

[illegible]

ABV.	— ABOVE	INSUL.	— INSULATION
A.C.	— AIR CONDITIONING	INT.	— INTERIOR
ACOUS.	— ACOUSTICAL	I/O	— INSIDE TO INSIDE
A.F.F.	— ABOVE FINISH	JST.	— JOIST
	FLOOR	KIT.	— KITCHEN
ALUM.	— ALUMINUM	LAM.	— LAMINATED
ACC. PNL.	— ACCESS PANEL	LAV.	— LAVATORY
APPROX.	— APPROXIMATE	LN.	— LINEN CLOSET
A.T.	— ASPHALT TILE	L.R.	— LIVING ROOM
		LUM.	— LUMINOUS
BR.	— BEDROOM	MAX.	— MAXIMUM
BA.	— BATHROOM	MFG	— MANUFACTURING
BEL.	— BELOW	MFR.	— MANUFACTURER
BLK'G.	— BLOCKING	M.H.	— MAN HOLE
BO.	— BOARD	MIN.	— MINIMUM
BET.	— BETWEEN	MST.	— MASTER
BLDG.	— BUILDING	MTL.	— METAL
BTM.	— BOTTOM		
BSM.	— BEAM	N.G.	— NATURAL GAS
		NTS	— NOT TO SCALE
C	— CARPET	N.C.	— NOT IN CONTRACT
CAB.	— CABINET	NO.	— NUMBER
C.F.M.	— CUBIC FT/MIN	O.C.	— ON CENTER
C.I.	— CAST IRON	O/O	— OUTSIDE TO OUTSIDE
C.J.	— CEILING JOIST		
CLR.	— CLEAR	PLF	— PER LINEAR FEET
CLG.	— CEILING	PSF	— PER SQUARE FEET
CON.	— CONCRETE	PLYMD.	— PLYWOOD
CONT.	— CONTINUOUS		
C.W.	— COLD WATER	R.	— RADIUS
CLO.	— CLOSET	R.G.	— ROOF RAFTER
			— ROUGH GRADE
DIA.	— DIAMETER	S.F.	— SQUARE FEET
DWG.	— DRAWING	S.D.	— STORM DRAIN
DN.	— DINING	S.I.	— SQUARE INCH
D.R.	— DINING ROOM	SHD.	— SHEET
DRESS.	— DRESSING	STD.	— STANDARD
		STL.	— STEEL
E	— ENTRY	STOR.	— STORAGE
ELEC.	— ELECTRICAL		
ELEV.	— ELEVATION	T.	— TILE
EQ.	— EQUIVALENT	T.A.	— TUB ACCESS
EXST.	— EXISTING	TP.	— TYPICAL
EXT.	— EXTERIOR	T.C.	— TOP OF GRADE
EXT'R.	— EXTINGUISHER	THK.	— THICKNESS
		T.P.	— TOP OF PLATE
FAU.	— FORCED AIR UNIT	T.W.	— TOP OF WALL
FAM. RM.	— FAMILY ROOM	T. FTG.	— TOP OF FOOTING
FLR.	— FLOOR	T.S.	— TOP OF SURFACE
FIN.	— FINISH		
F.J.	— FLOOR JOIST	U.O.N.	— UNLESS OTHERWISE NOTED
FT.	— FEET	VCT	— VINYL COMPOSITION TILE
FTG.	— FOOTING	VTR	— VENT THRU ROOF
FUT.	— FUTURE	VERT.	— VERTICAL
F.G.	— FINISH GRADE		
		W/O	— WITH
GA.	— GAUGE	W/O	— WITHOUT
GL.	— GALVANIZED IRON	W.C.	— WATER CLOSET
G.	— GLASS	W/O	— WALK-IN
GYP. BD.	— GYPSUM BOARD	WD	— WOOD
HDR.	— HEADER		
HDWR.	— HARDWARE		
HGT.	— HEIGHT		
HORIZ.	— HORIZONTAL		
H.W.	— HOT WATER		

## DEFERRED SUBMITTALS

FIRE SPRINKLERS  
PREFAB TRUSSES

## OCCUPANCY EXITING ANALYSIS

### OCCUPANCY ANALYSIS:

4,787/100 = 47 (B) + 19,149/300 = 63 (S-1) = 110 TOTAL OCCUPANTS

### EXITING ANALYSIS:

TOTAL OCCUPANT LOAD = 110 OCCUPANTS x 0.2 = 22.0' REQUIRED, 648' PROVIDED

EXIT REQUIREMENTS PER SUITE: PER CBC TABLE 1015.1 AND 1021.2(2), MINIMUM OF ONE EXIT, TWO EXITS PROVIDED PER SUITE

PER CBC 1007, EACH EXIT SHALL BE ACCESSIBLE

MAXIMUM TRAVEL DISTANCE = 56'.

TRAVEL DISTANCE TO CLOSEST EXIT SHALL NOT EXCEED 250' PER TABLE 1016.2 AND SHALL BE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT (CBC 1016.3)

## SYMBOLS

### DETAIL

1 — DETAIL NUMBER

2 — DETAIL SHEET NUMBER

3 — REFERENCE SHEET NUMBER

### INTERIOR ELEVATION

1 — INDICATES DIRECTION

2 — DETAIL NUMBER

3 — DETAIL SHEET NUMBER

### SECTION

1 — DETAIL NUMBER

2 — DETAIL SHEET NUMBER

3 — REFERENCE SHEET NUMBER

### DETAIL CUT

1 — DETAIL NUMBER

2 — DETAIL SHEET NUMBER

3 — REFERENCE SHEET NUMBER

CLG. MOUNTED 5 MIN. AIR CHANGE EXHAUST FAN ON LIGHT SWITCH

G.F.I. RECEPTACLE

HOSE BIBB

GAS LINE

WINDOW LETTER

DOOR NUMBER

CLG. MOUNTED SMOKE DETECTOR CONNECTED TO TIOW CIRCUIT WITH BATTERY BACKUP

SPECIAL INSPECTION IS REQUIRED FOR THE INDICATED TYPE(S) OF CONSTRUCTION, PER CBC 1704 AND 1707

FOUNDATION CONCRETE OVER 2500 PSI

CONCRETE STEM WALLS

SHOTCRETE

POST-TENSIONING SYSTEM

MASONRY CONSTRUCTION

PLACING MASONRY UNITS

REINFORCEMENT

GROUTING

STEEL FRAME

FIELD WELDING AND/OR HIGH-STRENGTH BOLTING

PILING/CAISSONS

STRUCTURAL WOOD

OTHER \_\_\_\_\_

PERIODIC

CONTINUOUS

PERIODIC

CONTINUOUS

PERIODIC

CONTINUOUS

ADDITIONAL REQUIREMENT:

DRY PACKING OF FOUNDATIONS AND ISOLATED PAD FOOTINGS ARE TO BE UNDER THE SUPERVISION OF THE DESIGN ENGINEER OR A CERTIFIED DEPUTY CONCRETE INSPECTOR.

STRUCTURAL DESIGN CRITERIA

SITE LATITUDE

~118.1218'

SITE LONGITUDE

-118.1218"

OCCUPANCY CATEGORY

II

FLOOR LIVE LOAD

40 psf

ROOF LIVE LOAD

20 psf

GROUND SNOW LOAD (Pg)

20

(AREAS WHERE Pg EXCEEDS 10 psf)

FLAT ROOF SNOW LOAD (Pf)

25 psf

SNOW EXPOSURE FACTOR (Ce)

1.15

SNOW LOAD IMPORTANCE FACTOR (I)

.

THERMAL FACTOR (Ct)

.

WIND SPEED (mph)

110 mph

WIND EXPOSURE

C

WIND IMPORTANCE FACTOR (I)

1

SEISMIC DESIGN CATEGORY

D

SITE CLASS

.

Fa

1

Fv

1.5

SEISMIC IMPORTANCE FACTOR (I)

1

MAPPED SPECTRAL RESPONSE ACCELERATIONS

Ss

2.22

SI

1.22

Sm = FxSs

2.22

SM1 = FvSI

1.832

SPECTRAL RESPONSE COEFFICIENTS

Sds

0.901 g

Sd1

0.6 g

SEISMIC RESPONSE COEFFICIENT (Ca)

RESPONSE MODIFICATION FACTOR (R)

6.5

FLOOD HAZARD AREA

NA

AREA ALLOWANCE

B AND S-1 OCCUPANCY, III-B CONSTRUCTION, TWO STORIES, 17,500 S.F. ALLOWABLE, 55' HEIGHT, 752' L.F. BUILDING PERIMETER, 752' L.F. FRONTAGE (TABLE 503)

FRONTAGE INCREASE

A= 17,500+[(7,500x)f]+[17,500x]w

if = [F/P - 0.25] x w/30

A = 17,500+(17,500x0.75)[NOT REQUIRED]

if = .752/752 - 0.25 ] x 30/30

A = 30,625 S.F. ALLOWED > 23,936 S.F.

if = 0.75

A = 30,625 S.F. ALLOWED > 23,936 S.F.

PROPOSED BUILDING HEIGHT = 29'-8", LESS THAN 55' ALLOWED HEIGHT

MIXED AREA ANALYSIS

B OCCUPANCY

4,787 S.F. ACTUAL

S-1 OCCUPANCY

19,149 S.F. ACTUAL

= 0.78 < 1

CODES

2013 CALIFORNIA BUILDING CODE AND THE APPLICABLE AMENDMENTS OF THE CITY OF LANCASTER.

2013 CALIFORNIA ELECTRICAL CODE

2013 CALIFORNIA ENERGY CODE

2013 CALIFORNIA PLUMBING CODE

2013 L.A. COUNTY FIRE CODE

2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

LIMITS OF CONSTRUCTION:

THESE CONSTRUCTION DOCUMENTS ARE FOR THE CONSTRUCTION OF A CONCRETE TILT-UP BUILDING SHELL AND SURROUNDING LANDSCAPED PARKING AREA

CONDUCT OF CONSTRUCTION:

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED WORK AND ENGINEER'S RIGHT TO INSPECT OR SUSPEND THE WORK IS LIMITED THERETO. THE ENGINEER WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ENGINEER WILL NOT BE RESPONSIBLE FOR OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

C1	- COVER SHEET	
C1.1	- GREEN CODE REQUIREMENTS	
SP1.0	- SITE PLAN	
A1.0	- FLOOR PLAN	
A2.0	- EXTERIOR ELEVATIONS	
A3.0	- ROOF PLAN	
A4.0	- BUILDING SECTIONS	
A4.1	- BUILDING SECTIONS	
A5.0	- CONSTRUCTION DETAILS	
A5.1	- CONSTRUCTION DETAILS	
A5.2	- CONSTRUCTION DETAILS	
S0	- STRUCTURAL GENERAL NOTES	
S0.1	- EVALUATION REPORTS	
S1	- FOUNDATION PLAN	
S2	- ROOF FRAMING PLAN	
S3	- BUILDING SECTIONS	
S3.1	- BUILDING SECTIONS	
S4	- PANEL ELEVATIONS	
S5	- PANEL ELEVATIONS	
S6	- PANEL ELEVATIONS	
S7	- PANEL ELEVATIONS	
SD1	- DETAILS	
SD2	- DETAILS	
SD3	- DETAILS	
SD4	- DETAILS	
M1.0	- MECHANICAL PLAN	
E1.0	- ELECTRICAL SITE PLAN	
E2.0	- POWER AND SIGNAL PLAN	
E3.0	- LIGHTING PLAN	
P1.0	- PLUMBING PLANS AND ISOMETRICS	
EN1.0	- ENERGY COMPLIANCE	
EN2.0	- ENERGY COMPLIANCE	
EN3.0	- ENERGY COMPLIANCE	
T24-1	- TITLE 24 LIGHTING COMPLIANCE FORMS	
T24-2	- TITLE 24 LIGHTING COMPLIANCE FORMS	
T24-3	- TITLE 24 LIGHTING COMPLIANCE FORMS	

BUILDING DATA TABLE	
ASSESSOR'S PARCEL NO.	3126-009-146
LOT SIZE:	76,570 S.F. (1.76 AC)
GENERAL LAND USE:	SP U
ZONING:	SP 90-01
OCCUPANCY TYPE:	B, S-1
CONSTRUCTION TYPE:	III-B
FIRE SPRINKLERS:	YES
NO. OF STORIES:	ONE
BUILDING SQUARE FOOTAGE:	
BUSINESS AREAS (20% MAX.):	4,787 S.F.
WAREHOUSE AREAS:	19,149 S.F.
BUILDING TOTAL:	23,936 S.F.
OCCUPANCY ANALYSIS	
BUSINESS AREAS (1/100)	47
WAREHOUSE AREAS (1/300)	63
BUILDING TOTAL:	110
LANDSCAPING	
REQUIRED (10% LOT AREA + 5% PARKING)	9,681 S.F.
PROVIDED:	
SITE	6,715 S.F.
10' AVENUE 'L' LANDSCAPE EASEMENT	3,384 S.F.
TOTAL:	10,099 S.F.
LOT COVERAGE	
BUILDING	23,936 S.F. 31.27%
LANDSCAPING WITHIN 10' EASEMENT	3,384 S.F. 4.42%
SITE LANDSCAPING	6,715 S.F. 8.77%
PAVEMENT	2,400 S.F. 3.14%
PAVEMENT WITHIN 10' EASEMENT	40 S.F. 0.05%
PARKING AREA	40,086 S.F. 52.35%
REQUIRED PARKING	
GENERAL INDUSTRIAL - 1/400	60 SPACES
PROVIDED PARKING	
STANDARD (65% MIN.)	68 SPACES
COMPACT (35% MAX.)	2 SPACES
HANDICAP	3 SPACES
TOTAL	73 SPACES
TRASH ENCLOSURE	480 S.F.
LEGAL DESCRIPTION:	TR=48978 LOT 2
FIRE FLOW	
BASED ON 23,936 S.F. = 3500 GPM/3 HRS BASE FLOW. ALLOW 25% REDUCTION DUE TO SPRINKLERS + 25% TYPE III-B CONSTRUCTION = 2,000 GPM/2 HRS.	

VICINITY MAP

<b>DRAWN:</b>	CJB / JWS
<b>DATE:</b>	12-22-17
<b>JOB No.:</b>	14-107
<b>SHEET:</b>	<b>C-1.0</b>
<b>OF</b>	<b>SHEETS</b>

# NON-RESIDENTIAL MANDATORY GREEN CODE REQUIREMENTS

**SITE DEVELOPMENT**

5.106.1 Storm water pollution prevention plan. For newly constructed projects of less than one acre, develop a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit or local ordinance, whichever is stricter, as is required for projects one acre or more. The plan should cover prevention of soil loss by stormwater run-off and/or wind erosion, of sedimentation, and/or of dust/particulate matter air pollution.

5.106.4 Bicycle parking and changing rooms. Comply with Sections 5.106.4.1 and 5.106.4.2; or meet local ordinance or the University of California Policy on Sustainable Practices, whichever is stricter.

5.106.4.1 Short-Term bicycle parking. If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 100 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.

5.106.4.2 Long-Term bicycle parking. For buildings with over 10 tenant-occupants, provide secure bicycle parking for 5 percent of motorized vehicle parking capacity, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and may include:

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

5.106.5.2 Designated parking. Provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-25	0
26-50	1
51-75	3
76-100	6
101-150	8
151-200	11
201 AND OVER	16

AT LEAST 8% OF TOTAL

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

CLEAN AIR VEHICLE

5.106.8 Light pollution reduction. Comply with lighting power requirements in the California Energy Code and design interior and exterior lighting such that zero direct-beam illumination leaves the building site. Meet or exceed exterior light levels and uniformity ratios for lighting zones 1 - 4 as defined in Chapter 10 of the California Administrative Code, using the following strategies:

1. Shield all exterior luminaires or use cutoff luminaires.
2. Contain interior lighting within each source.
3. Allow no more than .01 horizontal foot candle 15 ft beyond the site.
4. Contain all exterior lighting within property boundaries.

**WATER EFFICIENCY AND CONSERVATION – INDOOR WATER USE**

5.303.2 20 percent savings. A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 20 percent shall be provided. (to be done at time of tenant improvement)

5.303.4 Wastewater reduction. Each building shall reduce the generation of wastewater by one of the following methods:

1. The installation of water-conserving fixtures or
2. Utilizing nonpotable water systems.

5.303.6 Plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the requirements listed for each type in Items listed in Table 5.303.6.

1. Water closets (toilets) - flushometer type
2. Water closets (toilets) - tank type
3. Urinals
4. Public lavatory faucets
5. Public metering self-closing faucets

**WATER EFFICIENCY AND CONSERVATION – OUTDOOR WATER USE**

5.304.1 Water budget. A water budget shall be developed for landscape irrigation use.

5.304.2 Outdoor potable water use. For new water service, separate meters or submeters shall be installed for indoor and outdoor potable water use for landscaped areas between 1,000 square feet and 5,000 square feet.

5.304.3.1 Irrigation controllers. Automatic irrigation system controllers installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

**WEATHER RESISTANCE AND MOISTURE MANAGEMENT**

5.407.1 Weather protection. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1403.2 and California Energy Code Section 150, manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 Moisture control. Employ moisture control measures by the following methods;

5.407.2.1 Sprinklers. Prevent irrigation spray on structures.

**CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING**

5.408.1 Construction waste diversion. Establish a construction waste management plan or meet local ordinance, whichever is more stringent.

5.408.2 Construction waste management plan. Submit plan per this section to enforcement authority.

5.408.2.1 Documentation. Provide documentation of the waste management plan that meets the requirements listed in Section 5.408.1.1 Items 1 thru 4 and the plan is accessible to the enforcement authority.

5.408.2.2 Isolated jobsites. The enforcing agency may make exceptions to the requirements of this section when jobsites are located in areas beyond the haul boundaries of the diversion facility.

5.408.3 Construction waste. Recycle and/or salvage for reuse a minimum of 50 percent of nonhazardous construction and demolition debris or meet local ordinance, whichever is more stringent.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.

A5.408.3.1.1 Verification of compliance. A copy of the completed waste management report shall be provided.

Exceptions:

1. Excavated soil and land-clearing debris
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist

5.408.4 Excavated soil and land clearing debris. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled.

**BUILDING MAINTENANCE AND OPERATION**

5.410.1 Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling.

5.410.2 Commissioning. For new buildings 10,000 square feet and over, building commissioning for all building systems covered by T24, Part 6, process systems and renewable energy systems shall be included in the design and construction processes of the building project. Commissioning requirements shall include items listed in Section 5.410.2.

5.410.2.1 Owner's Project Requirements (OPR). Documented before the design phase of the project begins the OPR shall include items listed in Section 5.410.4.

5.410.2.2 Basis of Design (BOD). A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project and updated periodically to cover the systems listed in Section 5.410.2.2.

5.410.2.3 Commissioning plan. A commissioning plan describing how the project will be commissioned shall be started during the design phase of the building project and shall include items listed in Section 5.410.2.3.

5.410.2.4 Functional performance testing shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications.

5.410.2.5 Documentation and training. A Systems manual and systems operations training are required.

5.410.2.5.1 Systems manual. The systems manual shall be delivered to the building owner or representative and facilities operator and shall include the items listed in Section 5.410.2.5.1.

5.410.2.5.2 Systems operations training. The training of the appropriate maintenance staff for each equipment type and/or system shall include items listed in Section 5.410.2.5.2.

