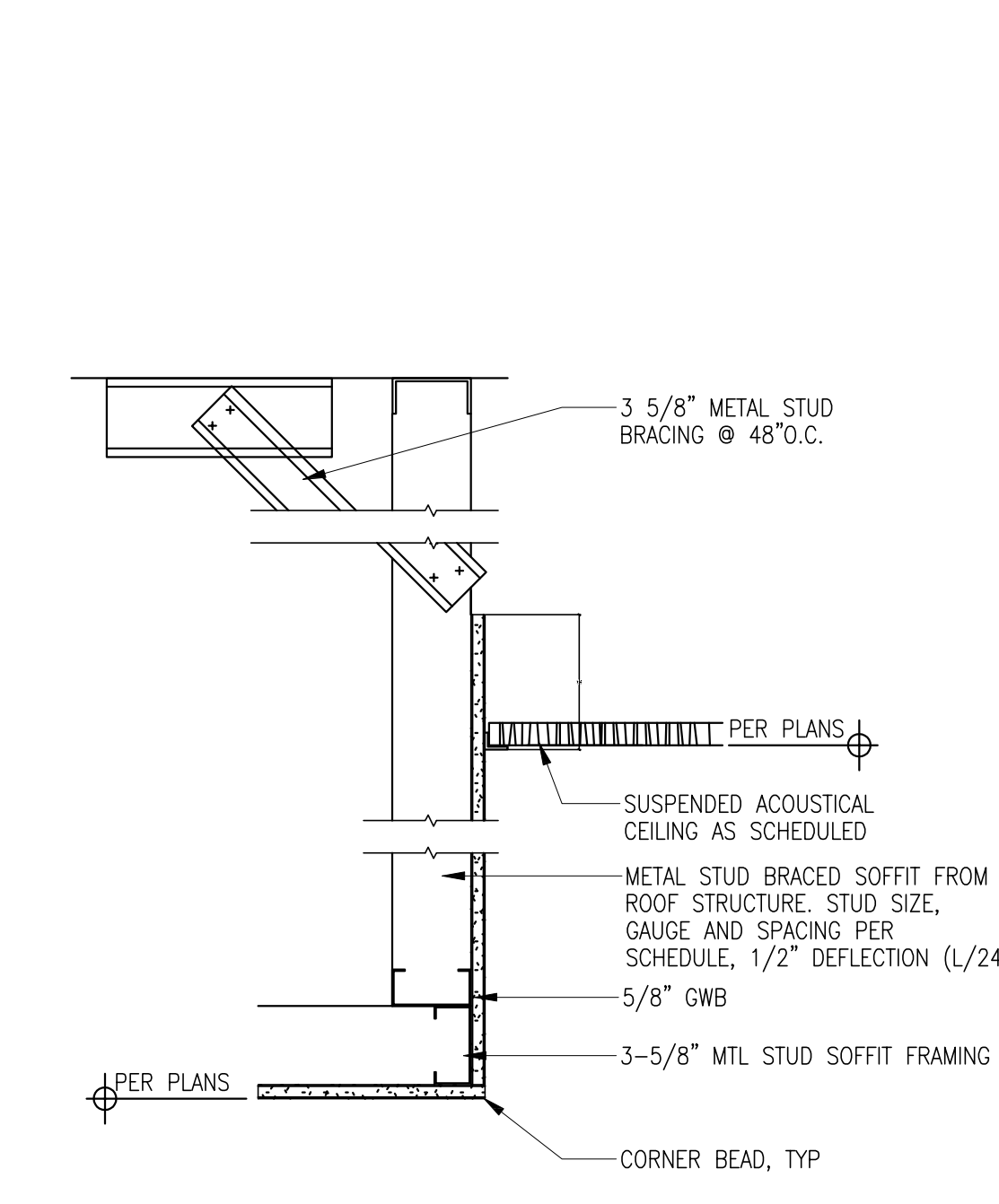
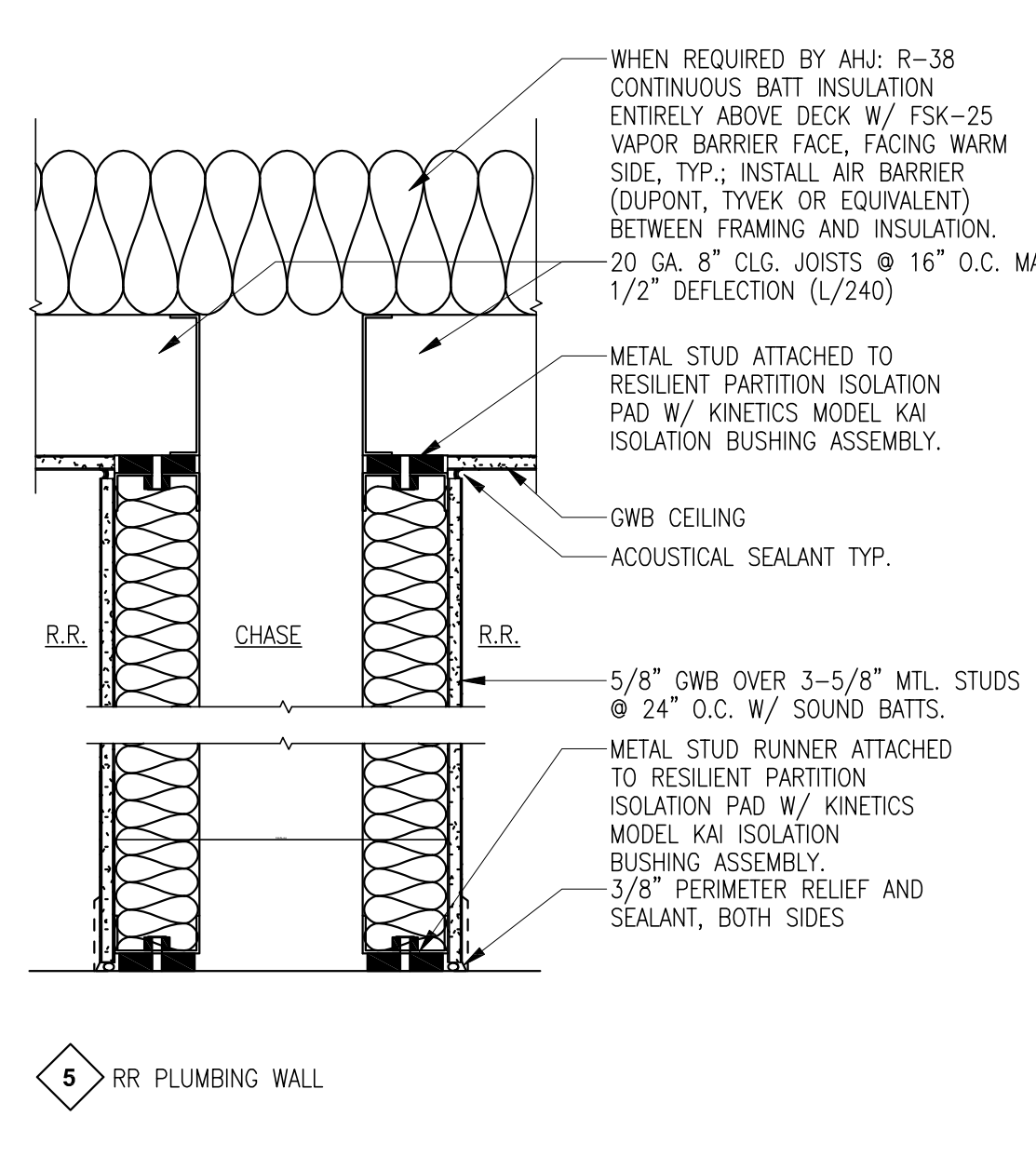
- 11 1 HR RATED PARTITION



- 6 PERIMETER FURRING

TRUCK DOCK BUMPER

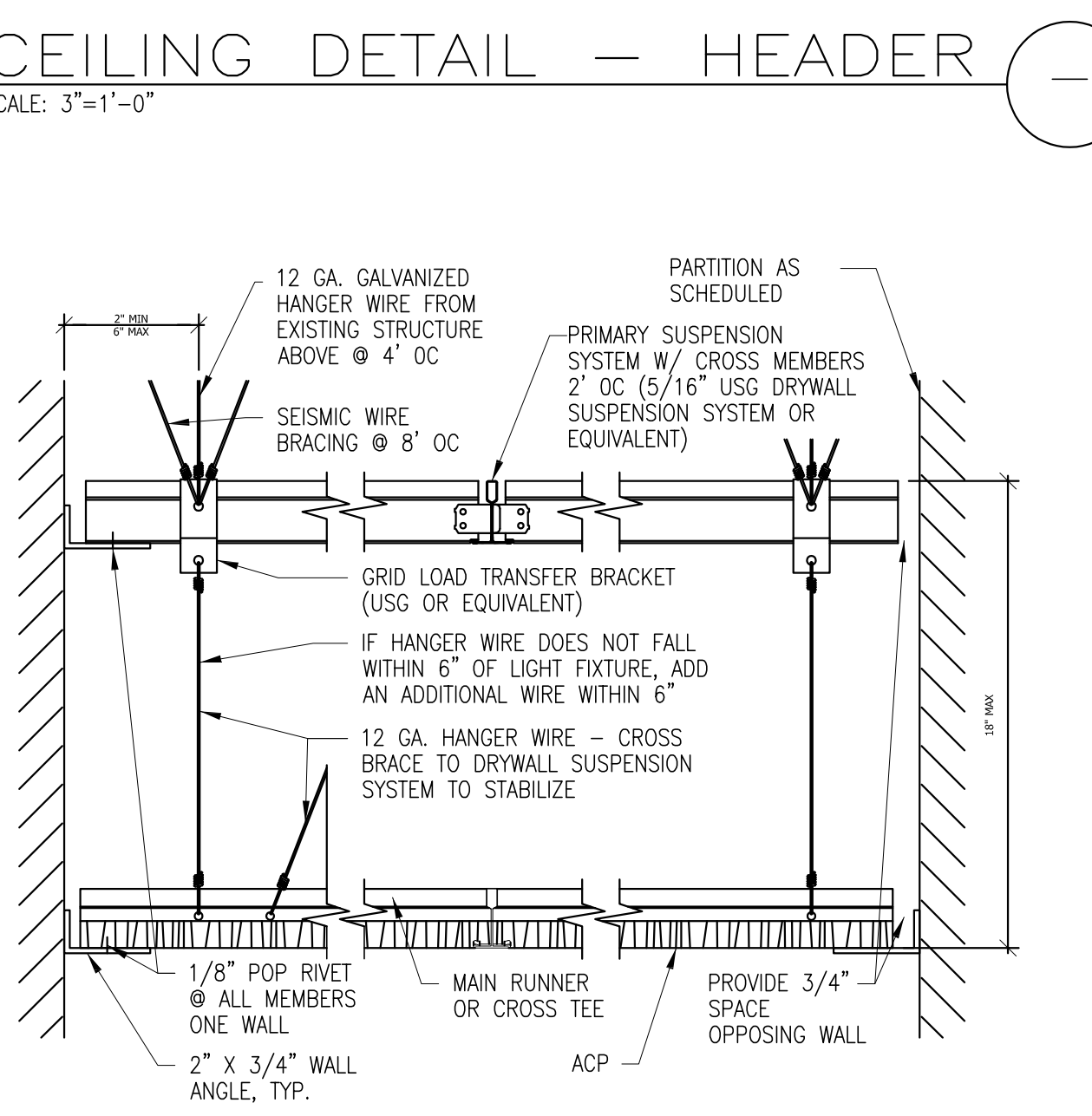
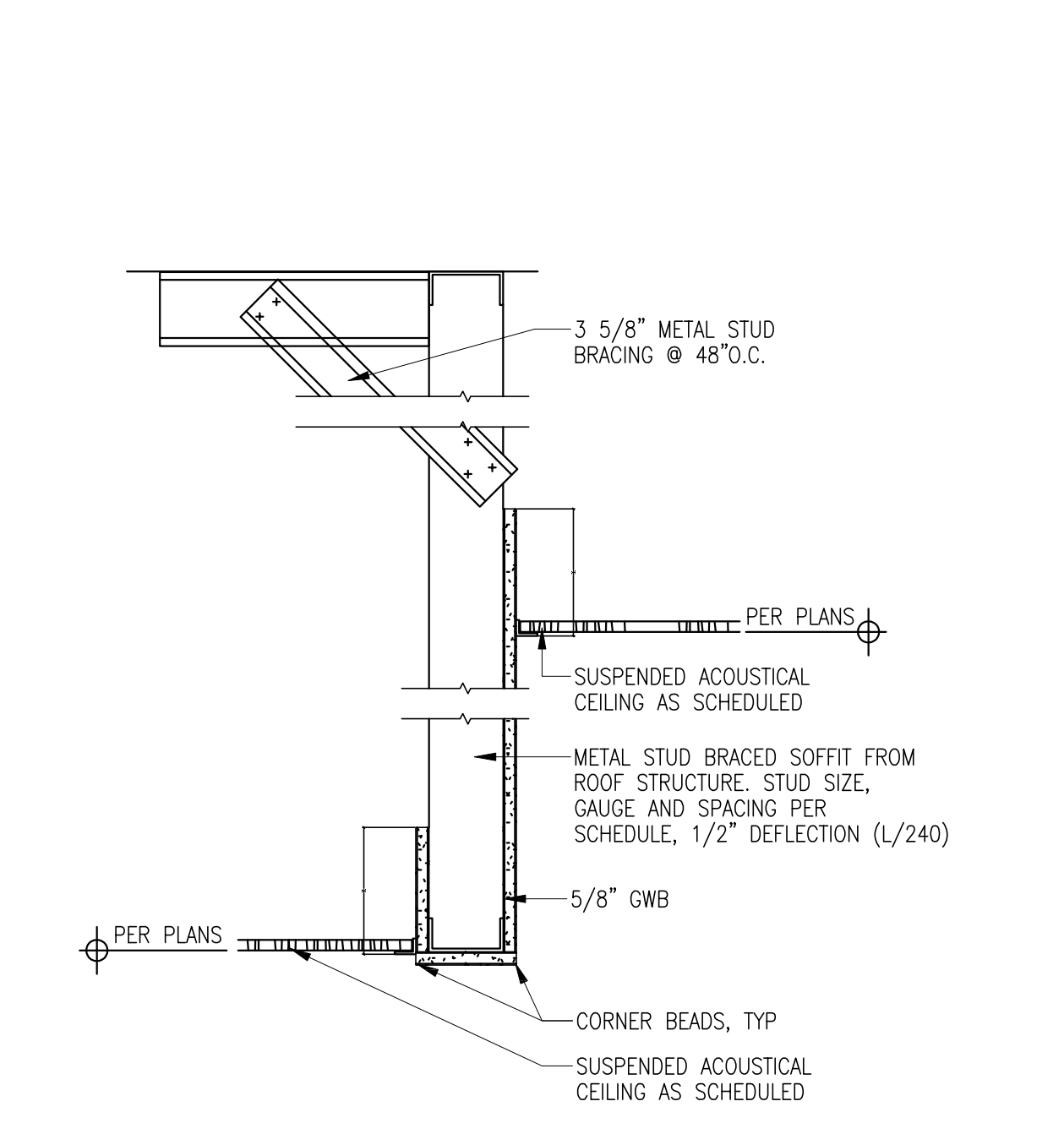
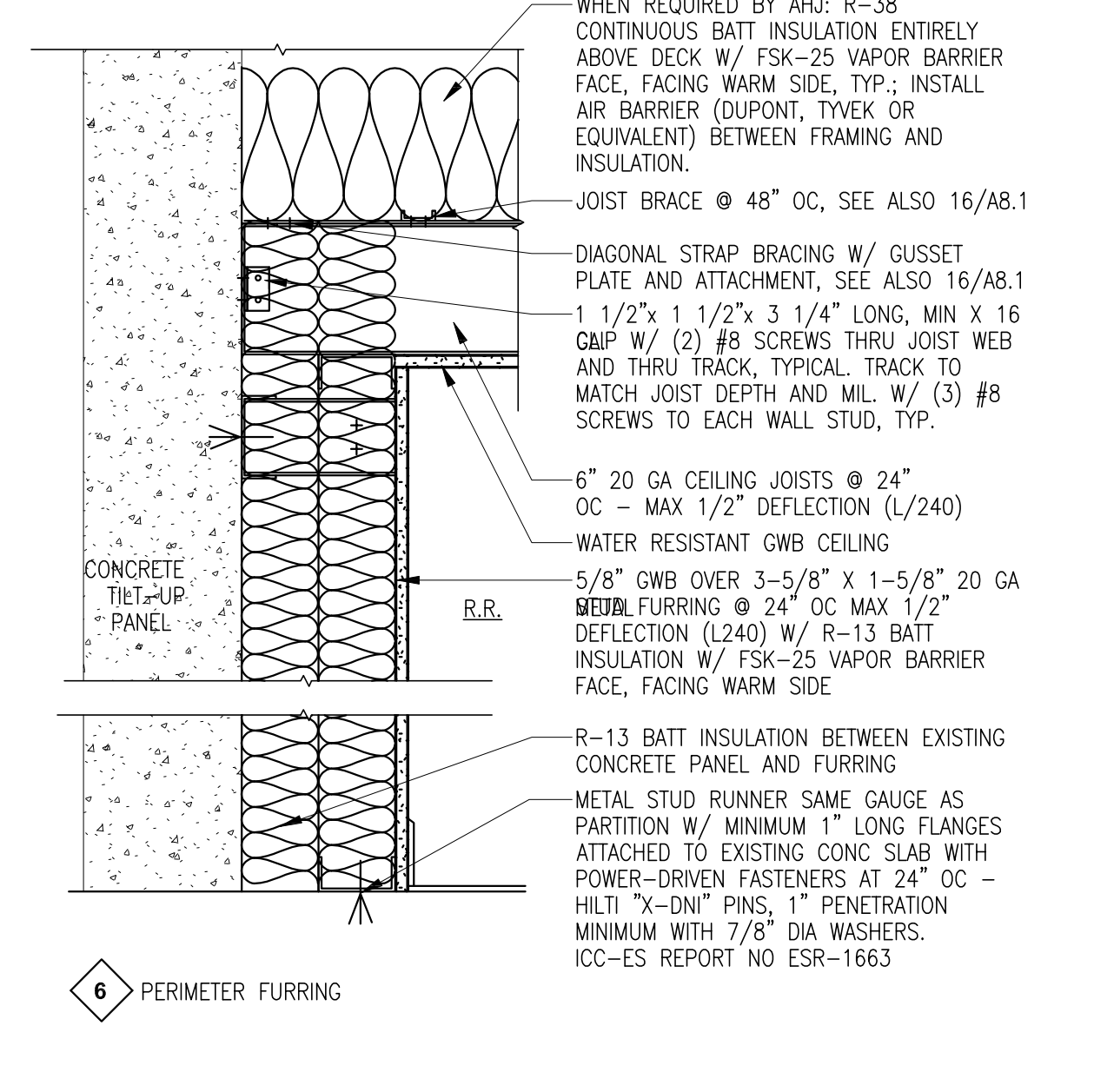
SCALE: 3/8"=1'-0"



- 5 RR PLUMBING WALL

OVERHEAD DOOR JAMB

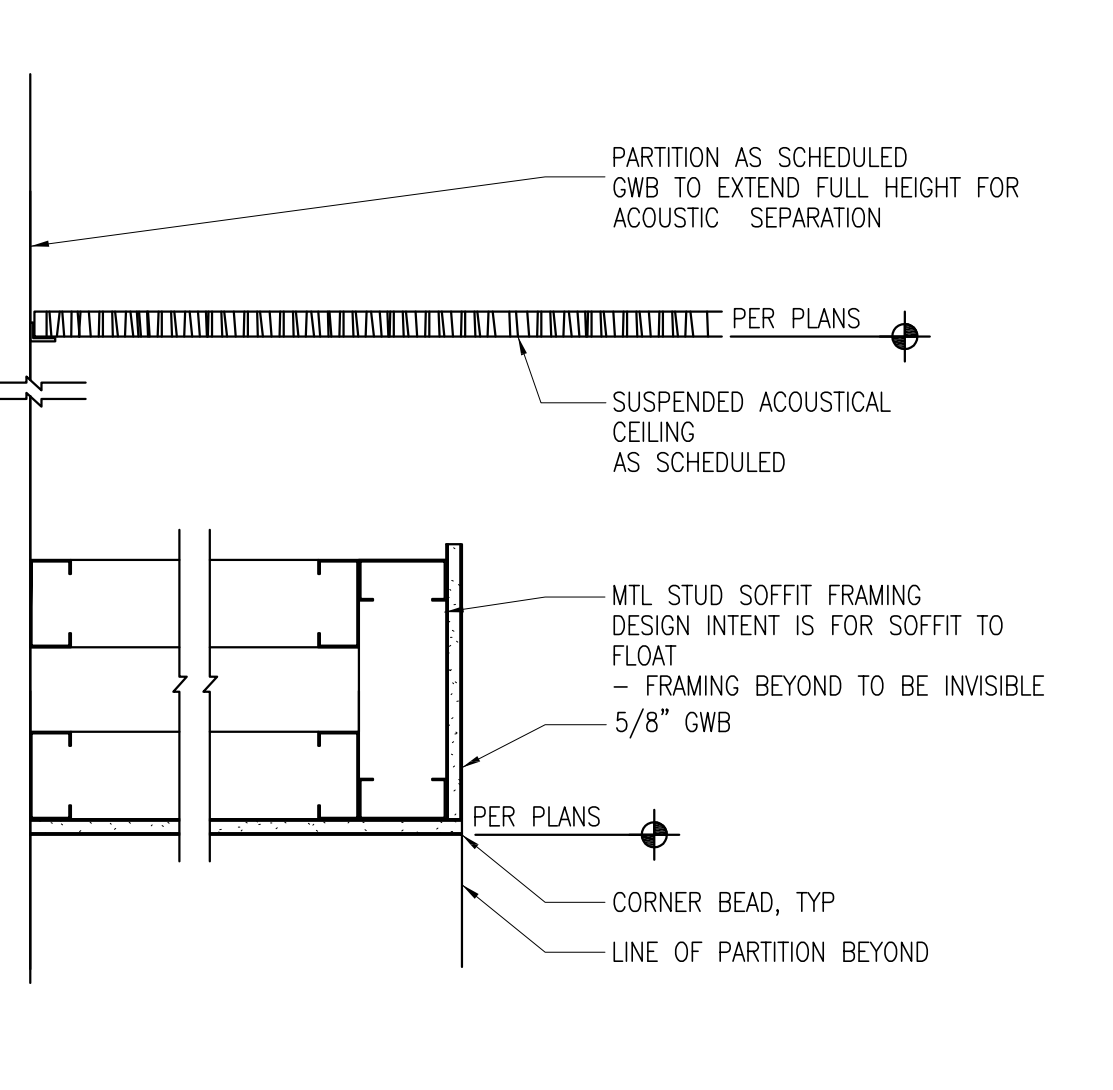
SCALE: 3/8"=1'-0"



- 6 PERIMETER FURRING

CEILING DETAIL - SOFFIT

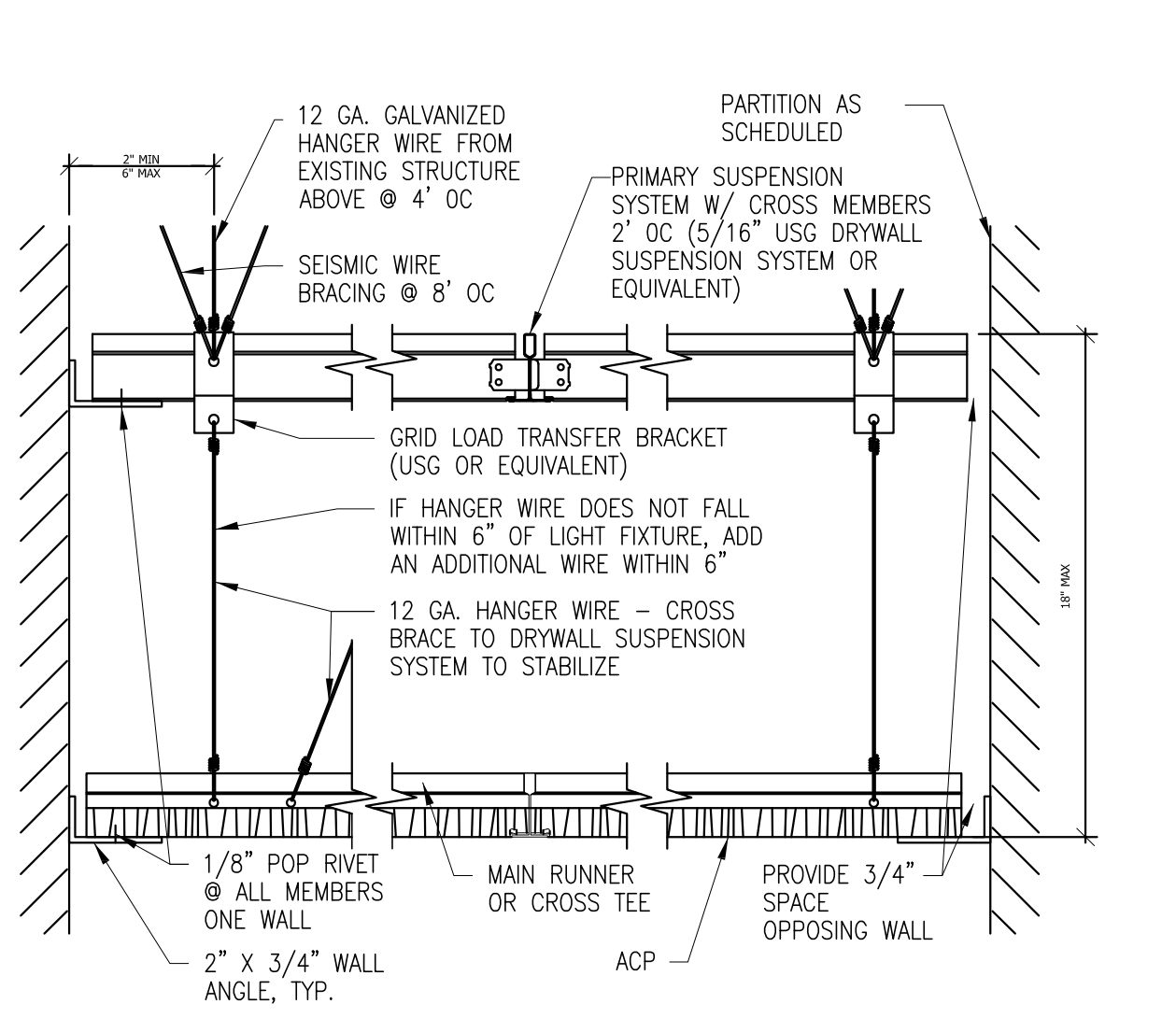
SCALE: 3/8"=1'-0"



- 5 RR PLUMBING WALL

CEILING DETAIL - HEADER

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



- 6 PERIMETER FURRING

DEMARC ROOM PARTITION

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

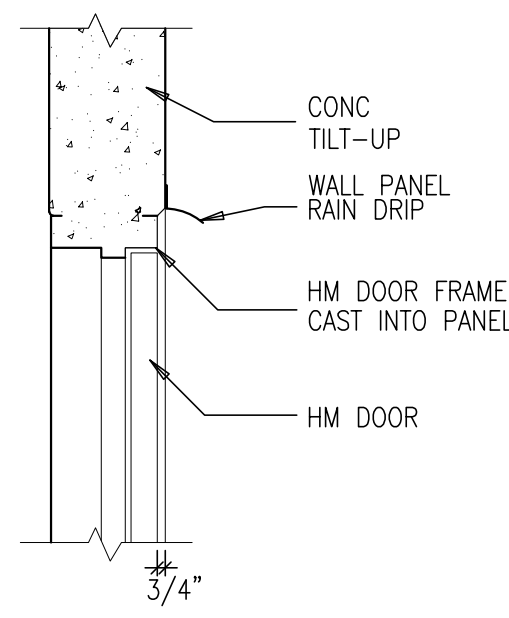
1 HOUR RATED

SOFFIT - DETAIL

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

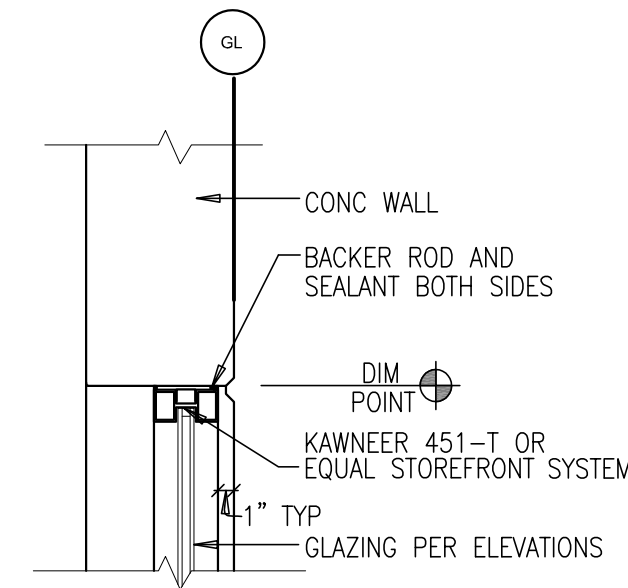
CEILING DETAIL - HEADER

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



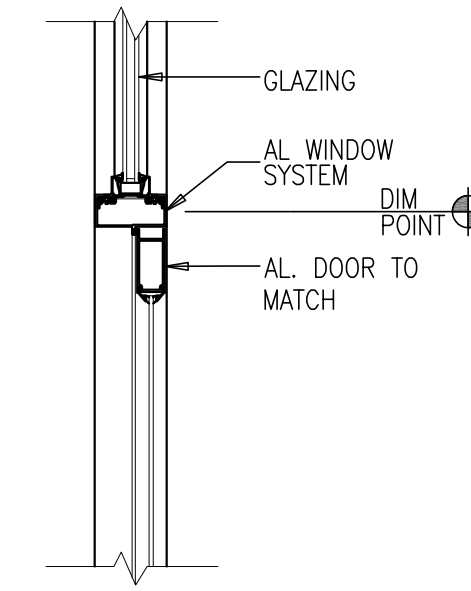
TYP. HM DOOR HEAD
SCALE: 1-1/2"=1'-0"

17



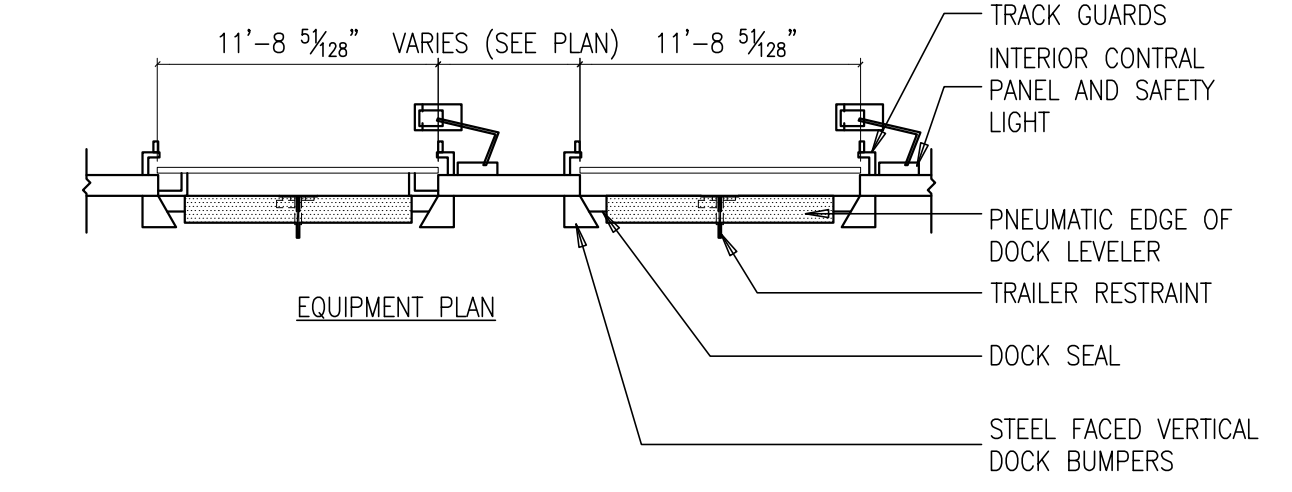
WINDOW HEAD
SCALE: 1-1/2"=1'-0"

13



ALUM. STOREFRONT HEAD
SCALE: 1-1/2"=1'-0"

9



OVERHEAD DOOR AND RELATED EQUIPMENT
SCALE: 1/4"=1'-0"

1



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tel: 949-863-1770
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email: hpa@hparchs.com



Owner:

Project:

TORRANCE
DCX 7

970 FRANCISCO ST.
TORRANCE, CA

Consultants:

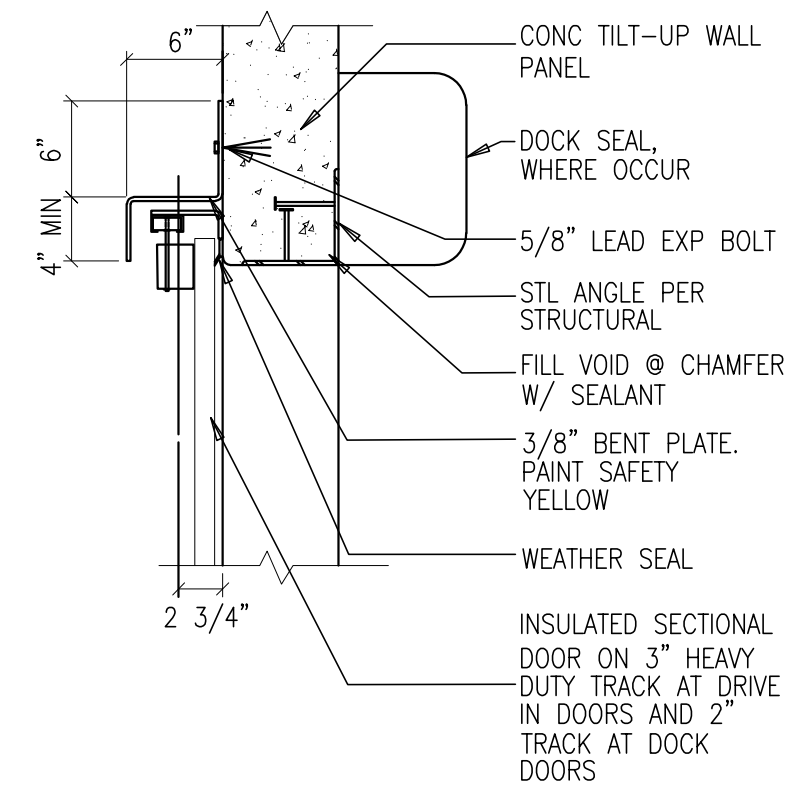
- Civil: THIENES
- Structural: HSA
- Mechanical: RPM
- Plumbing: RPM
- Electrical: RPM
- Landscape: HUNTER LANDSCAPE
- Fire Protection: -
- Soils Engineer: -