5.410.2.6 Commissioning report. A complete report of commissioning process activities undertaken through the design, construction and reporting recommendations for post construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 Testing and adjusting. Testing and adjusting of systems shall be required for buildings less than 10,000 square feet.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project, the systems listed in Section 5.410.3.2.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with industry best practices and applicable national standards on each system.

5.410.4.3.1 HVAC balancing. Before a new space-conditioning system serving a building or space is operated for normal use, the system should be balanced in accordance with the procedures defined by national standards listed in Section 5.410.3.3.1.

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

5.410.4.5 Operation and maintenance manual. Provide the building owner with detailed operating and maintenance instructions and copies of warranties/guarantees for each system prior to final inspection.

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

**POLLUTANT CONTROL**

5.504.1.3 If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30 percent based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy.

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

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

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2.
2. Aerosol adhesives and smaller unit sizes of adhesives and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with Table 5.504.4.3 unless more stringent local limits apply.

5.504.4.3.1 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (CCR, Title 17, Section 94520 et seq).

5.504.4.3.2 Verification. Verification of compliance with these sections shall be provided at the time of inspection.

5.504.4.4 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the standards listed in Section 5.504.4.4.

1. Carpet and Rug Institute's Green Label Plus Program
2. California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as Specification 01550)
3. NSF/ANSI 140 at the Gold level or higher
4. Scientific Certifications Systems Sustainable Choice

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

5.504.4.4.2 Carpet adhesives shall not exceed a VOC limit of 50g/L. All carpet adhesive shall meet the requirements of Table 804.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4.5.

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

1. Product certifications and specifications
2. Chain of custody certifications
3. Other methods acceptable to the enforcing agency

**POLLUTANT CONTROL (cont.)**

5.504.4.6 Resilient flooring systems. Documentation shall be provided to the building inspector at the time of final inspection verifying that a minimum of 50% of floor area receiving resilient flooring comply with one of the following:

1. The VOC-emission limits defined in the 2009 CHPS criteria and listed on its Low-emitting Materials List (or Product Registry), OR
2. CHPS criteria certified under the Greenguard Children & Schools program, OR
3. Floor Score program of the Resilient Floor Covering Institute, OR
4. California Department of Public Health 2010 Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2

# WINDOW ELEVATIONS

**WINDOW TYPE 'A'**

**WINDOW TYPE 'B'**

**TYPICAL ELEVATION**  
ELEVATION SCALE: N.T.S.

**DETAIL 1 HEAD**

**DETAIL 2 HORIZONTAL**

**DETAIL 3 SILL**

**DETAIL 3A SILL WITH HP FLASHING**

**DETAIL 4 JAMB**

**DETAIL 5 STANDARD VERTICAL MULLION**

**DETAIL 5A STANDARD VERTICAL MULLION WITH STEEL**

**90° SSG OUTSIDE CORNER**

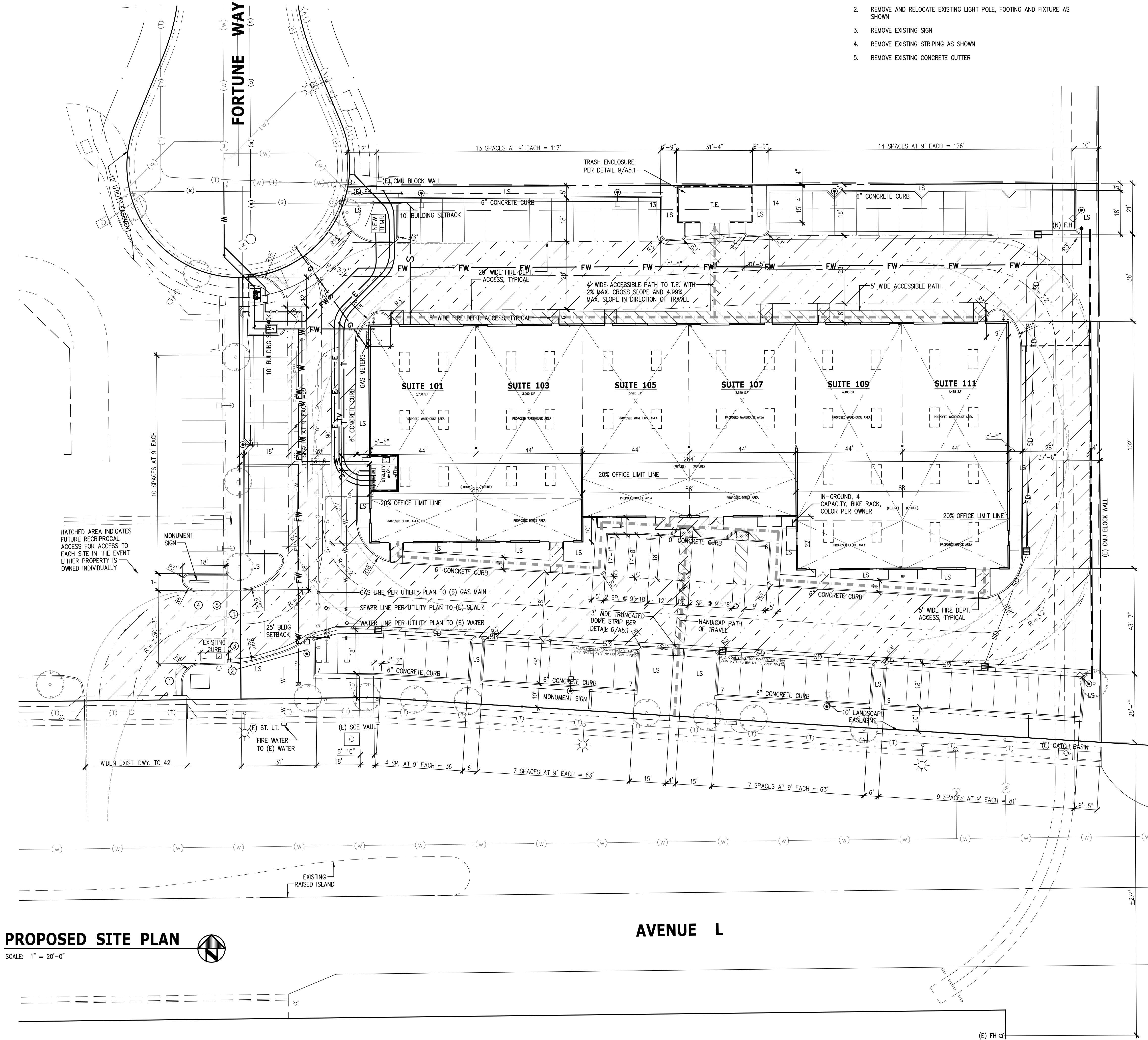
SCALE: 3" = 1'-0"

**TYPICAL STOREFRONT DETAILS**

1  
42.0 C1.1

<b>DRAWN:</b>	CJB / JWS
<b>DATE:</b>	12-22-17
<b>JOB No.:</b>	14-107
<b>SHEET:</b>	<b>C-1.1</b>
<b>OF</b>	<b>SHEETS</b>

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PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

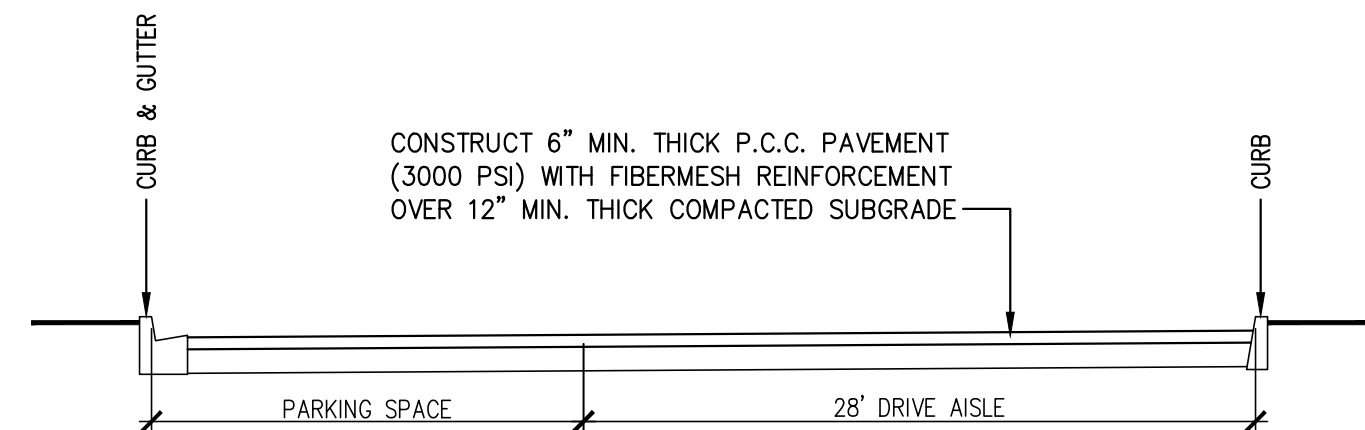
AVENUE L

DEMOLITION NOTES

1. REMOVE EXISTING CONCRETE CURB AS REQUIRED FOR NEW CONSTRUCTION
2. REMOVE AND RELOCATE EXISTING LIGHT POLE, FOOTING AND FIXTURE AS SHOWN
3. REMOVE EXISTING SIGN
4. REMOVE EXISTING STRIPING AS SHOWN
5. REMOVE EXISTING CONCRETE GUTTER

FIRE DEPARTMENT NOTES

1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 25 TONS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3.
2. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING-FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
3. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDINGS EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1.
4. SECURITY BARRIERS, VISUAL SCREEN BARRIERS OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE ROOF OF ANY BUILDING IN SUCH A MANNER AS TO OBSTRUCT FIREFIGHTER ACCESS OR EGRESS IN THE EVENT OF FIRE OR OTHER EMERGENCY. PARAPETS SHALL NOT EXCEED 48 INCHES FROM THE TOP OF THE PARAPET TO THE ROOF SURFACE ON MORE THAN TWO SIDES. FIRE CODE 504.5.
5. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES. FIRE CODE 505.1.
6. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
7. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 2,000 GPM AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B.
8. REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:  
TYPE OF CONSTRUCTION PER BUILDING CODE III-B  
FIRE FLOW CALCULATION AREA 23,936 S.F.  
FIRE FLOW BASED ON THE FIRE FLOW CALCULATION AREA 3,250 GPM  
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 1,250 GPM  
TOTAL FIRE FLOW REQUIRED 2,000 GPM
9. THE REQUIRED FIRE FLOW FOR A SINGLE PRIVATE ON-SITE FIRE HYDRANT AT THIS LOCATION IS 1,250 GPM AT 20 PSI RESIDUAL PRESSURE. IF MORE THAN ONE ON-SITE FIRE HYDRANT IS REQUIRED, THE ON-SITE FIRE FLOW SHALL BE THE SAME AS REQUIRED FOR PUBLIC FIRE HYDRANTS IN ACCORDANCE WITH APPENDIX TABLE B105.1. FIRE CODE C106.
10. THE FIRE HYDRANT REQUIREMENTS FOR THIS PROJECT ARE AS FOLLOWS: INSTALL 0 PUBLIC FIRE HYDRANTS. UPGRADE 0 PUBLIC FIRE HYDRANTS. RELOCATE 0 PUBLIC FIRE HYDRANTS. INSTALL 1 ON-SITE FIRE HYDRANT.
11. ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
12. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1.
13. PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7.
14. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. TYPE OF FIRE SPRINKLER SYSTEM: NFPA 13.
15. THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2.
16. 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 PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1006.3.
17. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL BE NOT LESS THAN 80 INCHES. BUILDING CODE 1008.1.1.
18. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.3.
19. EXITS, EXIT ACCESS DOORS AND PATHS OF EGRESS TRAVEL THAT IN NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. BUILDING CODE 1011. ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION.
20. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
21. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS (40.5 CU. FT.) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 504.3.3.
22. PROVIDE AN APPROVED FIRE ALARM SYSTEM, IN ACCORDANCE WITH FIRE CODE 907 AND NFPA 72.



STREET CROSS SECTION

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

NOTES:

1. SEE DETAIL 1/A5.1 FOR ACCESSIBLE ROUTES
2. SEE DETAIL 2/A5.1 FOR ACCESSIBLE PARKING SIGNAGE SPECIFICATIONS
3. SEE DETAIL 4/A5.1 FOR ACCESSIBLE PARKING STALLS
4. SEE DETAIL 5/A5.1 FOR ACCESSIBLE CURB RAMPS

CROSS SLOPES FOR ALL HANDICAP PATHS OF TRAVEL SHALL BE 2% MAXIMUM AND SLOPES IN DIRECTION OF TRAVEL SHALL NOT EXCEED 4.99%. SEE GRADING PLAN FOR ACTUAL SLOPES.

BIKE RACK REQUIREMENTS:

73 PARKING SPACES x 5% = 4 SPACES  
4 PROVIDED

"NO PARKING - FIRE LANE" SIGN SPECIFICATIONS:

1. METAL REFLECTORIZED SIGN
2. SIZE: MINIMUM 12"x18"
3. MINIMUM 3" LETTERING
4. WHITE BACKGROUND WITH RED LETTERING
5. BOTTOM OF SIGN SHALL BE 7 FEET ABOVE GROUND LEVEL

LOW EMITTING, FUEL EFFICIENT, CARPOOL VANPOOL PARKING:

73 PARKING SPACES REQUIRES 6 SPACES, 6 PROVIDED

EXTERIOR LIGHTING NOTES:

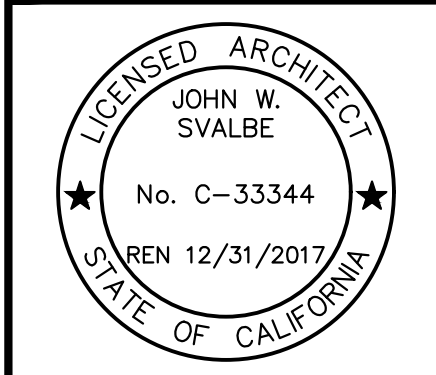
1. ALL LIGHT FIXTURES SHALL BE LED
2. ALL LIGHT POLES SHALL HAVE ELECTRICAL OUTLETS, +48" ABOVE GROUND, WITH LOCKABLE COVER PLATES

REV.	DESCRIPTION	DATE
A	DESIGN REVIEW	##-##-14
0	ISSUED FOR CONSTRUCTION	##-##-14

OWNER	RD PROPERTIES
ATTN: RAMI DARGHALL	42913 CAPITAL DRIVE, STE. 111
LANCASTER, CA 93535	
PHONE: (661) 341-1511	

PROJECT	PROPOSED INDUSTRIAL BUILDING
APN 3126-009-146	
441 EAST AVENUE L	
LANCASTER, CA 93535	
DR. #14-123	

SHEET TITLE	SITE PLAN
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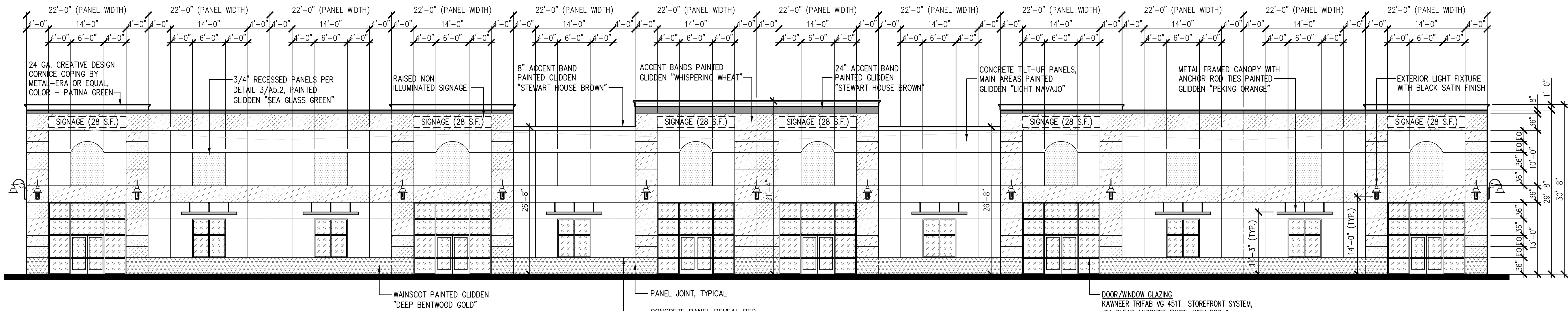


PLANS PREPARED BY:	valley engineering inc.
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	FAX: (661) 945-0170
	EMAIL: info@valleyengineering.com
	WEBSITE: http://www.valleyengineering.com

DRAWN:	C.B. / JWS
DATE:	3-01-17
JOB No.:	14-107
SHEET:	SP-1.0
OF	SHEETS

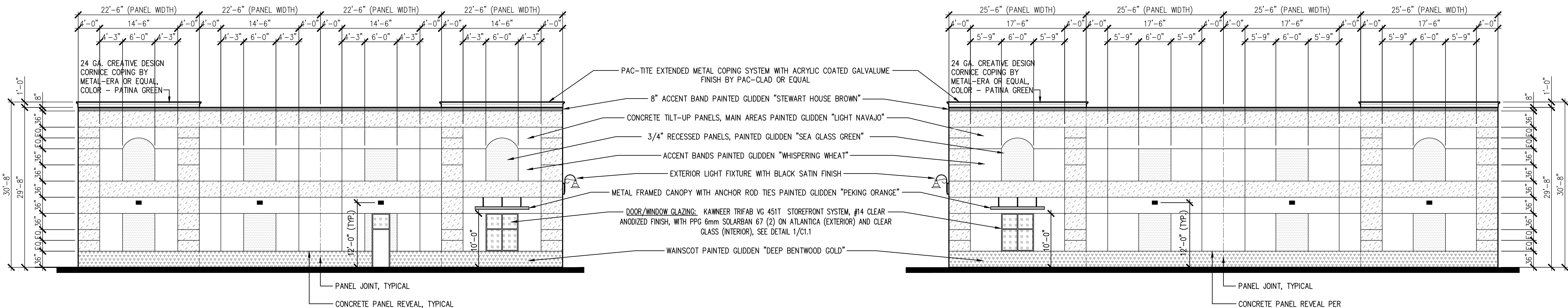


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## SOUTH ELEVATION

SCALE: 1" = 10'-0"

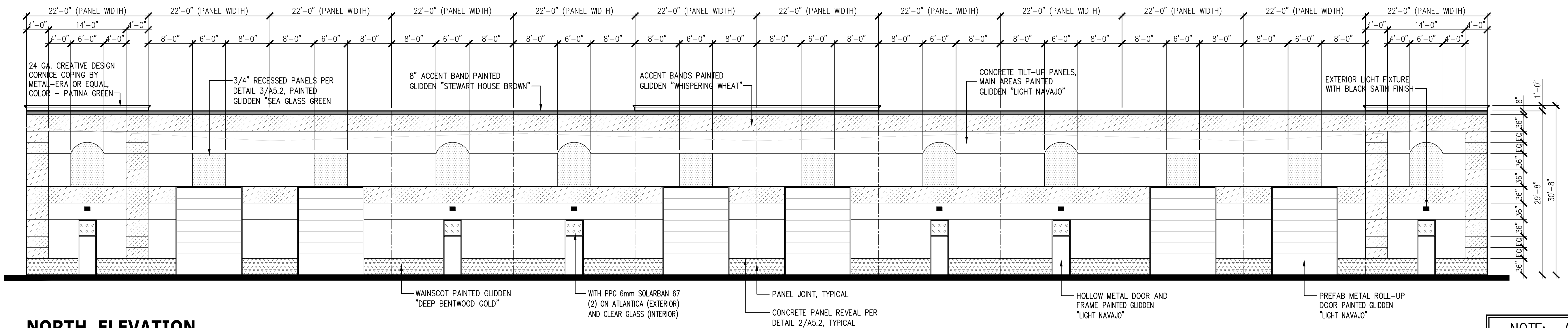


## WEST ELEVATION

SCALE: 1" = 10'-0"