Title: DETAILS

Project Number: 19436
Drawn by: ML
Date: 10/24/19
Revision:

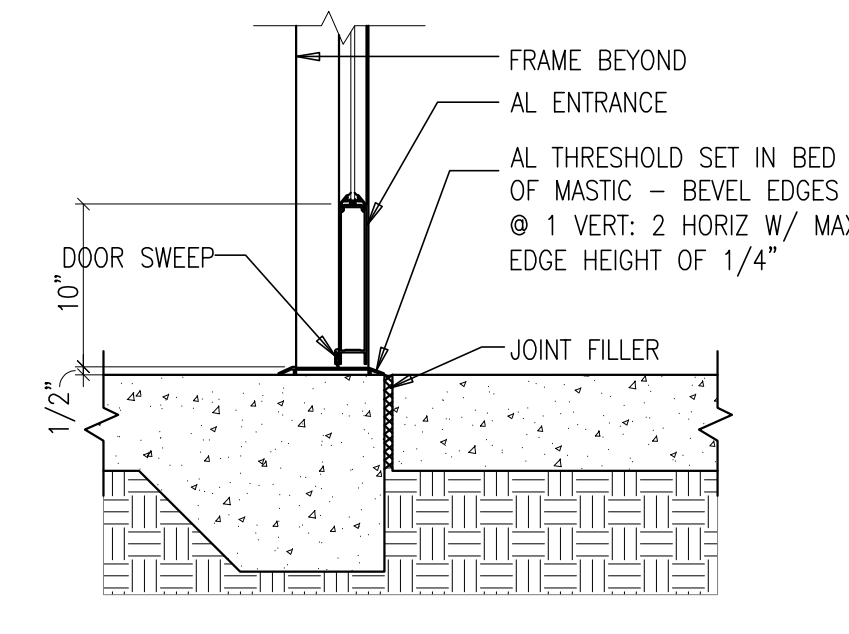
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TI-AD.5



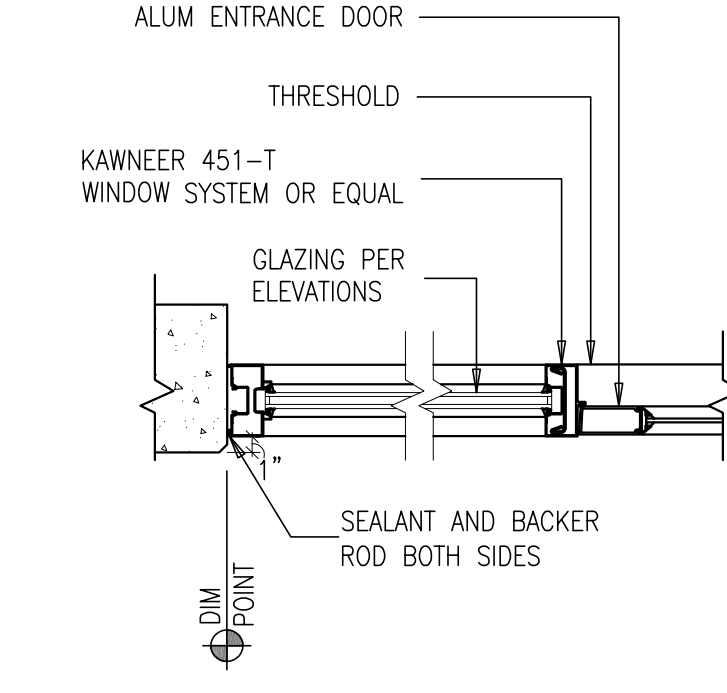
SECTIONAL DOOR JAMB
SCALE: 1-1/2"=1'-0"

18



ALUM. STOREFRONT HEAD SILL
SCALE: 1-1/2"=1'-0"

14

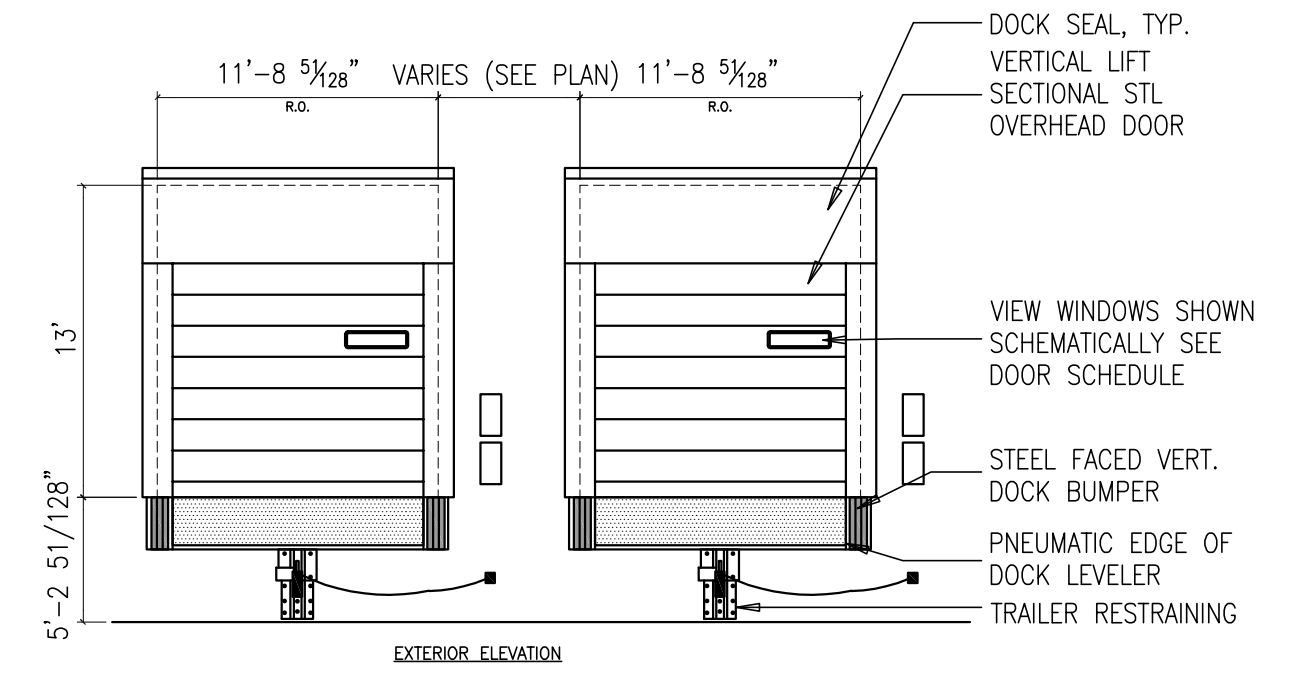


ALUM. STOREFRONT JAMB
SCALE: 1-1/2"=1'-0"

10

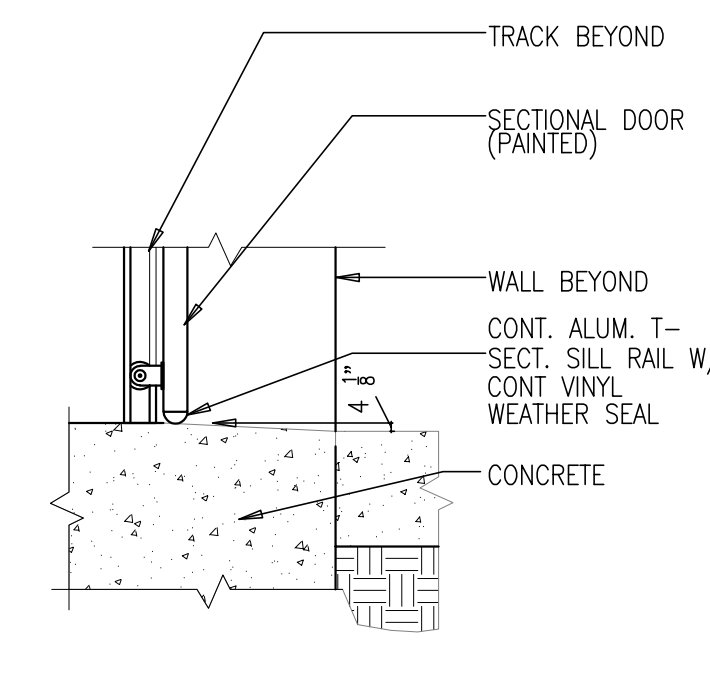
WINDOW JAMB
SCALE: 1-1/2"=1'-0"

6



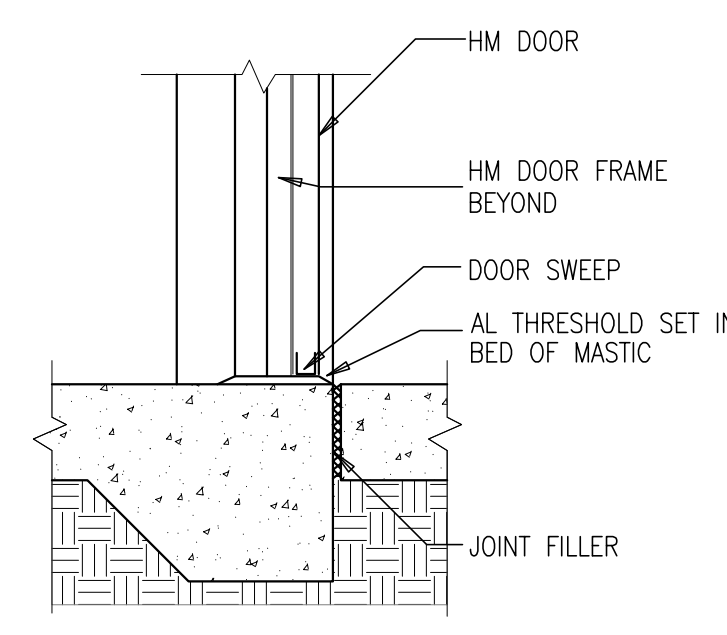
OVERHEAD DOOR AND RELATED EQUIPMENT
SCALE: 1/4"=1'-0"

2



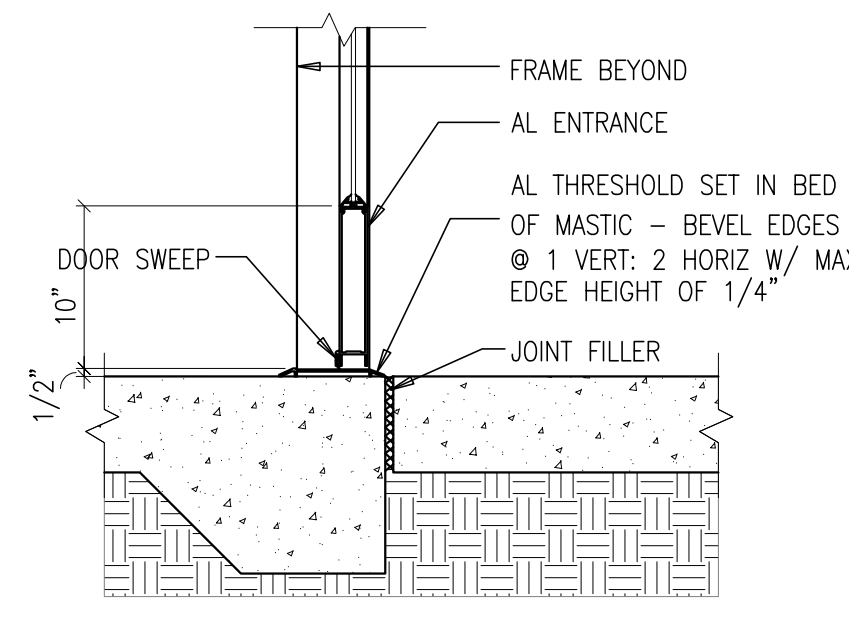
SILL @ O.H. DOOR
SCALE: 1-1/2"=1'-0"

19



TYP. H.M. DOOR SILL
SCALE: 1-1/2"=1'-0"

15

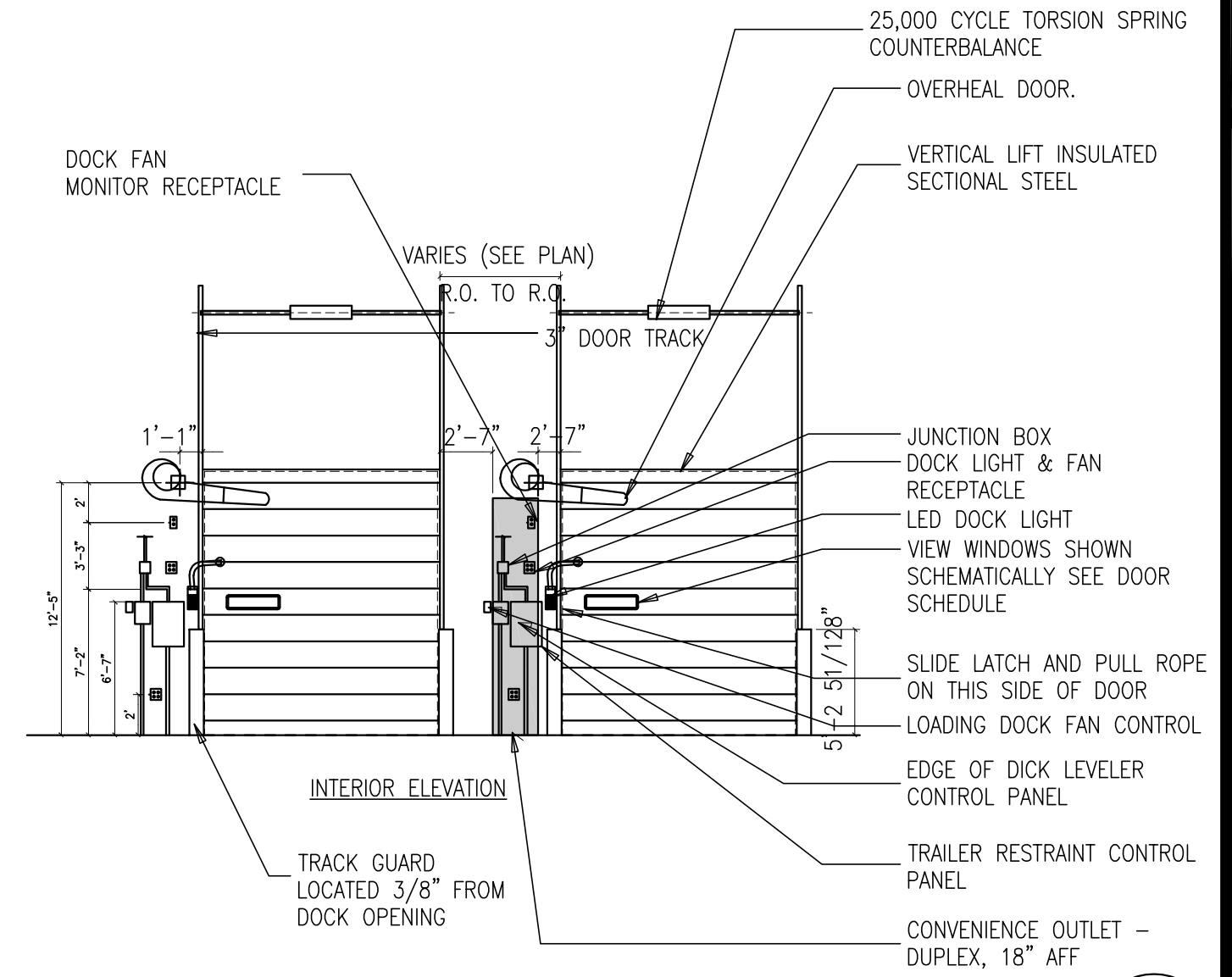


ALUM. STOREFRONT DOOR SILL
SCALE: 1-1/2"=1'-0"

11

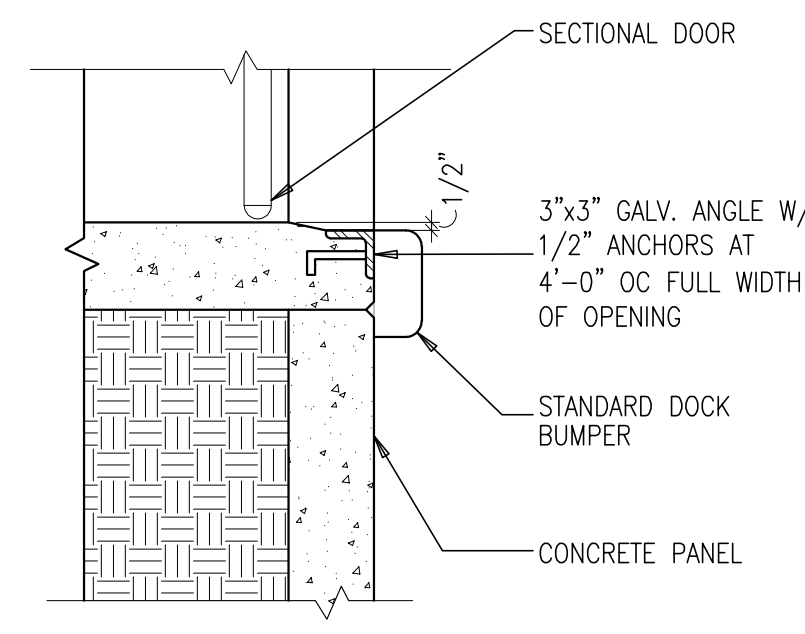
WINDOW SILL
SCALE: 1-1/2"=1'-0"

7



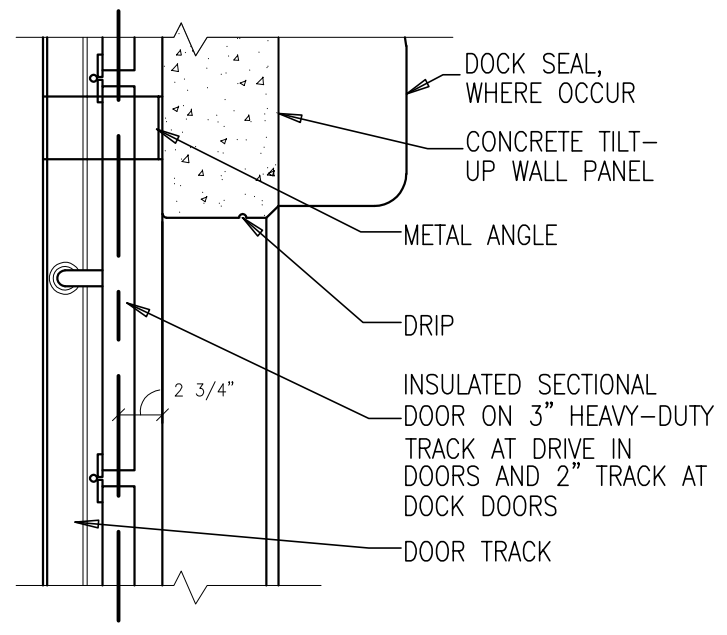
OVERHEAD DOOR AND RELATED EQUIPMENT
SCALE: 1/4"=1'-0"

3



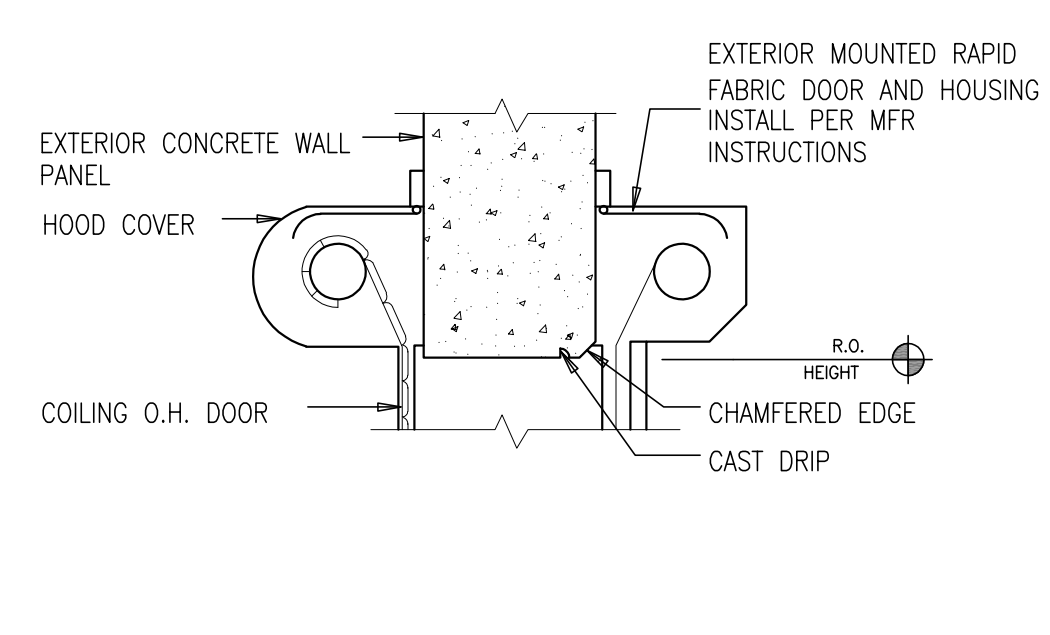
CONCRETE DOCK EDGE
SCALE: 1-1/2"=1'-0"

20



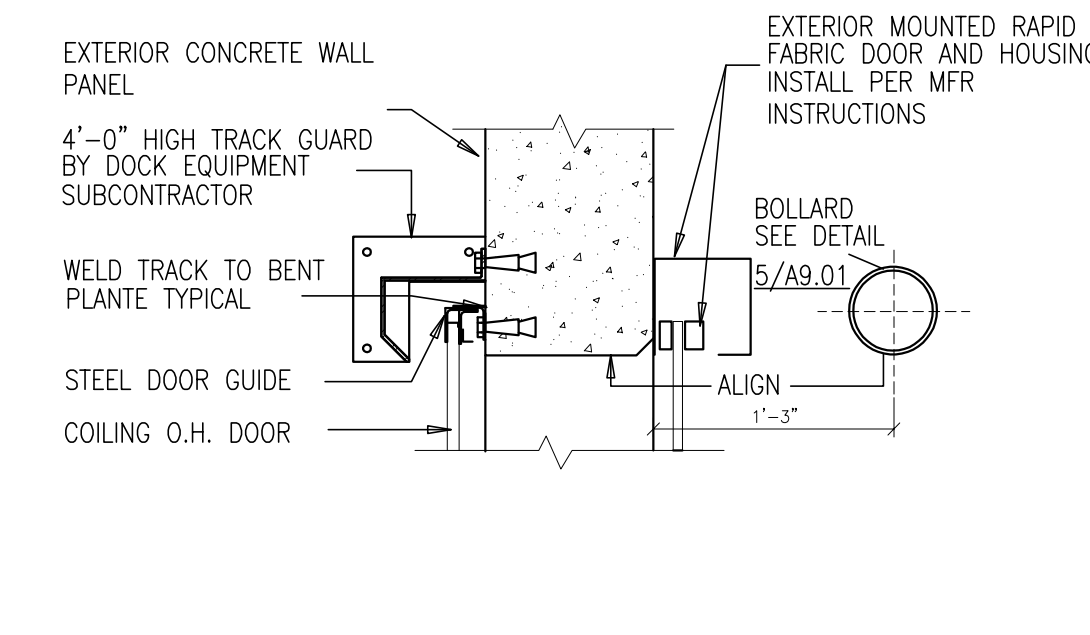
SECTIONAL DOOR HEAD
SCALE: 1-1/2"=1'-0"

16



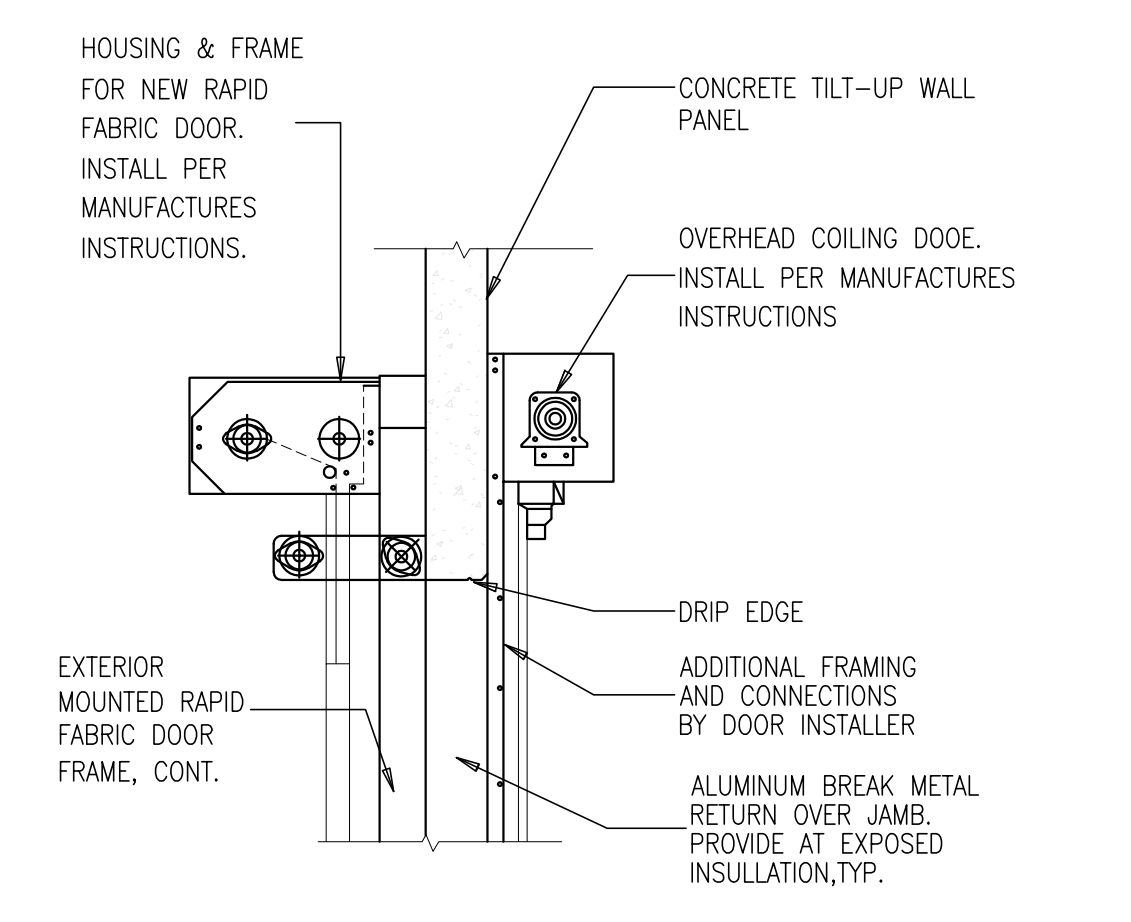
HEAD @ COILING O.H. DOOR (H6)
SCALE: 1-1/2"=1'-0"

12



JAMB @ COILING O.H. DOOR (J6)
SCALE: 1-1/2"=1'-0"

8



FABRIC OVERHEAD DOOR HEAD
SCALE: 1/2"=1'-0"

4

CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

Owner:

Project:

TORRANCE
DCX 7

970 FRANCISCO ST.
TORRANCE, CA

Consultants:

Civil:	THIENES
Structural:	HSA
Mechanical:	RPM
Plumbing:	RPM
Electrical:	RPM
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

Title: Architectural Details

Project Number: 19436

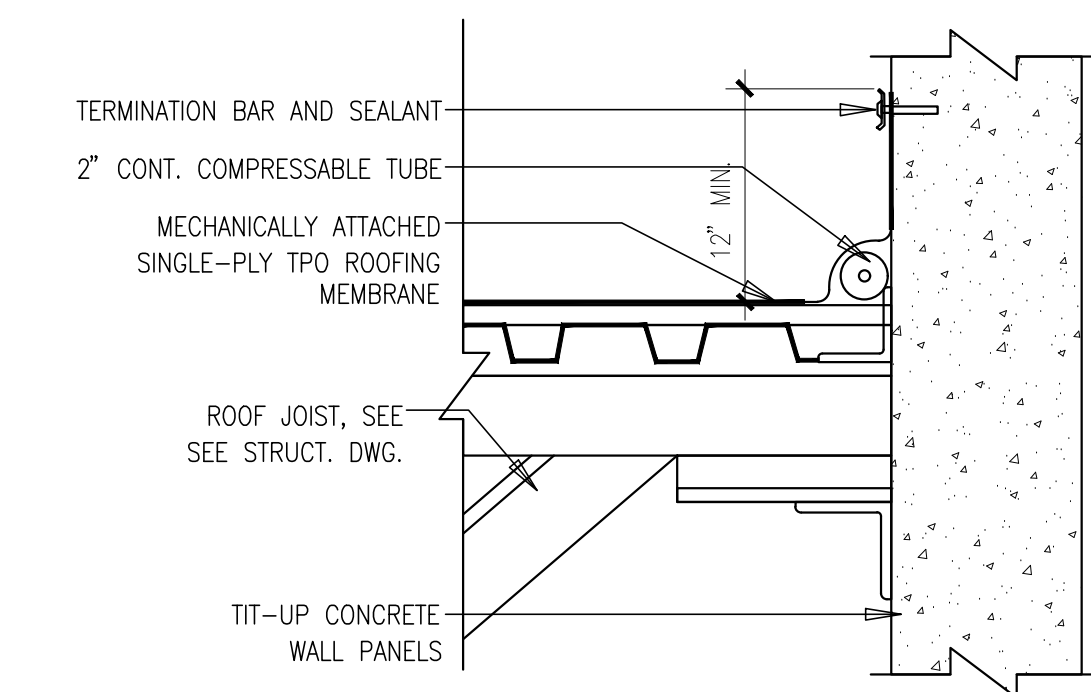
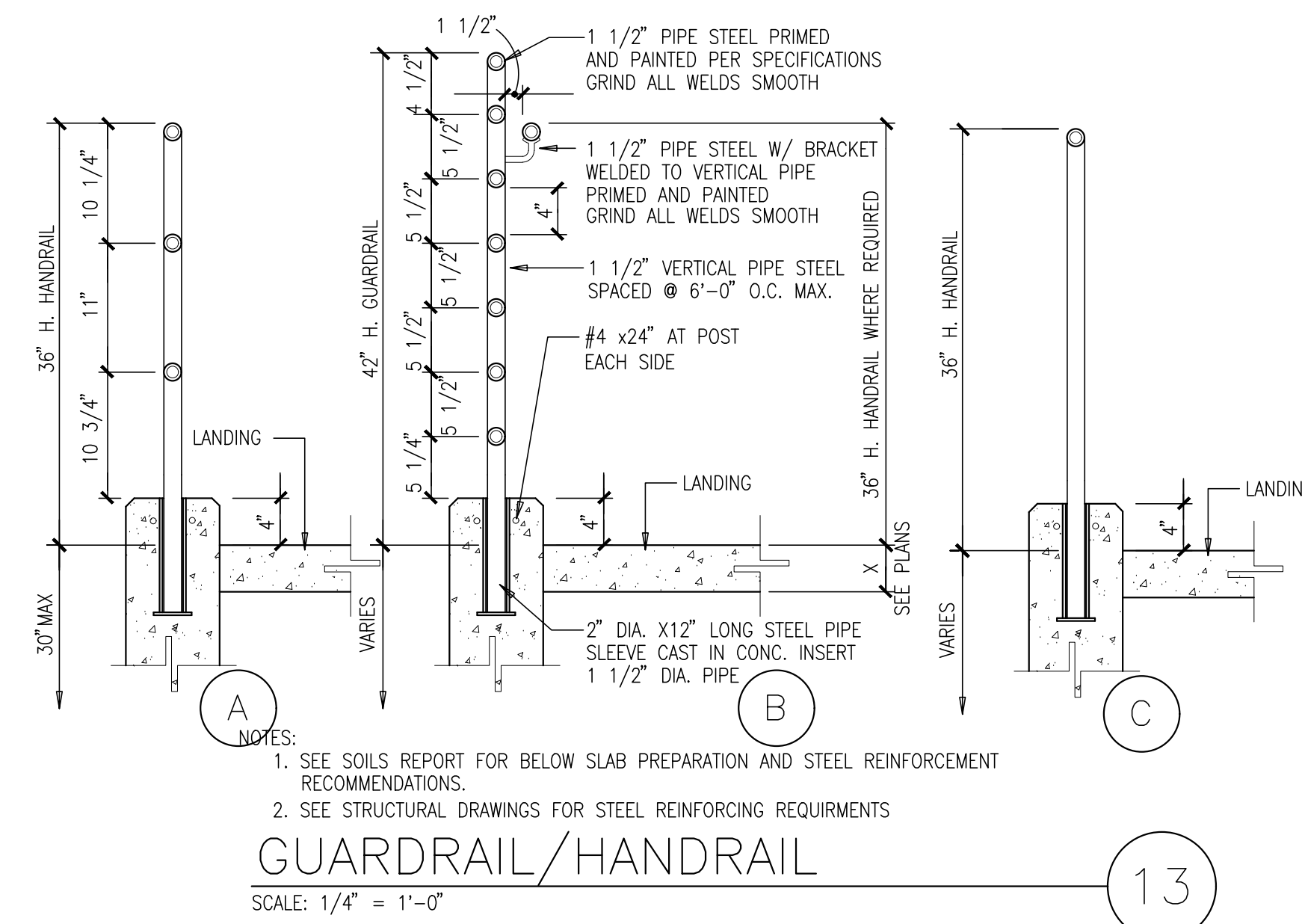
Drawn by: ML

Date: 10/24/19

Revision:

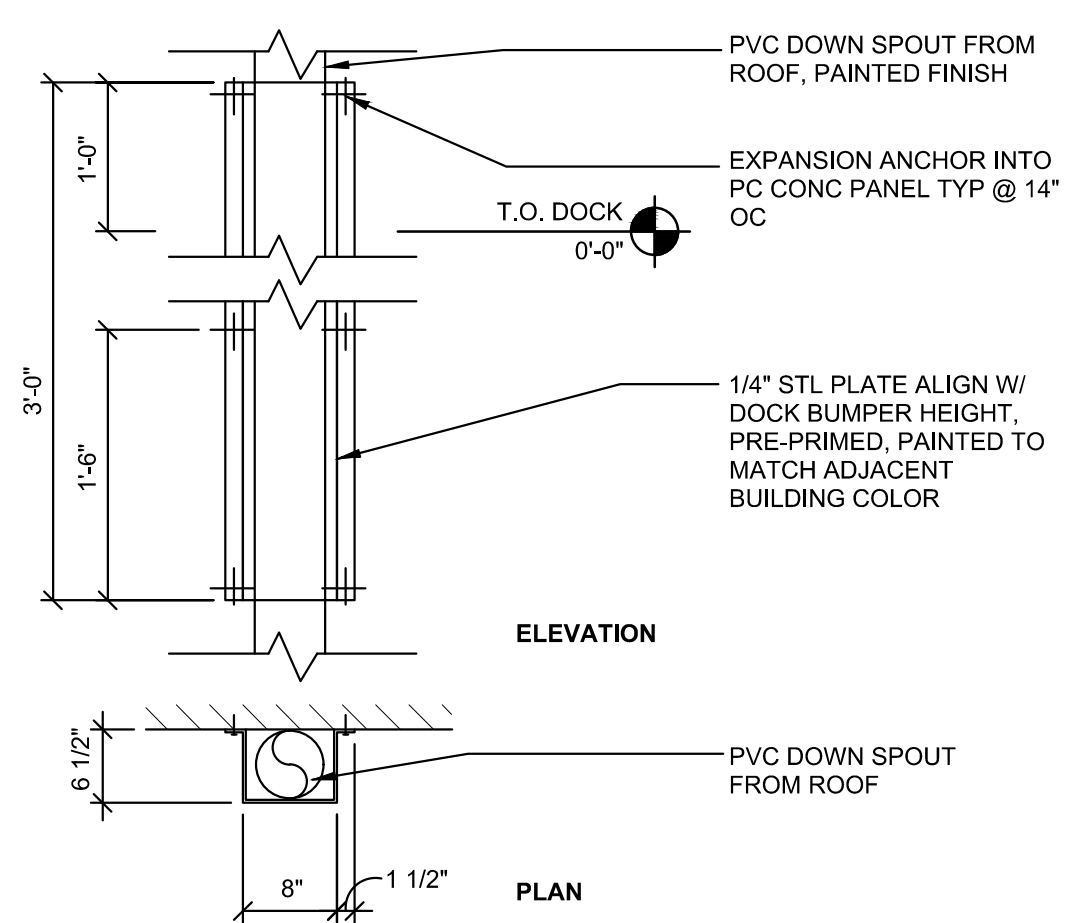
Sheet:

TI-AD.6



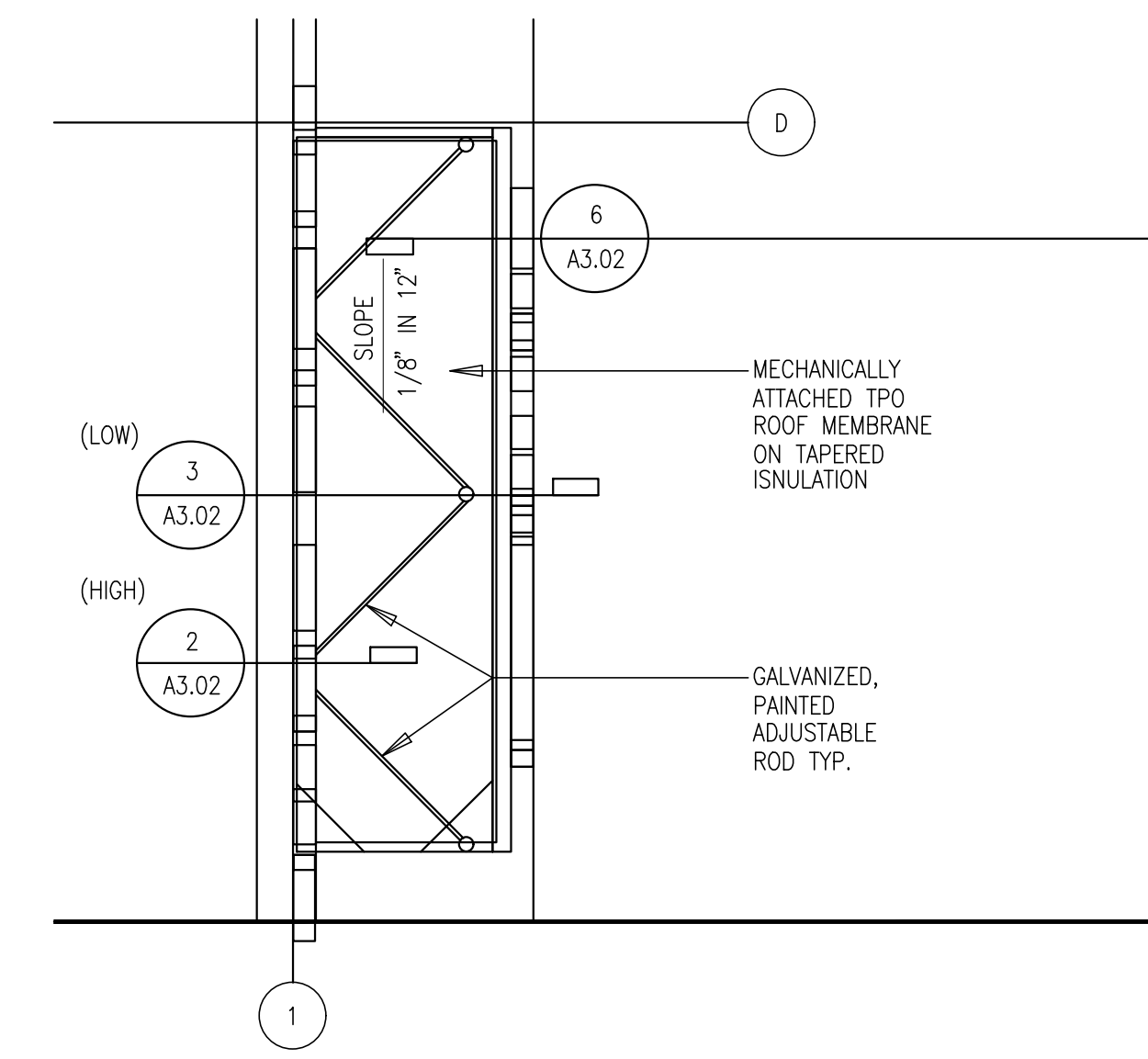
SOFFIT DETAIL AT EXTERIOR WALL

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



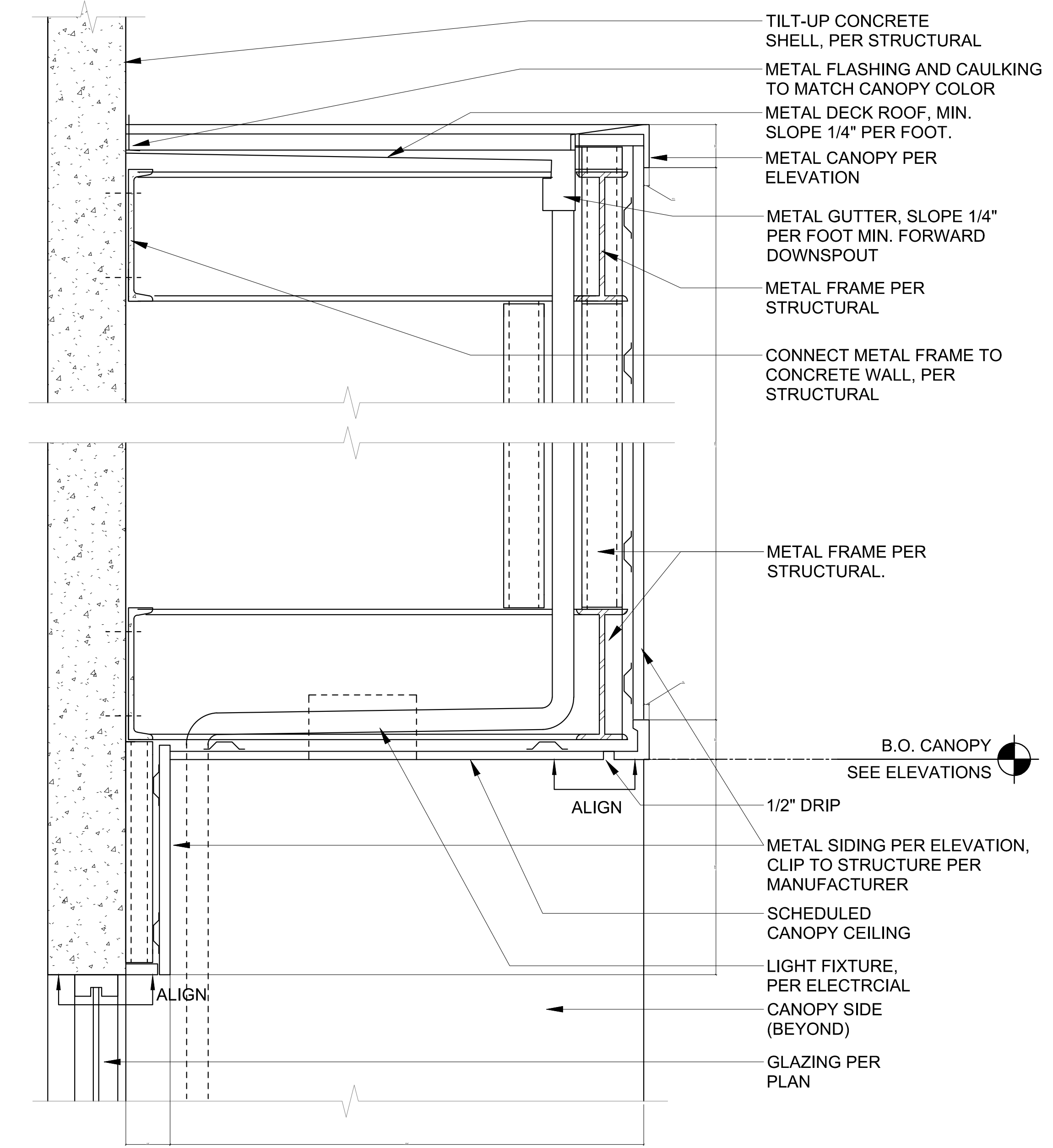
DOWNSPOUT PROTECTOR

SCALE: N.T.S.



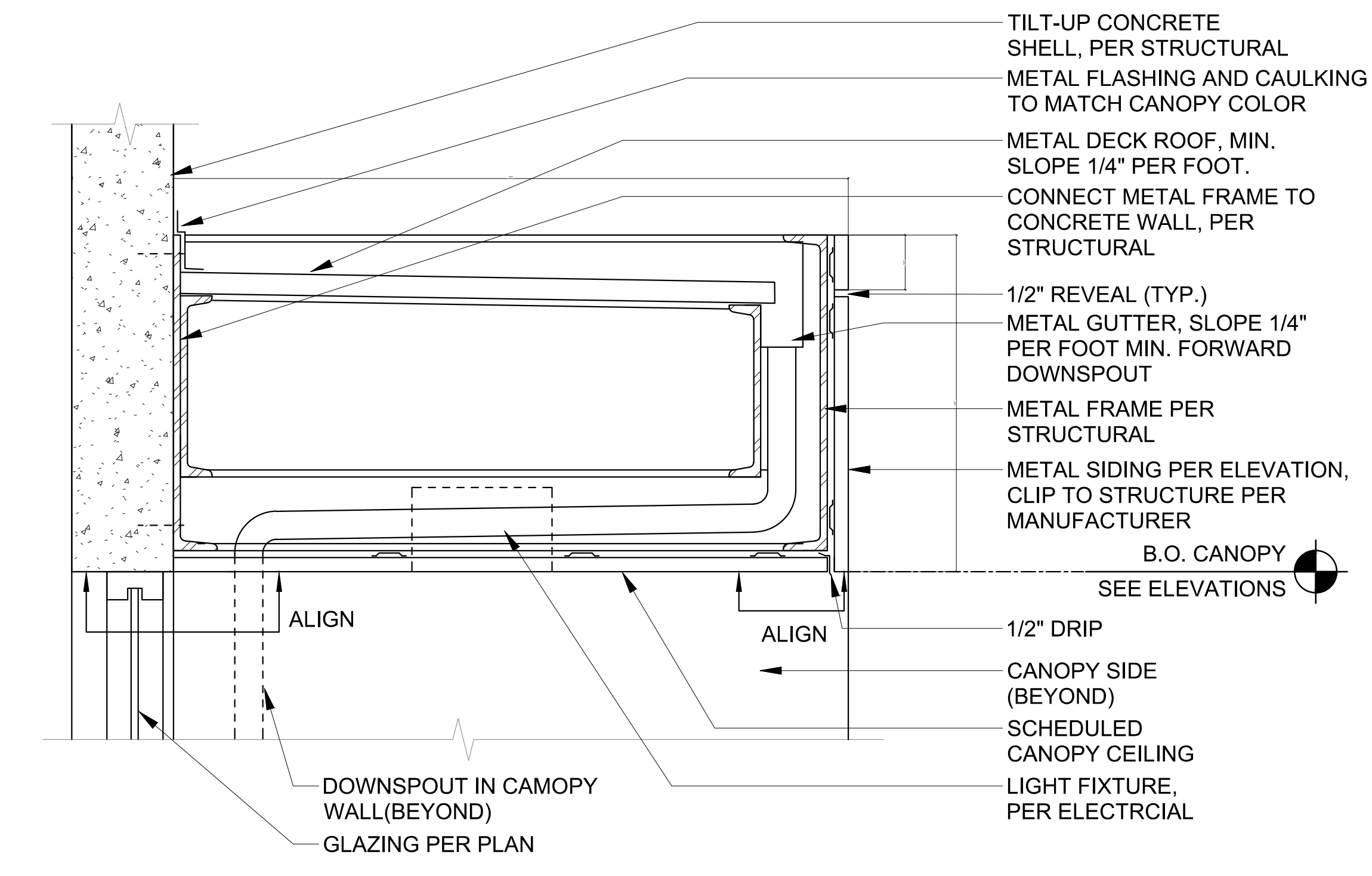
ASSOCIATE ENTRY CANOPY ROOF PLAN

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



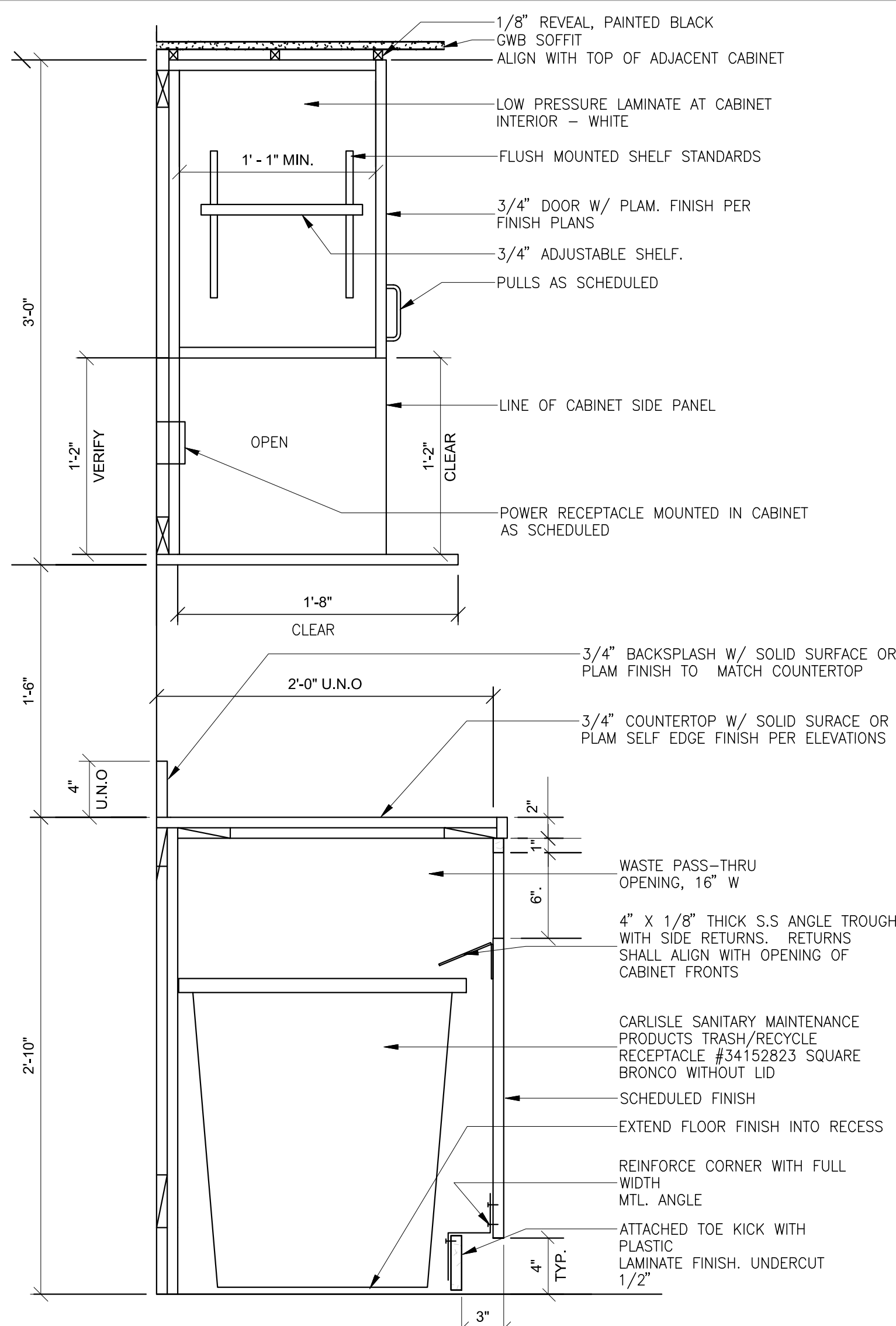
AMAZON HUB ENTRY CANOPY

SCALE: 1 1/2"-1'-0"

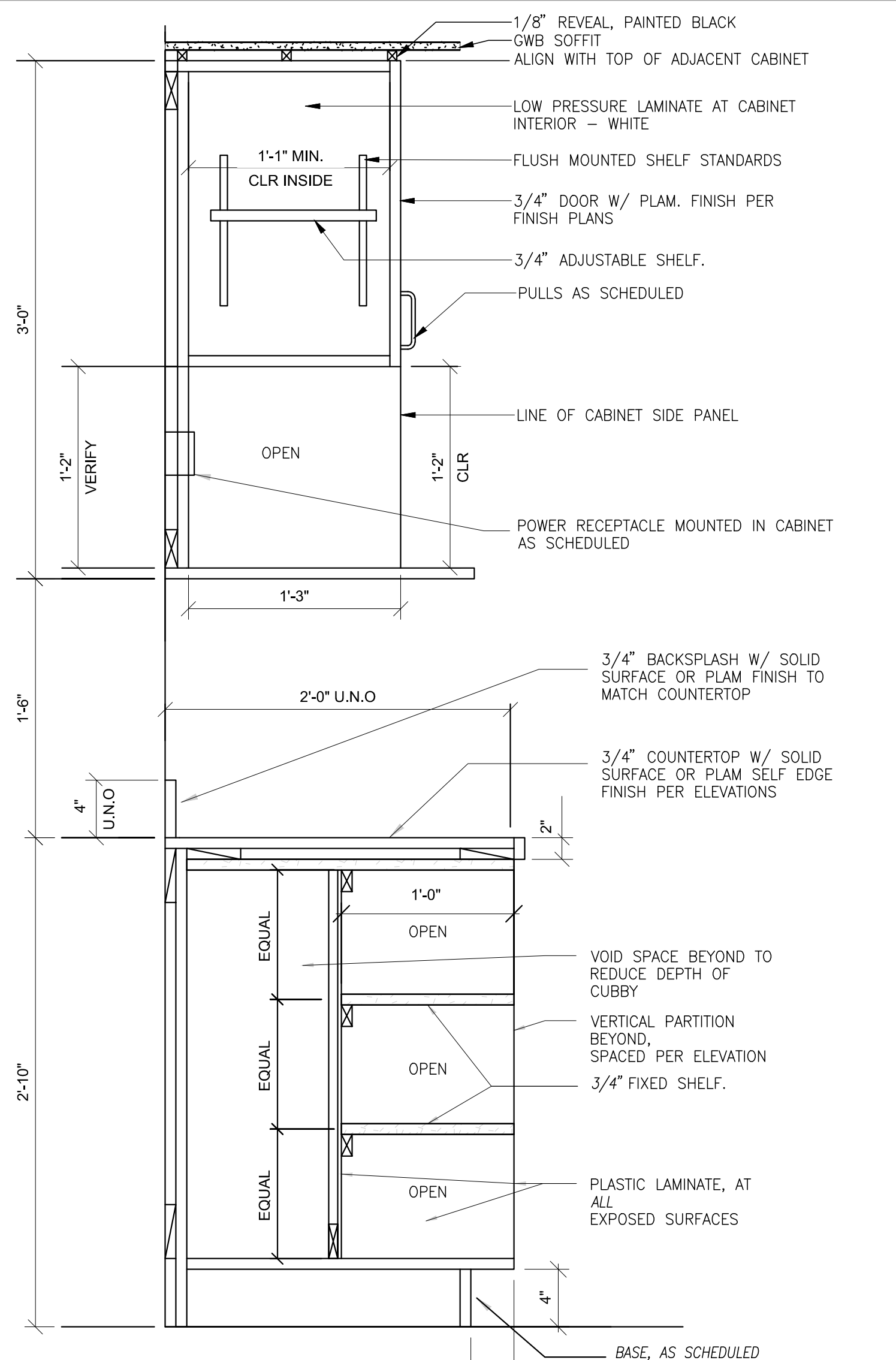


ASSOCIATE ENTRY CANOPY

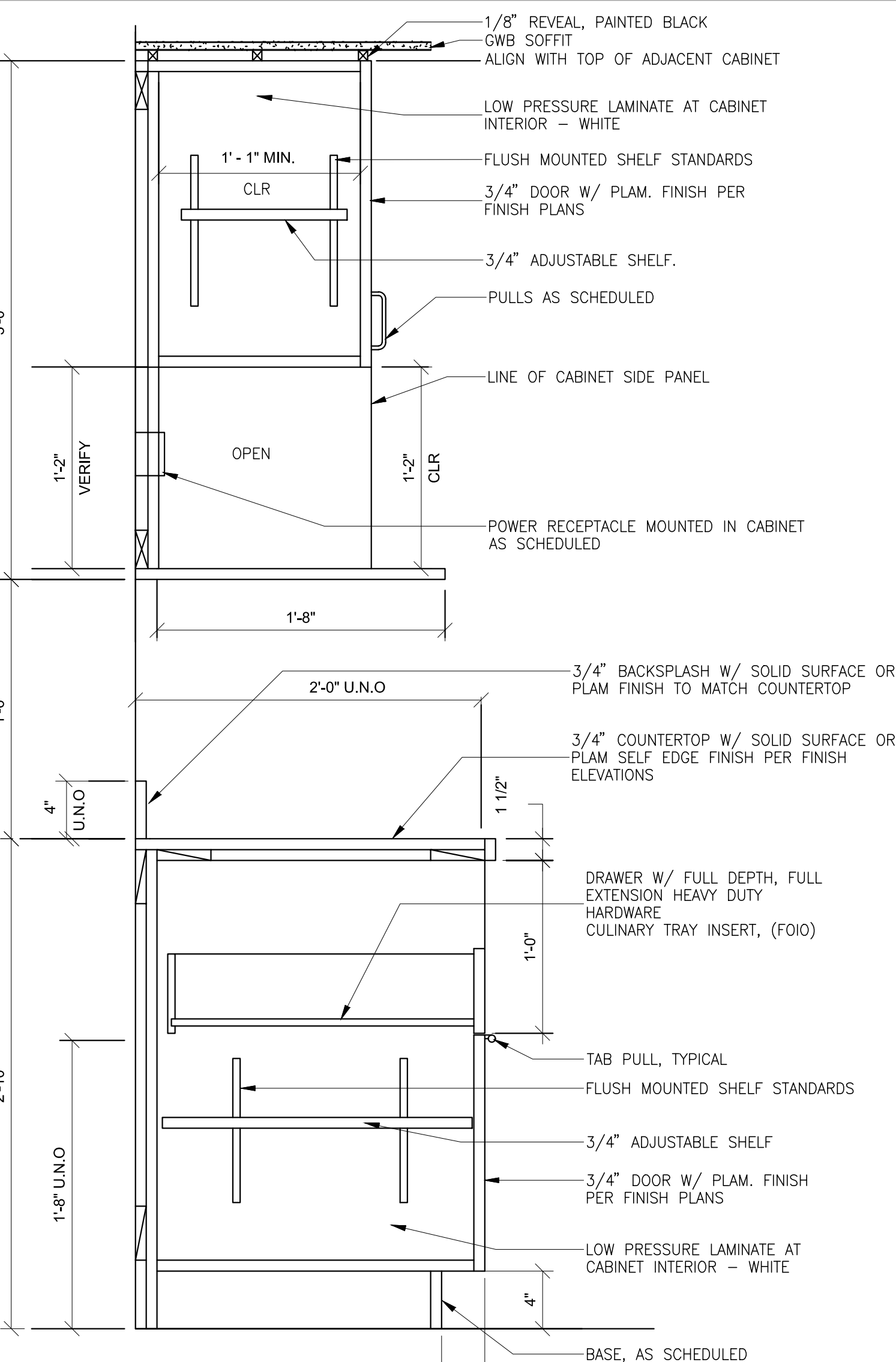
SCALE: 1 1/2"-1'-0"



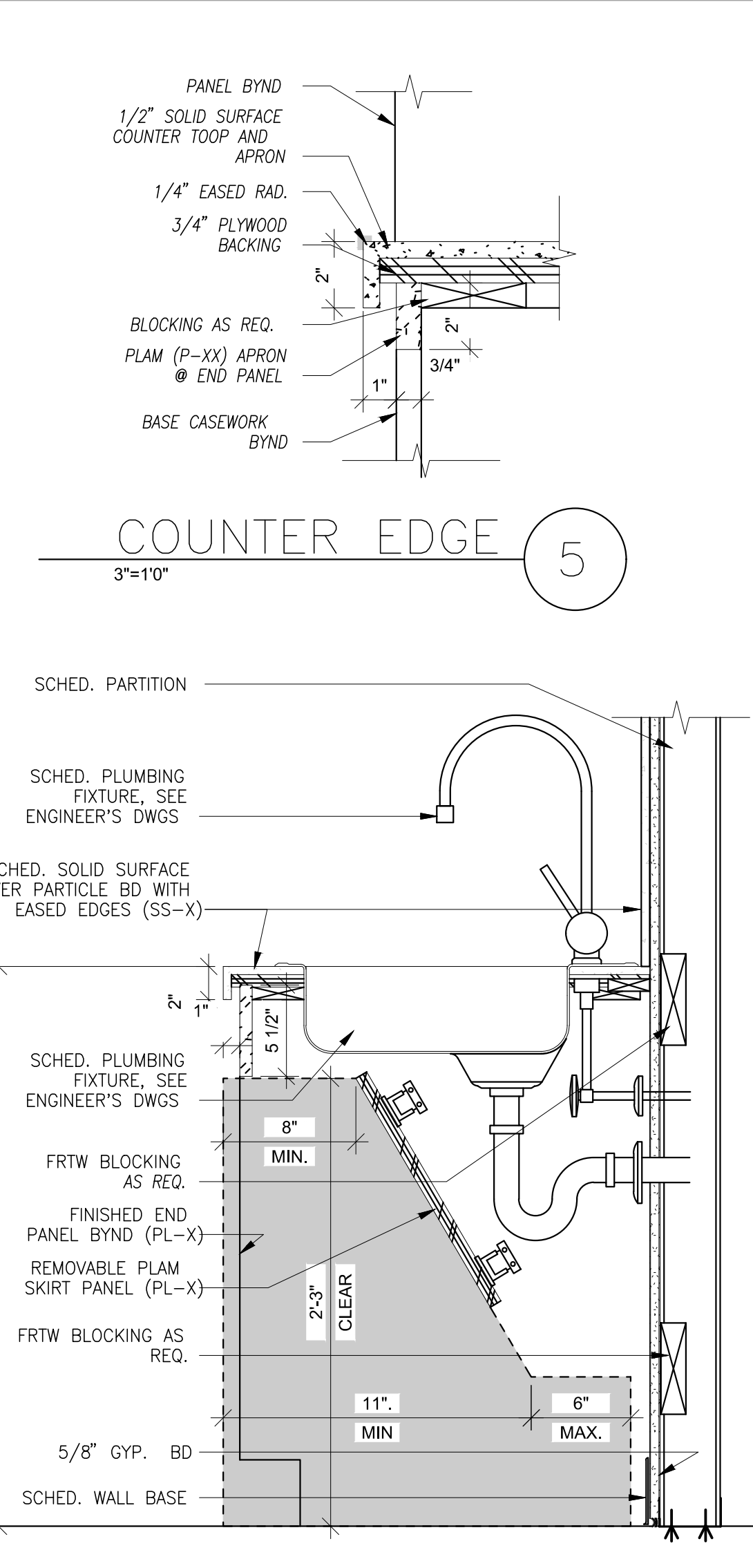
WASTE AND EQPT ABV SECTION 7
1 1/2" = 1'-0"



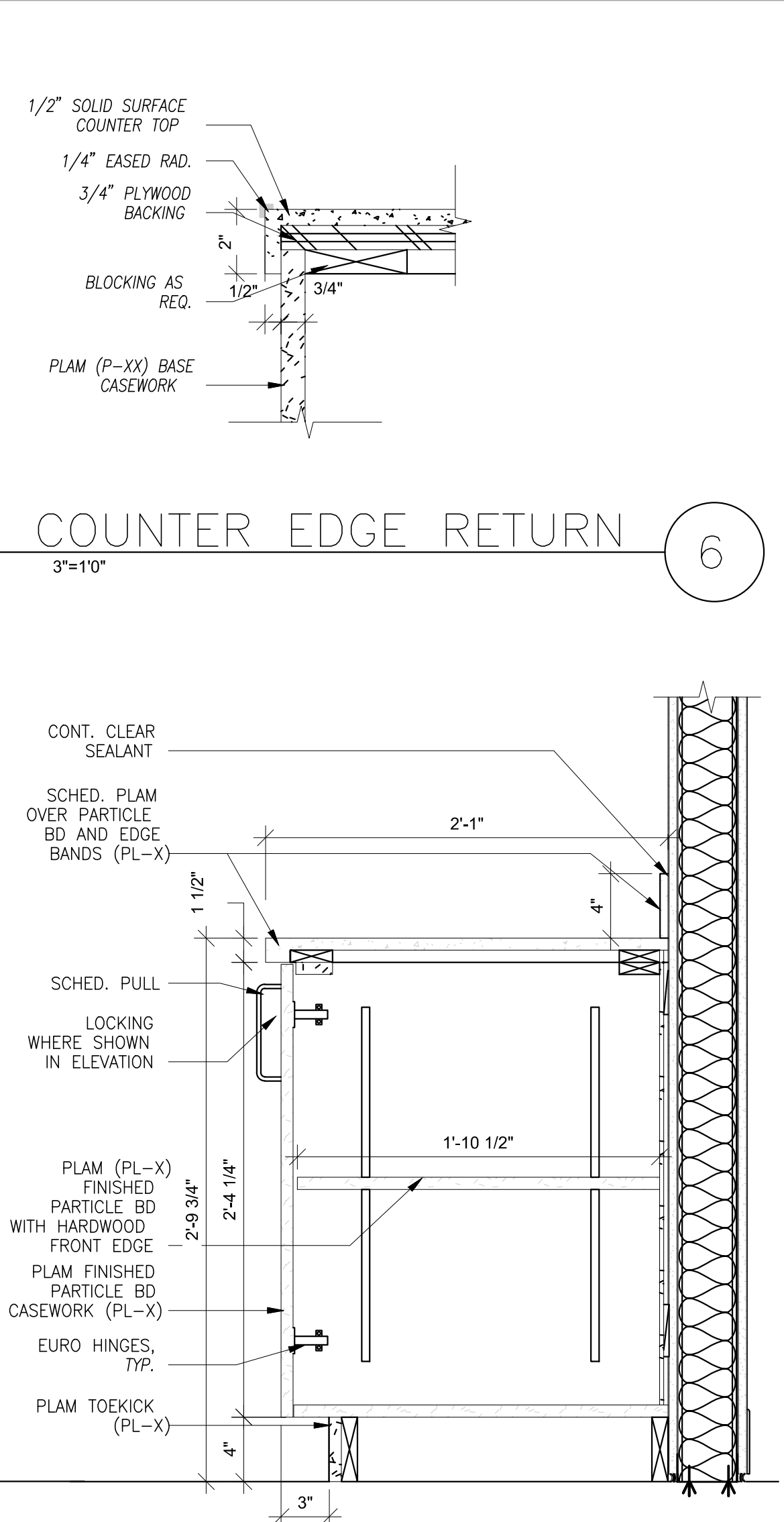
CUBBIES AND MW SECTION 8
1 1/2" = 1'-0"



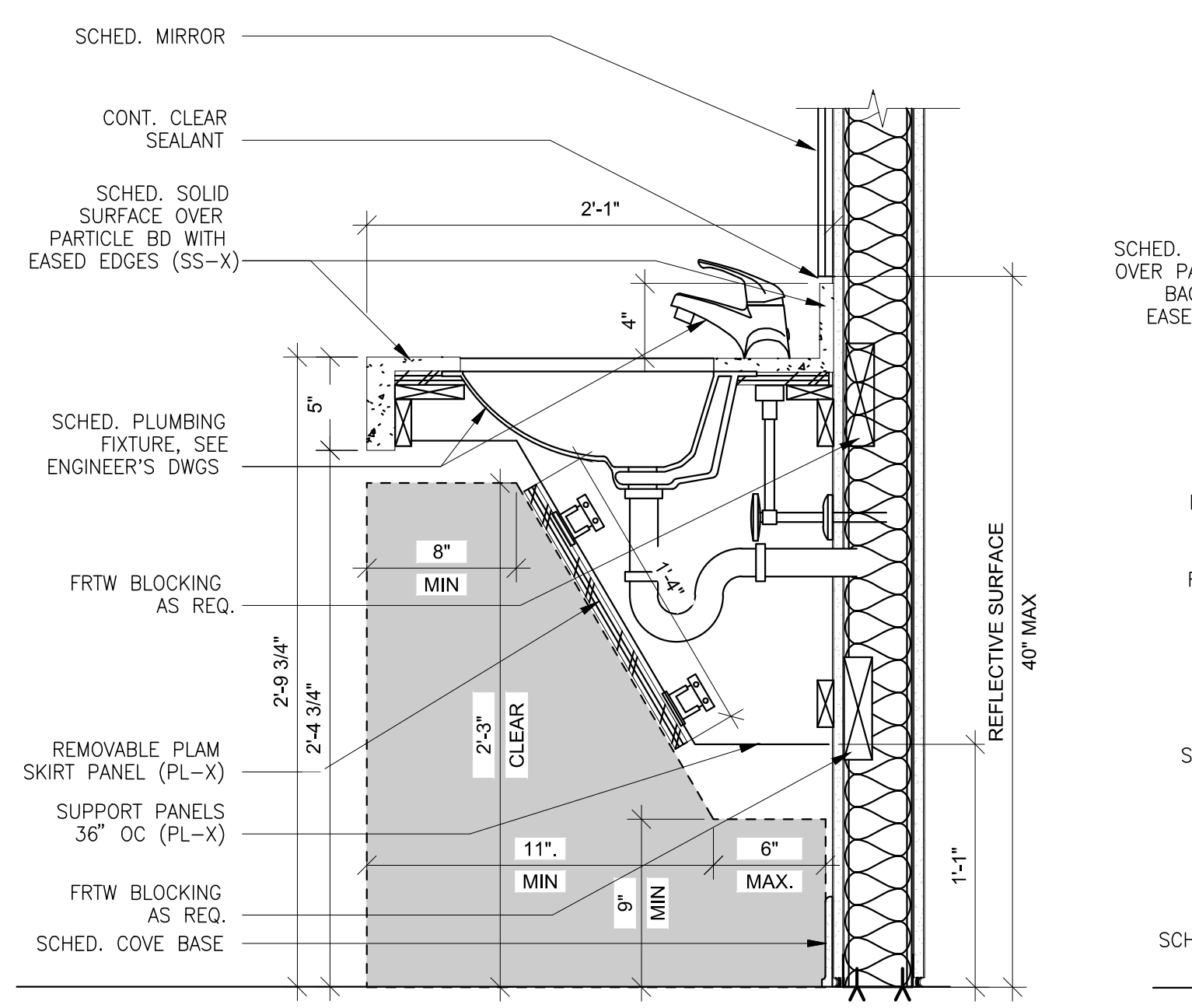
DRAWER MW SECTION 9
1 1/2" = 1'-0"