## EAST ELEVATION

SCALE: 1" = 10'-0"



## NORTH ELEVATION

SCALE: 1" = 10'-0"

NOTE: ALL EXTERIOR SURFACES SHALL RECEIVE CLEAR ANTI-GRAFFITI COATING SEALANT

REV.	DESCRIPTION	DATE
A	DESIGN REVIEW	##-##-14
0	ISSUED FOR CONSTRUCTION	##-##-14

OWNER	PROJECT
RD PROPERTIES ATTN: RAMI DARGHALLI 42913 CAPITAL DRIVE, STE. 111 LANCASTER, CA 93535 PHONE: (661) 341-1511	PROPOSED INDUSTRIAL BUILDING APN 3126-009-146 441 EAST AVENUE L LANCASTER, CA 93535 DR. #14-123

SHEET TITLE
EXTERIOR ELEVATIONS

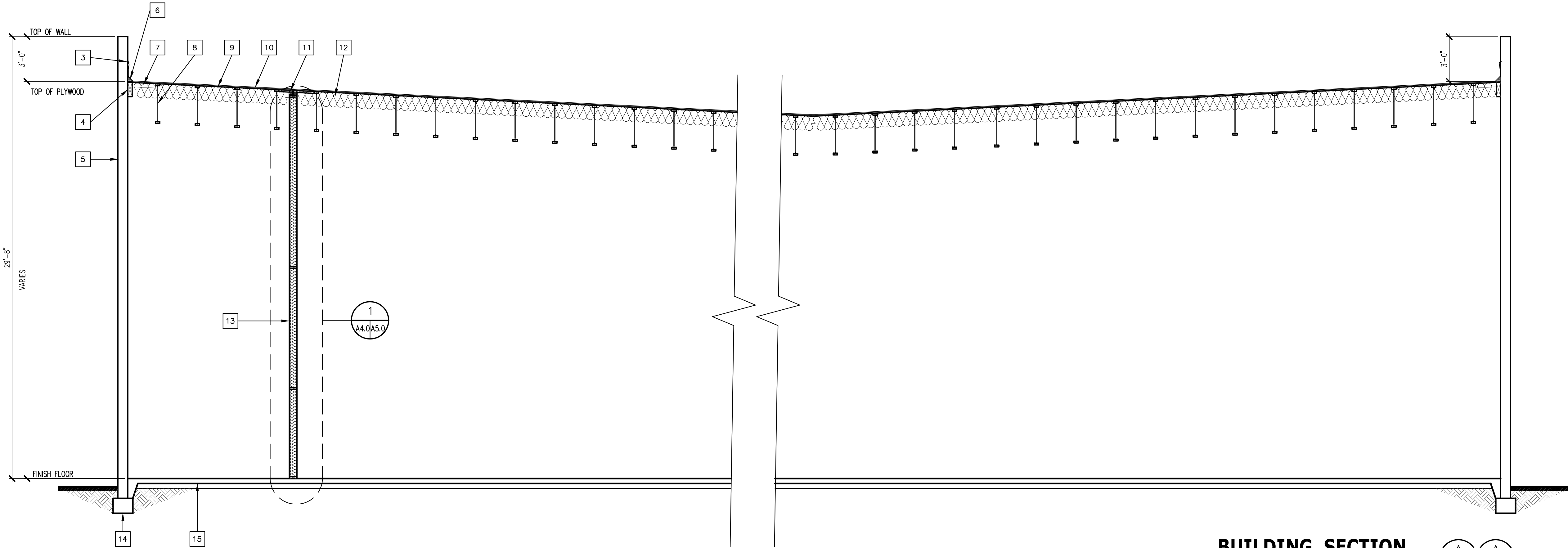
ARCHITECT
JOHN W. SVALBE No. C-33344 REN 12/31/2019 STATE OF CALIFORNIA

PLANS PREPARED BY:
valley engineering inc. 129 WEST POMEROY STREET LANCASTER, CA 93534 TEL: (661) 945-0905 FAX: (661) 945-0770 EMAIL: info@valleyengineering.com WEBSITE: http://www.valleyengineering.com

DRAWN:	C.B. / JWS
DATE:	12-22-17
JOB No.:	14-107
SHEET:	A-2.0
OF	SHEETS

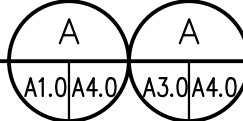


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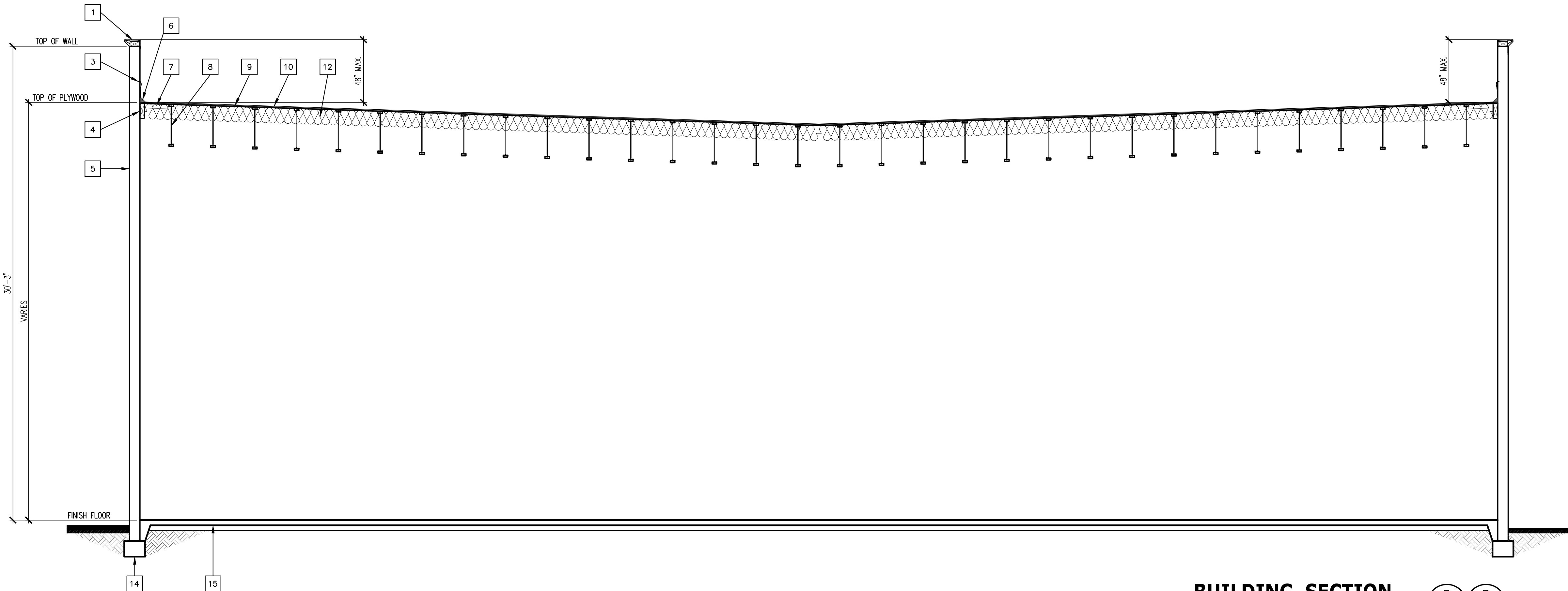
**BUILDING SECTION**

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



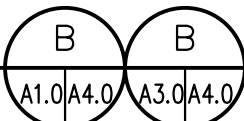
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- CONT. 24 GA. FRY REGLET 'CO' REGLET AND 'SPRINGLOK' FLASHING SYSTEM WITH ZINC FINISH PER DETAIL 2/A3.0
- CONT. WOOD LEDGER PER STRUCTURAL DRAWINGS
- REINFORCED CONCRETE TILT-UP PANELS PER STRUCTURAL DRAWINGS
- CONT. 4" CANT STRIP
- BLOCKING PER STRUCTURAL DRAWINGS
- ROOF FRAMING PER STRUCTURAL DRAWINGS
- PLYWOOD SHEATHING PER STRUCTURAL DRAWINGS
- 20 YEAR BOND GLASS 'A' CERTAINEED FLINTLASTIC GTA COOLSTAR MODIFIED BITUMINOUS ROOFING SYSTEM (ESR-1388) (CRRC PROD. NO. 0668-0081) PER MFR. SPECS. OR EQUAL, COLOR = COOL WHITE
- 2x4 FLAT CROSS BRACING AT 48" O.C. WITH (2) 16d TOENAILS EACH END
- R-38 INSULATION PER TITLE 24 REQUIREMENTS
- ONE HOUR FIRE RATED WALL PER PLAN. ATTACH TO CROSS BRACING WITH SIMPSON STC CLIPS. PROVIDE MINIMUM 1" CLEARANCE BETWEEN ROOF FRAMING AND TOP OF WALL
- CONT. REINFORCED CONCRETE WALL FOOTING PER STRUCTURAL DRAWINGS
- REINFORCED CONCRETE SLAB OVER SUBGRADE AND 10 MIL VSQUEEN PER STRUCTURAL DRAWINGS
- NO ITEM
- NO ITEM
- STOREFRONT GLAZING SYSTEM PER EXTERIOR ELEVATIONS
- NO ITEM
- NO ITEM
- 4" THICK CONCRETE SLAB OVER SUBGRADE WITH 6"x6", #6x#6 WIRE WELDED MESH. SEE CIVIL DRAWINGS FOR FINISH
- STRUCTURAL BEAM PER STRUCTURAL DRAWINGS
- STRUCTURAL COLUMN PER STRUCTURAL DRAWINGS
- REINFORCED CONCRETE COLUMN FOOTING PER STRUCTURAL DRAWINGS
- PANEL BLOCKING, IN BETWEEN TRUSSES, WITH 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE ATTACHED PER PLAN. GYPSUM BOARD SHALL OVERLAP WALL GYPSUM BOARD 6" MINIMUM. PANEL BLOCKING SHALL STOP 1" BELOW ROOF SHEATHING. FILL ALL VOIDS WITH MINERAL WOOL AND FIRE SAFE GAPS BETWEEN GYPSUM BOARD AND SHEATHING WITH SHEETROCK BRAND ACOUSTICAL SEALANT OR EQUAL



**BUILDING SECTION**

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

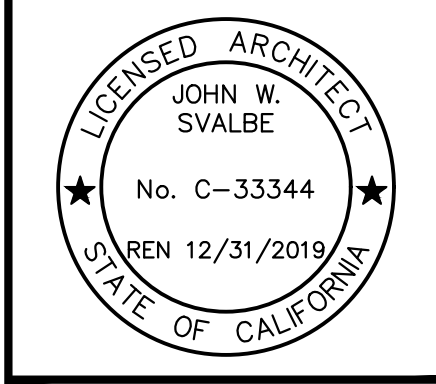


REV.	DESCRIPTION	DATE
A	DESIGN REVIEW	#-##-14
0	ISSUED FOR CONSTRUCTION	#-##-14

OWNER
<b>RD PROPERTIES</b> ATTN: RAMI DARGHALI 42913 CAPITAL DRIVE, STE. 111 LANCASTER, CA 93535 PHONE: (661) 341-1511

PROJECT
<b>PROPOSED INDUSTRIAL BUILDING</b> APN 3126-009-146 441 EAST AVENUE L LANCASTER, CA 93535 DR. #14-123

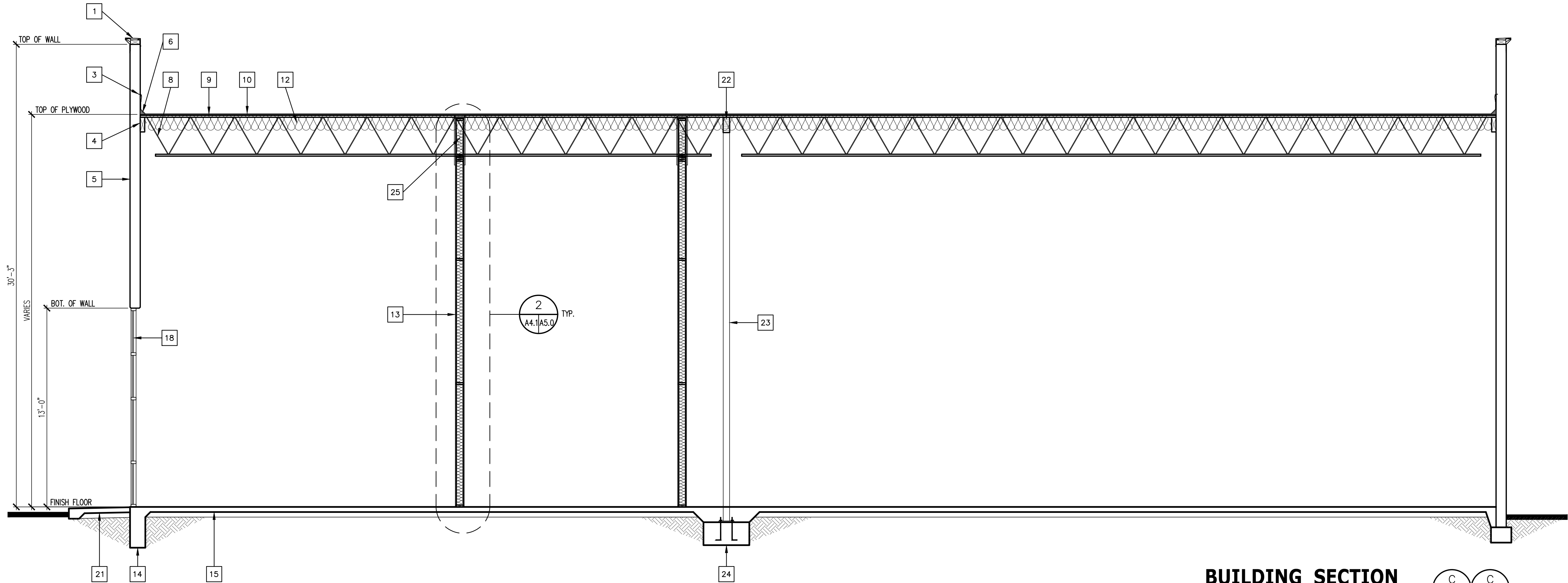
SHEET TITLE
<b>BUILDING SECTIONS</b>



PLANS PREPARED BY:
<b>antelope valley engineering inc.</b> 129 WEST POMEROY STREET LANCASTER, CA 93534 TEL: (661) 945-0905 FAX: (661) 945-8770 EMAIL: info@antelopevalleyengineering.com WEBSITE: http://www.antelopevalleyengineering.com

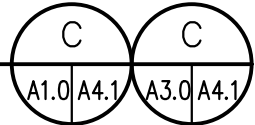
<b>DRAWN:</b>	C.B. / JWS
<b>DATE:</b>	12-22-17
<b>JOB No.:</b>	14-107
<b>SHEET:</b>	<b>A-4.0</b>
<b>OF</b>	<b>SHEETS</b>

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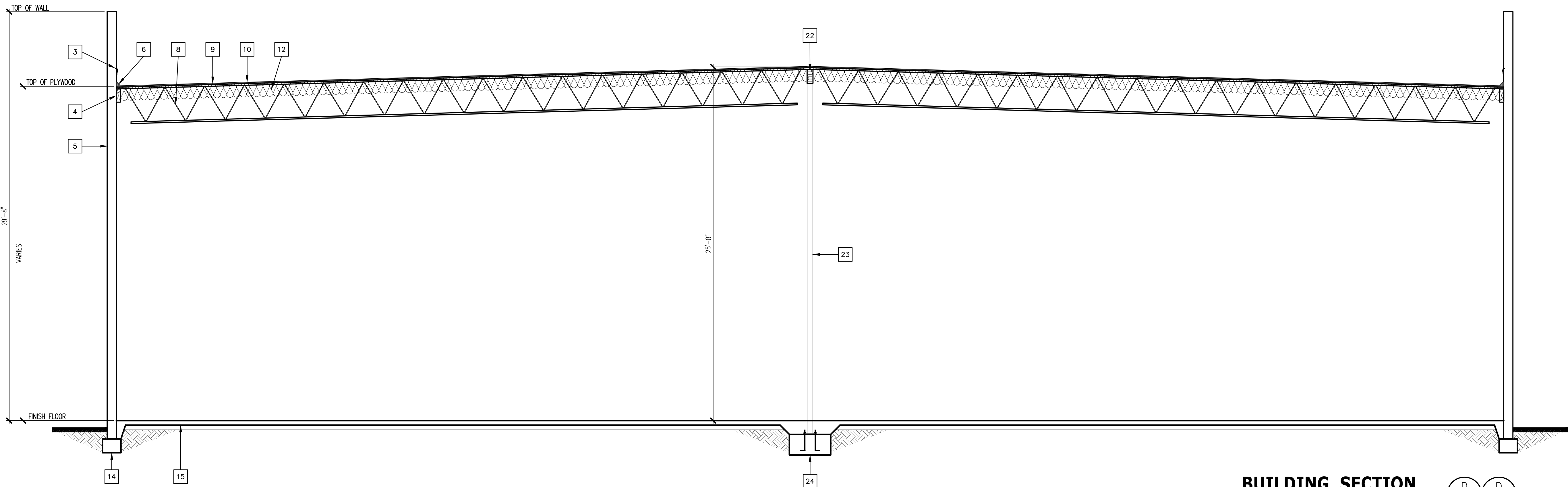
**BUILDING SECTION**