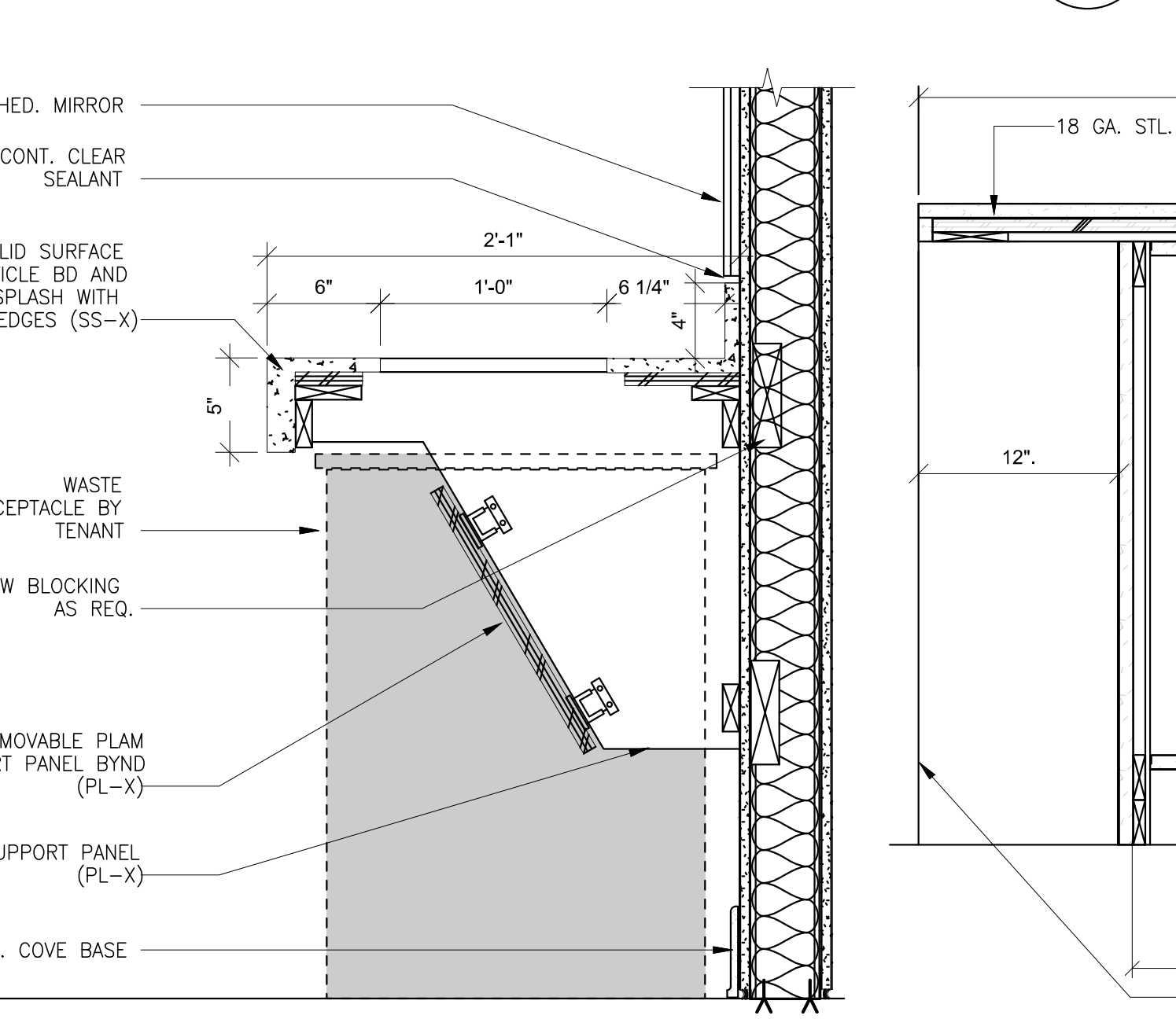
BREAK ROOM CABINET AND SINK SECTION 11
1 1/2" = 1'-0"



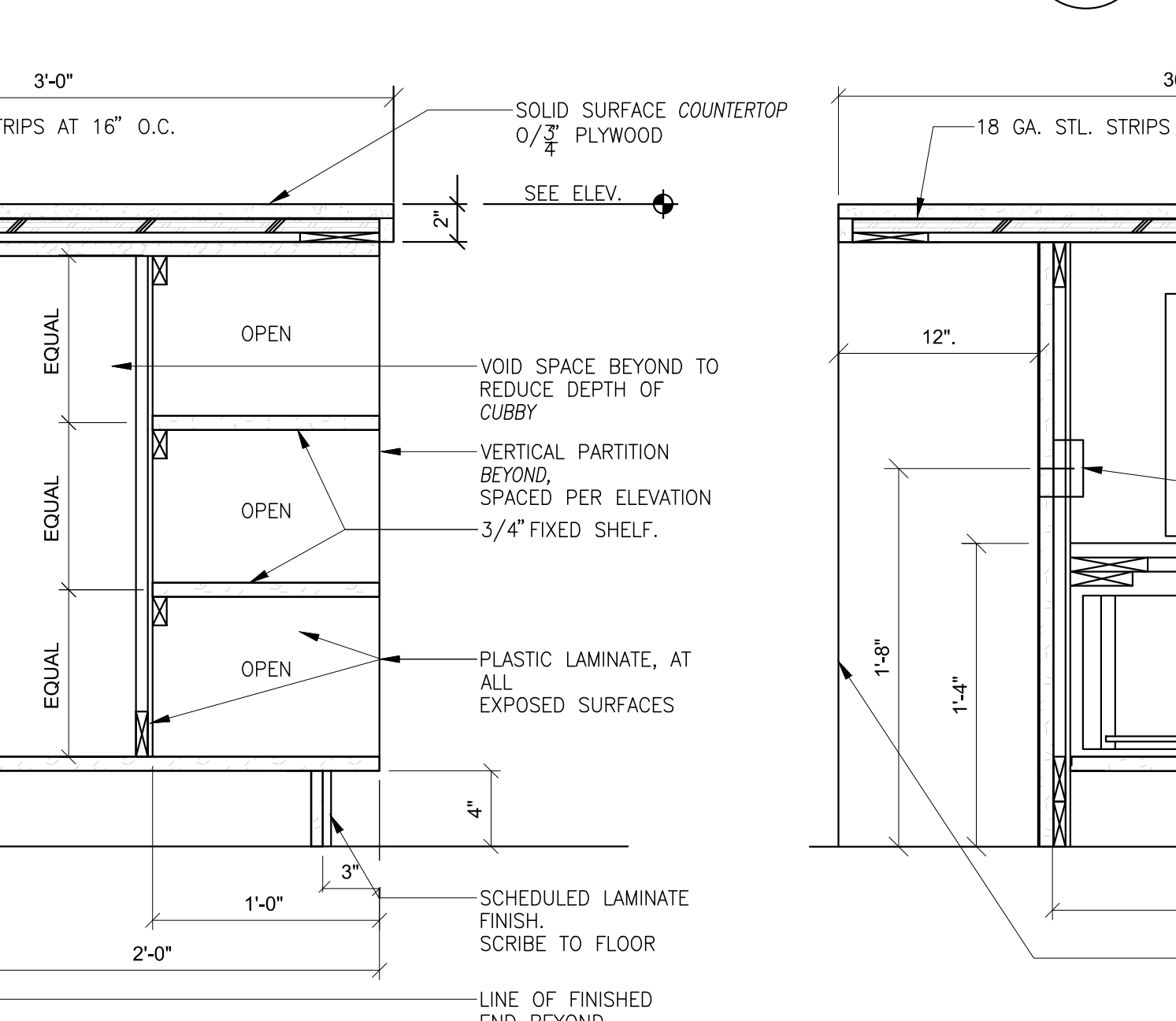
BASE CABINET SECTION 12
1 1/2" = 1'-0"



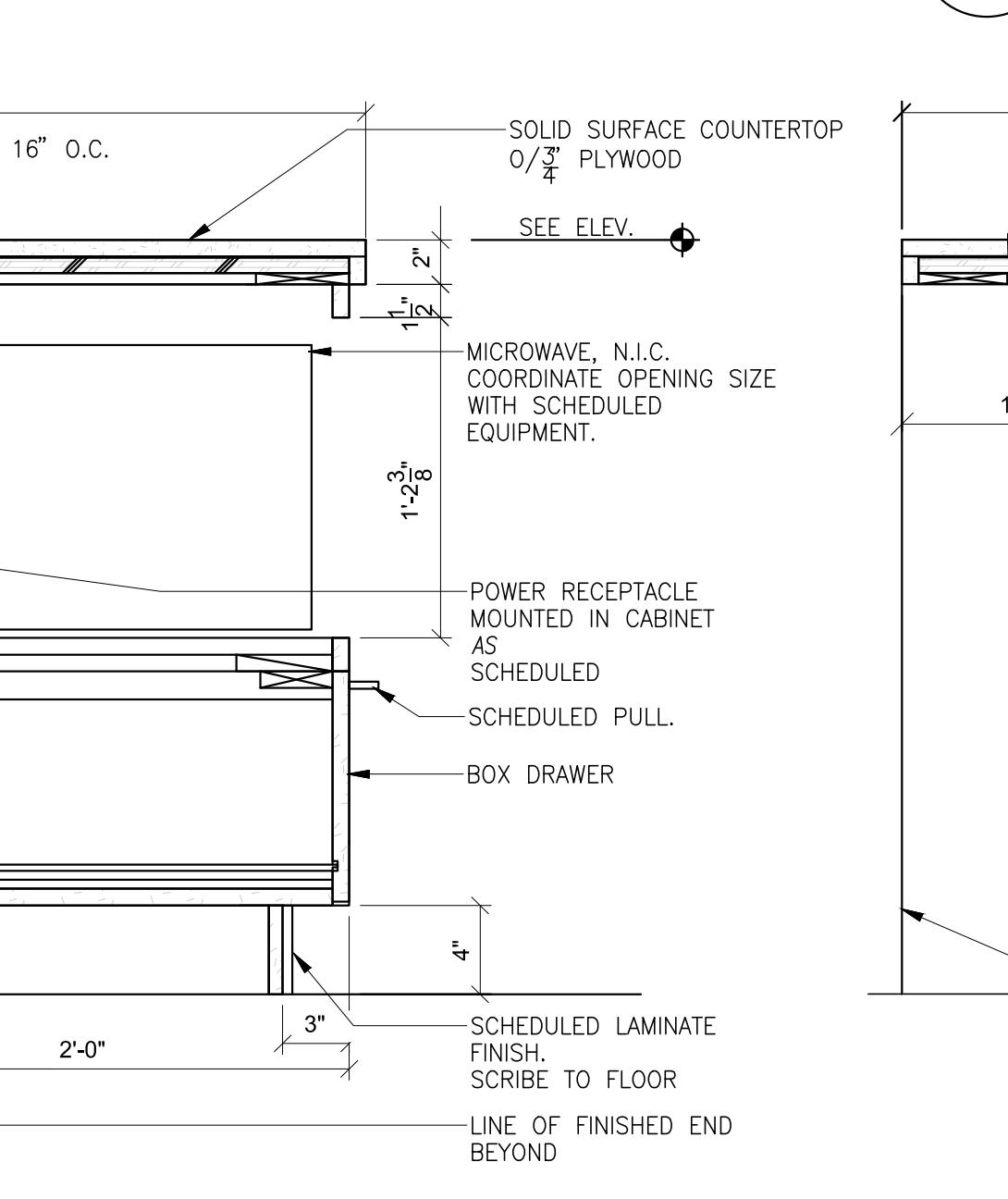
LAVATORY DETAIL 13
1 1/2" = 1'-0"



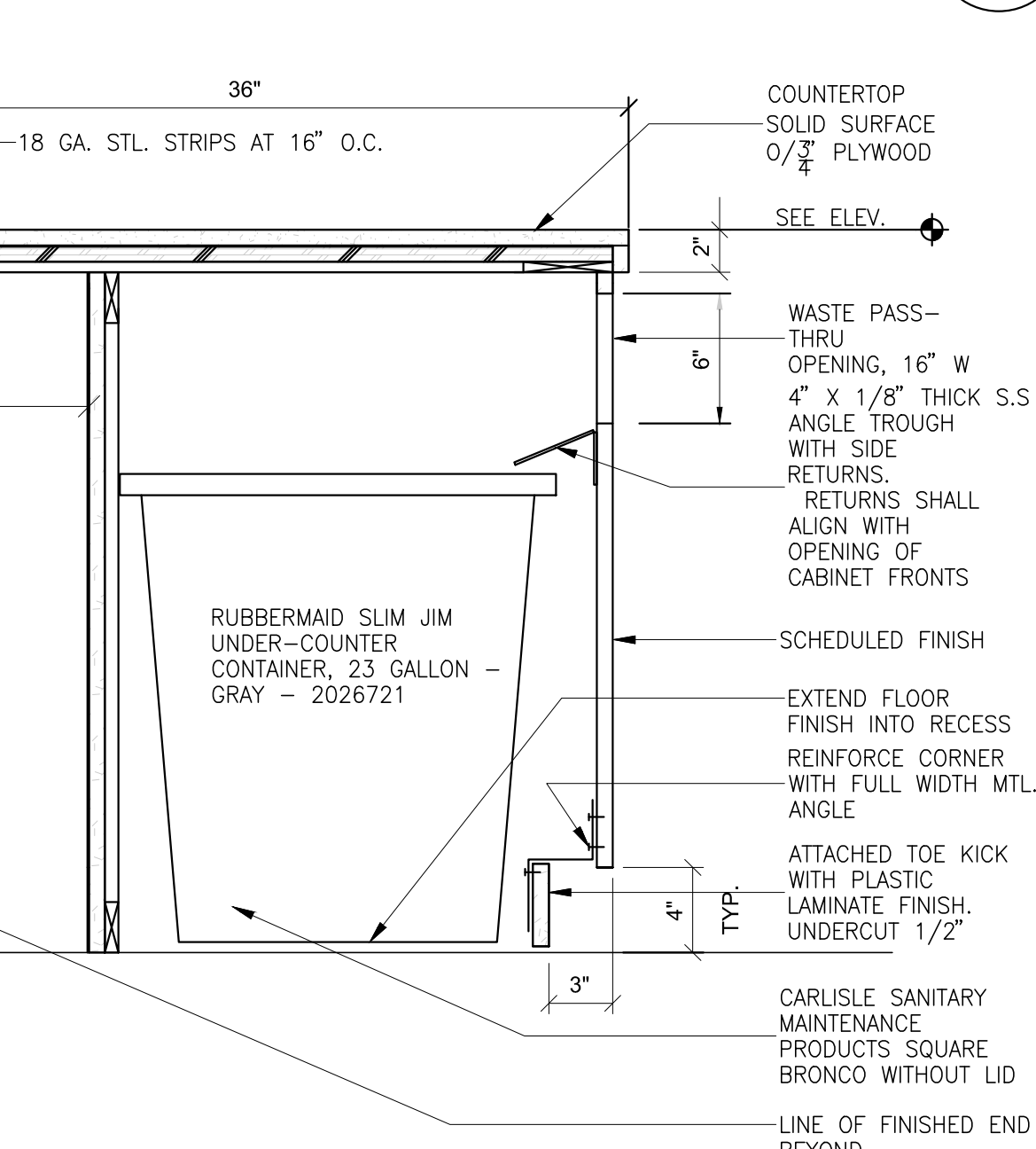
LAVATORY WASTE RECEPTABLE DETAIL 14
1 1/2" = 1'-0"



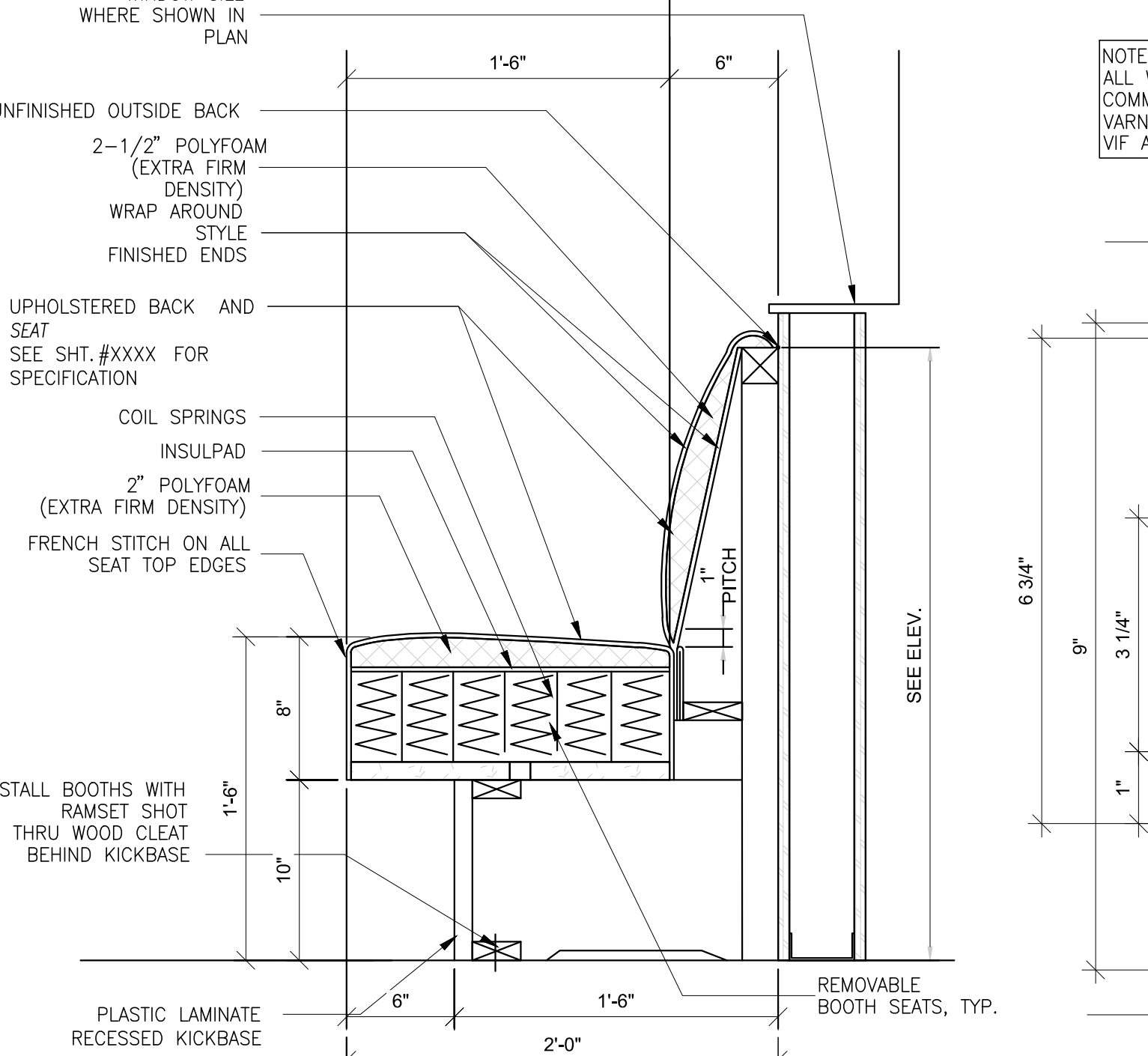
ISLAND CUBBIES SECTION 15
1 1/2" = 1'-0"



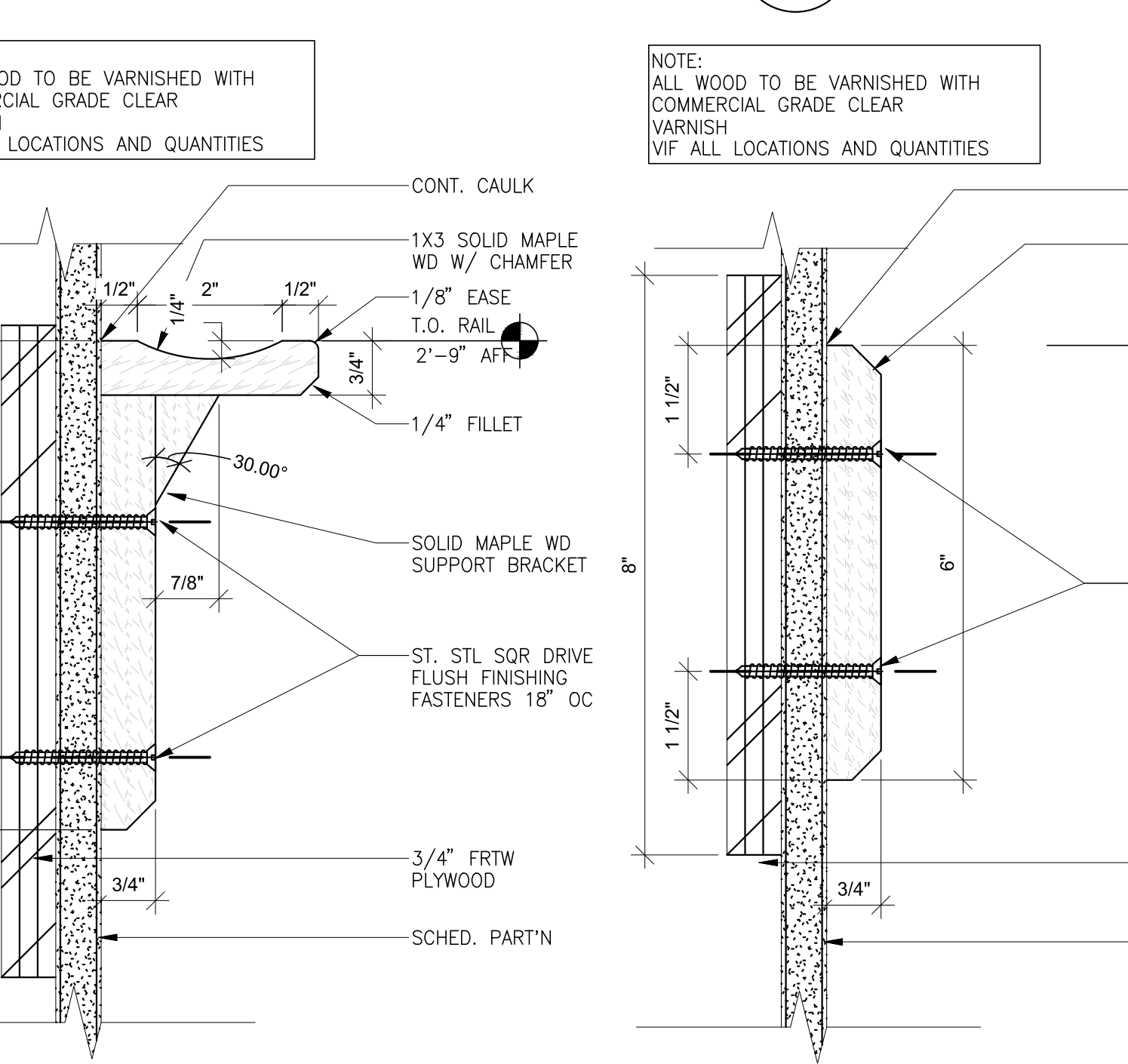
ISLAND MW SECTION 16
1 1/2" = 1'-0"



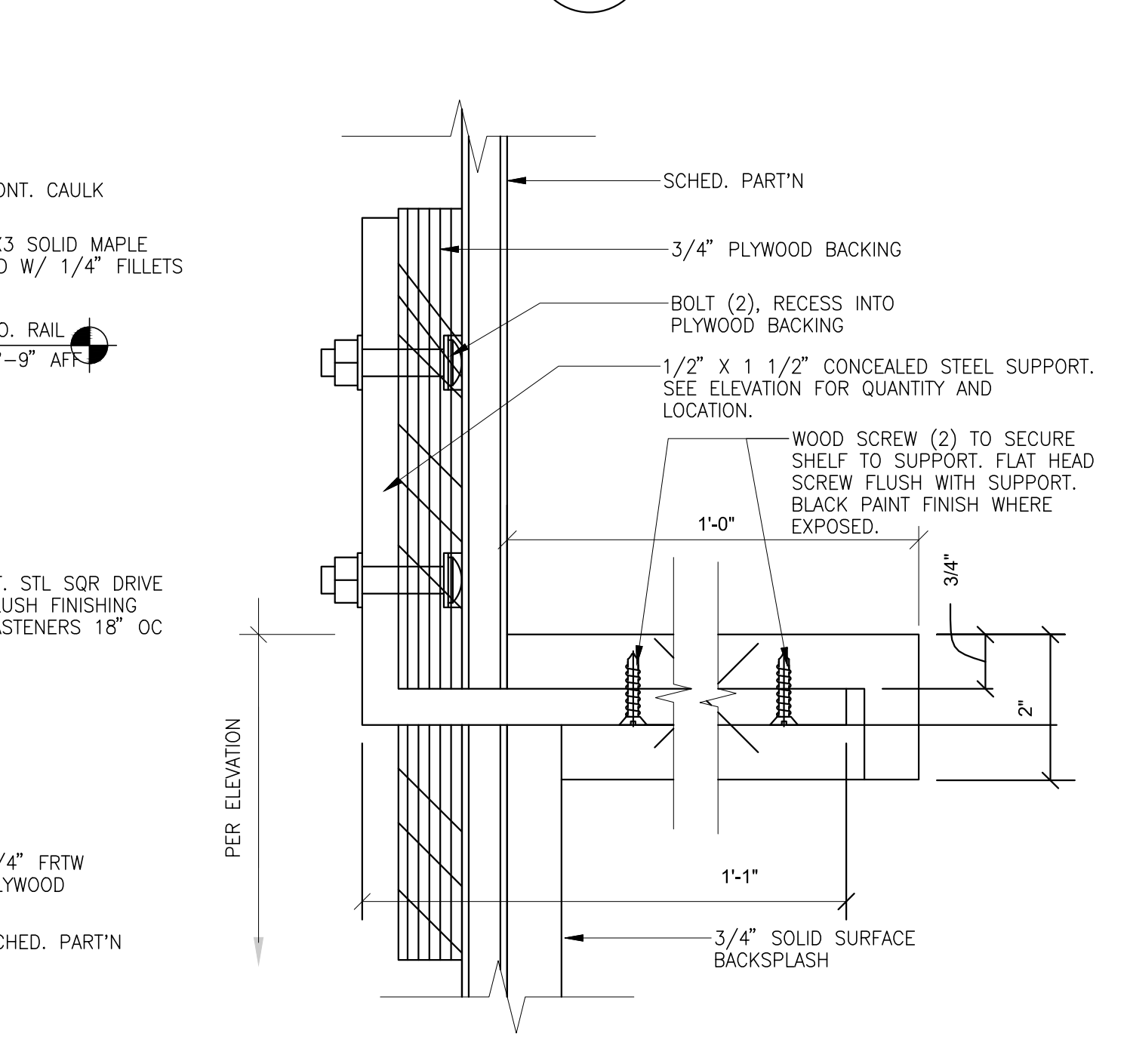
ISLAND WASTE SECTION 17
1 1/2" = 1'-0"



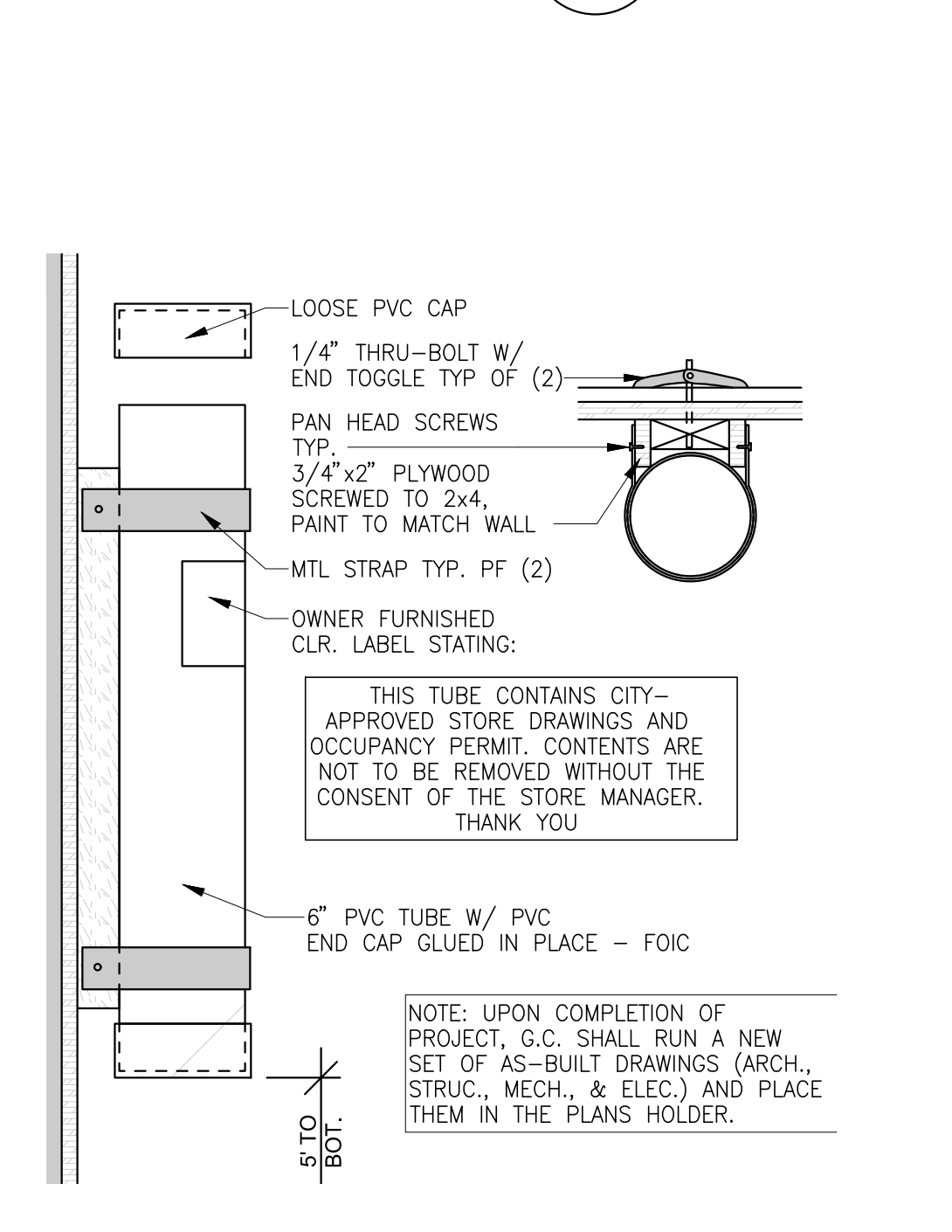
BANQUETE SECTION 25
1 1/2" = 1'-0"



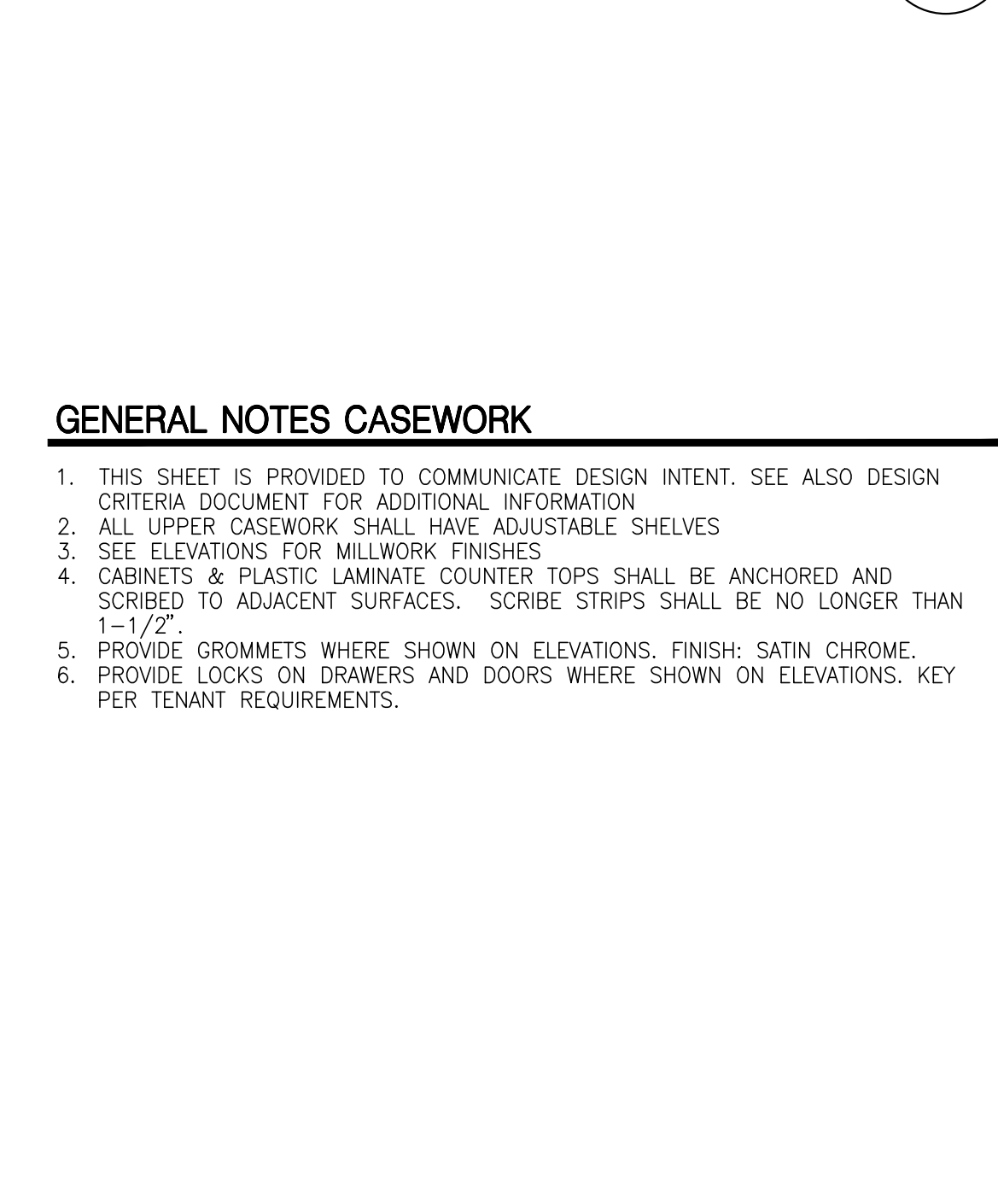
MARKER RAIL DEATAIL 26
6" = 1'-0"