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



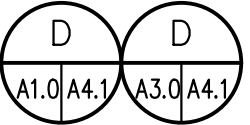
**SECTION NOTES:**

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- NO ITEM
- CONT. 24 GA. FRY REGLET "CO" REGLET AND "SPRINGLOK" FLASHING SYSTEM WITH ZINC FINISH PER DETAIL 2/A3.0
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- REINFORCED CONCRETE TILT-UP PANELS PER STRUCTURAL DRAWINGS
- CONT. 4" CANT STRIP
- BLOCKING PER STRUCTURAL DRAWINGS
- ROOF FRAMING PER STRUCTURAL DRAWINGS
- PLYWOOD SHEATHING PER STRUCTURAL DRAWINGS
- 20 YEAR BOND GLASS "A" CERTAINTED FLINTLASTIC GTA COOLSTAR MODIFIED BITUMINOUS ROOFING SYSTEM (ESR-1388) (CRRC PROD. NO. 0668-0081) PER MFR. SPECS. OR EQUAL, COLOR = COOL WHITE
- 2x4 FLAT CROSS BRACING AT 48" O.C. WITH (2) 16d TOENAILS EACH END
- R-38 INSULATION PER TITLE 24 REQUIREMENTS
- ONE HOUR FIRE RATED WALL PER PLAN. ATTACH TO CROSS BRACING WITH SIMPSON STC CLIPS. PROVIDE MINIMUM 1" CLEARANCE BETWEEN ROOF FRAMING AND TOP OF WALL
- CONT. REINFORCED CONCRETE WALL FOOTING PER STRUCTURAL DRAWINGS
- REINFORCED CONCRETE SLAB OVER SUBGRADE AND 10 MIL VSQUEEN PER STRUCTURAL DRAWINGS
- NO ITEM
- NO ITEM
- STOREFRONT GLAZING SYSTEM PER EXTERIOR ELEVATIONS
- NO ITEM
- NO ITEM
- 4" THICK CONCRETE SLAB OVER SUBGRADE WITH 6"x6", #6x#6 WIRE WELDED MESH. SEE CIVIL DRAWINGS FOR FINISH
- STRUCTURAL BEAM PER STRUCTURAL DRAWINGS
- STRUCTURAL COLUMN PER STRUCTURAL DRAWINGS
- REINFORCED CONCRETE COLUMN FOOTING PER STRUCTURAL DRAWINGS
- PANEL BLOCKING, IN BETWEEN TRUSSES, WITH 5/8" TYPE "X" GYPSUM BOARD EACH SIDE ATTACHED PER PLAN. GYPSUM BOARD SHALL OVERLAP WALL GYPSUM BOARD 6" MINIMUM. PANEL BLOCKING SHALL STOP 1" BELOW ROOF SHEATHING. FILL ALL VOIDS WITH MINERAL WOOL AND FIRE SAFE GAPS BETWEEN GYPSUM BOARD AND SHEATHING WITH SHEETROCK BRAND ACOUSTICAL SEALANT OR EQUAL



**BUILDING SECTION**

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

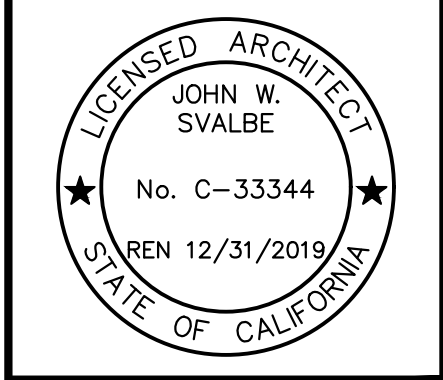


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OWNER
<b>RD PROPERTIES</b> ATTN: RAMI DARGHALI 42913 CAPITAL DRIVE, STE. 111 LANCASTER, CA 93535 PHONE: (661) 341-1511

PROJECT
<b>PROPOSED INDUSTRIAL BUILDING</b> APN 3126-009-146 441 EAST AVENUE L LANCASTER, CA 93535 DR. #14-123

SHEET TITLE
<b>BUILDING SECTIONS</b>

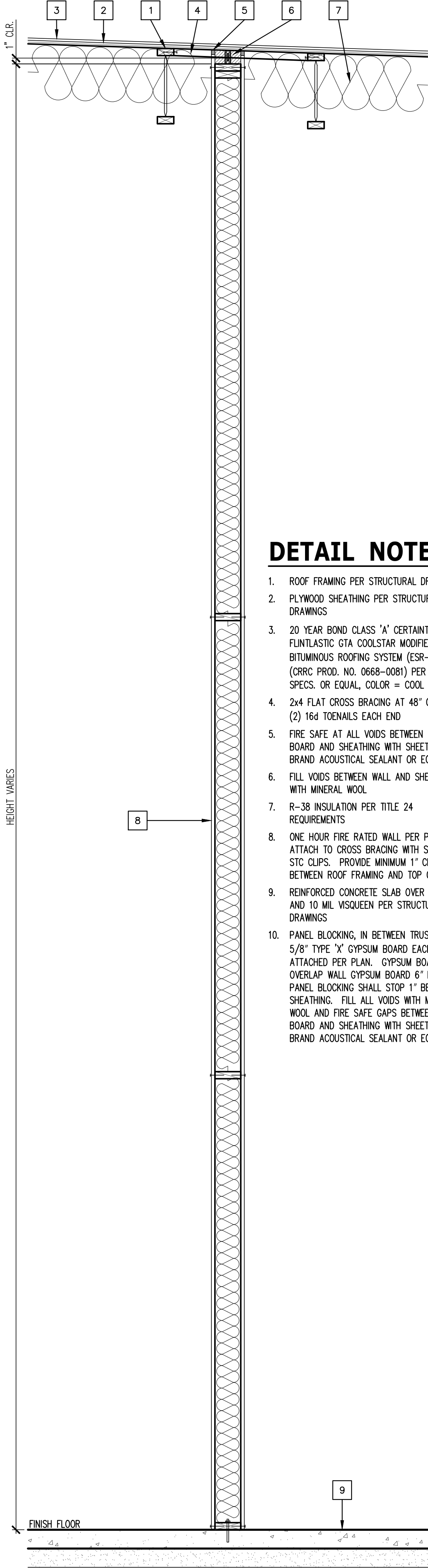


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<b>DRAWN:</b>	C.B. / JWS
<b>DATE:</b>	12-22-17
<b>JOB No.:</b>	14-107
<b>SHEET:</b>	<b>A-4.1</b>
<b>OF</b>	<b>SHEETS</b>

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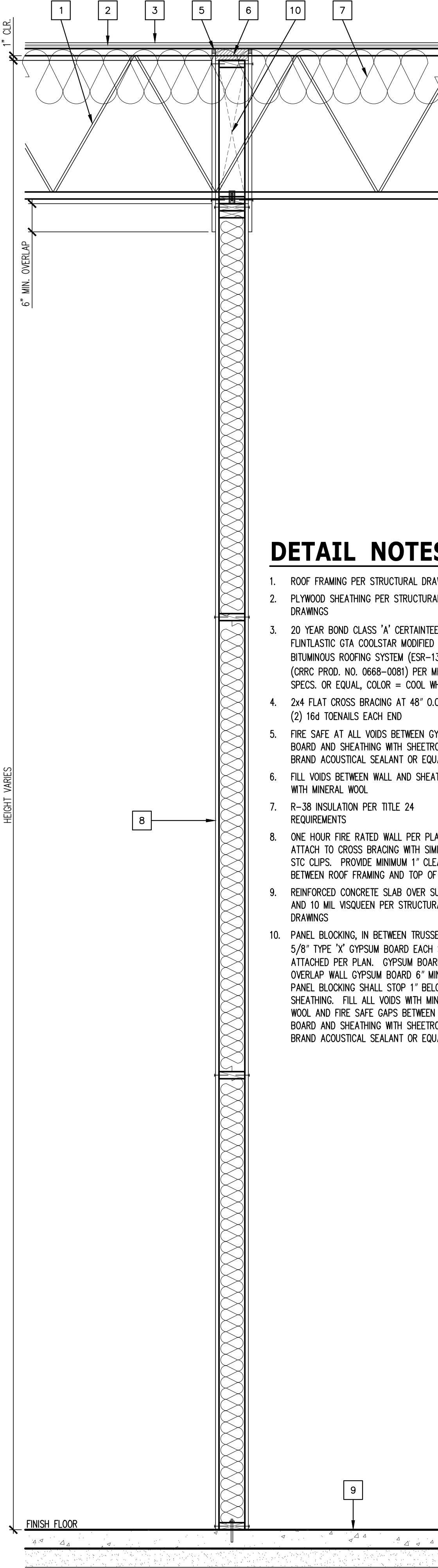


SCALE: 3/4" = 1'-0"

## WALL DETAIL

### DETAIL NOTES:

1. ROOF FRAMING PER STRUCTURAL DRAWINGS
2. PLYWOOD SHEATHING PER STRUCTURAL DRAWINGS
3. 20 YEAR BOND CLASS 'A' CERTAINTED FLINTLASC GTA COOLSTAR MODIFIED BITUMINOUS ROOFING SYSTEM (ESR-1388) (CRRC PROD. NO. 0668-0081) PER MFR. SPECS. OR EQUAL, COLOR = COOL WHITE
4. 2x4 FLAT CROSS BRACING AT 48" O.C. WITH (2) 16d TOENAILS EACH END
5. FIRE SAFE AT ALL VOIDS BETWEEN GYPSUM BOARD AND SHEATHING WITH SHEETROCK BRAND ACOUSTICAL SEALANT OR EQUAL
6. FILL VOIDS BETWEEN WALL AND SHEATHING WITH MINERAL WOOL
7. R-38 INSULATION PER TITLE 24 REQUIREMENTS
8. ONE HOUR FIRE RATED WALL PER PLAN. ATTACH TO CROSS BRACING WITH SIMPSON STC CLIPS. PROVIDE MINIMUM 1" CLEARANCE BETWEEN ROOF FRAMING AND TOP OF WALL
9. REINFORCED CONCRETE SLAB OVER SUBGRADE AND 10 MIL VISQUEEN PER STRUCTURAL DRAWINGS
10. PANEL BLOCKING, IN BETWEEN TRUSSES, WITH 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE ATTACHED PER PLAN. GYPSUM BOARD SHALL OVERLAP WALL GYPSUM BOARD 6" MINIMUM. PANEL BLOCKING SHALL STOP 1" BELOW ROOF SHEATHING. FILL ALL VOIDS WITH MINERAL WOOL AND FIRE SAFE GAPS BETWEEN GYPSUM BOARD AND SHEATHING WITH SHEETROCK BRAND ACOUSTICAL SEALANT OR EQUAL



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

## WALL DETAIL

### ENTRY NOTES:

1. ALL ACCESSIBLE ENTRY'S SHALL HAVE A MINIMUM 5"x5" INTERNATIONAL SYMBOL OF ACCESSIBILITY DISPLAYED ON THE LATCH SIDE OF THE DOOR. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 5998.
2. INTERNATIONAL SYMBOL OF ACCESSIBILITY IS MOUNTED 60" IN HEIGHT ABOVE THE LANDING.
3. DIRECTIONAL SIGNS TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES, INCLUDING TOILET ROOMS, ARE POSTED AS NECESSARY.
4. WHEN A BUILDING CONTAINS AN ENTRANCE OTHER THAN THE MAIN ENTRANCE WHICH IS RAMPED OR LEVEL FOR USE BY HANDICAPPED PERSONS, A SIGN SHOWING ITS LOCATION IS REQUIRED TO BE POSTED AT OR NEAR MAIN ENTRANCE.
5. SIGN ON GLASS TO BE CLEAR BACKGROUND WITH WHITE ETCHED H/C SYMBOL.

### TACTILE EXIT SIGNS:

1. WHERE SIGNS ARE PROVIDED AT DOORS, SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, SIGN SHALL BE LOCATED ON INACTIVE LEAF. WHERE BOTH LEAFS ARE ACTIVE, SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF SINGLE DOORS OR RIGHT SIDE OF DOUBLE DOORS, SIGN SHALL BE PLACED ON NEAREST ADJACENT WALL.
2. SIGNS SHALL BE LOCATED SO THAT AN 18"x18" MIN. CLEAR SPACE, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND ARC OF DOOR SWING.
3. ROOM IDENTIFICATION SIGNS SHALL BE ON APPROACH SIDE LEADING TO THE ROOM OR SPACE. EXIT IDENTIFICATION SIGNS SHALL BE ON APPROACH SIDE OF DOOR LEAVING THE ROOM OR SPACE.
4. CHARACTER HEIGHT SHALL COMPLY WITH CBC TABLE 11B-703.5.1. VISUAL CHARACTERS SHALL BE 40" MIN. ABOVE FINISH FLOOR OR GROUND. FLOOR LEVEL SIGNS REQUIRED BY CHAPTER 10 NEED NOT COMPLY.
5. STROKE THICKNESS OF UPPERCASE LETTER 'I' SHALL BE 10%-20% OF HEIGHT.
6. CHARACTER SPACING SHALL BE MEASURED BETWEEN TWO CLOSEST POINTS OF ADJACENT CHARACTERS EXCLUDING WORD SPACES. SPACING BETWEEN CHARACTERS SHALL BE 10%-35% OF HEIGHT.
7. SPACING BETWEEN BASELINES OF SEPARATE CHARACTER LINES WITHIN A MESSAGE SHALL BE 135% MIN. AND 170% MAX. OF CHARACTER HEIGHT.
8. TEXT SHALL BE HORIZONTAL FORMAT.
9. EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT".
10. EACH 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 APPROPRIATE WORDS: "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP", "EXIT RAMP UP".
11. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE THAT DOES NOT UTILIZE A STAIR OR RAMP, OR BY MEANS OF AN EXIT PASSAGEWAY, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
12. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".

### SANITARY FACILITY NOTES:

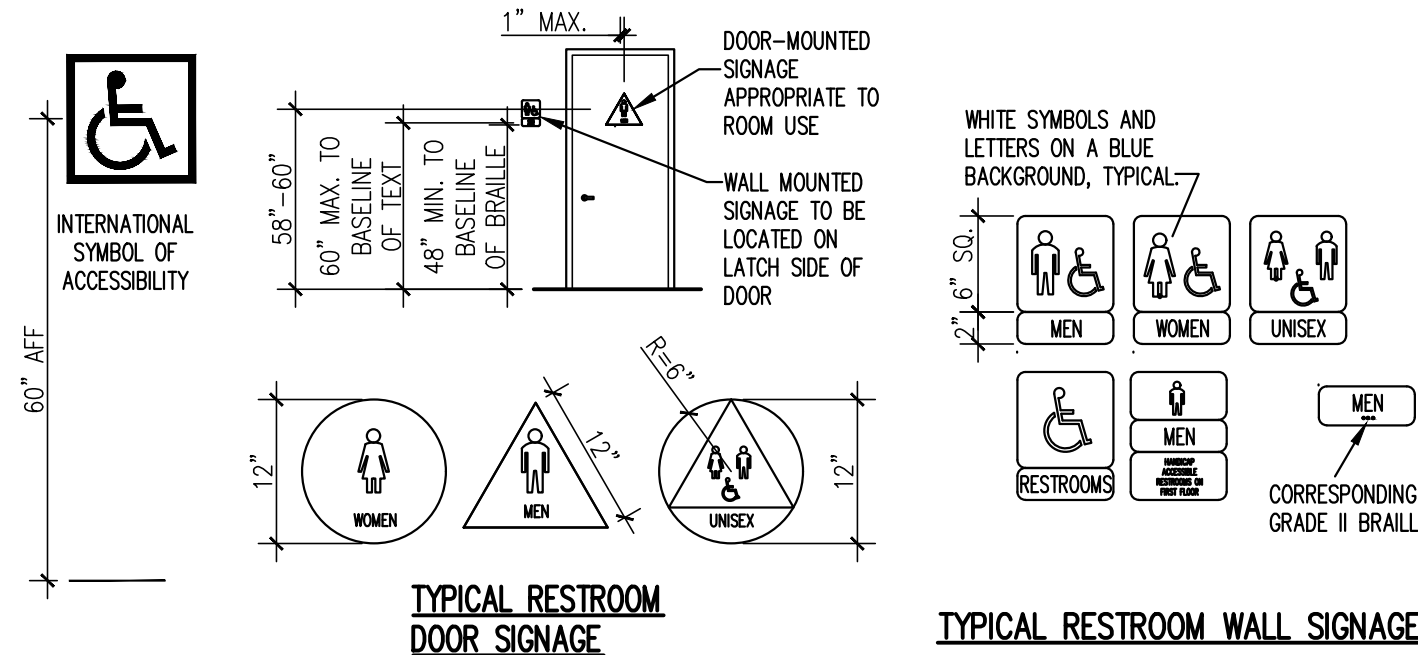
1. ON DOORWAYS LEADING TO SANITARY FACILITIES THE SYMBOLS TO BE PROVIDED ARE 12" EQUILATERAL TRIANGLE FOR MEN OR 12" DIAMETER CIRCLE FOR WOMEN, 1/4" THICK, 58"-60" AFF, CONTRASTING COLOR WITH DOOR. CENTER OF SYMBOL SHALL BE WITHIN 1" OF DOOR CENTER.
2. SIGN EDGES SHALL BE ROUNDED, CHAMFERED OR EASED. CORNERS OF SIGNS SHALL HAVE A MINIMUM 1/8" RADIUS.

SCALE: NOT TO SCALE

## BUILDING SIGNAGE

### RAISED CHARACTERS AND PICTOGRAMS:

1. RAISED CHARACTERS SHALL BE DUPLICATED IN BRAILLE.
2. LETTERS AND NUMBERS ON SIGNS SHALL BE 5/8"-2" TALL, UPPERCASE SANS SERIF, HORIZONTAL FORMAT AND RAISED 1/32" MIN.
3. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE WIDTH OF THE UPPERCASE LETTER 'O' IS 60% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER 'I'. STROKE THICKNESS OF THE UPPERCASE LETTER 'I' SHALL BE 15% MAX. OF THE HEIGHT OF THE CHARACTER.
4. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHEN CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN CHARACTERS SHALL BE 1/8" MIN. AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAX. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN CHARACTERS SHALL BE 1/16" AND 4 TIMES THE CHARACTER STROKE WIDTH MAX. AT BASE OF CROSS SECTIONS, AND 1/4" MIN. AND 4 TIMES THE CHARACTER STROKE WIDTH MAX. AT TOP OF CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/4" MIN.
5. SPACING BETWEEN BASELINES OF SEPARATE CHARACTER LINES WITHIN A MESSAGE SHALL BE 135% MIN. AND 170% MAX. OF CHARACTER HEIGHT.
6. PICTORIAL SYMBOLS (PICTOGRAMS) ARE OPTIONAL AND SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.
7. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND AND BE NON-GLARING. EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
8. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS AND SHALL BE UNDERNEATH TEXT, HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED, 3/8"-1/2" FROM LETTERING, 3/8" MIN. FROM BORDERS AND DECORATIVE ELEMENTS. DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE COMPLYING WITH CBC TABLE 11B-703.3.1.