CHAIR RAIL DEATAIL 27
6" = 1'-0"



SHELF SUPPORT DETAIL 28
6" = 1'-0"



PLANS HOLDER 29
1 1/2" = 1'-0"

HPA
architecture

hpa, inc.
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LICENSED ARCHITECT
MICHAEL J. BARDEEN
C-22276
08-31-21
RENEWAL DATE
STATE OF CALIFORNIA

Owner:

Project:

TORRANCE DCX 7

970 FRANCISCO ST.
TORRANCE, CA

Consultants:

Civil: THIENES
Structural: HSA
Mechanical: RPM
Plumbing: RPM
Electrical: RPM
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: DETAILS AND CASEWORK

Project Number: 19436
Drawn by: ML
Date: 10/24/19
Revision:

Sheet:

Owner:

Project:

**TORRANCE
DCX 7**

970 FRANCISCO ST.
TORRANCE, CA

Consultants:

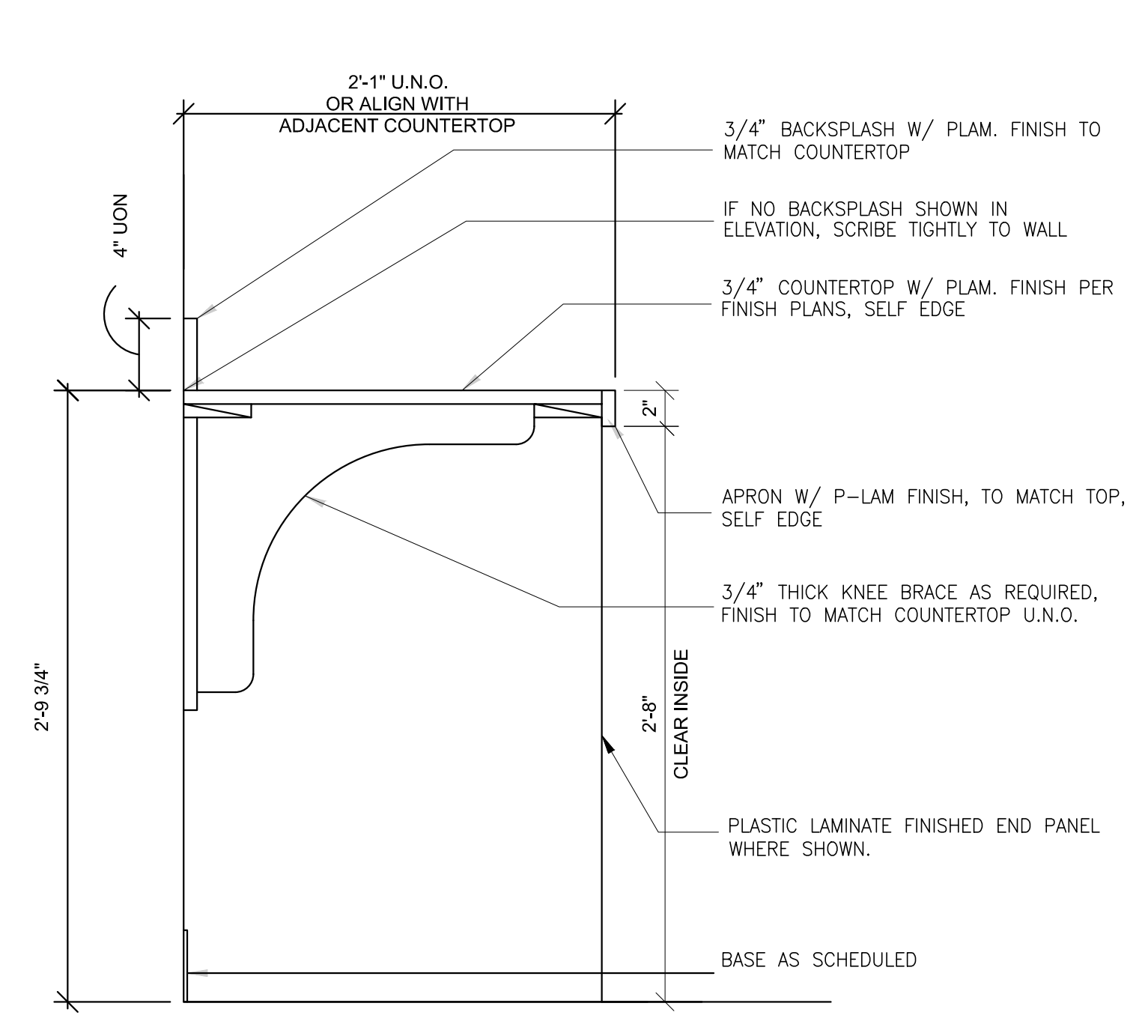
Civil:	THIENES
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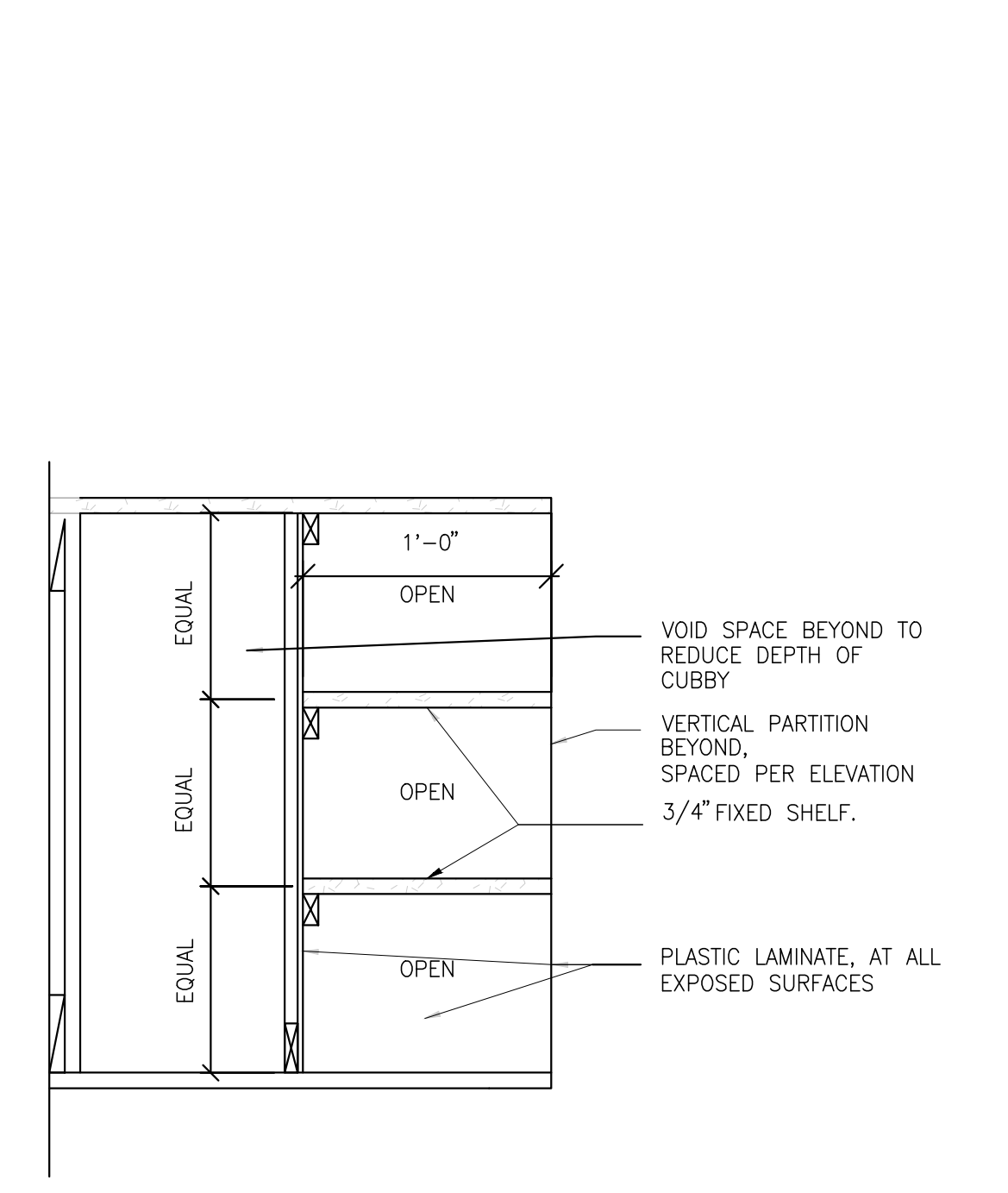
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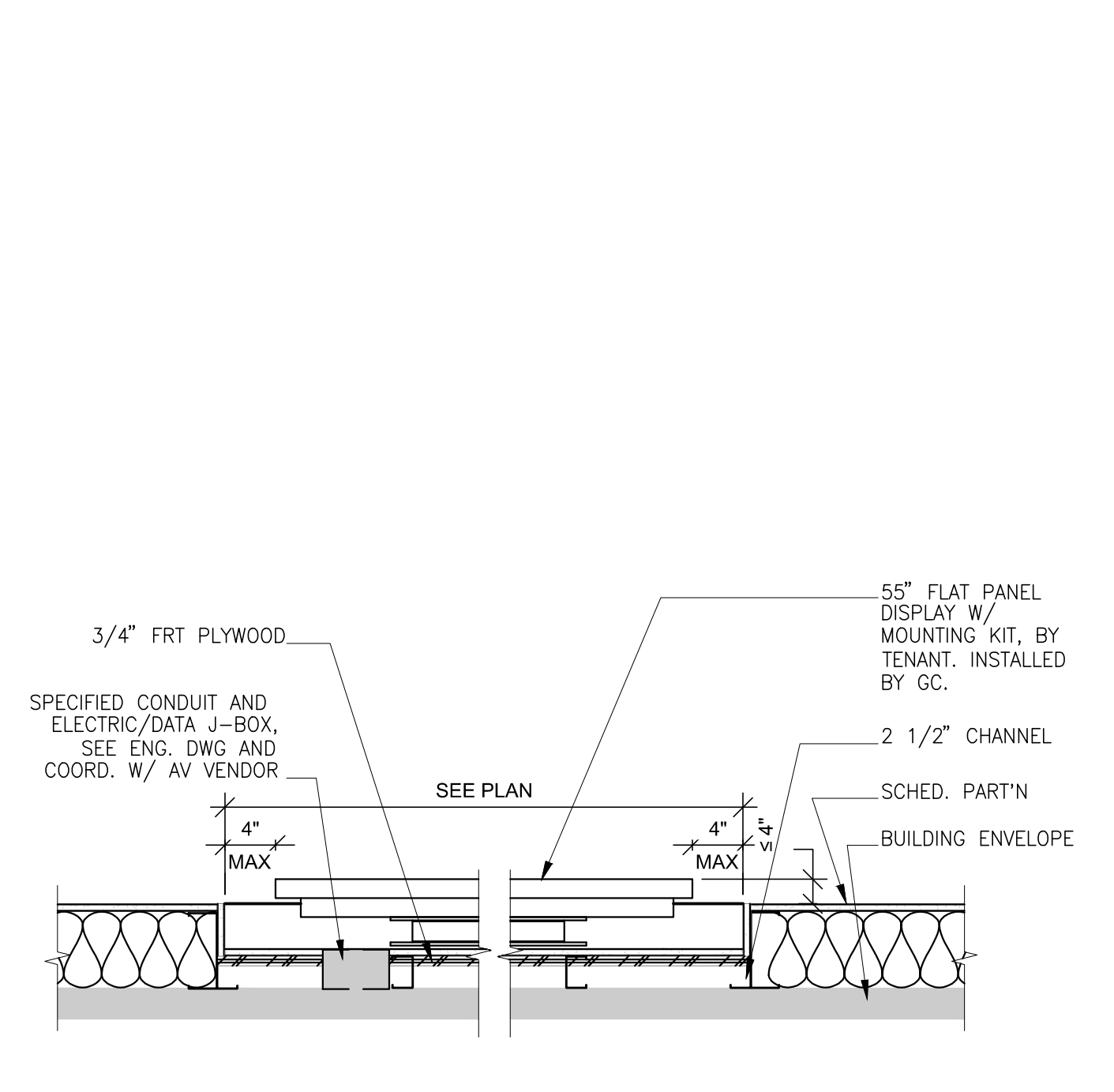
TI-AD.8



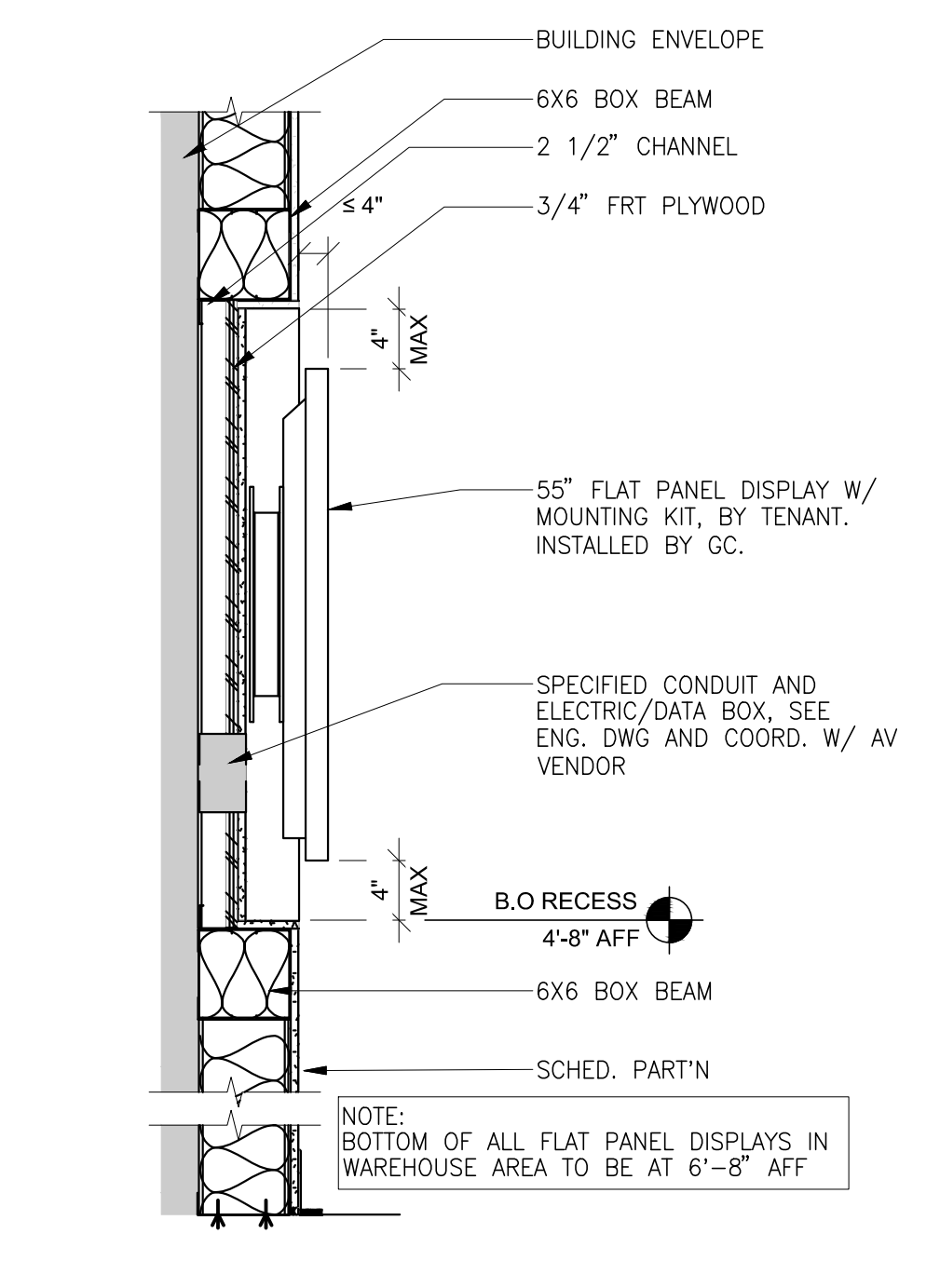
CASEWORK SECTION, TYP
1 1/2" = 1'-0"



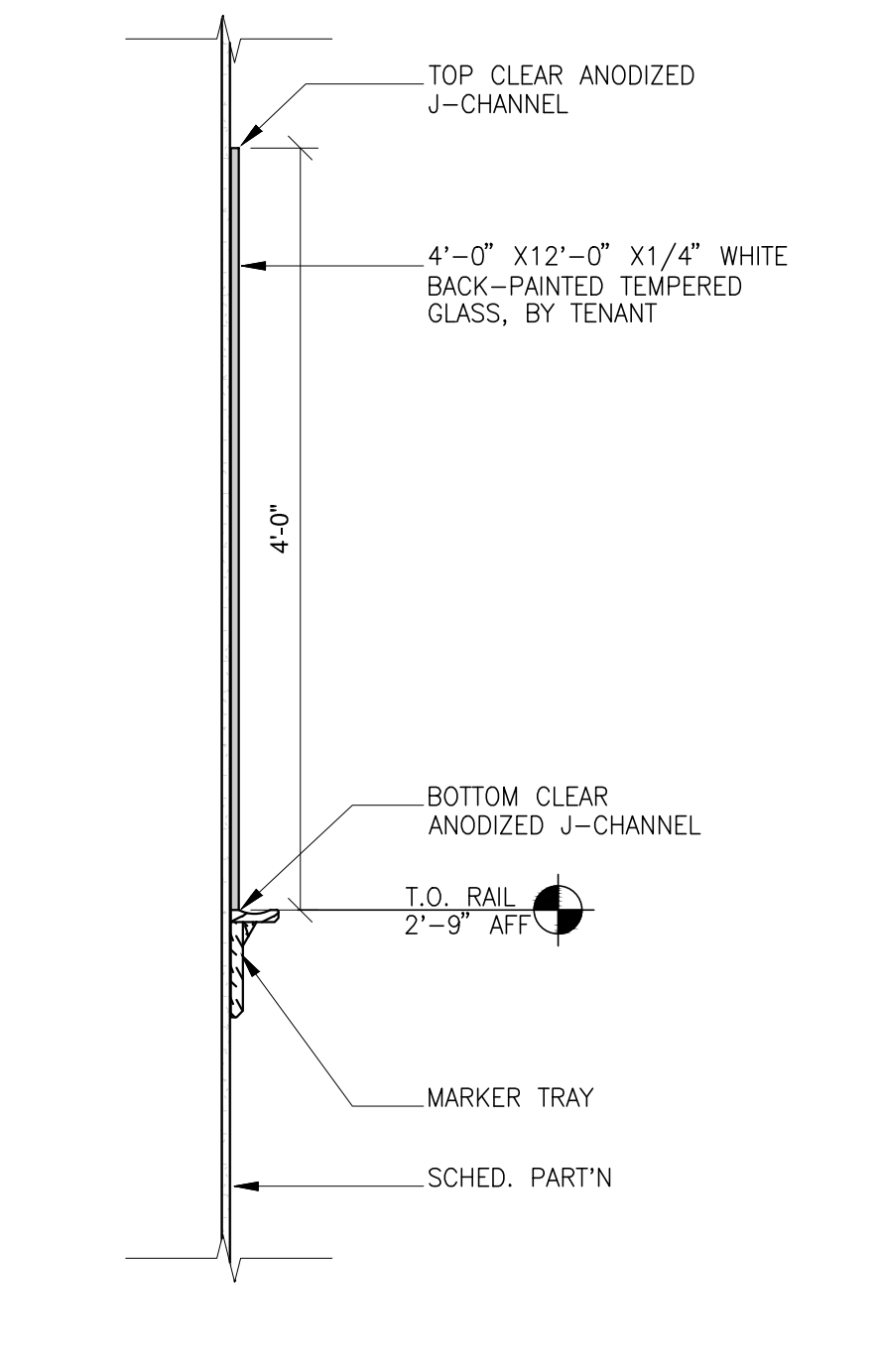
UPPER CUBBIES CASEWORK SECTION
1 1/2" = 1'-0"



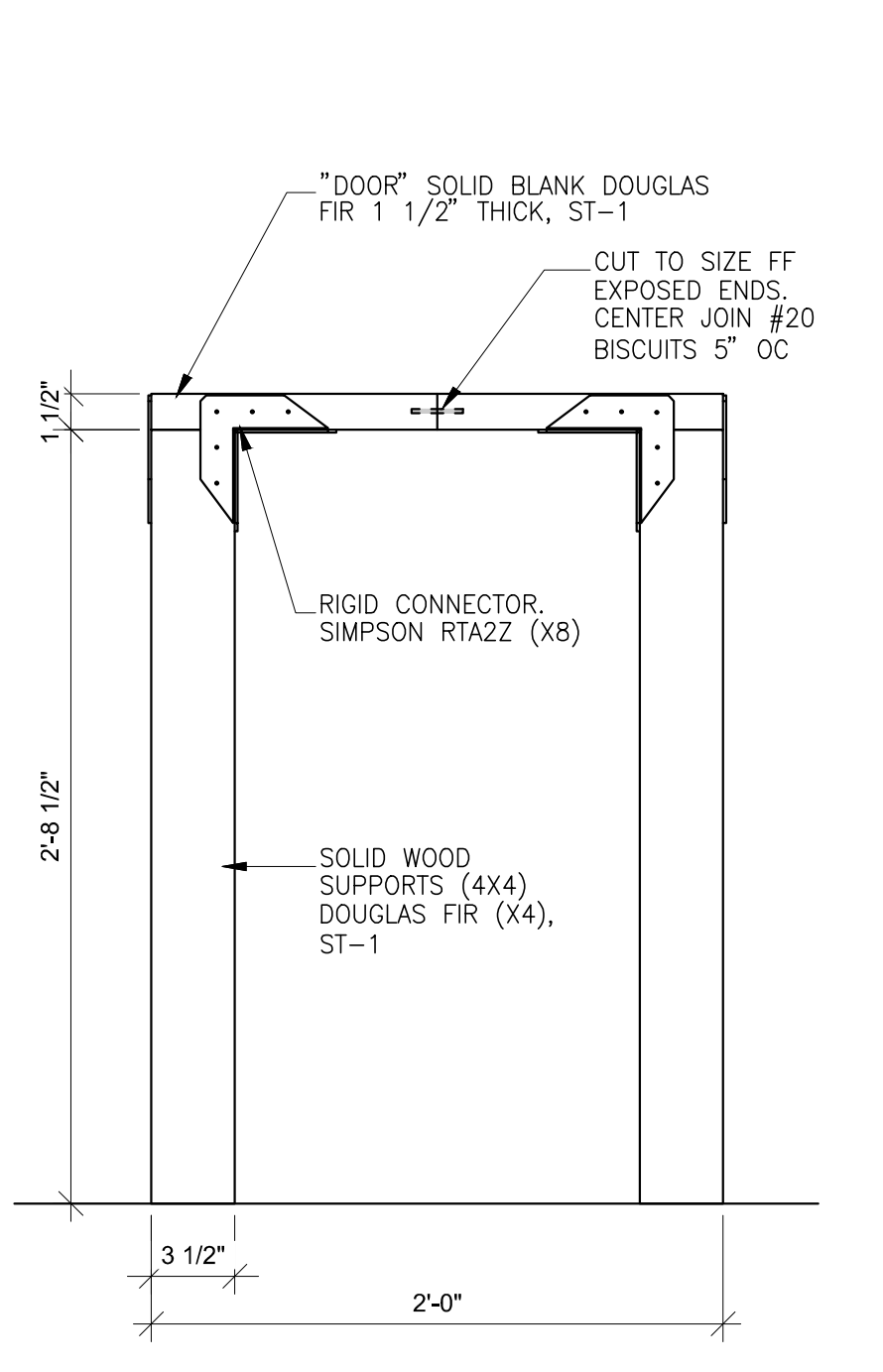
RECESSED DISPLAY PLAN DETAIL
1" = 1'-0"



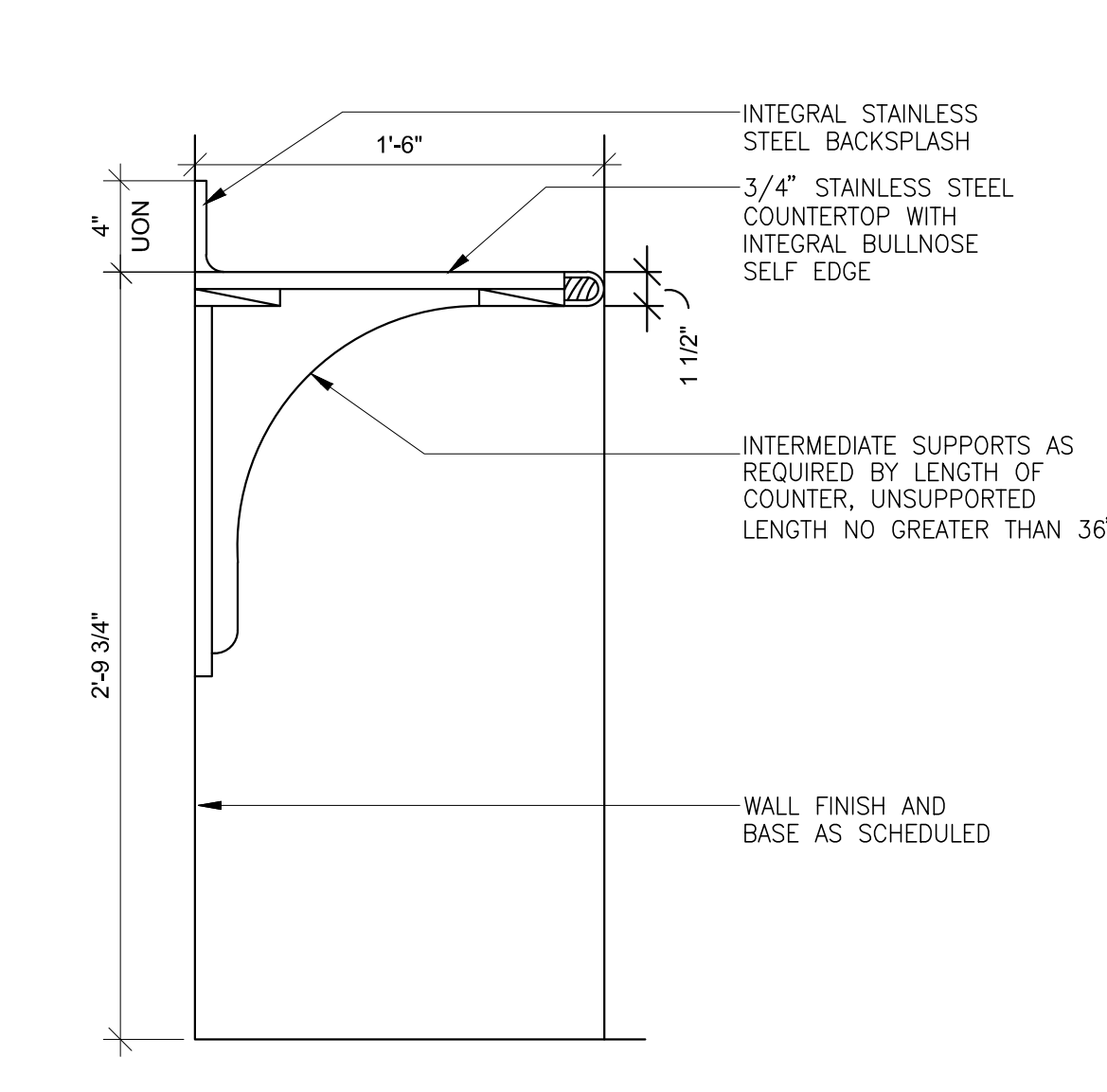
RECESSED DISPLAY SECTION
1" = 1'-0"



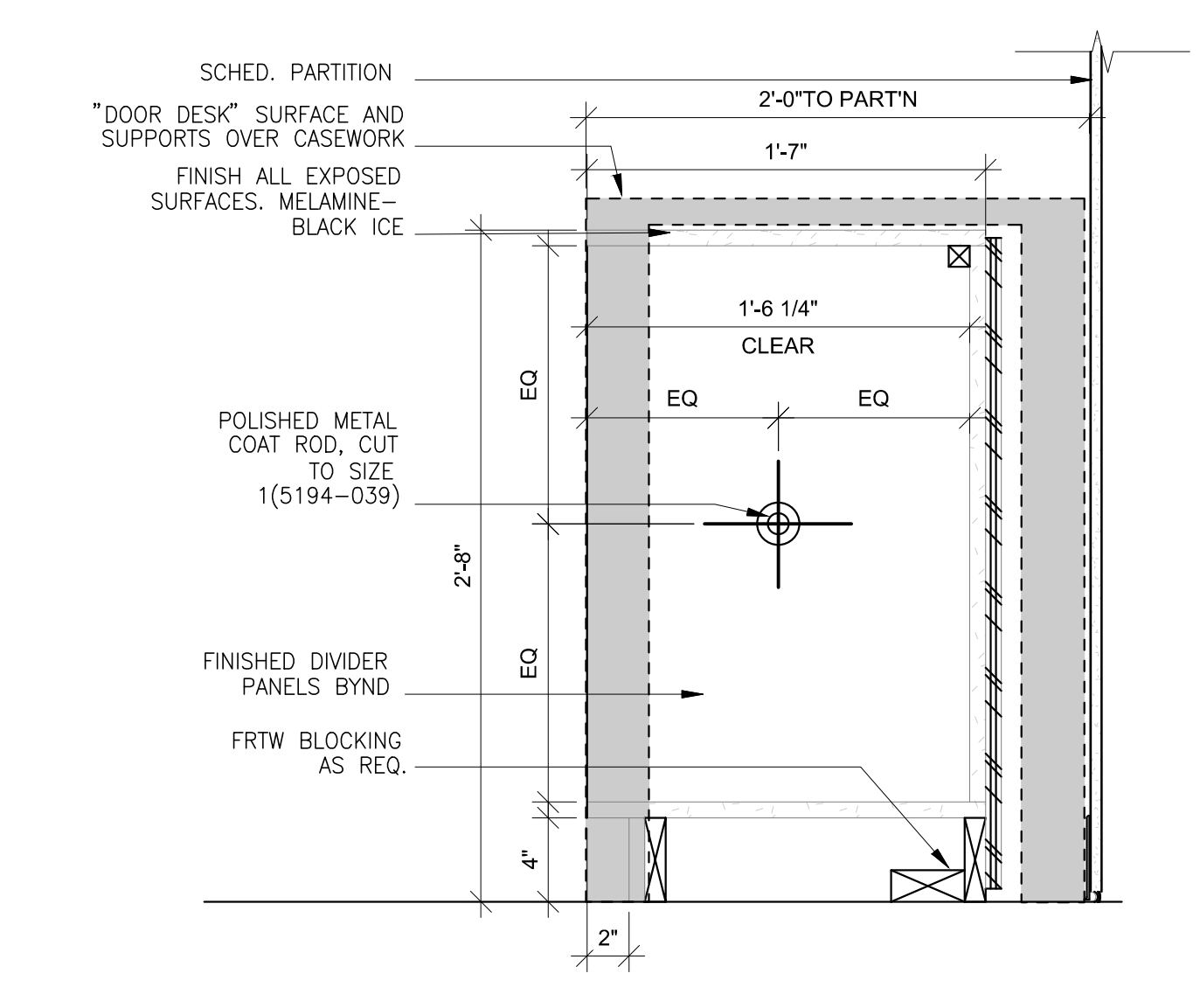
WHITE BOARD SECTION
1" = 1'-0"



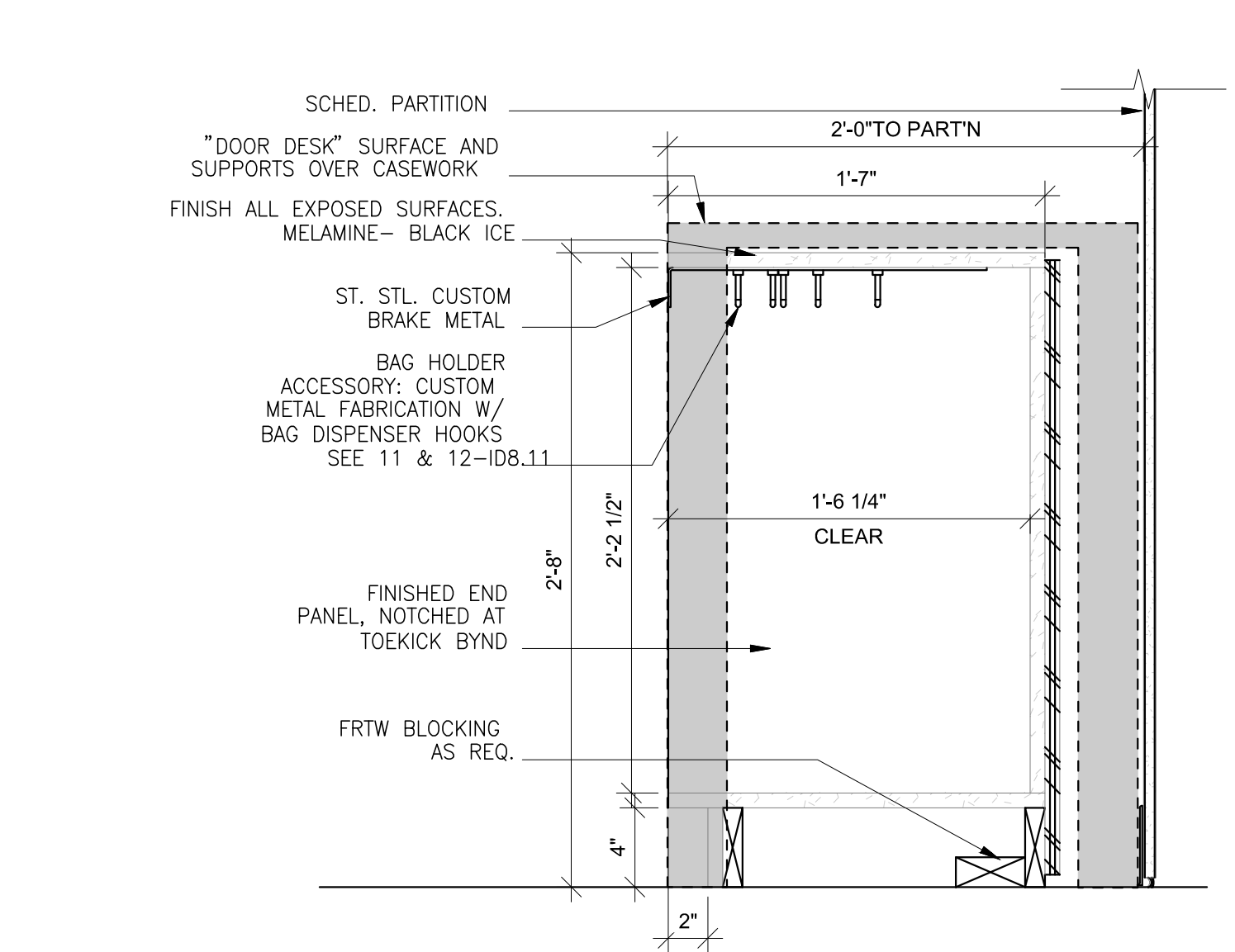
DOOR DESK FRONT
1 1/2" = 1'-0"



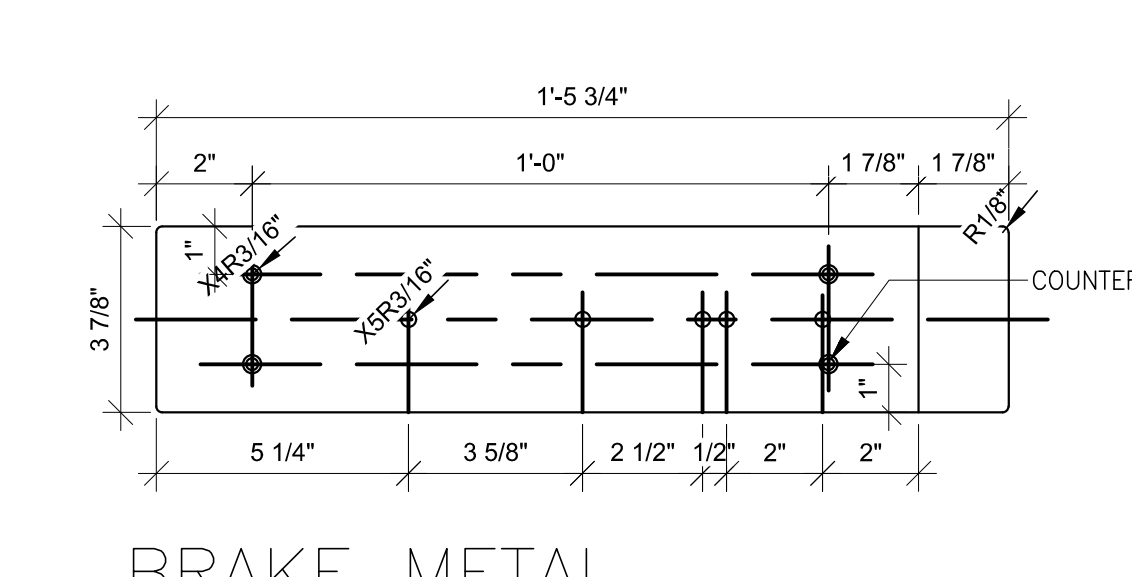
COUNTER SECTION
1 1/2" = 1'-0"



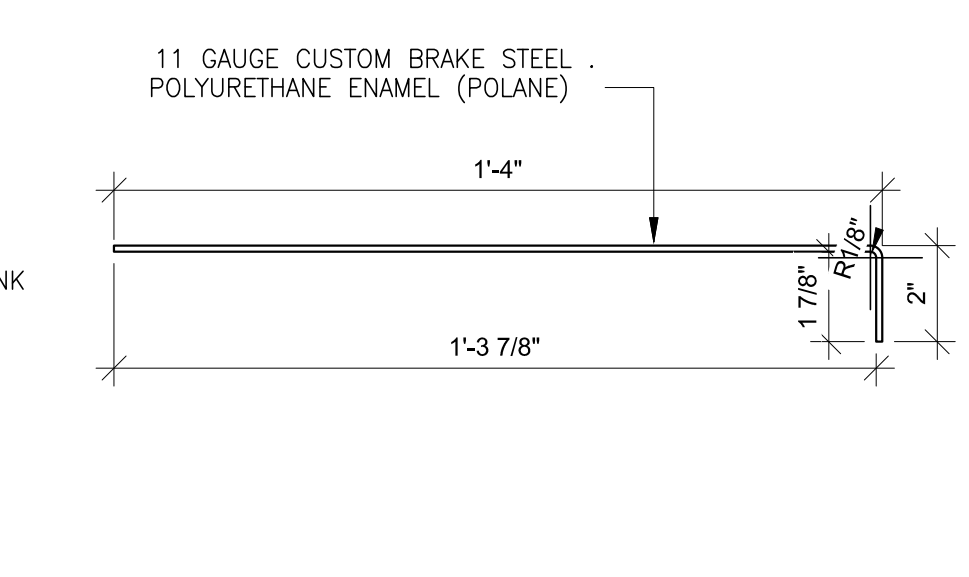
RETURNS ROD CASEWORK SECTION
1 1/2" = 1'-0"



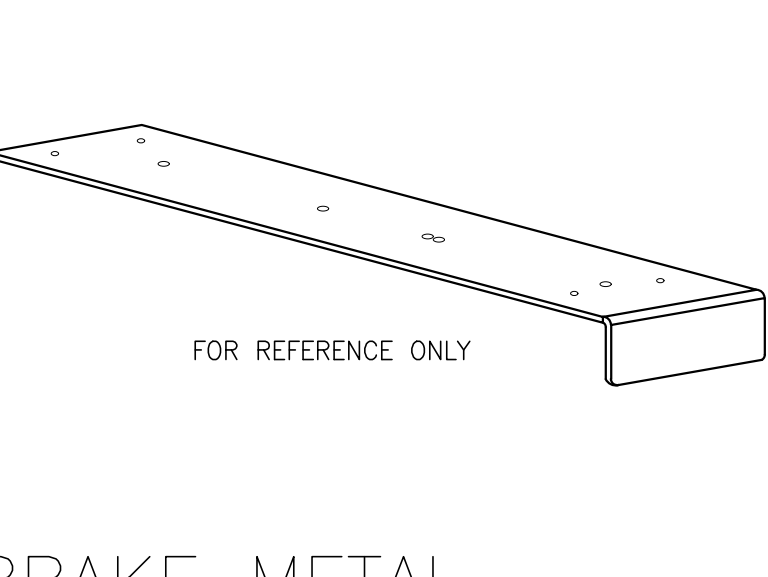
RETURNS SLOTS CASEWORK SECTION
1 1/2" = 1'-0"



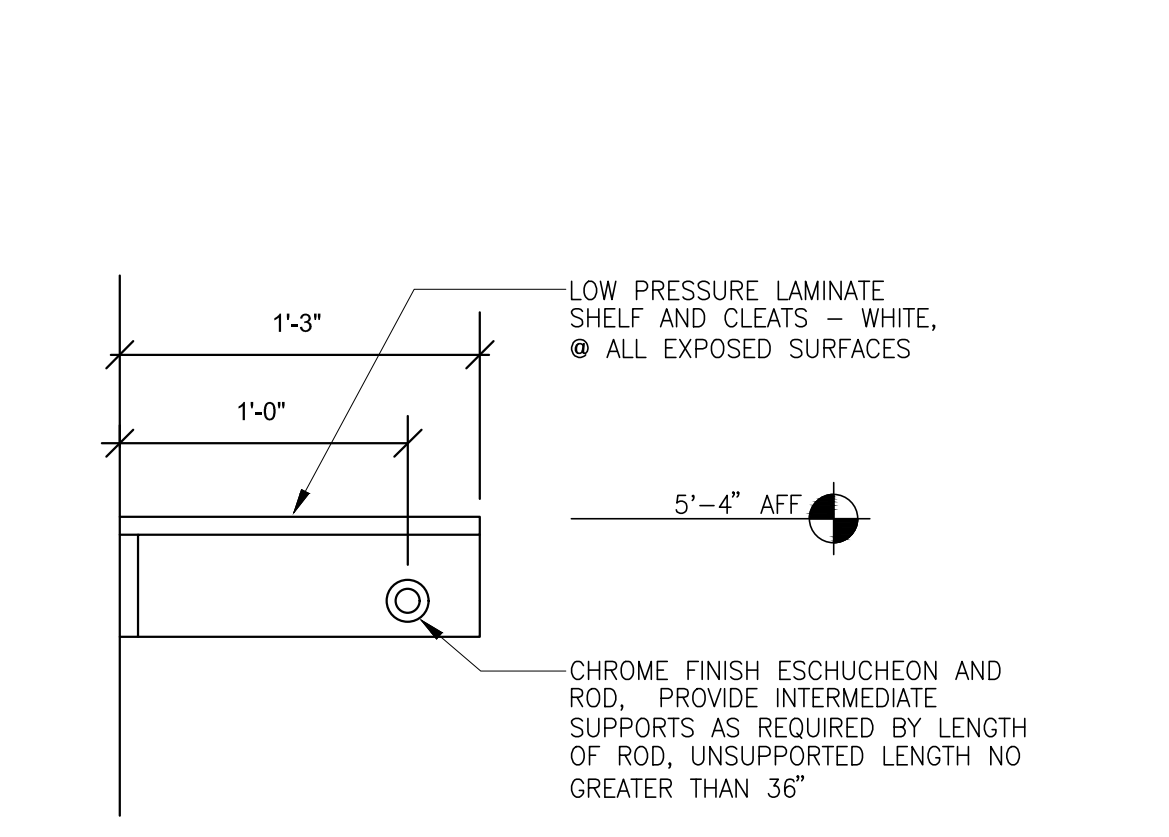
BRAKE METAL UNFOLDED (BOTTOM)
3" = 1'-0"



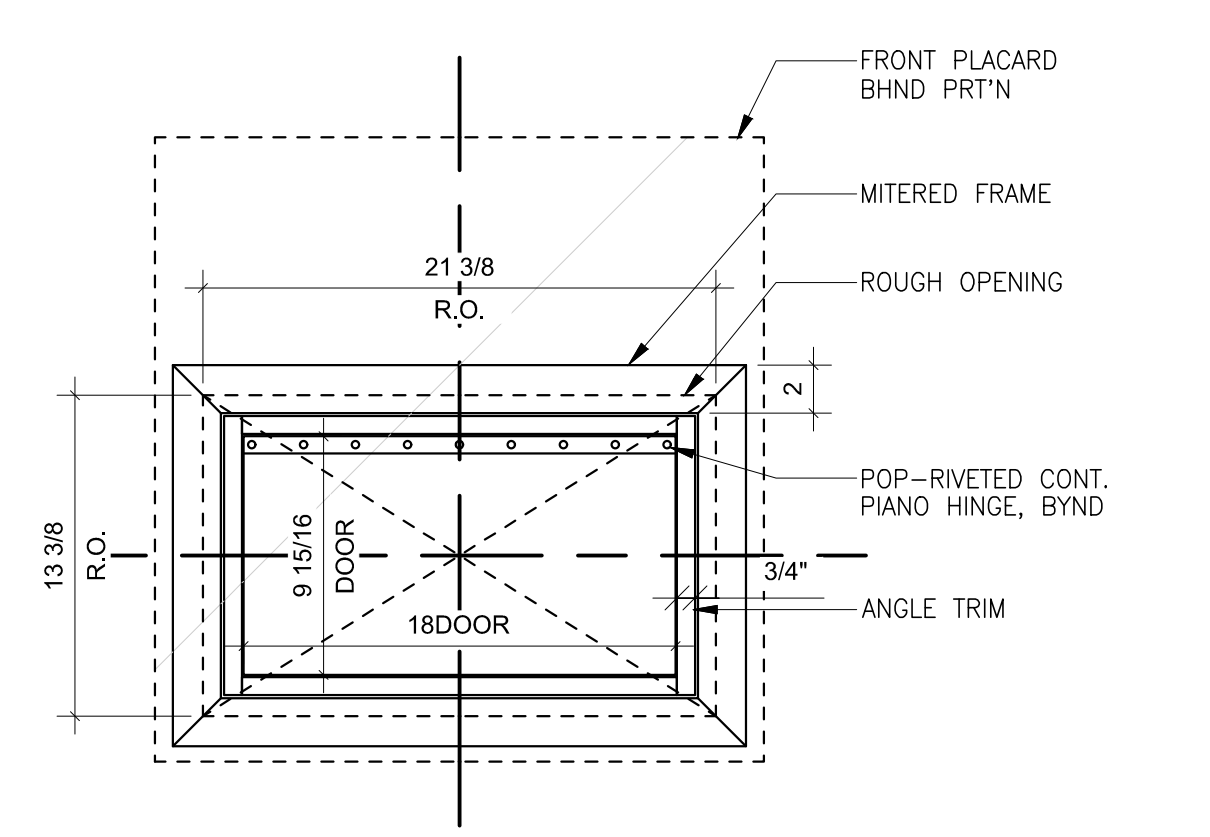
BRAKE METAL SIDE
3" = 1'-0"



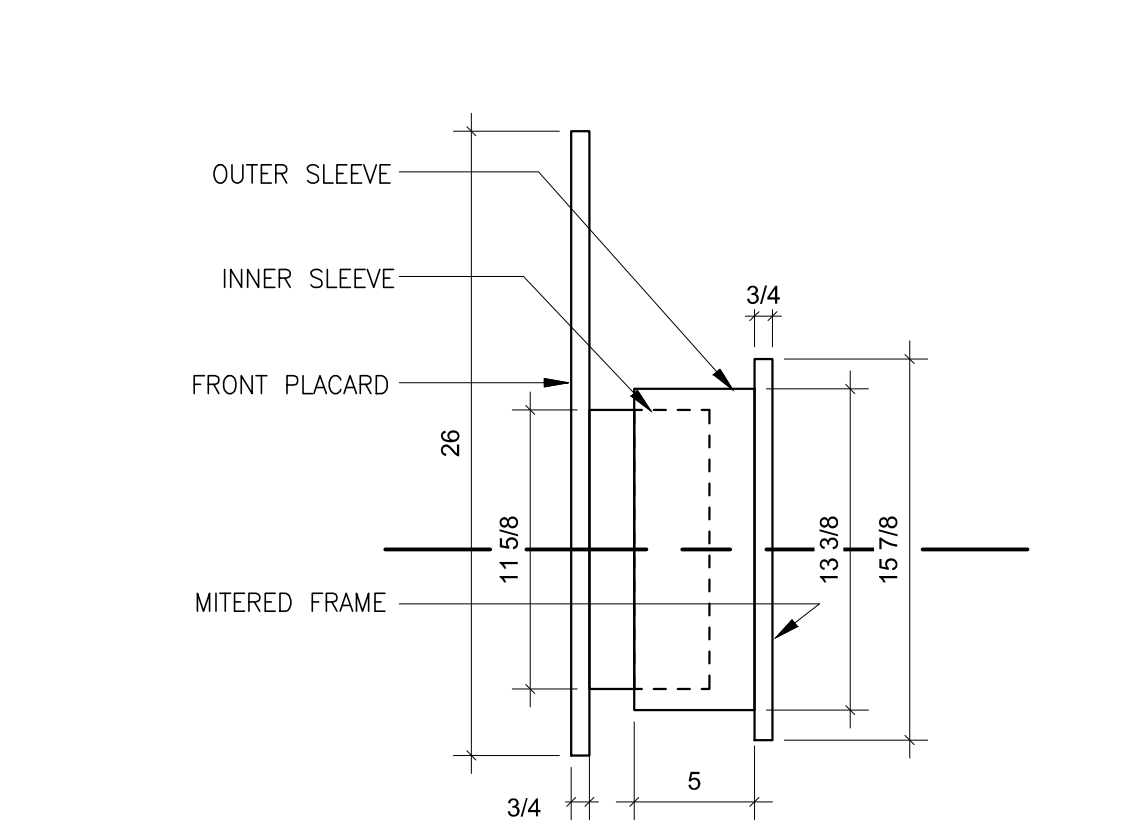
BRAKE METAL AXONOMETRIC
3" = 1'-0"



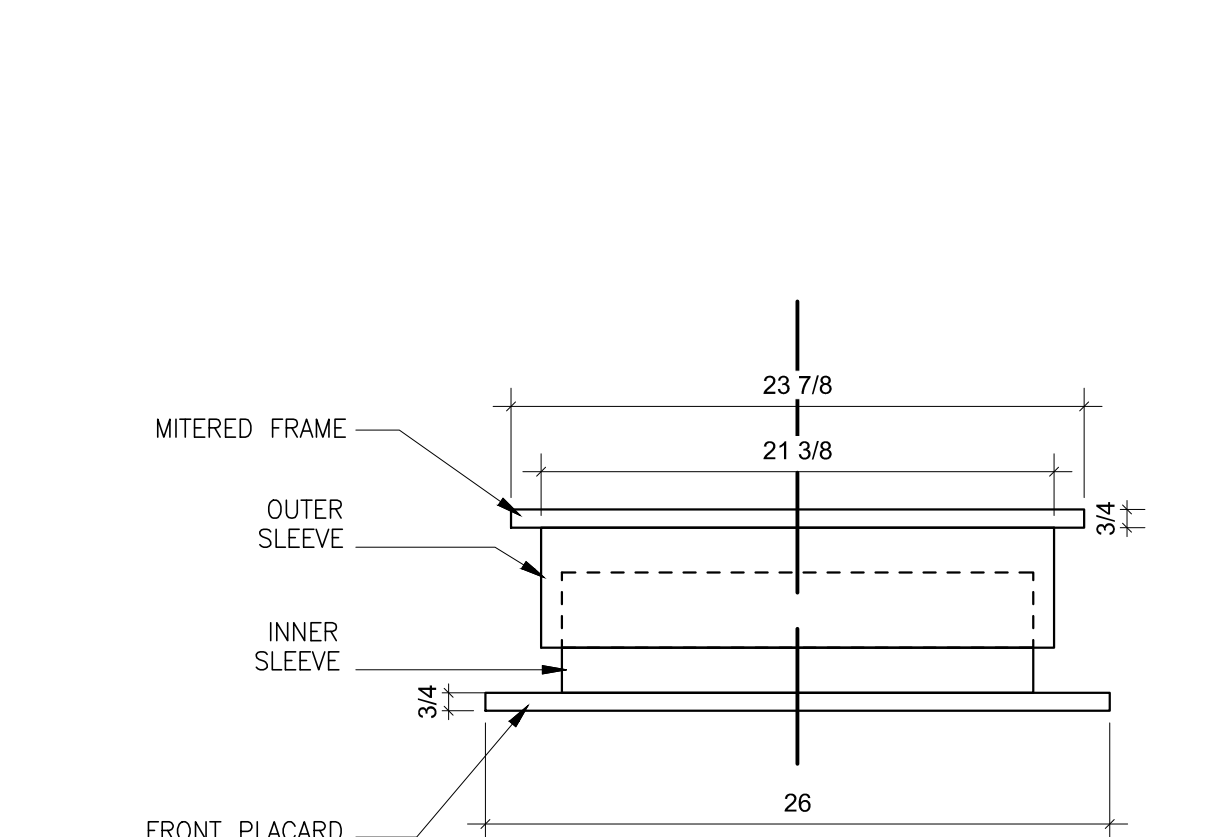
COAT ROD AND HAT SHELF SECTION
1 1/2" = 1'-0"



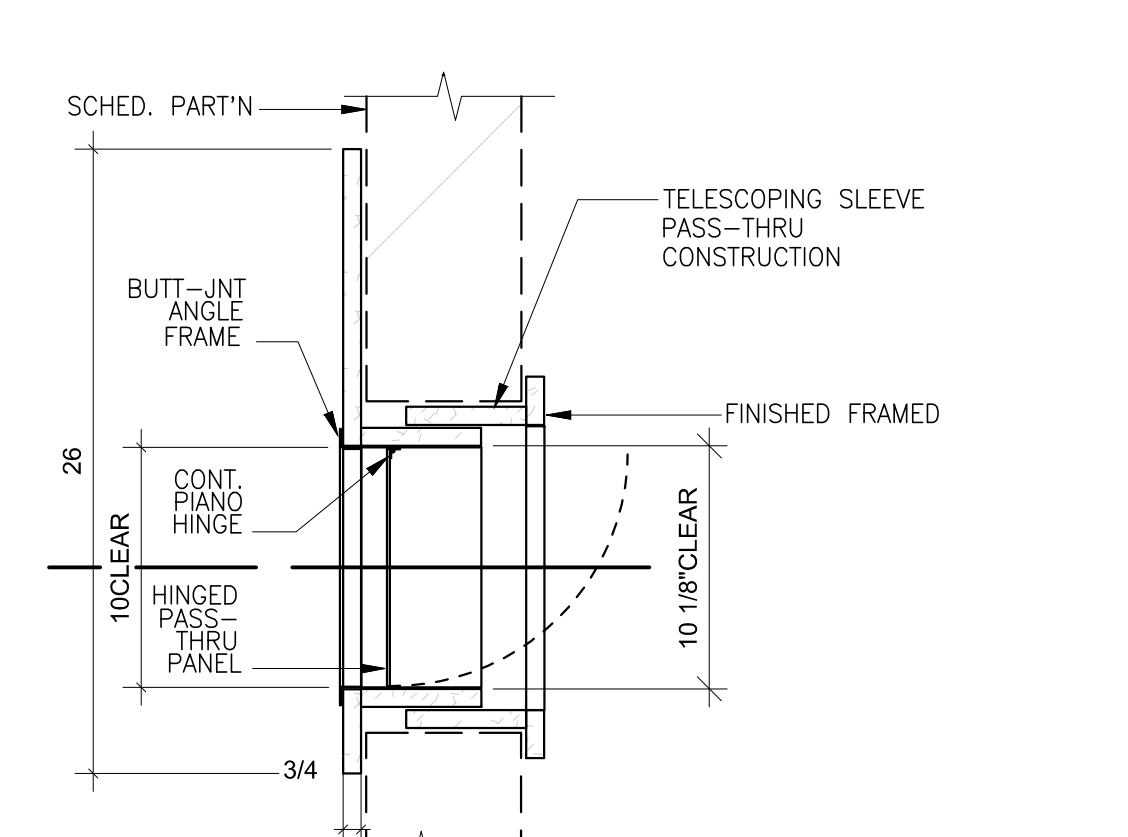
RETURN DROP BACK
1 1/2" = 1'-0"



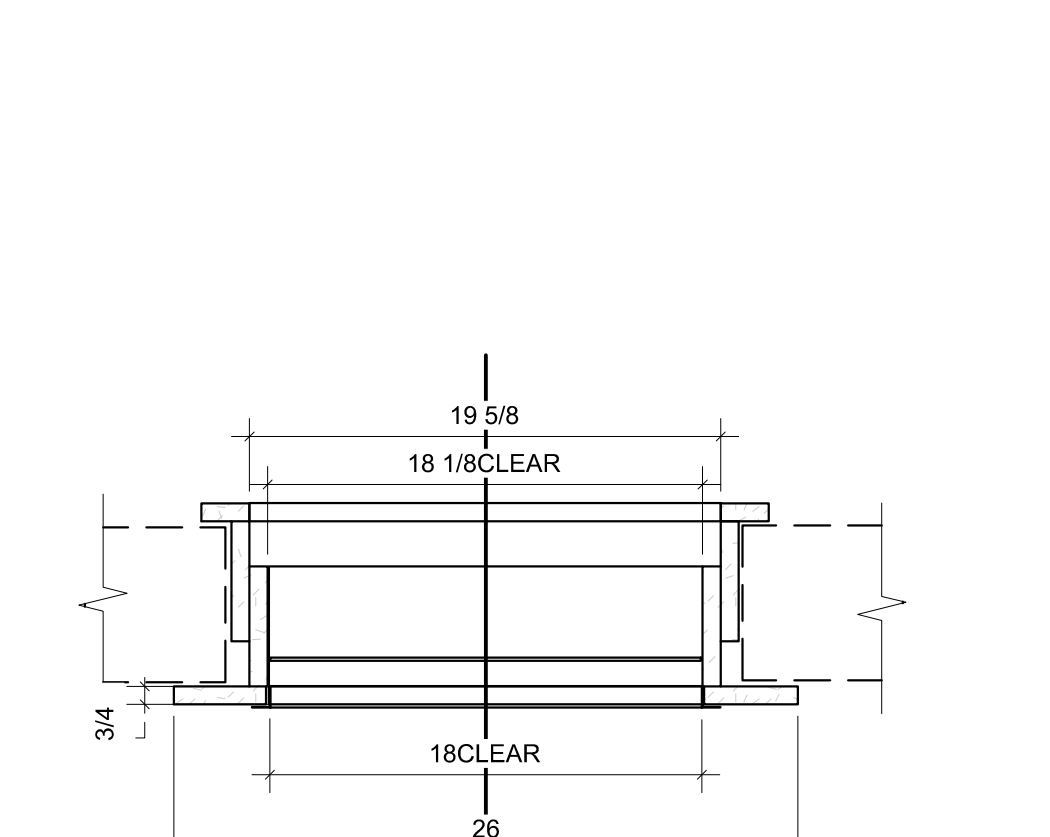
RETURN DROP SIDE
1 1/2" = 1'-0"



RETURN DROP TOP
1 1/2" = 1'-0"



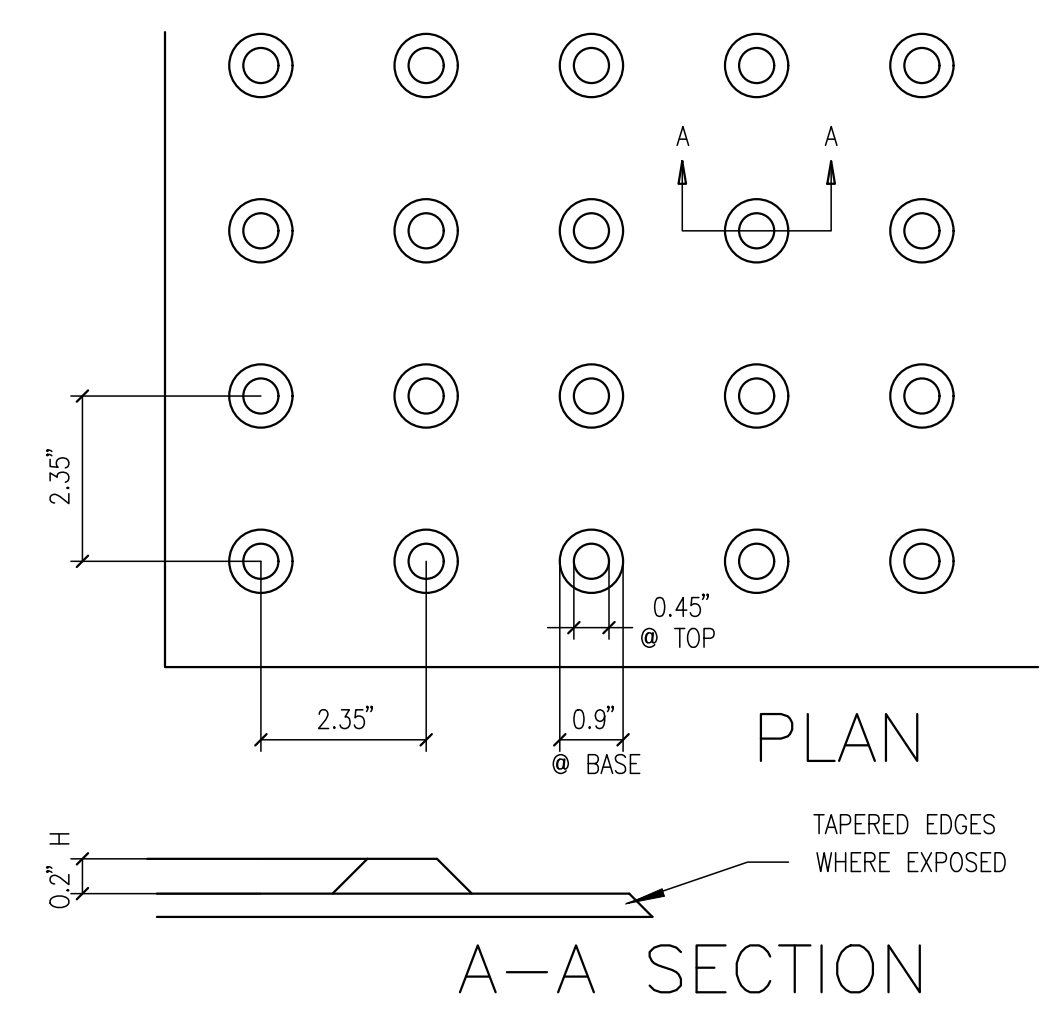
RETURN DROP SECTION
1 1/2" = 1'-0"



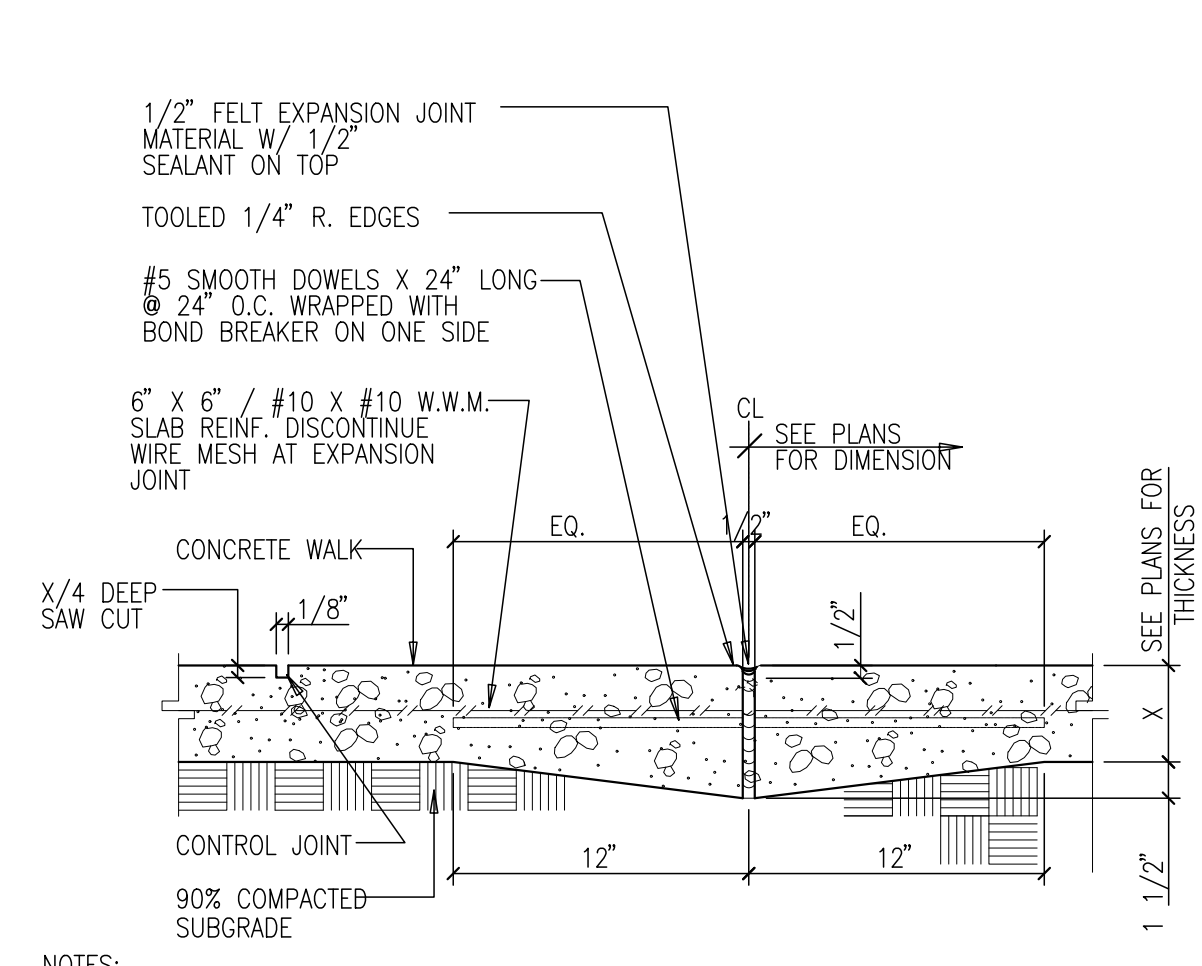
RETURN DROP SECTION
1 1/2" = 1'-0"

GENERAL NOTES CASEWORK

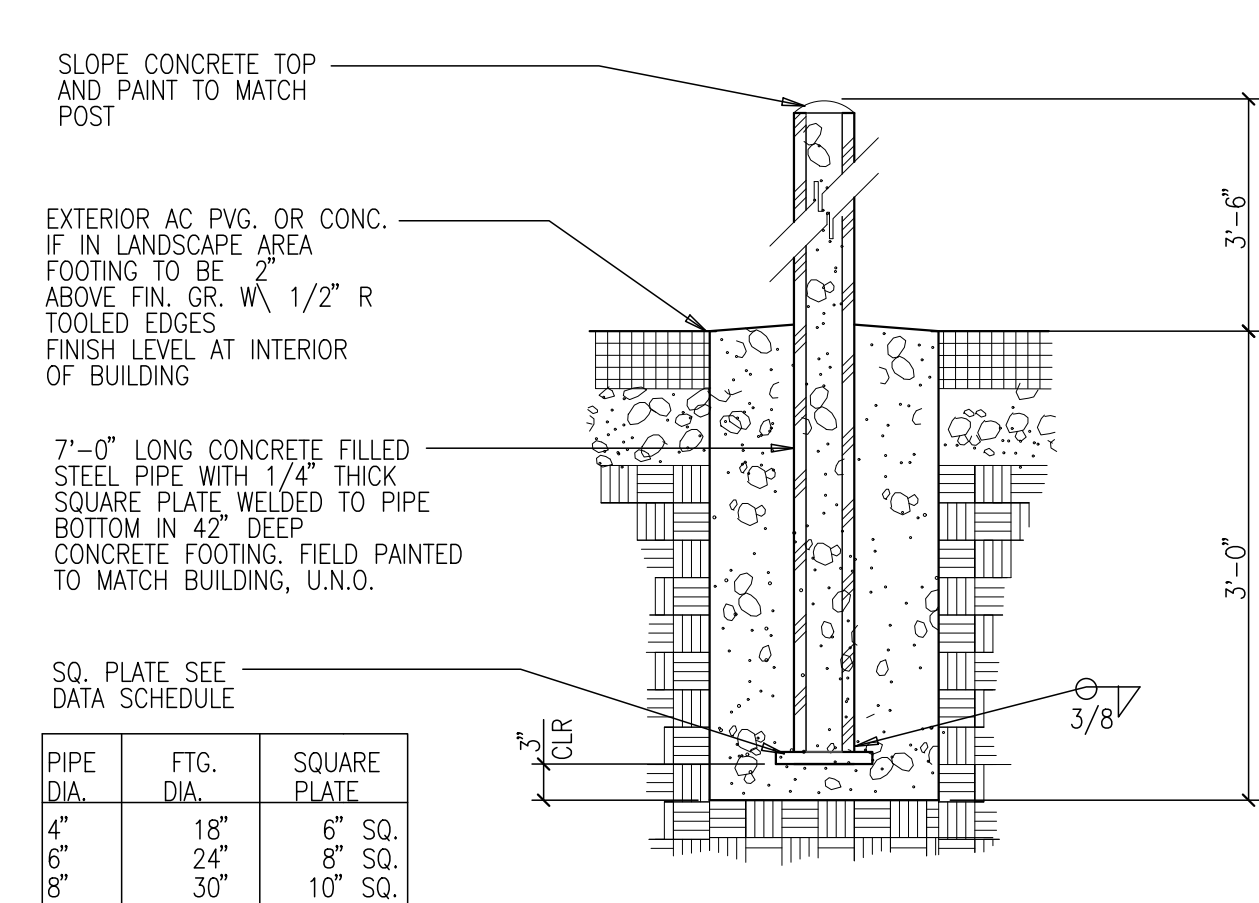
- THIS SHEET IS PROVIDED TO COMMUNICATE DESIGN INTENT. SEE ALSO DESIGN CRITERIA DOCUMENT FOR ADDITIONAL INFORMATION.
- ALL UPPER CASEWORK SHALL HAVE ADJUSTABLE SHELVES.
- SEE ELEVATIONS FOR MILLWORK FINISHES.
- CABINETS & PLASTIC LAMINATE COUNTER TOPS SHALL BE ANCHORED AND SCRIBED TO ADJACENT SURFACES. SCRIBE STRIPS SHALL BE NO LONGER THAN 1'-12".
- PROVIDE GROMMETS WHERE SHOWN ON ELEVATIONS. FINISH: SATIN CHROME.
- PROVIDE LOCKS ON DRAWERS AND DOORS WHERE SHOWN ON ELEVATIONS. KEY PER TENANT REQUIREMENTS.