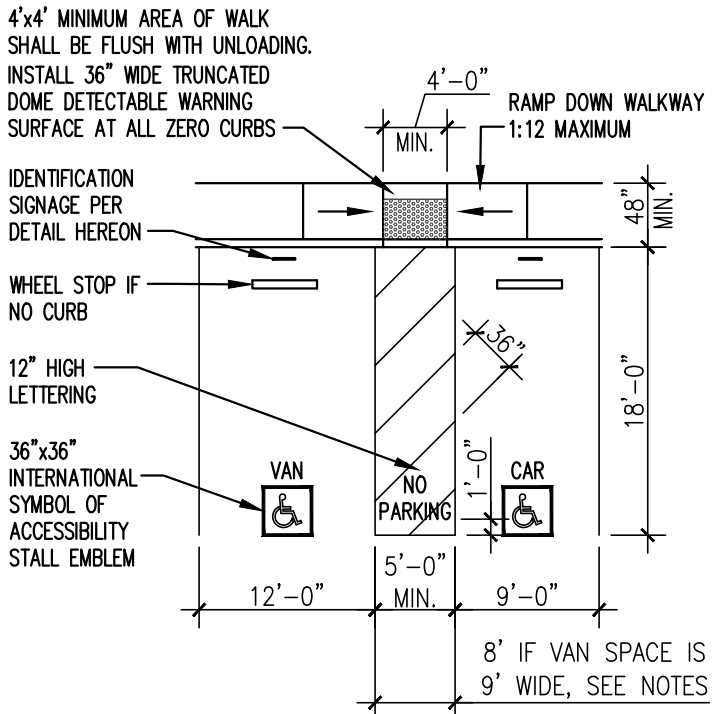
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REV.	DESCRIPTION	DATE
A	DESIGN REVIEW	#-##-14
0	ISSUED FOR CONSTRUCTION	#-##-14

OWNER	PROJECT	SHEET TITLE
RD PROPERTIES ATTN: RAMI DARGHALLI 42913 CAPITAL DRIVE, STE. 111 LANCASTER, CA 93535 PHONE: (661) 341-1511	PROPOSED INDUSTRIAL BUILDING APN 3126-009-146 441 EAST AVENUE L LANCASTER, CA 93535 DR. #14-123	CONSTRUCTION DETAILS

PLANS PREPARED BY:	LICENSED ARCHITECT
antelope valley engineering inc. 129 WEST POMERA STREET LANCASTER, CA 93534 TEL: (661) 945-0905 FAX: (661) 945-0170 EMAIL: info@antelopevalleyengineering.com WEBSITE: http://www.antelopevalleyengineering.com	JOHN W. SVALBE No. C-33344 REN 12/31/2017 STATE OF CALIFORNIA

DRAWN:	DATE:	JOB No.:	SHEET:
C.B. / JWS	3-01-17	14-107	A-5.0
OF			SHEETS



- NOTES:**
1. VAN ACCESSIBLE PARKING SPACES MAY BE 108" WIDE MINIMUM PROVIDED THE ACCESS AISLE IS 96" WIDE MINIMUM.
  2. ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE, EXTEND FULL REQUIRED LENGTH OF PARKING SPACE(S) THEY SERVE, NOT OVERLAP THE VEHICULAR WAY AND SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE EXCEPT FOR VAN ACCESSIBLE SPACES WHICH SHALL HAVE AISLE ON THE PASSENGER SIDE OF THE PARKING SPACES.
  3. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER AND THE AREA WITHIN THE BORDER SHALL BE MARKED WITH HATCHED LINES 36" O.C. IN A CONTRASTING COLOR, PREFERABLY BLUE OR WHITE. AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE SERVED. SLOPES SHALL NOT EXCEED 1:48.
  4. VERTICAL CLEARANCE FOR PARKING SPACES AND AISLES SHALL BE 96" MINIMUM.
  5. SPACES SHALL BE OUTLINED OR PAINTED BLUE.
  6. WHEEL STOPS ARE REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCRoACHMENT OF CARS OVER REQUIRED CLEAR WIDTH OF ACCESSIBLE ROUTES.
  7. SPACES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES AND SO THAT PERSONS USING THEM ARE NOT REQUIRED TO GO BEHIND PARKING SPACES IN WHICH THEY ARE PARKED.
  8. FOR EVERY SIX ACCESSIBLE PARKING SPACES REQUIRED, AT LEAST ONE SHALL BE VAN ACCESSIBLE.
  9. ACCESSIBLE PARKING SHALL BE ON SHORTEST ACCESSIBLE ROUTE FROM PARKING TO ACCESSIBLE ENTRANCE. WHERE PARKING SERVES MORE THAN ONE ACCESSIBLE ENTRANCE, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED ON SHORTEST ROUTE.
  10. COLOR OF STRIPING, SIGNS AND EMBLEMS SHALL CONTRAST WITH THEIR BACKGROUND.
  11. INSTALL 36" WIDE TRUNCATED DOME DETECTABLE WARNING SURFACE FULL LENGTH OF ZERO CURBS. DOMES SHALL BE AS MANUFACTURED BY ARMOR TILE, OR APPROVED EQUAL, CONFORMING TO FEDERAL COLOR NO. 3353B.
  12. INSTALL TRUNCATED DOMES PER DETAIL 5 HEREON.

- PASSENGER DROP-OFF AND LOADING ZONES:**
1. PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE A VEHICULAR PULL-UP SPACE 96" WIDE MINIMUM AND 20' LONG MINIMUM.
  2. PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE ACCESS AISLES ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE AND SHALL NOT OVERLAP THE VEHICULAR WAY.
  3. ACCESS AISLES SHALL BE 60" WIDE AND SHALL EXTEND THE FULL LENGTH OF THE VEHICLE PULL-UP SPACES THEY SERVE.
  4. ACCESS AISLES SHALL BE MARKED WITH A PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BORDERLINE SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36" ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE.
  5. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. MAXIMUM SLOPES SHALL BE 1:48.
  6. VERTICAL CLEARANCE FOR VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SHALL BE 114" MINIMUM.
  7. EACH PASSENGER LOADING ZONE DESIGNATED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM THE PASSENGER LOADING ZONE STATING, "PASSENGER LOADING ZONE ONLY" AND INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON DARK BLUE BACKGROUND.

SCALE: NOT TO SCALE

## PARKING STALLS

- DOOR NOTES:**
1. NO REVOLVING DOOR, GATE OR TURNSTILE ALLOWED FOR ACCESSIBLE DOORS.
  2. SMOOTH SURFACE ON PUSH SIDE EXTENDING FULL WIDTH OF DOOR WITHIN 10" OF FINISHED FLOOR/GROUND. CAVITIES CREATED BY KICK PLATES SHALL BE CAFFED.
  3. SLIDING DOORS AND TEMPERED GLASS DOORS WITHOUT STILES AND HAVING BOTTOM RAIL OR SHOE WITH TOP LEADING EDGE TAPERED 60" MIN. FROM HORIZONTAL NOT REQUIRED TO MEET THE 10" BOTTOM SMOOTH SURFACE REQUIREMENT.
  4. GLAZING PANELS PERMITTING VIEWING SHALL HAVE BOTTOM EDGE OF AT LEAST ONE PANEL LOCATED 43" MAXIMUM ABOVE FINISH FLOOR. PANELS WITH LOWEST PART MORE THAN 66" ABOVE FINISH FLOOR SHALL NOT BE REQUIRED TO COMPLY.
  5. MINIMUM 36"x80" DOORS SIZE WITH 32" MIN. CLEAR. CAPABLE OF OPENING 90° AT DOUBLE DOORS, ONE MUST COMPLY.

- HARDWARE NOTES:**
1. OPERABLE FROM A SINGLE EFFORT. NO TIGHT GRASPING, TIGHT PINCHING OR WRIST MOVEMENT.
  2. CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR.
  3. DOOR CLOSERS, IF PRESENT, MUST BE SET SO THAT IT TAKES DOOR AT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES TO WITHIN 3" OF LATCH.
  4. OPERABLE FROM INSIDE WITHOUT USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT. NO FLUSH OR SURFACE BOLTS ALLOWED.
  5. THRESHOLD MAX. HT. = 1/2" W/MAX. VERT. CHANCE OF 1/4".
  6. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90°, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12° FROM THE LATCH IS 5 SECONDS MINIMUM.
  7. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70°, THE DOOR OR GATE SHALL MOVE TO A CLOSED POSITION IN 1.5 SECONDS.
  8. ALLOWABLE PRESSURE TO PUSH OR PULL DOORS: INTERIOR AND EXTERIOR DOORS = 5 POUNDS MAXIMUM (15 POUNDS MAXIMUM FOR FIRE DOORS). THESE FORCES DON'T APPLY TO FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISengage OTHER DEVICES THAT HOLD THE DOOR/GATE IN CLOSED POSITION.

- CLEAR SPACE AT DOORS:**
1. DOORS MUST HAVE LEVEL AND CLEAR SPACE AT BOTH SIDES.
  2. WHERE DOOR IS IN AN ALCOVE OR RECESS GREATER THAN 8", STRIKE SIDE CLEARANCES SHALL BE MET.
  3. LANDINGS SHALL EXTEND 60" MIN. IN DIRECTION OF DOOR SWING AND BETWEEN 44"-48" IN DIRECTION OF DOOR APPROACH, DEPENDENT ON DIRECTION OF APPROACH AND EXISTENCE OF LATCH AND CLOSER.
  4. EXTERIOR LANDINGS SHALL SLOPE 2% MAX. AWAY FROM BUILDING.
  5. LANDINGS SHALL BE 1/2" MAX. BELOW TOP OF THRESHOLD.
  6. FOR HINGE APPROACH, LEVEL LANDING AT DOOR SHALL EXTEND A MINIMUM OF 36" PAST THE DOOR STRIKE EDGE.
  7. DOOR SHALL NOT SWING INTO CLEAR FLOOR SPACE OR CLEARANCES REQUIRED FOR ANY FIXTURE.

- EXCEPTIONS:**
1. DOORS, DOORWAYS AND GATES ARE DESIGNED TO BE ONLY OPERATED BY SECURITY PERSONNEL SHALL NOT BE REQUIRED TO COMPLY BUT MUST HAVE A SIGN VISIBLE FROM APPROACH SIDE STATING, "ENTRY RESTRICTED AND CONTROLLED BY SECURITY PERSONNEL".

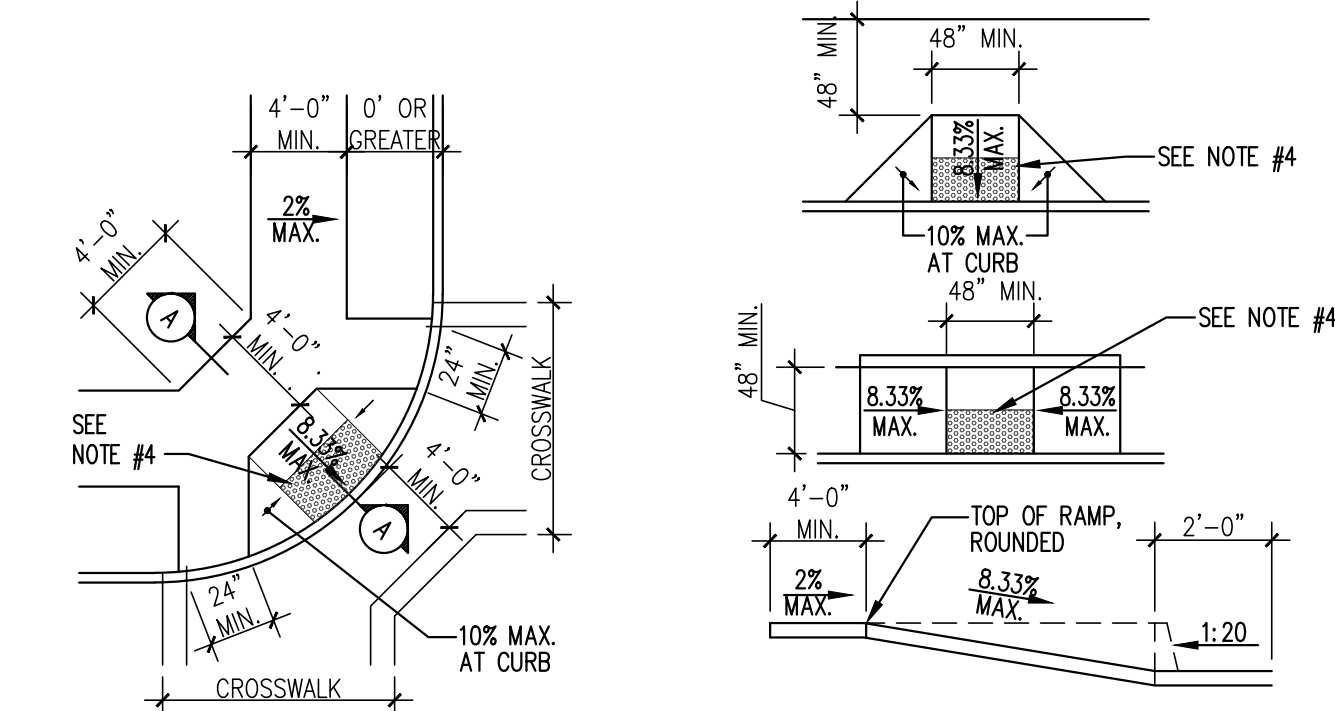
SCALE: NOT TO SCALE

## DOORS

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES, LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. AT LEAST ONE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE.
2. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE.
3. ACCESSIBLE ROUTES ARE NOT REQUIRED IF NO PEDESTRIAN ACCESS IS PROVIDED.
4. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE LESS THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS, EXCLUDING FLARED SIDES, ELEVATORS AND PLATFORM LIFTS.
5. CROSS SLOPES SHALL NOT EXCEED 1:48 (2%). RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE FOR THE ADJACENT STREET OR HIGHWAY.
6. ACCESS AISLES SHALL BE 48" WIDE, MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER AND THE AREA WITHIN THE BORDER SHALL BE MARKED WITH HATCHED LINES 36" O.C. IN A CONTRASTING COLOR, PREFERABLY BLUE OR WHITE. AISLES SLOPES SHALL NOT EXCEED 1:48.
7. CLEAR WIDTHS SHALL BE 36" MINIMUM. WITHIN EMPLOYEE WORK AREAS CLEARANCES ON COMMON USE CIRCULATION PATHS SHALL BE PERMITTED TO BE DECREASED BY WORK AREA EQUIPMENT PROVIDED THAT THE DECREASE IS ESSENTIAL TO THE FUNCTION OF WORK BEING DONE.
8. CLEAR WIDTH MAY BE REDUCED TO 32" FOR A LENGTH OF 24" MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48" LONG MINIMUM AND 36" WIDE MINIMUM.
9. THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44" MINIMUM.
10. CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" MINIMUM. WHEN, BECAUSE OF RIGHT-OF-WAY RESTRICTIONS, NATURAL BARRIERS, OR OTHER EXISTING CONDITIONS, THE WIDTH MAY BE REDUCED TO 36" BY THE ENFORCING AGENCY IF COMPLIANCE WITH THE 48" CREATES AN UNREASONABLE HARDSHIP.
11. CLEAR WIDTH FOR AISLES SHALL BE 36" MINIMUM IF SERVING ELEMENTS ON ONE SIDE AND 44" IF SERVING ON BOTH SIDES.
12. WHEN THE ACCESSIBLE ROUTE MAKES A 180° TURN AROUND AN ELEMENT LESS THAN 48" WIDE, CLEAR WIDTH SHALL BE 42" MIN. APPROACHING THE TURN, 48" MIN. AT THE TURN AND 42" MIN. LEAVING THE TURN. WHERE THE CLEAR WIDTH AT THE TURN IS 60" MIN., CLEAR WIDTH SHALL BE 36" MIN.

SCALE: NOT TO SCALE

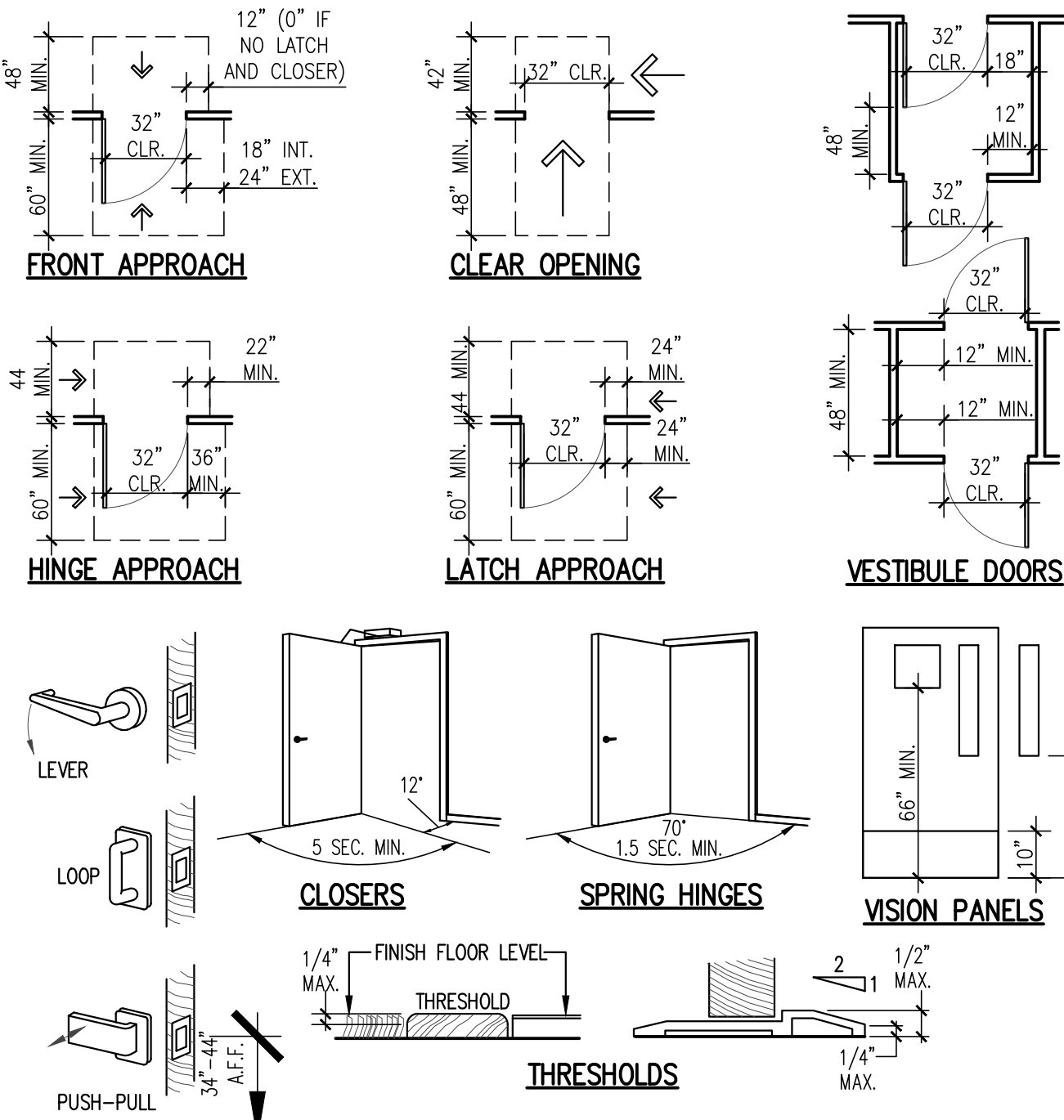
## ACCESSIBLE ROUTES



- NOTES:**
1. WHEN RAMP IS LOCATED IN CENTER OF CURB RETURN, CROSSWALK CONFIGURATION MUST BE SIMILAR TO THAT SHOWN ON THE PLAN TO ACCOMMODATE WHEELCHAIRS.
  2. IF LOCATED ON A CURVE THE SIDES OF THE RAMP NEED NOT BE PARALLEL, BUT THE MINIMUM WIDTH OF THE RAMP SHALL BE 48".
  3. LANDINGS SHALL BE PROVIDED AT TOP OF RAMPS AND SHALL HAVE CLEAR LENGTH OF 48" AND WIDTH EQUAL TO RAMP WIDTH. SLOPE OF LANDING SHALL BE 1:48 MAXIMUM IN ALL DIRECTIONS.
  4. INSTALL 36" WIDE TRUNCATED DOME DETECTABLE WARNING SURFACE, FULL WIDTH OF RAMP, AT BOTTOM OF RAMPS PER DETAIL 5 HEREON. SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES. COLOR SHALL BE YELLOW CONFORMING TO FS 3353B OF FEDERAL STANDARD 595C. IF SURFACES DO NOT ADEQUATELY CONTRAST WITH ADJACENT SURFACE, INSTALL 1" BLACK STRIP BORDER.
  5. CURB RAMP SHALL HAVE MAXIMUM CROSS SLOPE OF 1:48.
  6. RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES. CLEAR WIDTH OF ACCESSIBLE ROUTE AT ISLANDS SHALL BE 60" MINIMUM. LANDINGS AT TOP OF RAMPS SHALL BE 48" MIN. IN LENGTH. RAMPS SHALL HAVE TRUNCATED DOMES AT BOTTOM OF RAMPS.

SCALE: NOT TO SCALE

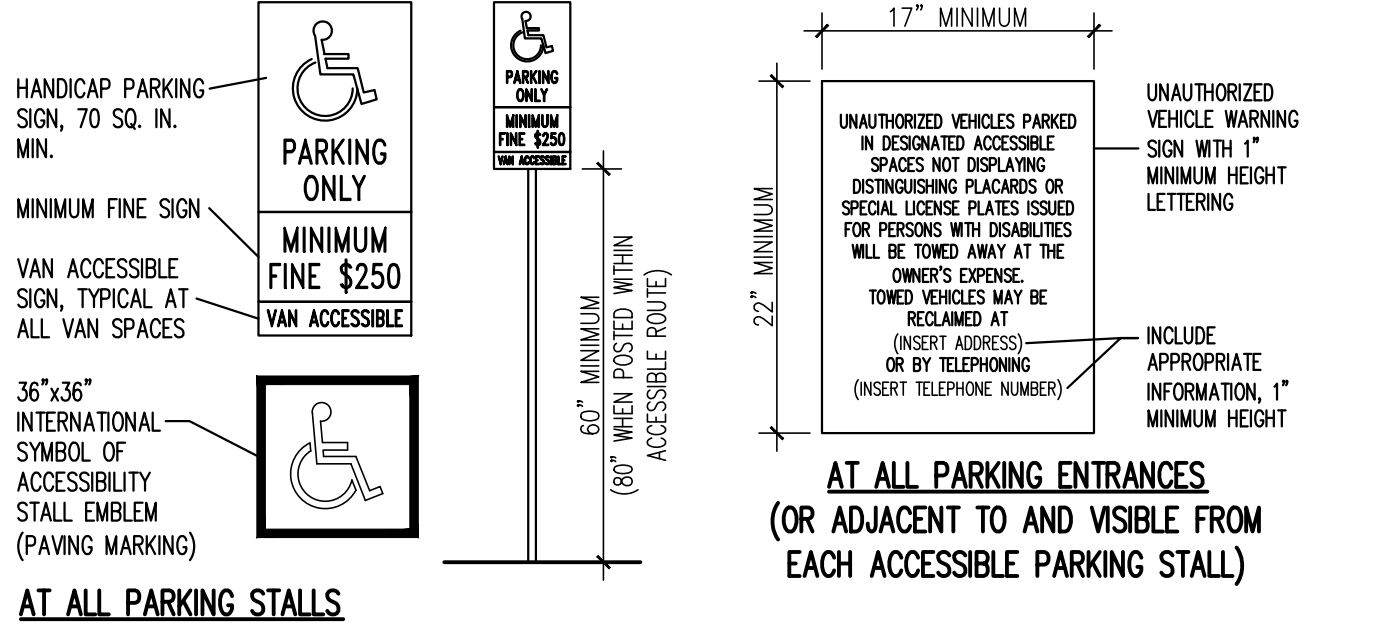
## CURB RAMPS



### PLAN VIEW

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

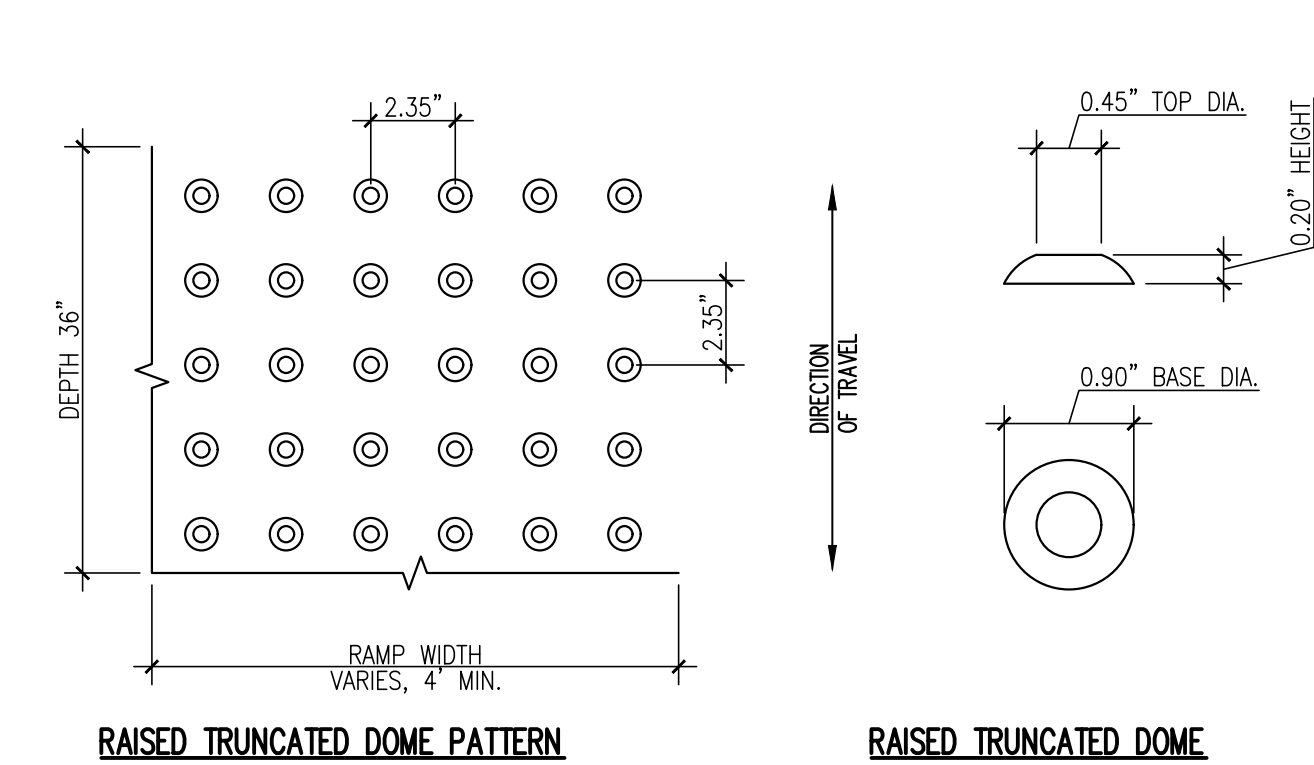
## TRASH ENCLOSURE DETAIL



- NOTES:**
1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY HANDICAPPED PERSON. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595a/5998.
  2. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND.
  3. IDENTIFICATION SIGNS SHALL BE VISIBLE FROM EACH PARKING SPACE, PERMANENTLY POSTED EITHER ADJACENT TO THE SPACE OR WITHIN THE SPACE AT THE HEAD END. SIGNS MAY ALSO BE POSTED ON A WALL AT THE INTERIOR END OF THE SPACE.
  4. AT VAN ACCESSIBLE PARKING SPACES, INSTALL A "VAN ACCESSIBLE" SIGN, WITH MIN. 1" HIGH LETTERING, ON POST FINE SIGN. SEE NOTE 1 FOR SPECIFICATIONS.
  5. POST A PERMANENT 17"x22" SIGN IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFFSTREET PARKING FACILITIES WITH "UNAUTHORIZED VEHICLE SIGN".
  6. ALL SIGNS SHALL HAVE 1/2" RADIUS CORNER. NO SHARP CORNERS WILL BE ALLOWED.

SCALE: NOT TO SCALE

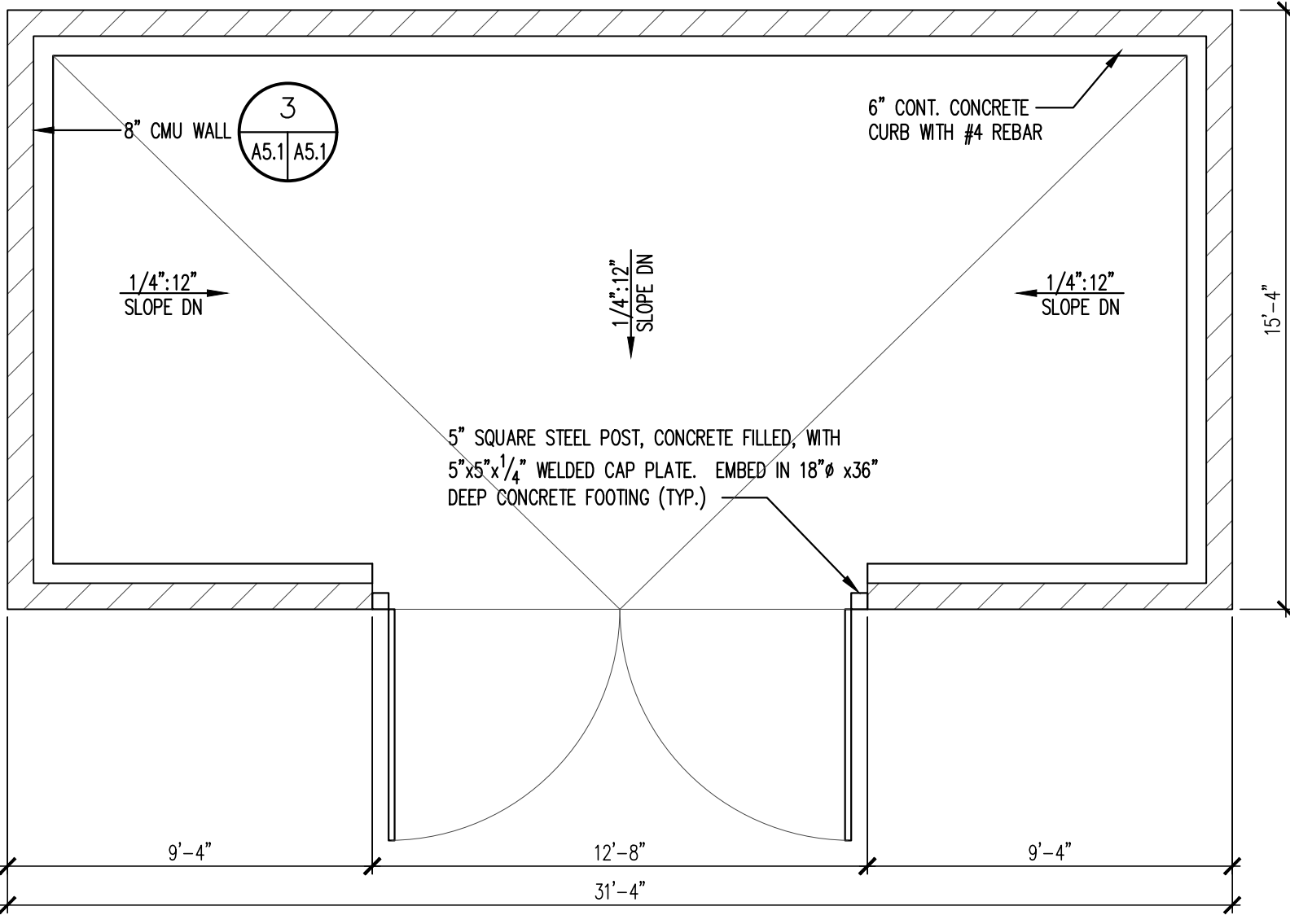
## PARKING SIGNAGE



- NOTES:**
1. TRUNCATED DOME DETECTABLE WARNING SURFACE, FULL WIDTH OF RAMP AND 36" DEPTH AT BOTTOM OF RAMPS.
  2. THE RAISED TRUNCATED DOME PANELS SHALL BE CENTERED AND SQUARED ON THE CURB RAMP.
  3. SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES. COLOR SHALL BE YELLOW CONFORMING TO FS 3353B OF FEDERAL STANDARD 595C. IF SURFACES DO NOT ADEQUATELY CONTRAST WITH ADJACENT SURFACE, INSTALL 1" BLACK STRIP BORDER.
  4. THE EDGE OF THE RAISED TRUNCATED DOME PANEL NEAREST TO THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.

SCALE: NOT TO SCALE

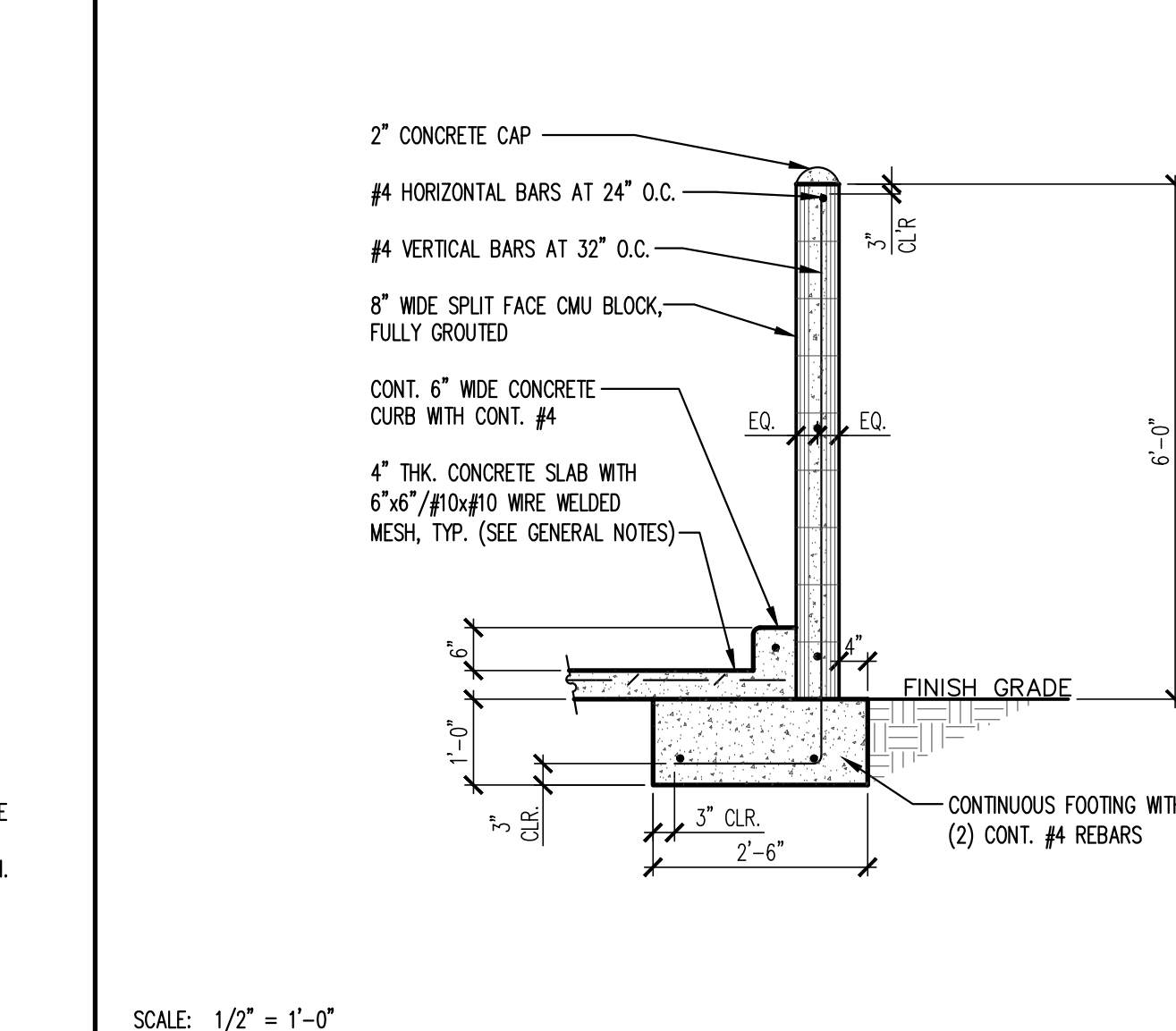
## TRUNCATED DOMES



### PLAN VIEW

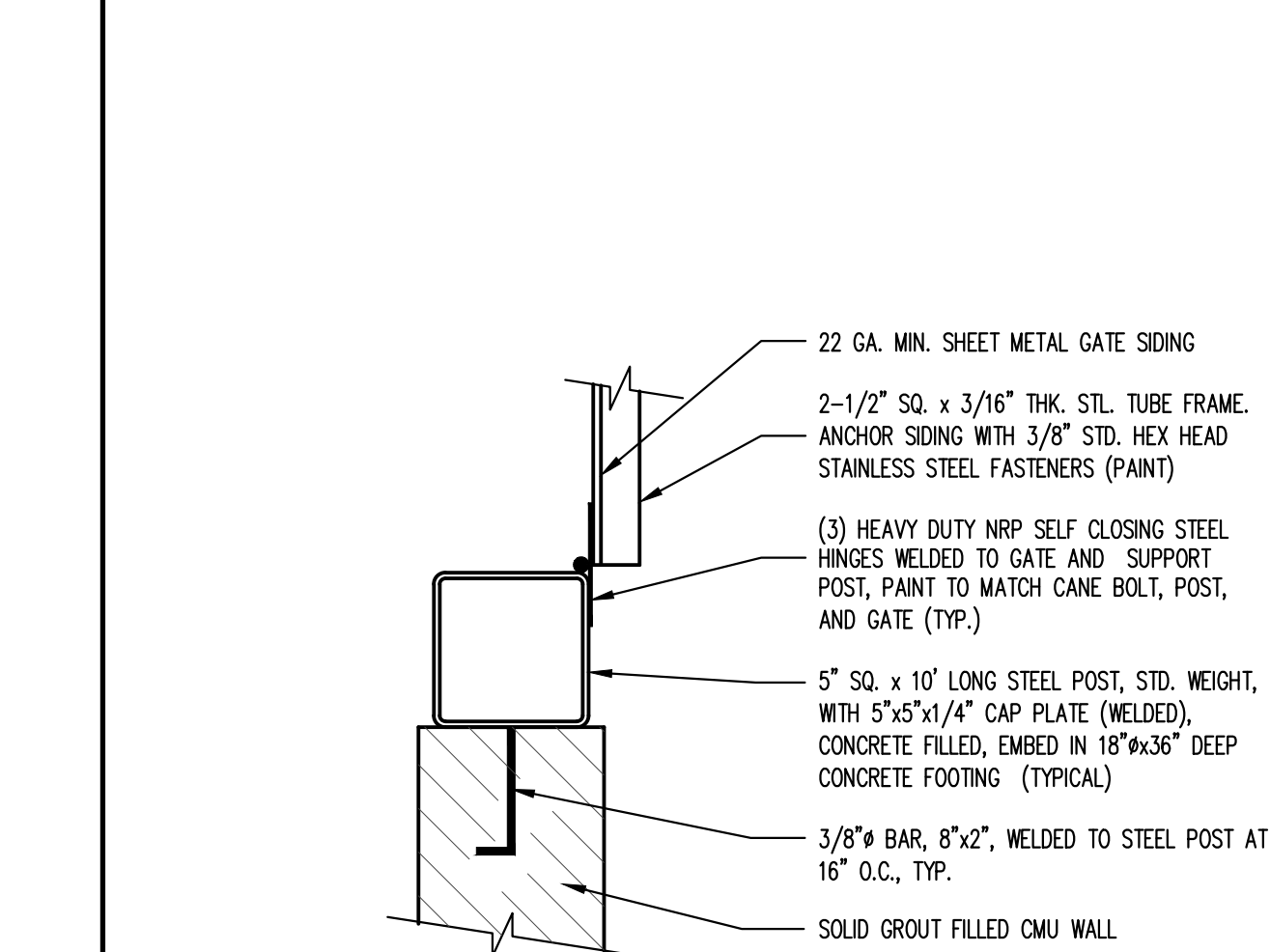
SCALE: 1/4" = 1'-0"

## TRASH ENCLOSURE DETAIL



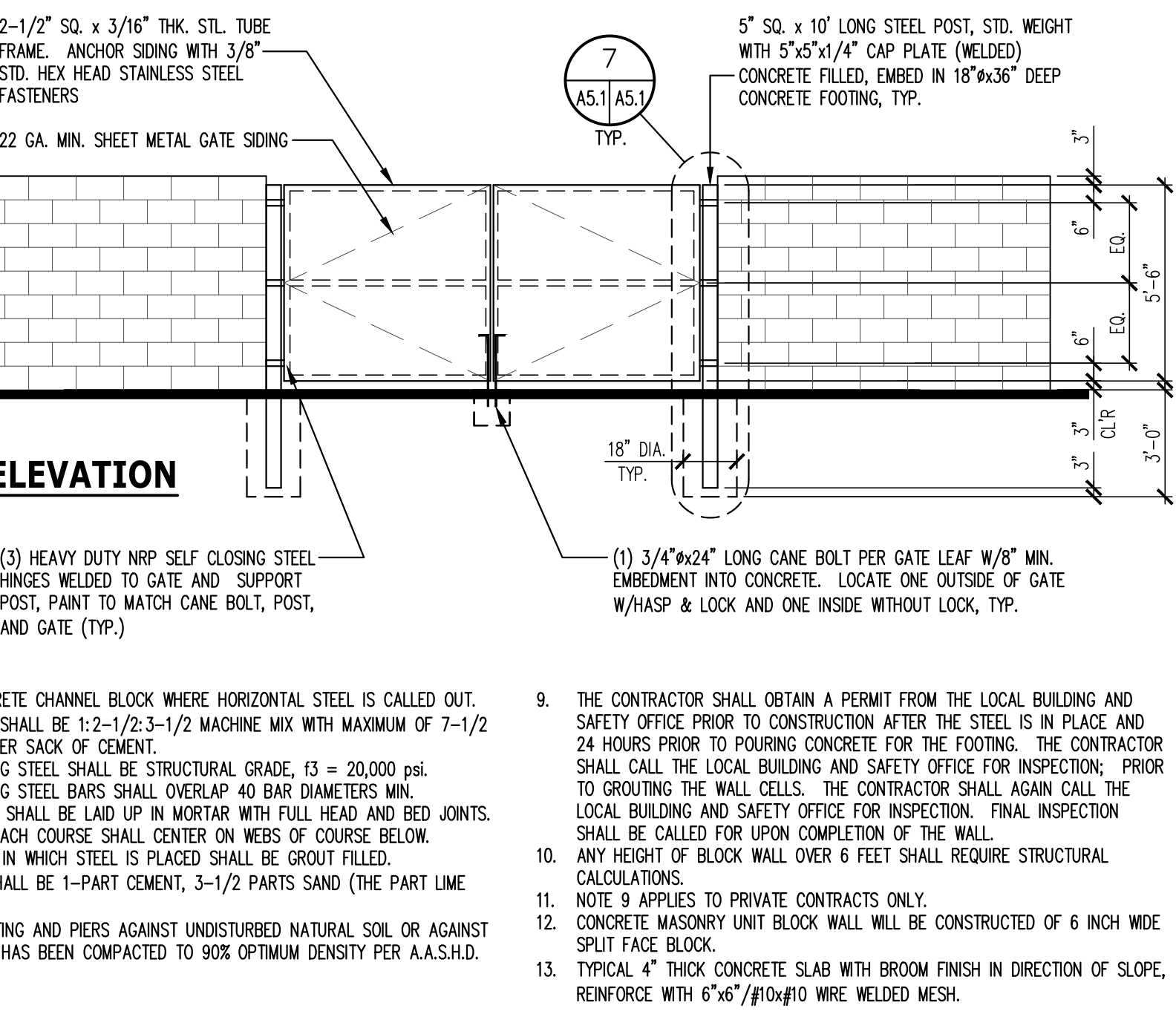
SCALE: 1/2" = 1'-0"

## WALL DETAIL



NOT TO SCALE

## POST & HINGE DETAIL



### ELEVATION

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

## POST & HINGE DETAIL

REV.	DESCRIPTION	DATE
A	DESIGN REVIEW	##-##-14
0	ISSUED FOR CONSTRUCTION	##-##-14

OWNER	PROJECT	SHEET TITLE
RD PROPERTIES ATTN: RAMI DARGHALLI 42913 CAPITAL DRIVE, STE. 111 LANCASTER, CA 93535 PHONE: (661) 341-1511	PROPOSED INDUSTRIAL BUILDING APN 3126-009-146 441 EAST AVENUE L LANCASTER, CA 93535 DR. #14-123	CONSTRUCTION DETAILS

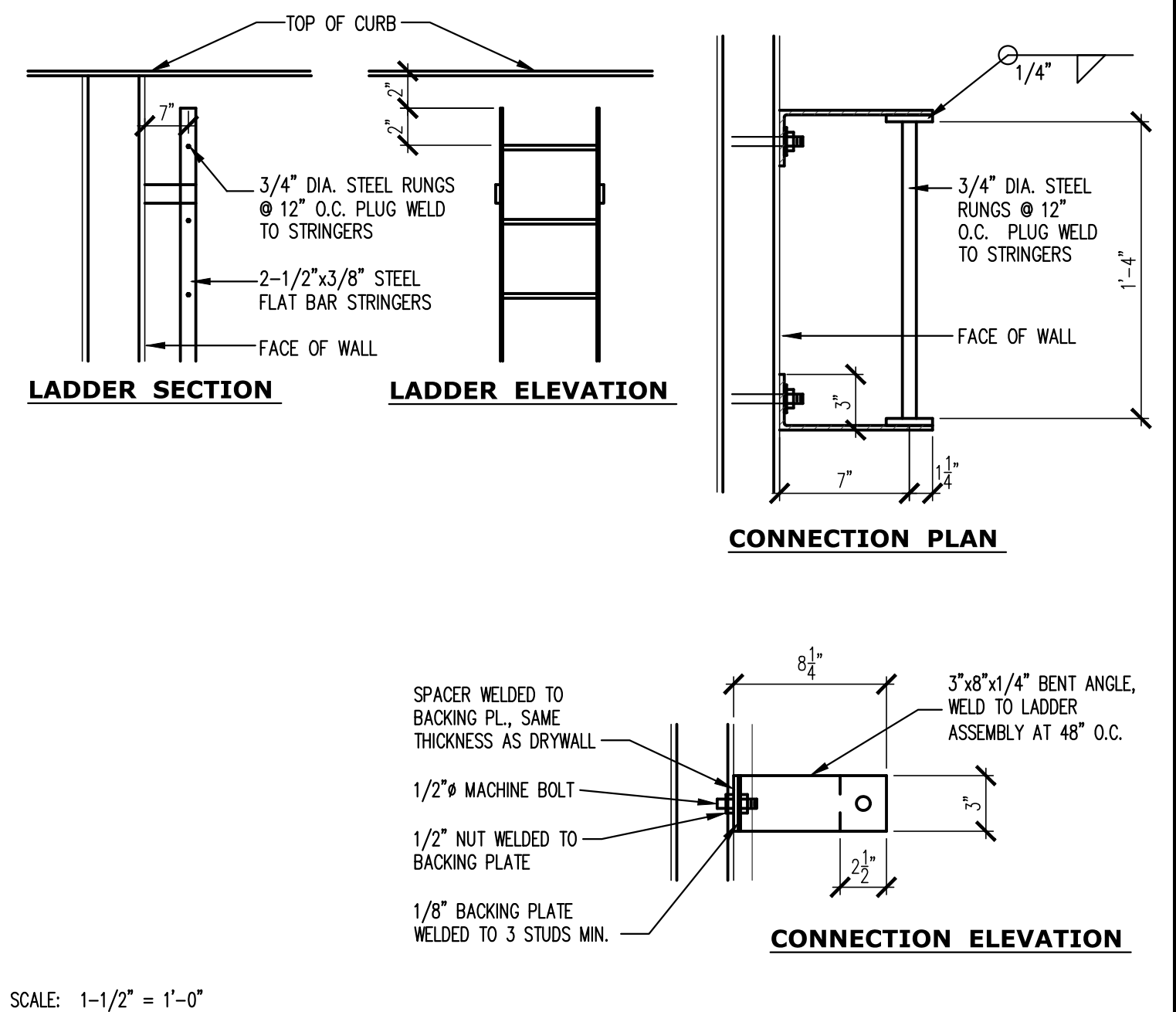
PLANS PREPARED BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
antelope valley engineering inc.	antelope valley engineering inc.	antelope valley engineering inc.	antelope valley engineering inc.

LICENSED ARCHITECT JOHN W. SVALBE No. C-33344 REN 12/31/2017 STATE OF CALIFORNIA
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antelope valley engineering inc. 129 WEST POMEREA STREET LANCASTER, CA 93534 TEL: (661) 946-0005 FAX: (661) 946-0070 WWW.ANTLOPEVALLEYENGINEERING.COM
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DRAWN: C.B. / JWS DATE: 3-01-17 JOB No.: 14-107 SHEET: A-5.1 OF SHEETS
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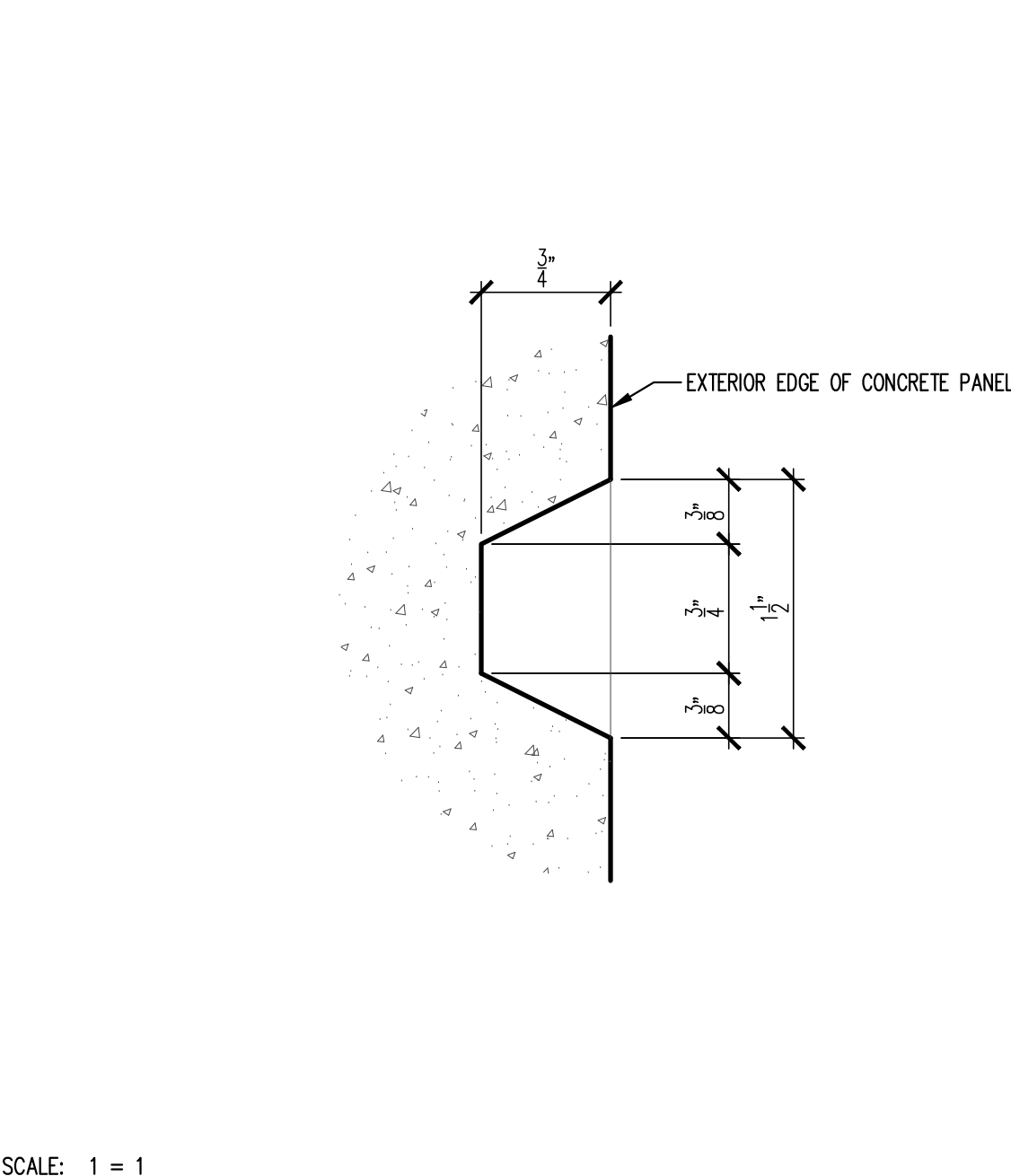
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## LADDER DETAIL

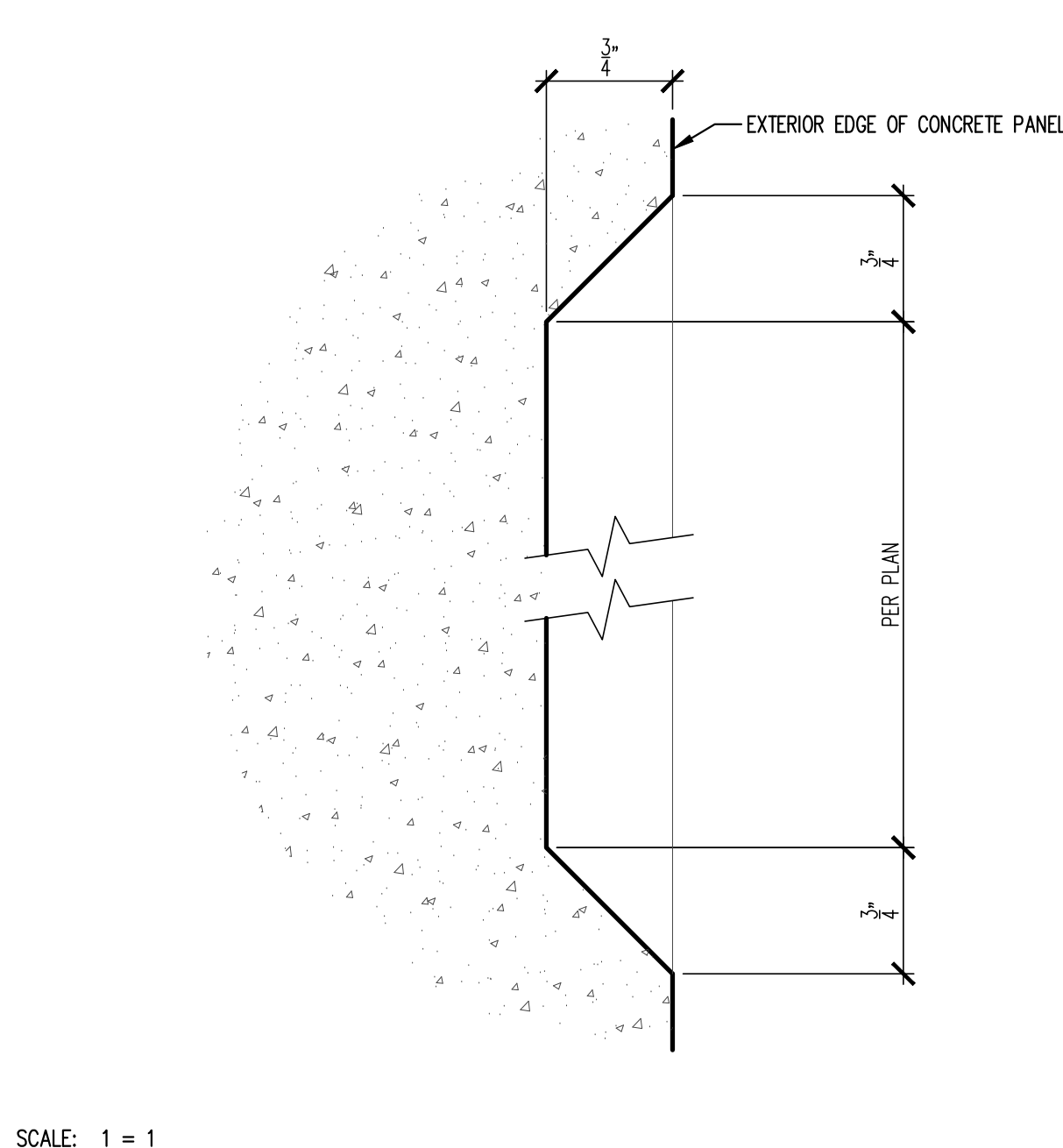
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SCALE: 1 = 1

## PANEL REVEAL DETAIL

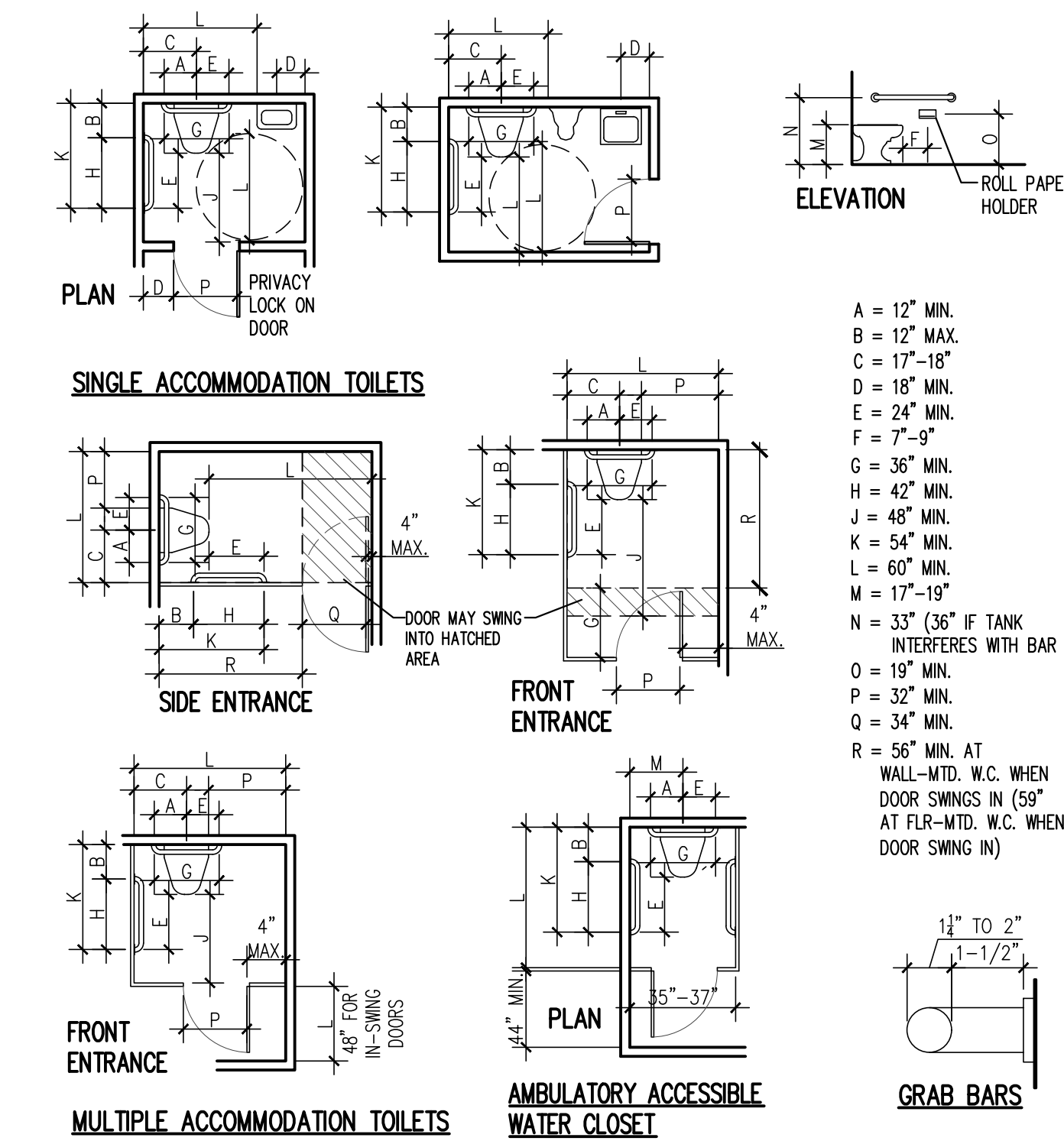
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SCALE: 1 = 1

## RECESSED PANEL DETAIL

3  
A2.0A5.2



- GENERAL TOILET NOTES:**
- REQUIRED CLEARANCE AROUND WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, GRAB BARS, ACCESSORIES, CLEAR FLOOR SPACE, CLEARANCES REQUIRED AT OTHER FIXTURES AND THE TURNING SPACE.
  - SEATS SHALL NOT BE SPRUNG TO RETURN TO LIFTED POSITION AND MAY BE 2" HIGH MAXIMUM.
  - FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC, LOCATED ON THE OPEN SIDE OF TOILET AREA EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS, MAXIMUM OF 44" ABOVE THE FLOOR AND DON'T REQUIRE TIGHT GRASPING, PINCHING OR TWISTING. FLUSH CONTROL SHALL BE OPERABLE WITH MAX. 5 LB. FORCE.
  - TOILET PAPER DISPENSER SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.
  - AT LEAST ONE SIDE PARTITION SHALL PROVIDE TOE CLEARANCE OF 9" MIN. ABOVE FINISH FLOOR AND 6" DEEP BEYOND COMPARTMENT-SIDE FACE OF PARTITION, EXCLUSIVE OF PARTITION SUPPORTS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES. TOE CLEARANCE NOT REQUIRED IN A COMPARTMENT GREATER THAN 66" WIDE.
  - THE SPACE BETWEEN THE GRAB BAR PROJECTING SURFACE SHALL BE 1-1/2" AT BOTTOM AND SIDE, AND 12" AT TOP. CROSS SECTIONS SHALL BE SIMILAR TO HANDRAILS.
  - GRAB BARS SHALL SUPPORT A 250 POUND POINT LOAD. PROVIDE BACKING IN WALL AS REQUIRED.
  - GRAB BAR GRIPPING SURFACES AND ANY SURFACE ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
  - GRAB BARS SHALL BE SECURELY FASTENED AND NOT ROTATE WITHIN THEIR FITTINGS.

- SINGLE ACCOMMODATION TOILETS**
- SUFFICIENT SPACE IS REQUIRED IN TOILET ROOM FOR A WHEELCHAIR MEASURING 30" WIDE BY 48" LONG TO ENTER ROOM AND PERMIT DOOR TO CLOSE. DOORS MAY SWING INTO CLEAR SPACE OR CLEARANCES REQUIRED FOR ANY FIXTURE.

- MULTIPLE ACCOMMODATION TOILETS**
- A CLEAR, UNOBSTRUCTED 32" MINIMUM ACCESS WIDTH IS REQUIRED THROUGHOUT THE FACILITY TO REACH ACCESSIBLE COMPARTMENTS.
  - A CLEAR SPACE MEASURED 27" UP FROM THE FLOOR TO INSURE A CIRCLE WITH A MINIMUM 60" DIAMETER IS REQUIRED. OTHER THAN THE DOOR TO THE ACCESSIBLE COMPARTMENT, NO OTHER DOOR MAY ENROACH INTO THIS SPACE MORE THAN 12".
  - ACCESSIBLE COMPARTMENT STALL DOOR SHALL BE SELF-CLOSING AND HAVE DOOR PULLS ON EACH SIDE OF DOOR NEAR LATCH.
  - ACCESSIBLE COMPARTMENT DOOR HARDWARE IS FLIP-OVER STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING GRASPING OR TWISTING. EACH SIDE OF DOOR IS EQUIPPED WITH A LOOP OR U-SHAPED HANDLE LOCATED IMMEDIATELY BELOW THE LATCH.
  - DOORS SHALL NOT SWING INTO CLEAR FLOOR SPACE OR CLEARANCES REQUIRED FOR ANY FIXTURE.
  - OTHER THAN DOOR TO ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR IN ANY POSITION MAY ENROACH INTO THE TURNING SPACE BY 12".

- SEMI-AMBULATORY COMPARTMENT**
- ONE COMPARTMENT MUST BE PROVIDED FOR EVERY 6 FIXTURES, INCLUDING TOILETS AND URINALS
  - COMPARTMENT SHALL BE 36" WIDE x 60" LONG WITH 42" LONG GRAB BARS AT EACH SIDE BEGINNING AT 12" FROM REAR WALL.
  - DOOR SHALL BE SELF-CLOSING AND SWING OUTWARD. DOOR MAY SWING INTO 44" ACCESS WIDTH.

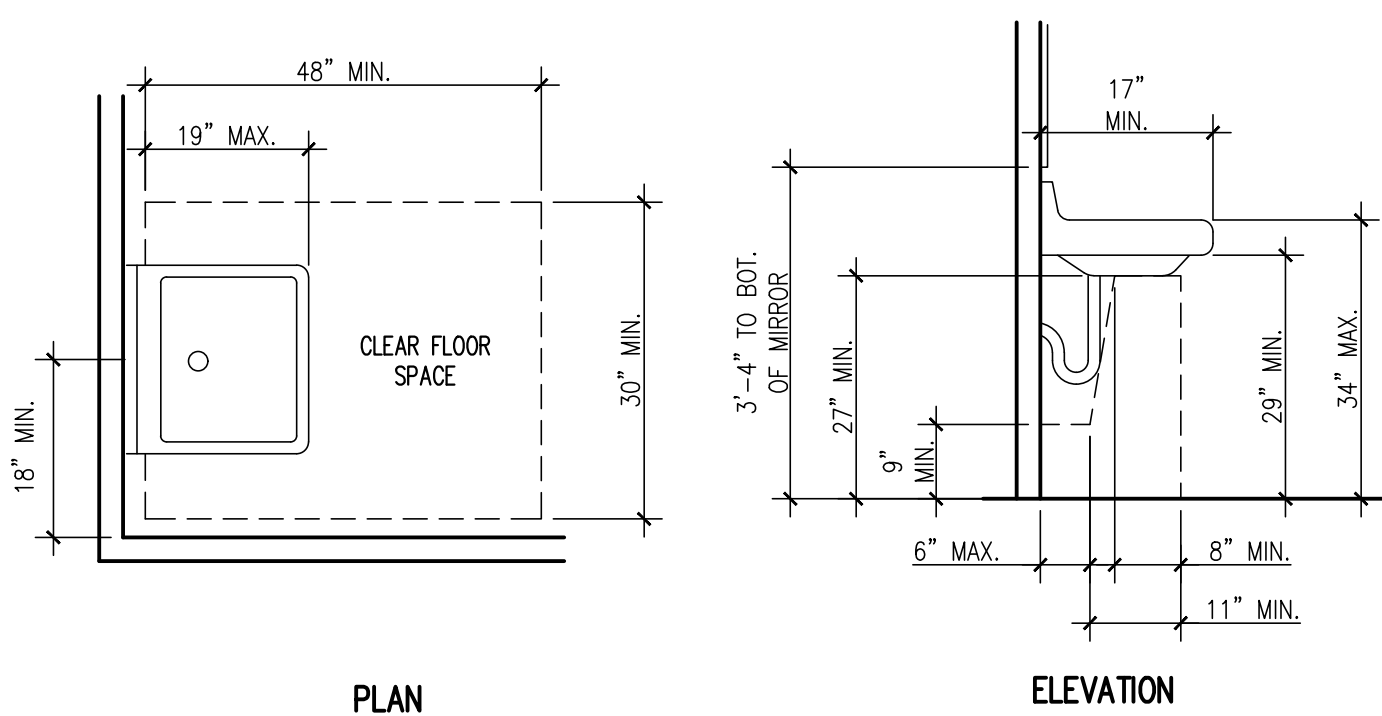
SCALE: NOT TO SCALE

## TOILET ACCOMMODATIONS

8  
A1.0A5.2

## TOILET ACCESSORIES

5  
A1.0A5.2



- LAVATORY NOTES:**
- PROVIDE A CLEAR SPACE 30"x48" IN FRONT OF LAVATORY. THE CLEAR SPACE MAY EXTEND 19" MAXIMUM INTO KNEE AND TOE SPACE UNDER LAVATORY.
  - ONE FULL UNOBSTRUCTED SIDE OF CLEAR SPACE ADJOINS OR OVERLAPS ACCESSIBLE ROUTE OR ADJOINS ANOTHER CLEAR SPACE.
  - INSULATE OR COVER HOT WATER AND DRAIN PIPES UNDER LAVATORIES.
  - NO SHARP OR ABRASIVE SURFACES ARE ALLOWED UNDER LAVATORIES.
  - FAUCET CONTROLS AND OPERATING MECHANISMS ARE REQUIRED TO BE LEVER TYPE, PUSH TYPE OR ELECTRONICALLY CONTROLLED, OPERABLE WITH ONE HAND AND CANNOT REQUIRE GRASPING, PINCHING, OR TWISTING OF WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS DOESN'T EXCEED 5 LBF.
  - HAND OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
  - LAVATORIES SHALL BE 6-1/2" DEEP MAXIMUM.

SCALE: NOT TO SCALE

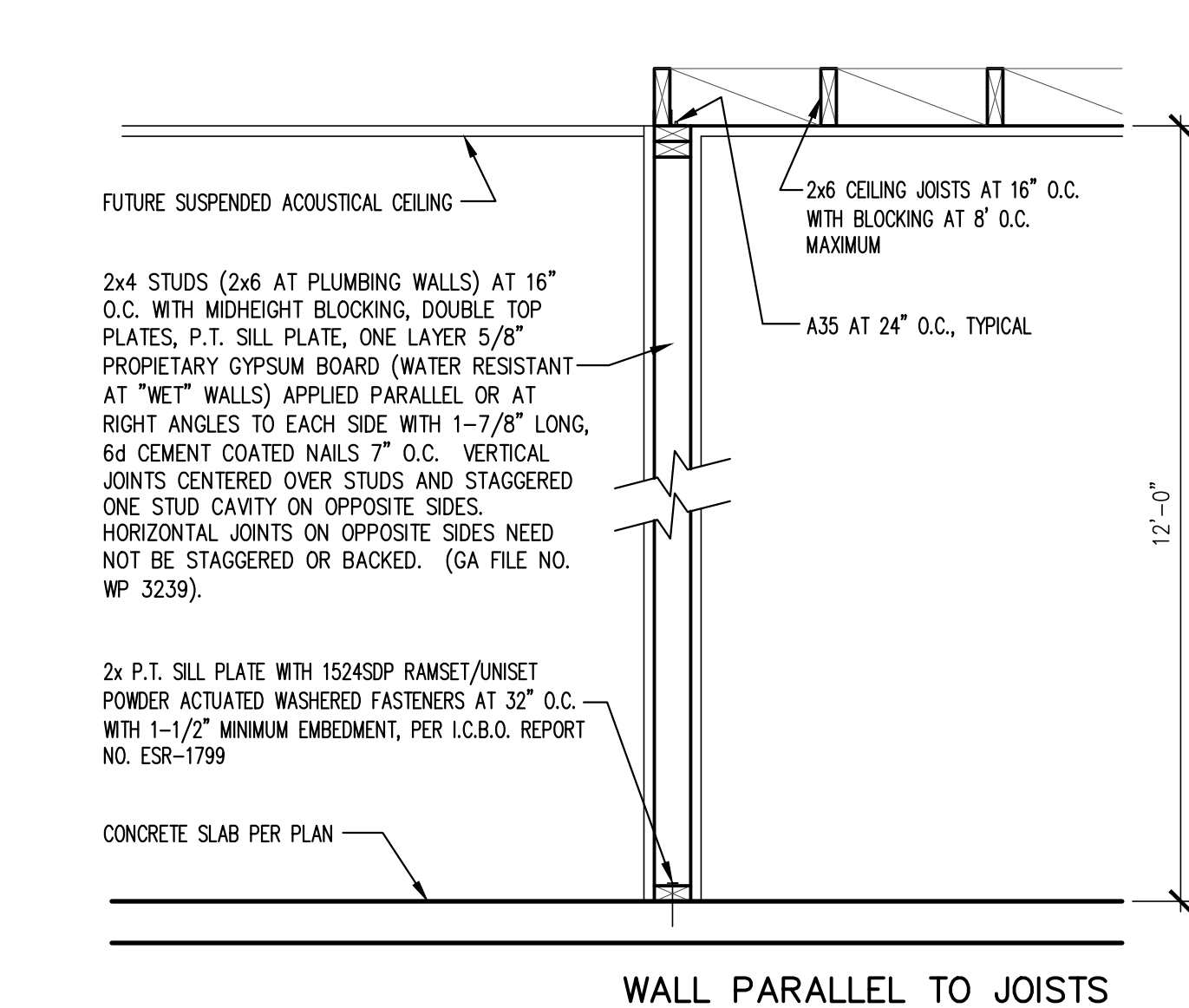
## LAVATORIES

9  
A1.0A5.2

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

## WALL DETAIL

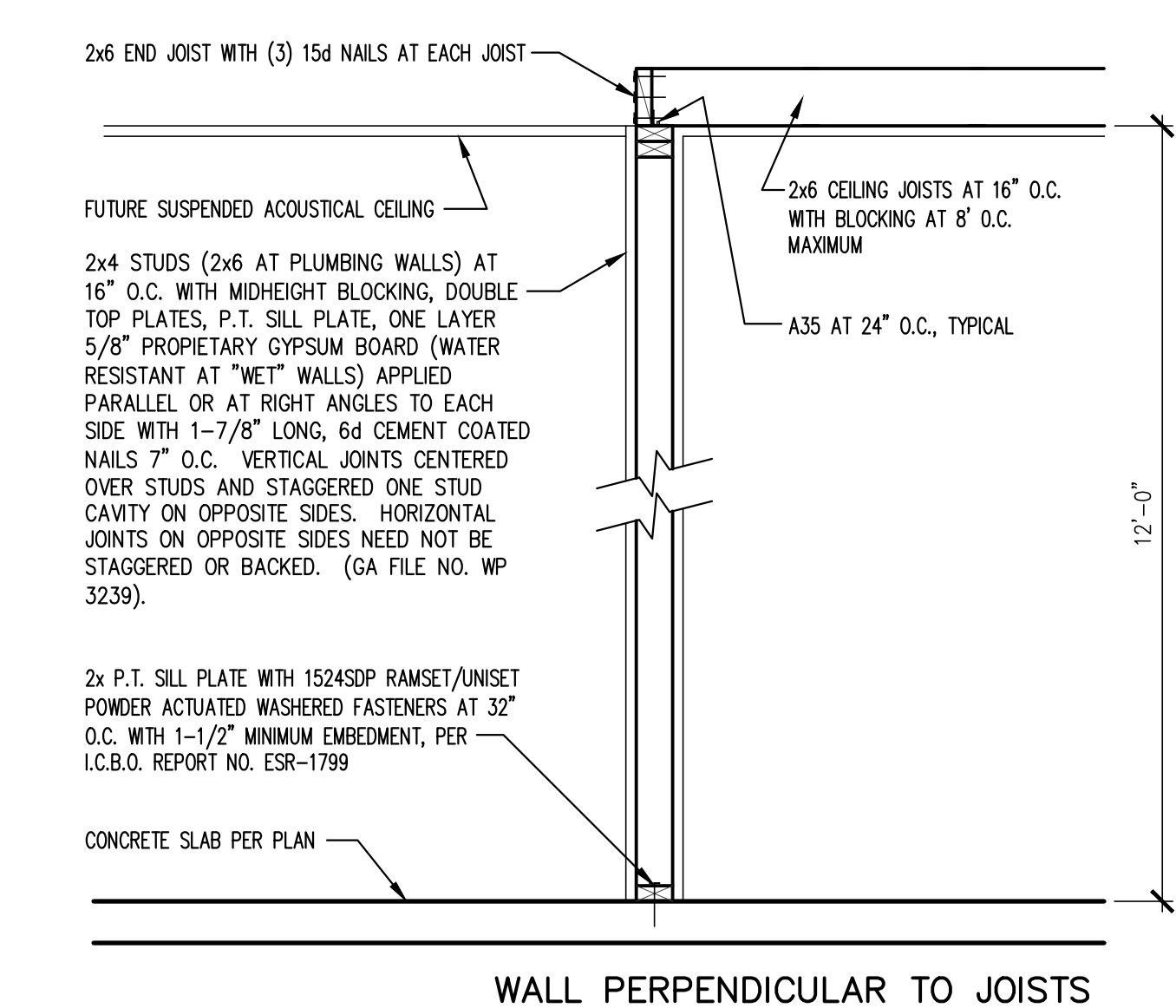
6  
A1.0A5.2



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

## WALL DETAIL

7  
A1.0A5.2



REV.	DESCRIPTION	DATE
A	DESIGN REVIEW	#-##-14
0	ISSUED FOR CONSTRUCTION	#-##-14

OWNER	PROJECT
<b>RD PROPERTIES</b> ATTN: RAMI DARGHALLI 42913 CAPITAL DRIVE, STE. 111 LANCASTER, CA 93535 PHONE: (661) 341-1511	<b>PROPOSED INDUSTRIAL BUILDING</b> APN 3126-009-146 441 EAST AVENUE L LANCASTER, CA 93535 DR. #14-123

SHEET TITLE
<b>CONSTRUCTION DETAILS</b>

LICENSED ARCHITECT
JOHN W. SVALBE No. C-33344 REN 12/31/2017 STATE OF CALIFORNIA

PLANS PREPARED BY:
<b>valley engineering inc.</b> 129 WEST POMERA STREET LANCASTER, CA 93534 TEL: (661) 945-0905 FAX: (661) 945-0170 EMAIL: info@valleyengineering.com WEBSITE: http://www.valleyengineering.com

<b>DRAWN:</b>	C.B. / JWS
<b>DATE:</b>	3-01-17
<b>JOB No.:</b>	14-107
<b>SHEET:</b>	<b>A-5.2</b>
<b>OF</b>	<b>SHEETS</b>