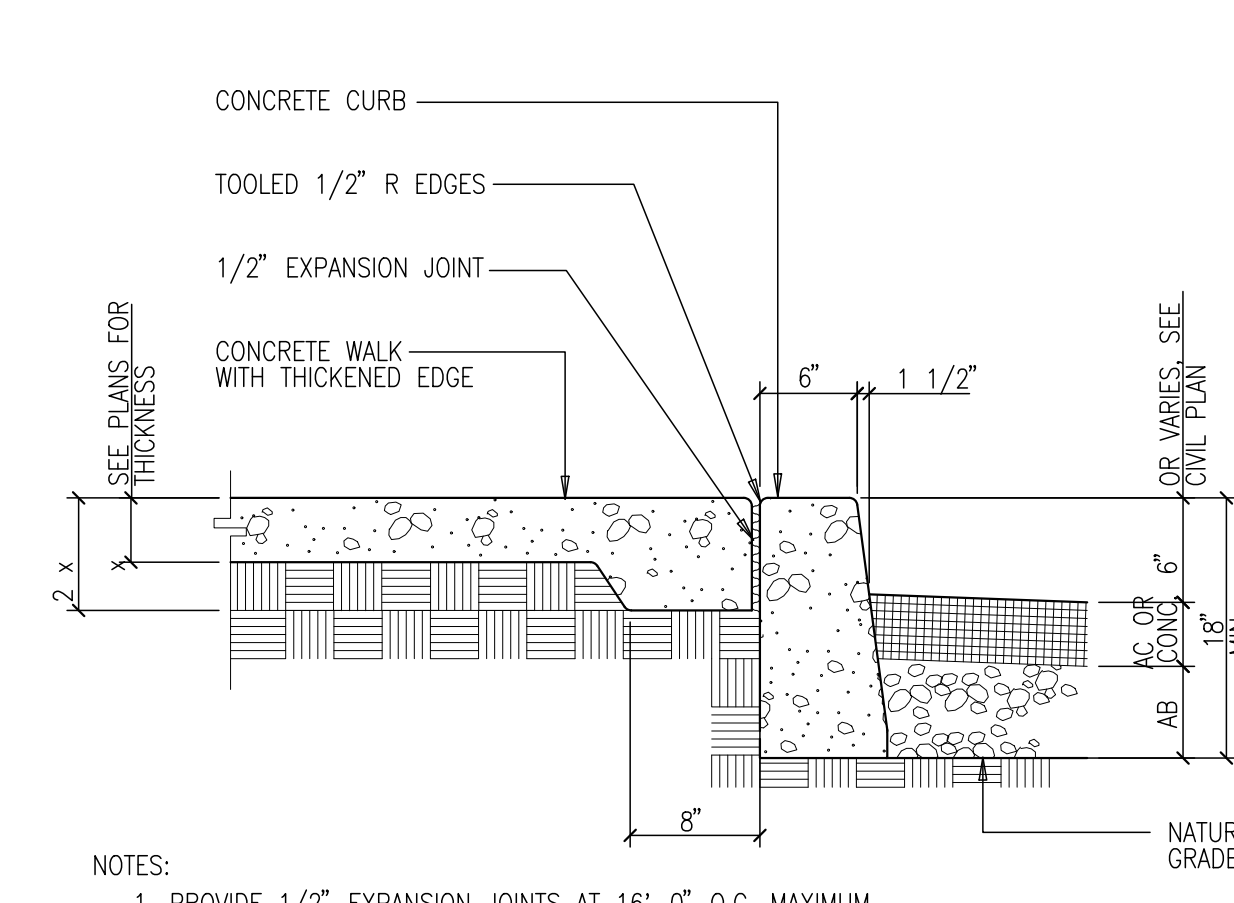
- NOTES:
- SEE SECTION 118-705.1. FOR ADDITIONAL REQUIREMENT OF DETECTABLE WARNING SURFACE W/ TRUNCATED DOMES.
 - TRUNCATED DOMES MATERIAL TO BE CONCRETE DARK GRAY PAVERS.



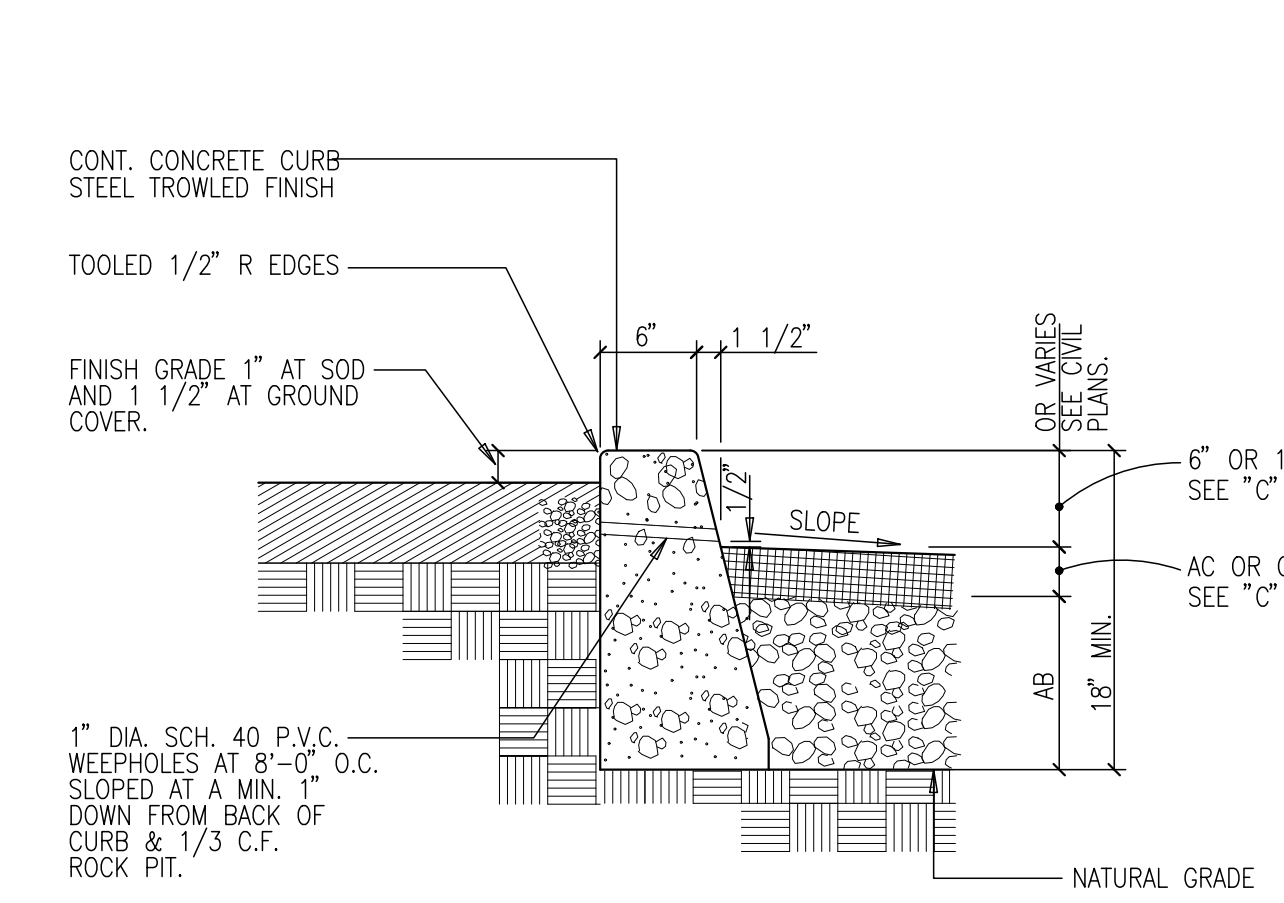
- NOTES:
- SEE SOILS REPORT FOR BELOW SLAB PREPARATION.
 - EXPANSION JOINTS SHALL BE AT 12'-0" O.C. MAX. EACH WAY.
 - TYPICAL CONTROL JOINT SHALL BE STRAIGHT AND @ 90 DEGREE ANGLES TO EACH OTHER.



- NOTES:
- UNLESS NOTED OTHERWISE, USE 6" DIA. GUARD POST, TYPICAL.
 - PROVIDE GUARD POSTS @ 3'-0" O.C. AROUND TRANSFORMER PAD AT 2'-0" FROM EDGE OF PAD. VERIFY WITH CITY/ELECTRIC COMPANY STANDARDS. SEE SITE PLAN FOR LOCATION.
 - PROVIDE 2 GUARDPOSTS 2'-6" IN FRONT OF FIRE HYDRANTS NOT PROTECTED BY CONCRETE CURB 3'-0" AHEAD. VERIFY WITH LOCAL FIRE DEPARTMENT STANDARDS. SEE SITE PLAN FOR LOCATION.
 - PROVIDE 1 GUARDPOST 15" IN FRONT END TRUCK WELL RAMP WALL. SEE SITE PLAN FOR LOCATIONS.



- NOTES:
- PROVIDE 1/2" EXPANSION JOINTS AT 16'-0" O.C. MAXIMUM AND AT CURVE TANGENTS AND CORNERS.
 - SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - SEE SOILS REPORT FOR STEEL REINFORCING RECOMMENDATIONS.
 - SEE SOILS REPORT FOR BELOW SLAB PREPARATION.
 - CONSTRUCT SLAB PER STRUCTURAL ENGINEERS RECOMMENDATION.



- NOTES:
- PROVIDE 1/2" EXPANSION JOINTS AT 16'-0" O.C. MAXIMUM AND AT CURVE TANGENTS AND CORNERS.
 - FINISH BACK SIDE OF CURB A MINIMUM OF 3" DOWN FROM TOP.
 - SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - SEE SOILS REPORT FOR STEEL REINFORCING RECOMMENDATIONS.

TRUNCATED DOMES

17

EXPANSION/CONTROL JOINT @ CONC. WALK

13

STEEL PIPE GUARD POST

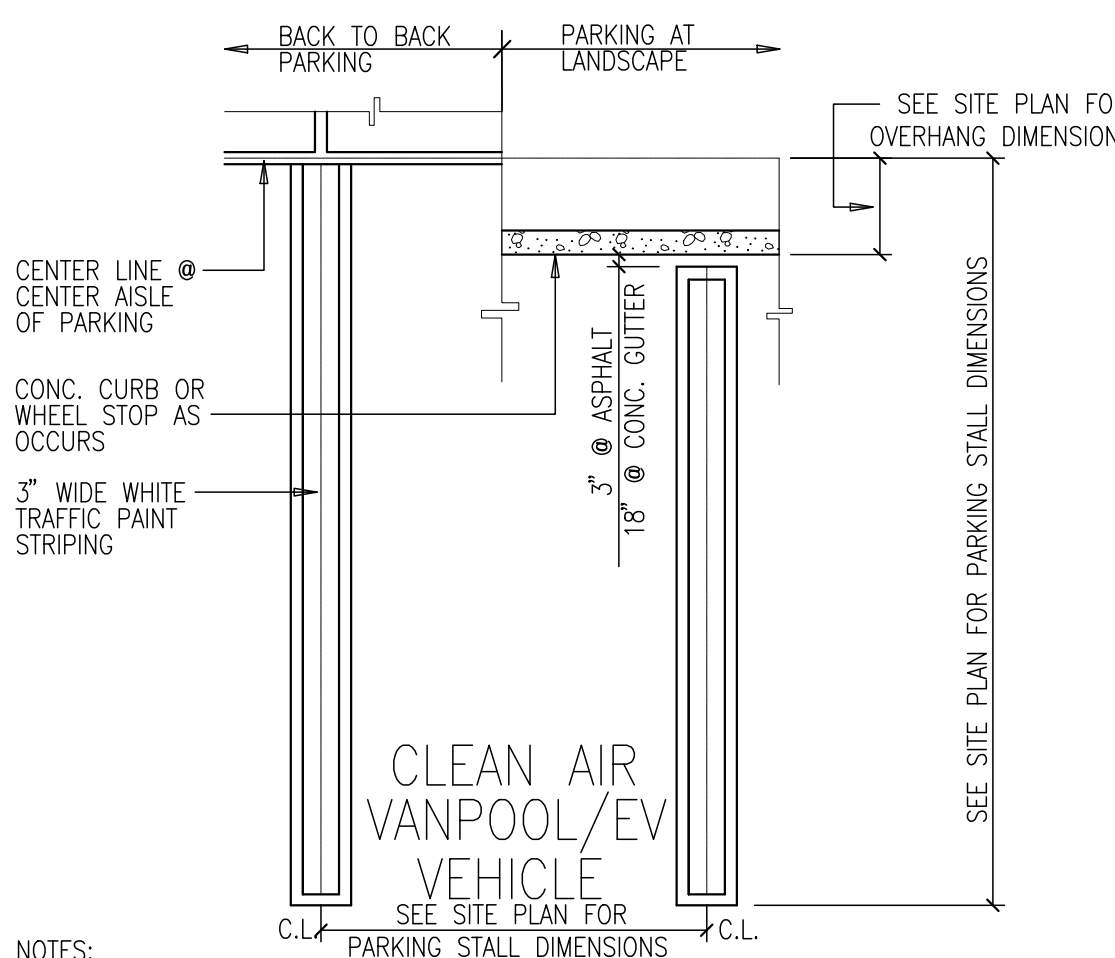
9

CONCRETE CURB @ WALK

5

CONCRETE CURB @ LANDSCAPE

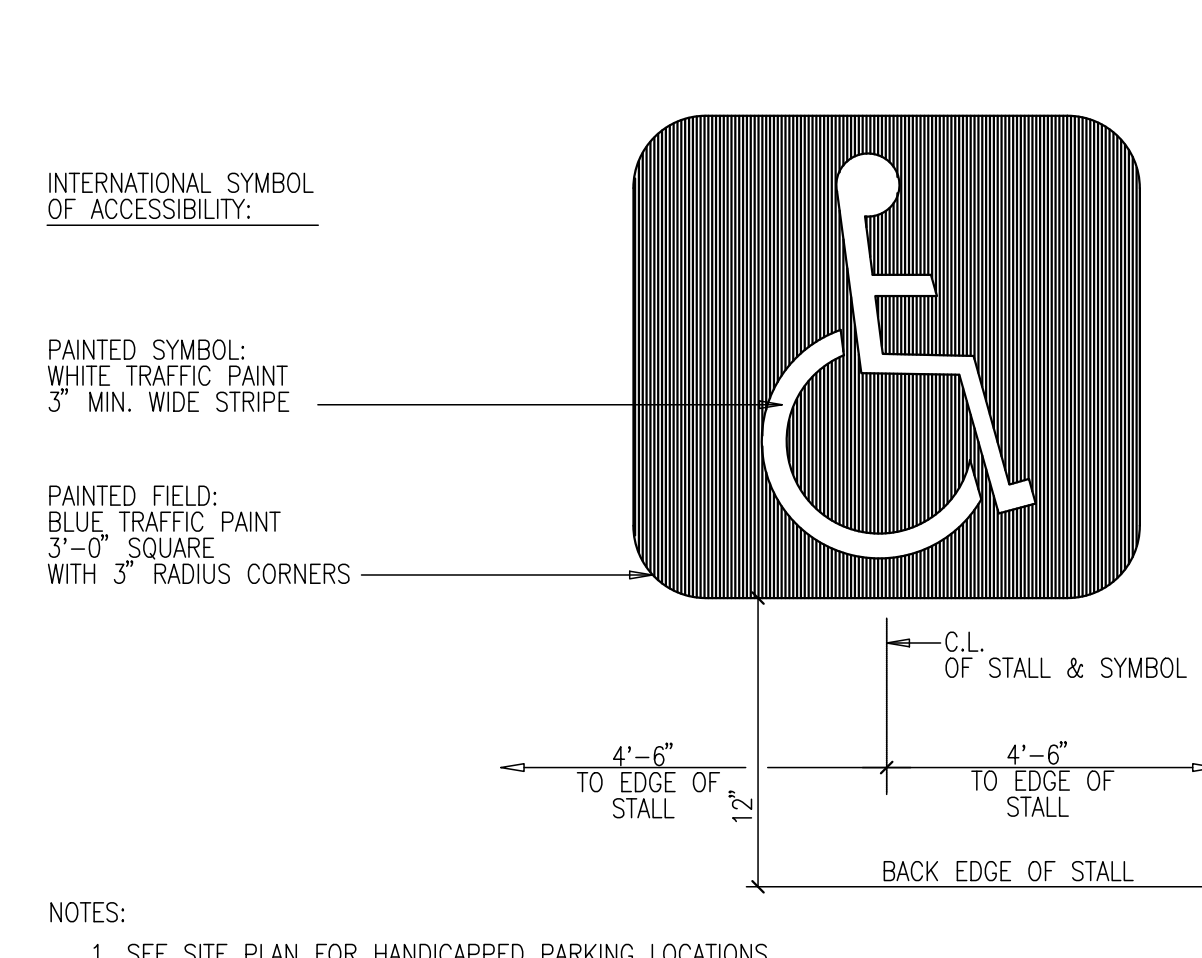
1



- NOTES:
- PROVIDE 2 COATS OF PAINT OVER NON-SEALED ASPHALT PAVING AND 1 COAT OF PAINT OVER SLURRY SEALED ASPHALT.
 - VERIFY STRIPING REQUIREMENTS W/ CITY, & PROVIDE ACCORDINGLY.
 - PROVIDE 4" WIDE STRIPING AT ALL TRUCK STALLS.

CLEAN AIR/VANPOOL/EV VEHICLE PARKING

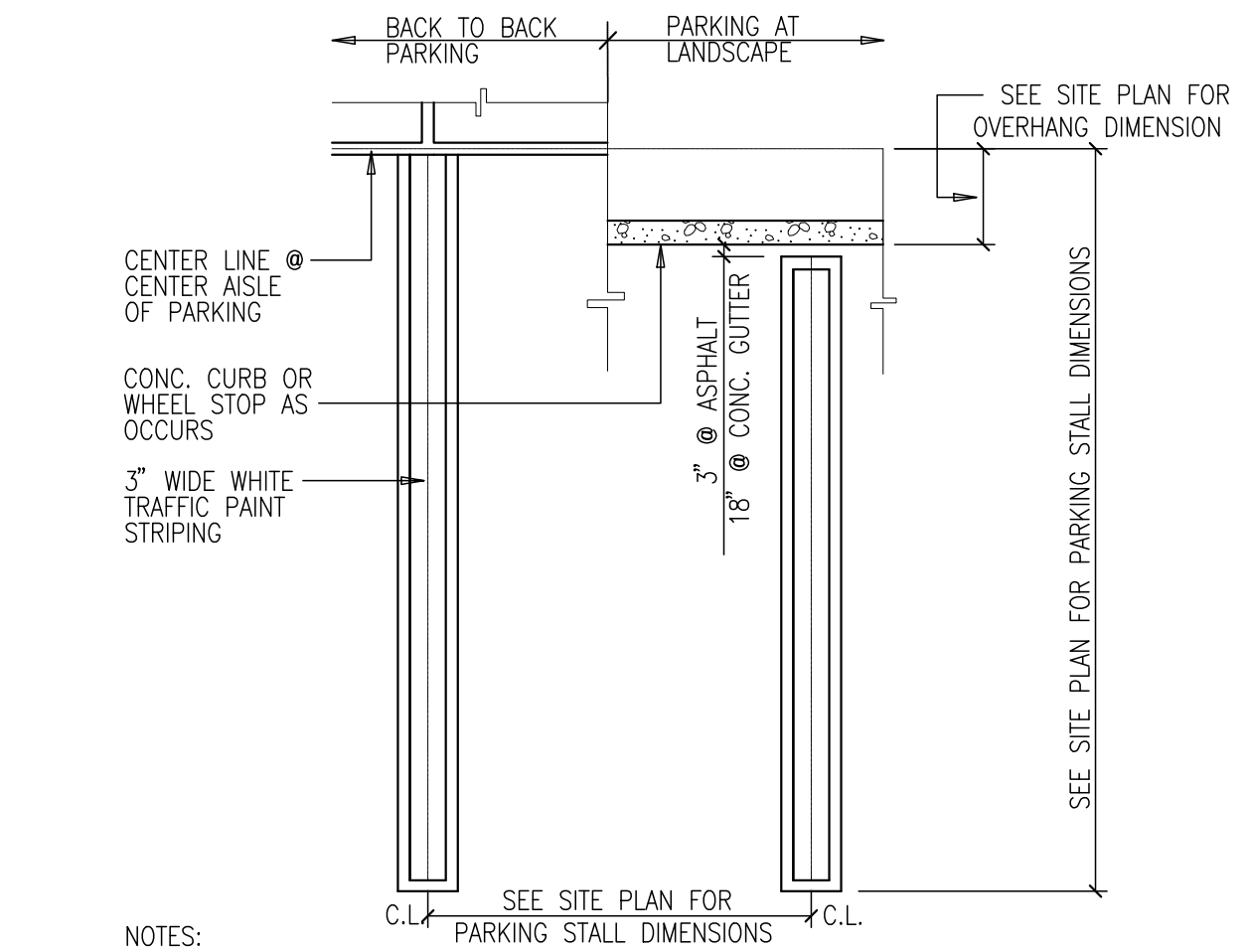
18



- NOTES:
- SEE SITE PLAN FOR HANDICAPPED PARKING LOCATIONS.
 - SIGNAGE SHALL CONFORM TO SEC. 4.30 OF THE AMERICANS WITH DISABILITIES ACT.

PARKING STALL ACCESSIBLE SYM.

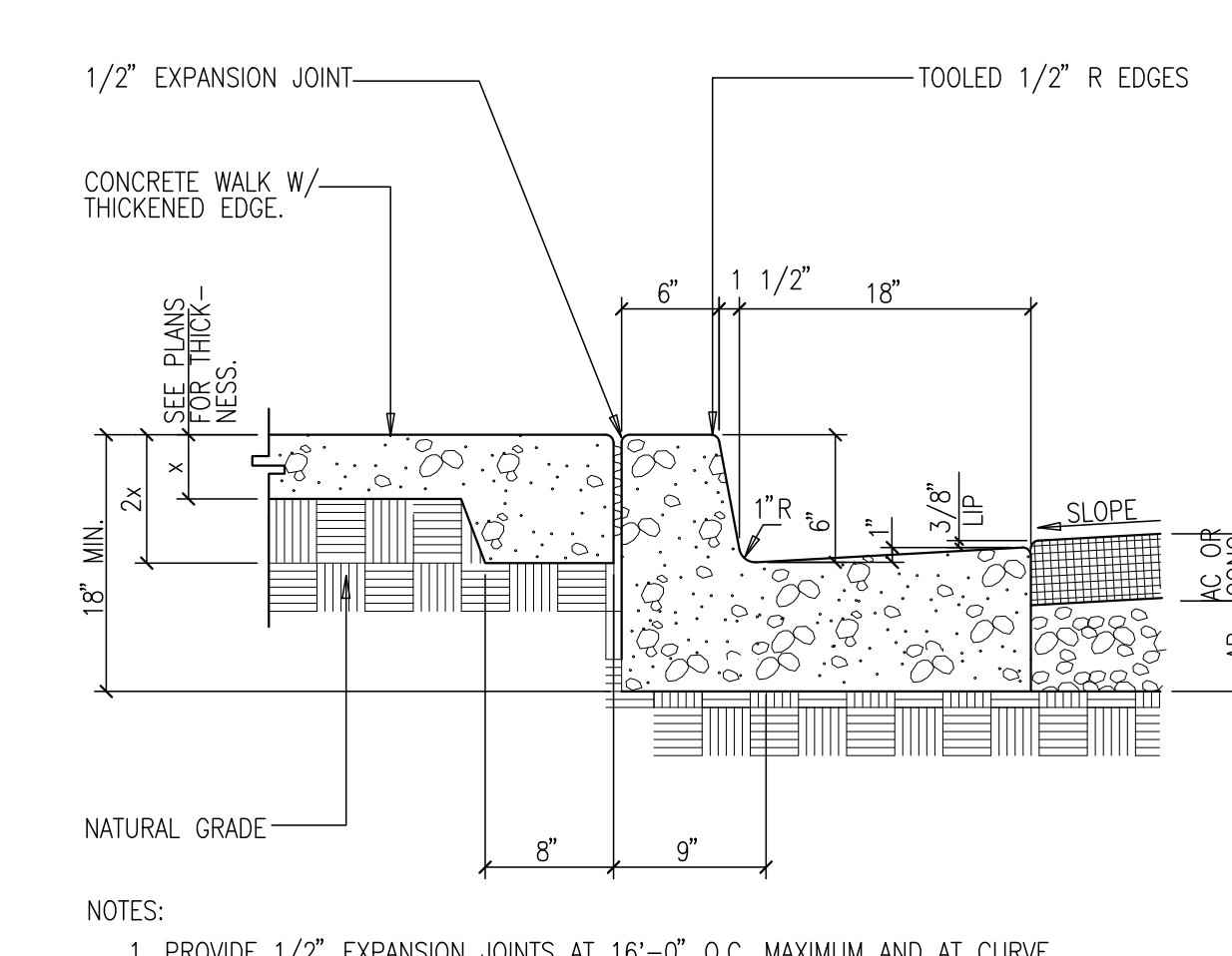
14



- NOTES:
- PROVIDE 2 COATS OF PAINT OVER NON-SEALED ASPHALT PAVING AND 1 COAT OF PAINT OVER SLURRY SEALED ASPHALT.
 - VERIFY STRIPING REQUIREMENTS W/ CITY, & PROVIDE ACCORDINGLY.
 - PROVIDE 4" WIDE STRIPING AT ALL TRUCK STALLS.

PARKING LOT STRIPES

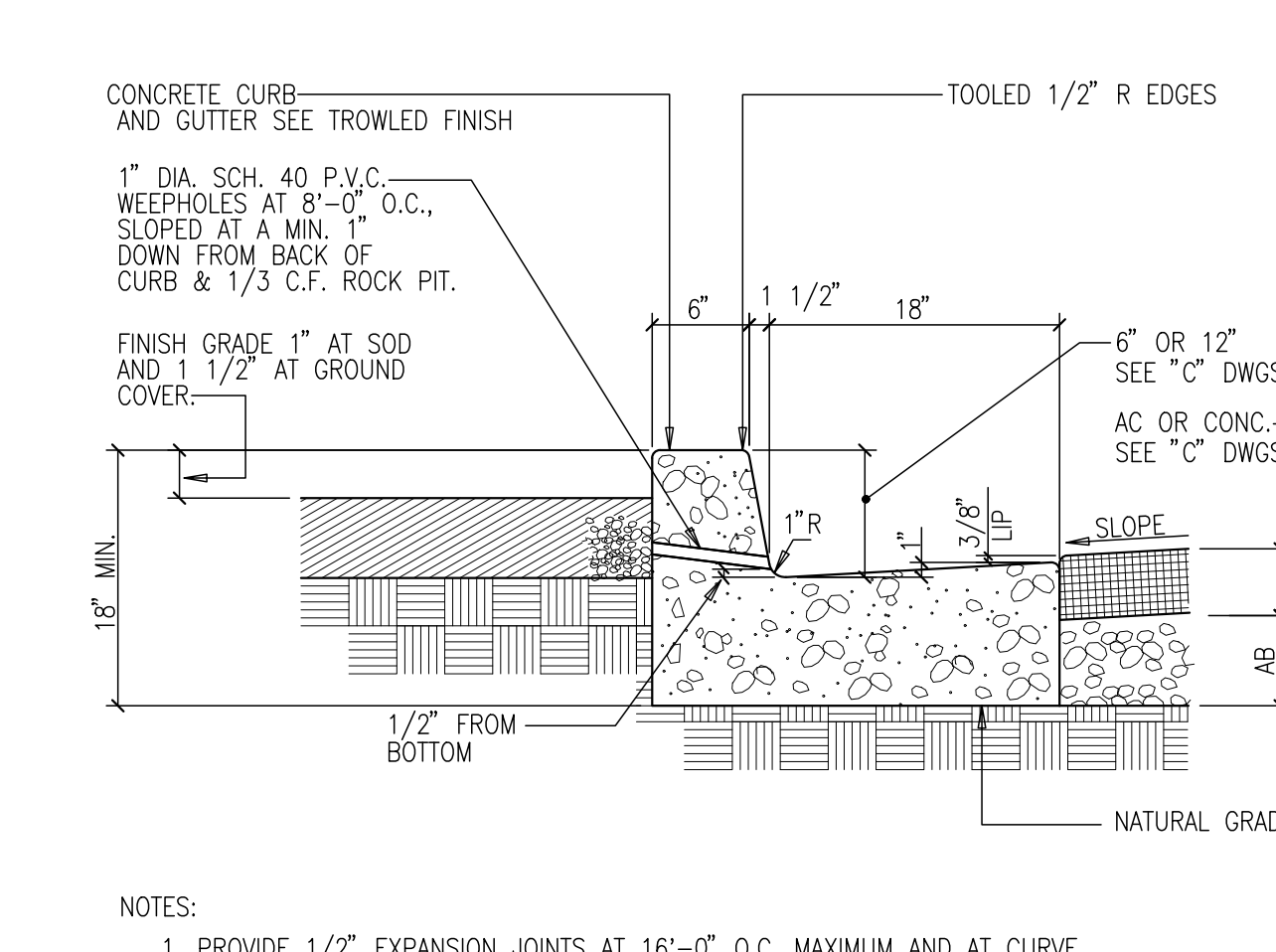
10



- NOTES:
- PROVIDE 1/2" EXPANSION JOINTS AT 16'-0" O.C. MAXIMUM AND AT CURVE TANGENTS AND CORNERS.
 - SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - SEE SOILS REPORT FOR STEEL REINFORCING RECOMMENDATIONS.

CONC. CURB & GUTTER AT WALK

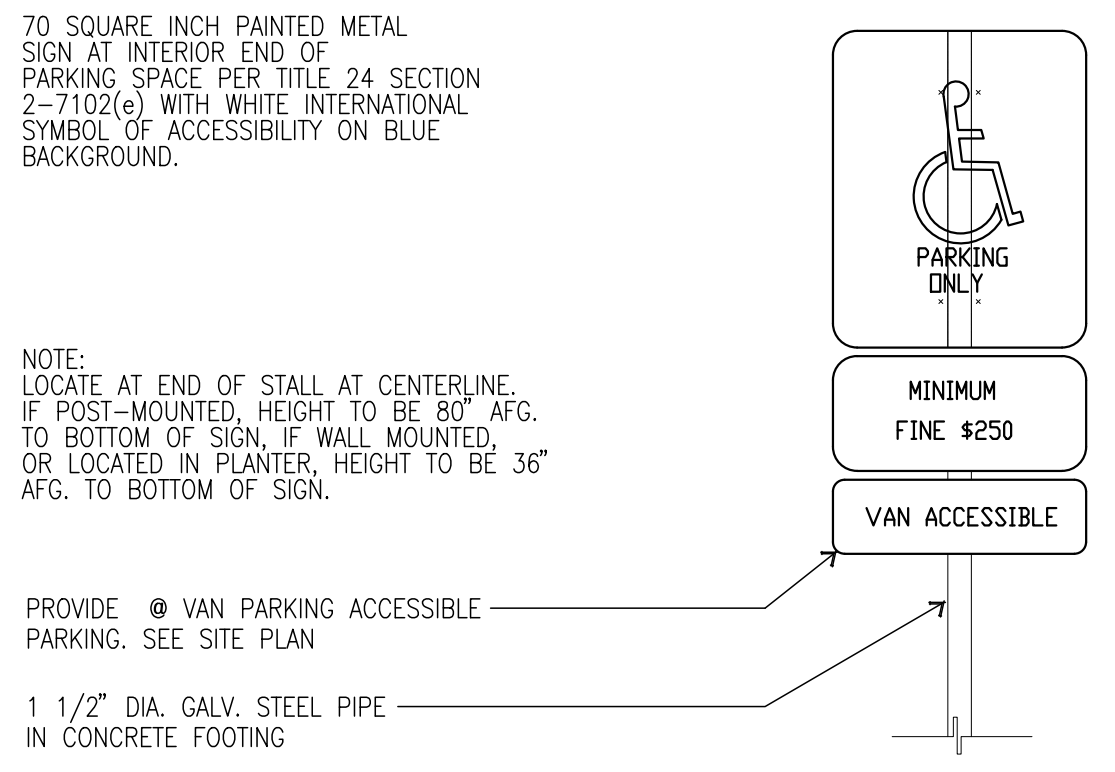
6



- NOTES:
- PROVIDE 1/2" EXPANSION JOINTS AT 16'-0" O.C. MAXIMUM AND AT CURVE TANGENTS AND CORNERS.
 - FINISH BACK SIDE OF CURB A MINIMUM OF 3" DOWN FROM TOP.
 - SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - SEE SOILS REPORT FOR STEEL REINFORCING RECOMMENDATIONS.

CONCRETE CURB and GUTTER

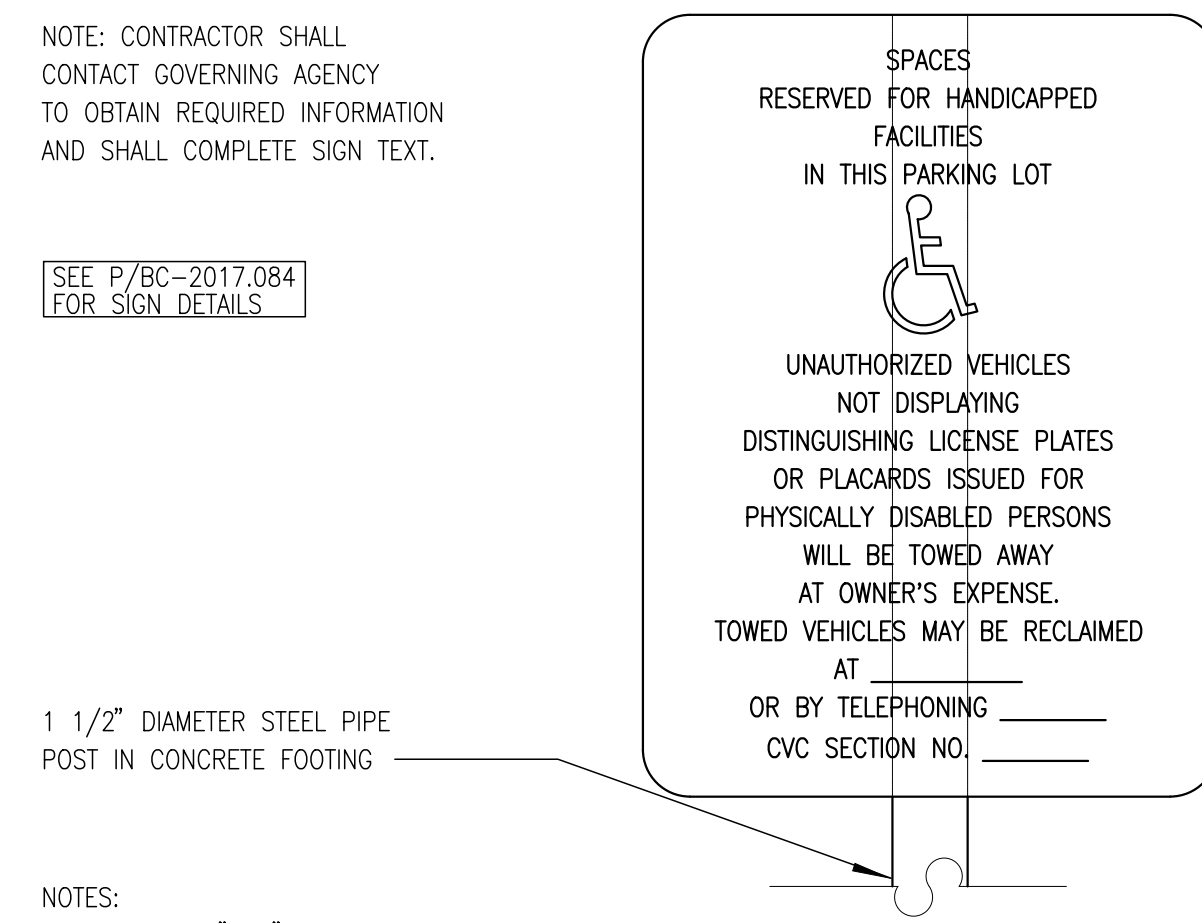
2



- NOTE:
- LOCATE AT END OF STALL AT CENTERLINE. IF POST-MOUNTED, HEIGHT TO BE 80" AFG. TO BOTTOM OF SIGN. IF WALL MOUNTED, OR LOCATED IN PLANTER, HEIGHT TO BE 36" AFG. TO BOTTOM OF SIGN.

ACCESSIBLE PARKING STALL

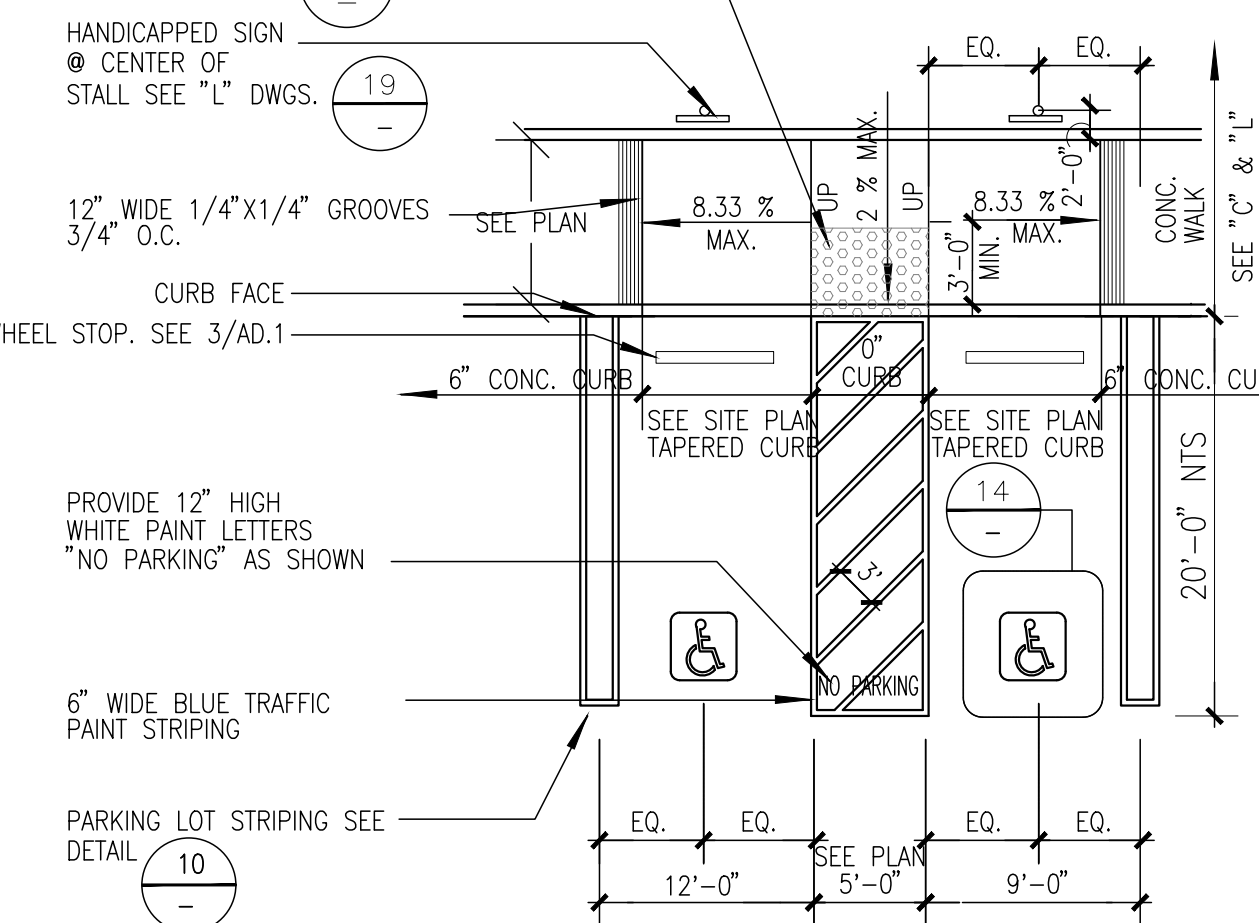
19



- NOTES:
- MIN. 17"x22" SIGN AT EACH ENTRANCE TO OFF STREET PARKING FACILITY PER TITLE 24 SECTION 2-7102(a) WITH MIN. 1" HIGH TEXT. SIGNS SHALL BE PERMANENTLY AFFIXED REFLECTORIZED SIGN OF PORCELAIN ON STEEL WITH BEADED TEXT OR EQUAL MOUNTED AT A HEIGHT OF 80" ABOVE FINISHED GRADE, TO BOTTOM OF SIGN.
 - SIGNAGE SHALL CONFORM TO SEC. 4.30 OF THE AMERICANS WITH DISABILITIES ACT.

ACCESSIBLE ENTRY SIGN

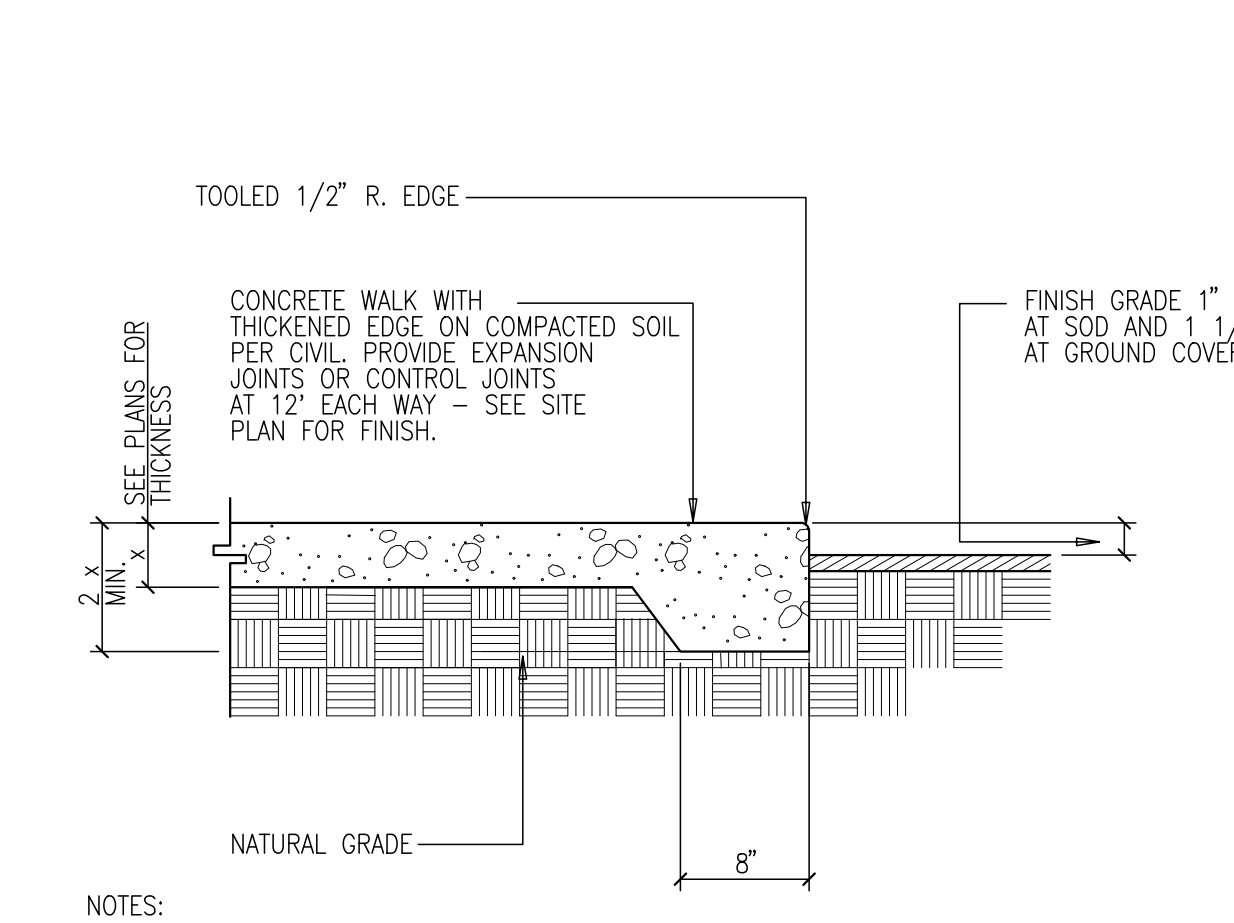
15



- NOTES:
- SURFACE SLOPES SHALL NOT EXCEED REQUIREMENTS CAL ACS SEE 3106(A)E
 - SEE ARCHITECTURAL DETAIL FOR PRECAST CONCRETE WHEEL STOP AS REQUIRED BY SITE PLAN
 - PAIN "NO PARKING" IN 12" HIGH WHITE LETTERS IN THE ACCESSIBLE PARKING UNLOADING ZONE.

ACCESSIBLE PARKING STALL

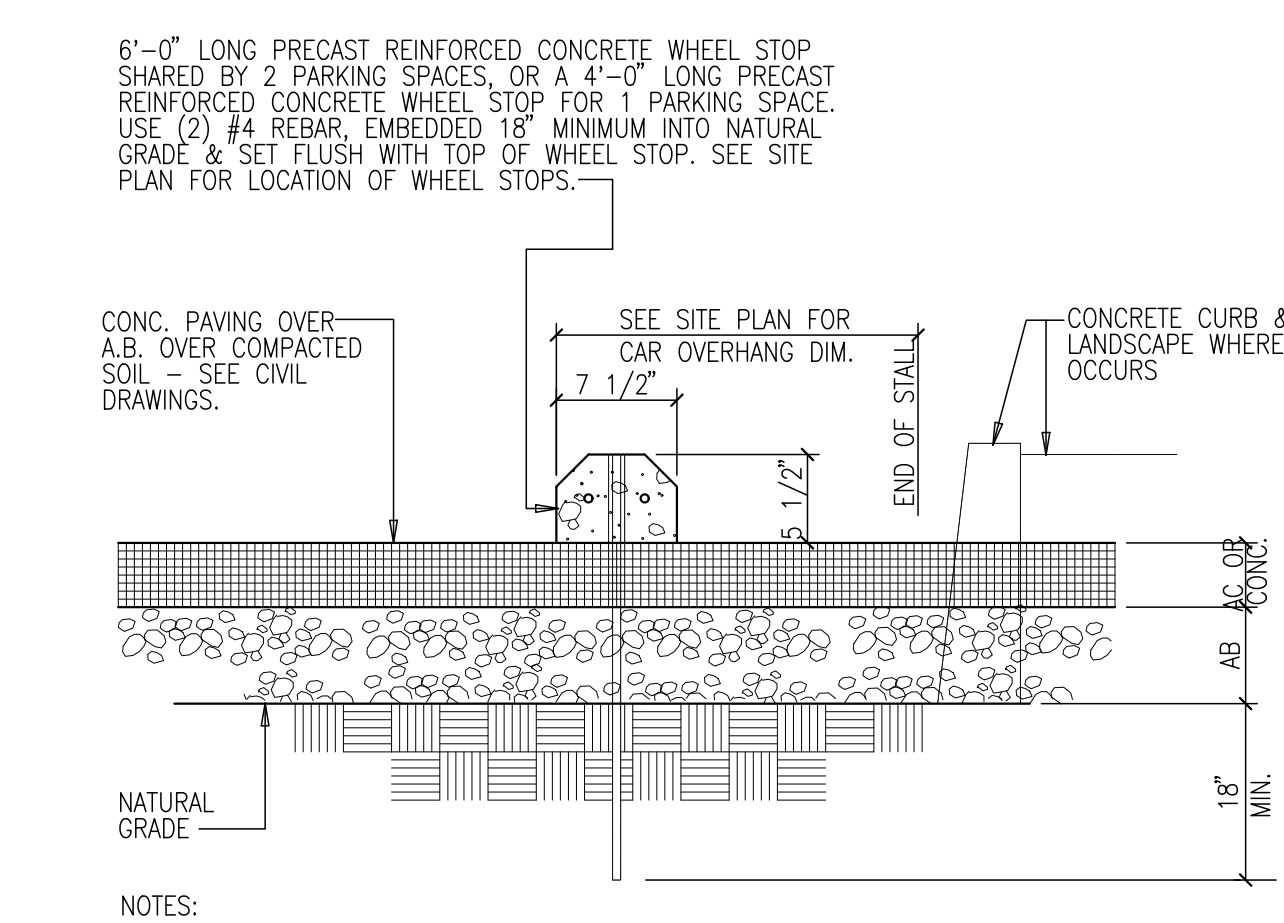
11



- NOTES:
- SEE SOILS REPORT FOR BELOW SLAB PREPARATION.

CONCRETE WALK AT LANDSCAPING

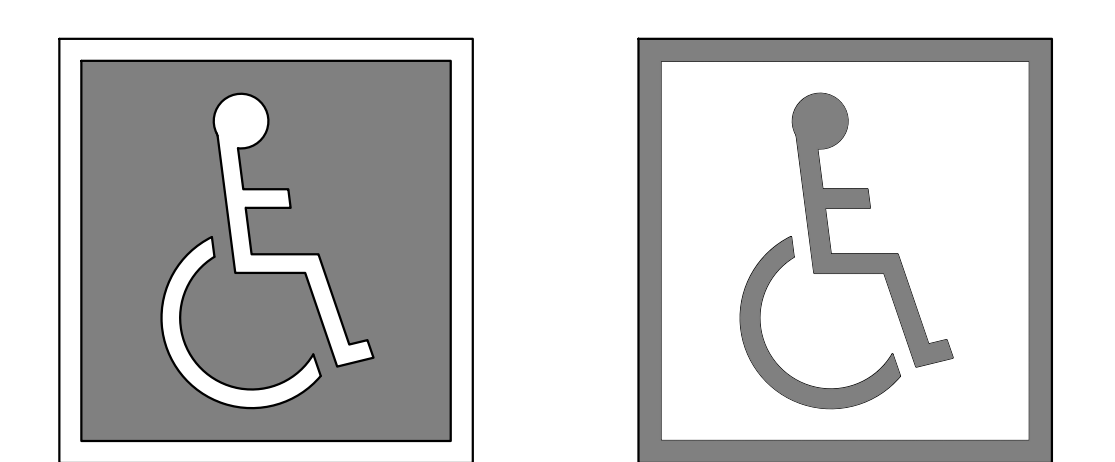
7



- NOTES:
- SEE EPOXY ADHESIVE IN LIEU OF REBAR FOR CONCRETE SLAB INSTALLATION. WITH OWNERS APPROVAL.

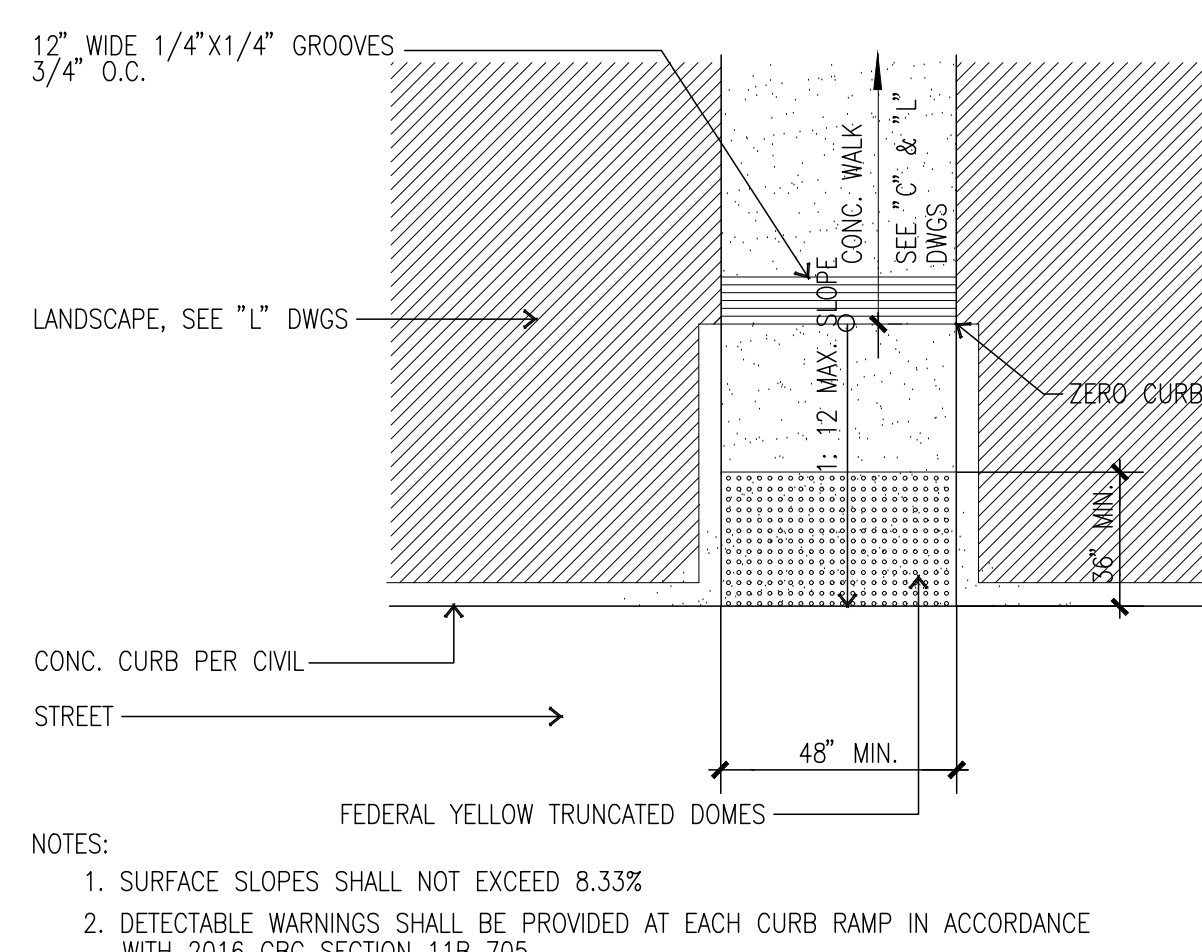
PRE-CAST CONC. WHEEL STOP

3



INTERNATIONAL ACCESSIBILITY SYMBOL

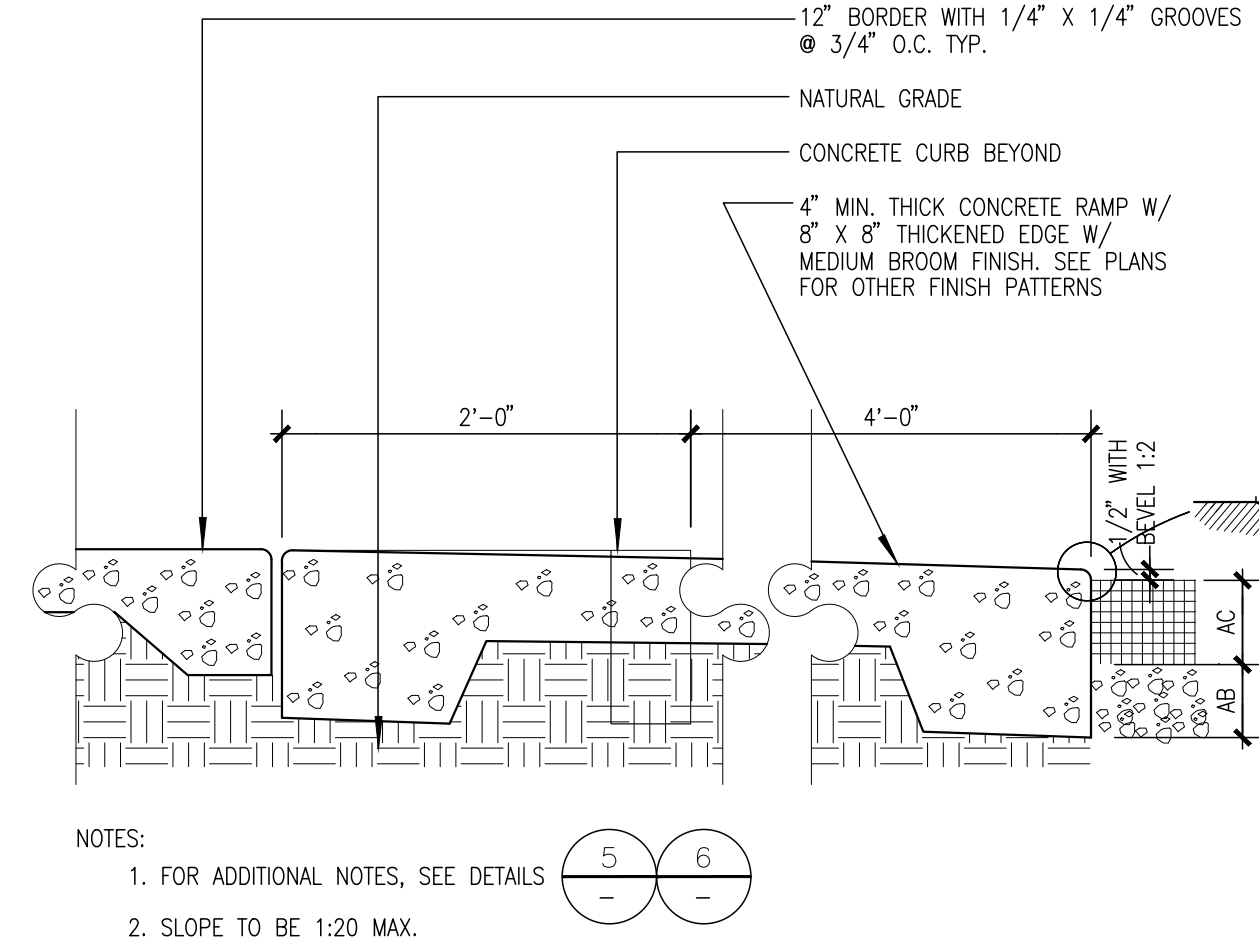
20



- NOTES:
- SURFACE SLOPES SHALL NOT EXCEED 8.33%
 - DETECTABLE WARNING SHALL BE PROVIDED AT EACH CURB RAMP IN ACCORDANCE WITH 2016 CBC SECTION 11B.705

ACCESSIBLE ROUTE OF TRAVEL TYP. AT CURB.

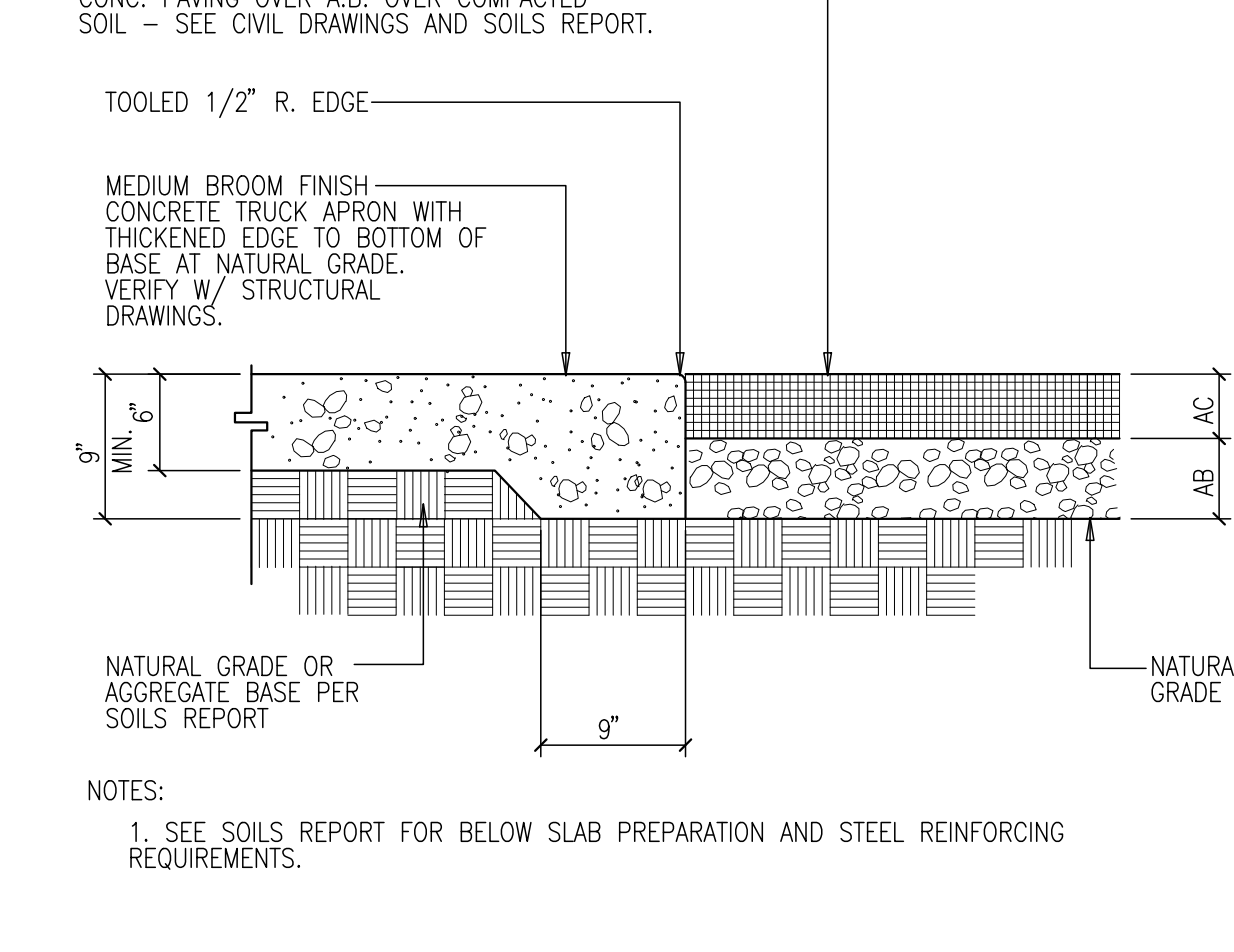
16



- NOTES:
- FOR ADDITIONAL NOTES, SEE DETAILS 5-6
 - SLOPE TO BE 1:20 MAX.

CONCRETE WALK RAMP

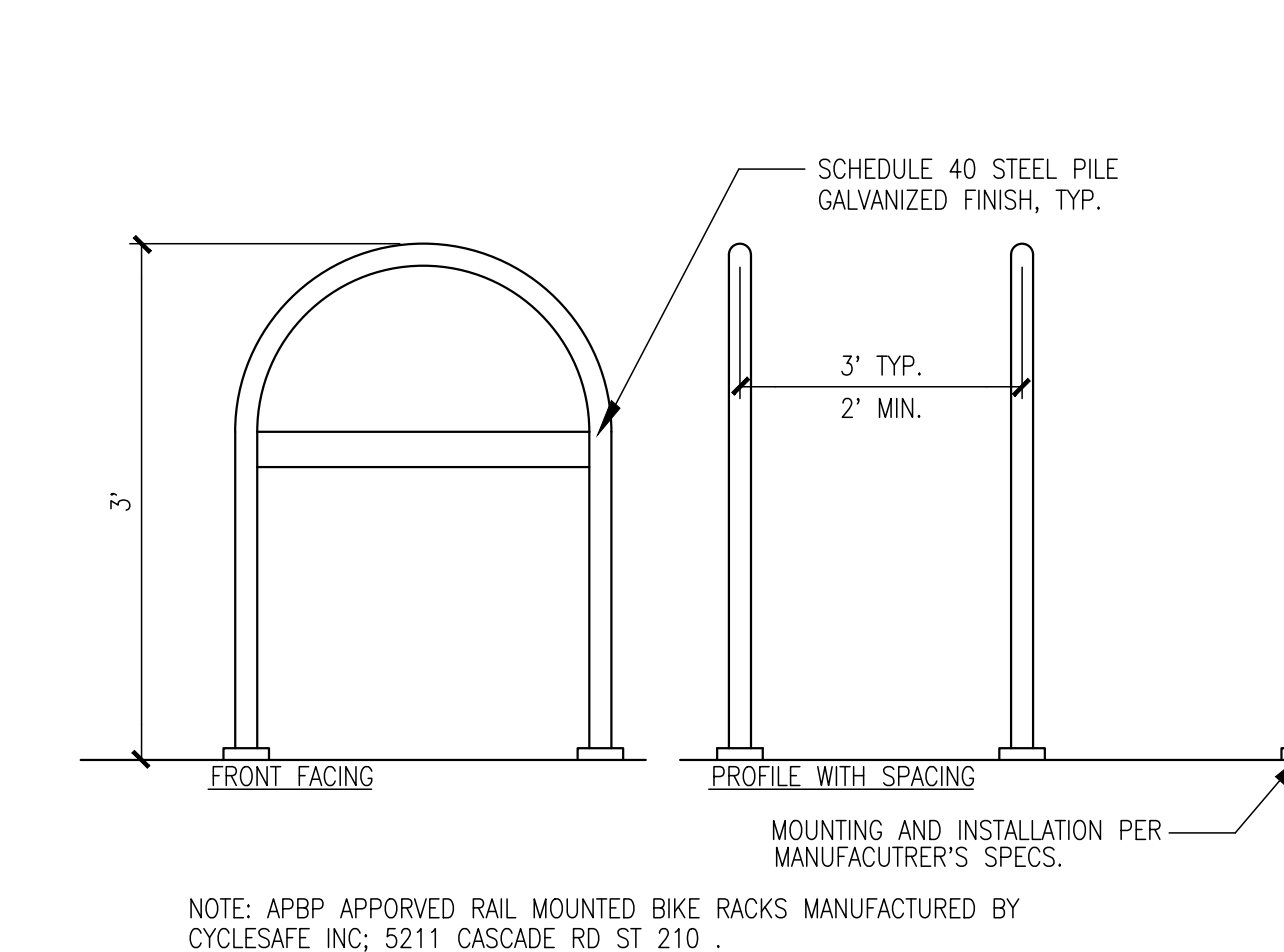
12



- NOTES:
- SEE SOILS REPORT FOR BELOW SLAB PREPARATION AND STEEL REINFORCING REQUIREMENTS.

CONCRETE SLAB AT A.C. PAVING

8



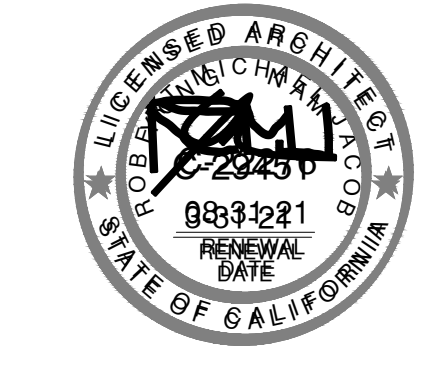
- NOTE: APBP APPROVED RAIL MOUNTED BIKE RACKS MANUFACTURED BY CYCLESAFE INC, 5211 CASCADE RD ST 210, GRAND RAPIDS, MI 49548 (888) 850-6331, (616) 954-9977 MODEL NUMBER: 127005B - MAXIMUM CAPACITY - 2 BICYCLES

BIKE RACK DETAIL

4



hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com



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Sheet:

TI-AD.9

CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT