

NEW SHOPPING CENTER  
FOOTHILL RANCH PLAZA  
9606 & 9612 FOOTHILL BLVD  
RANCHO CUCAMONGA, CA

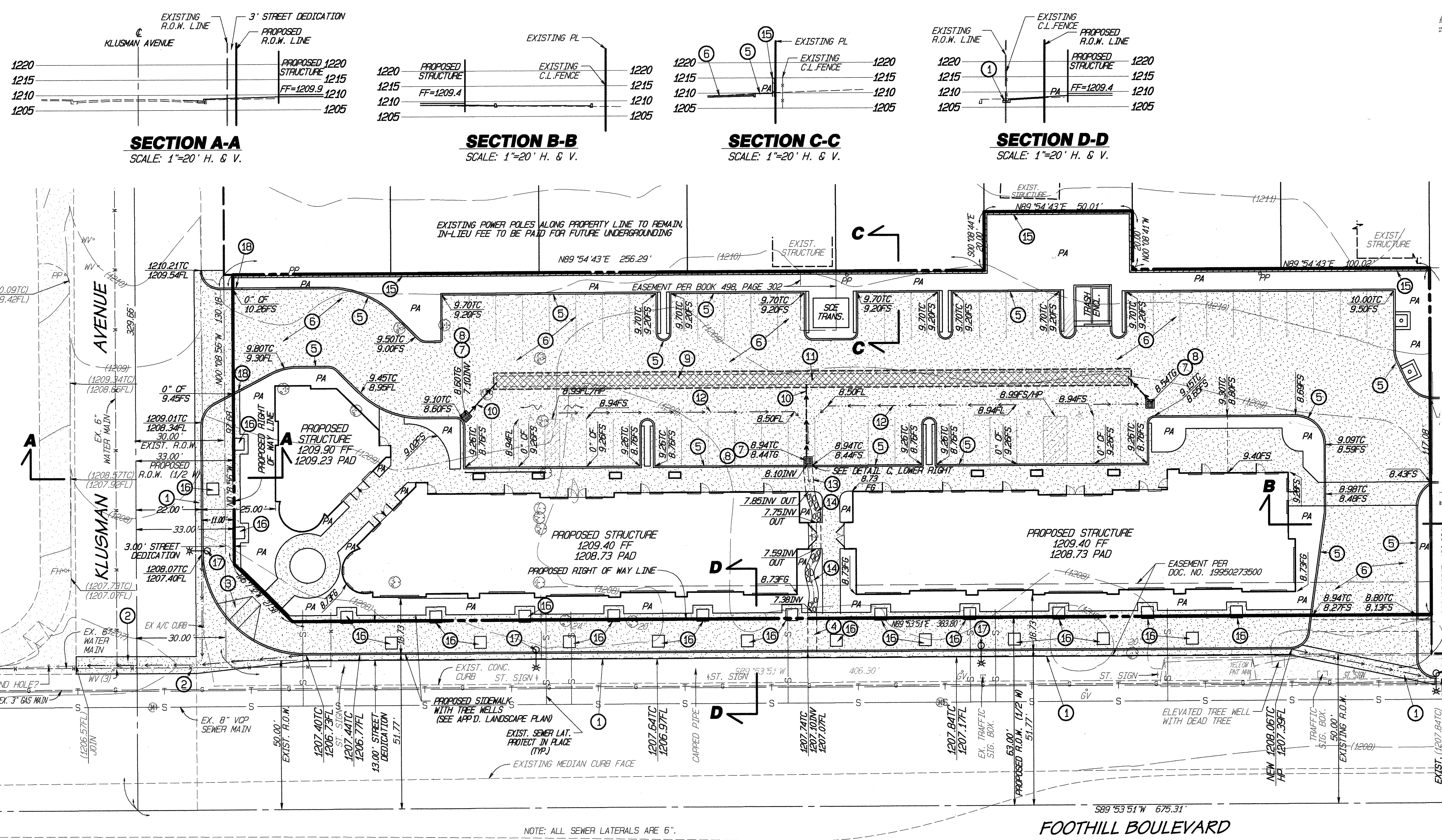
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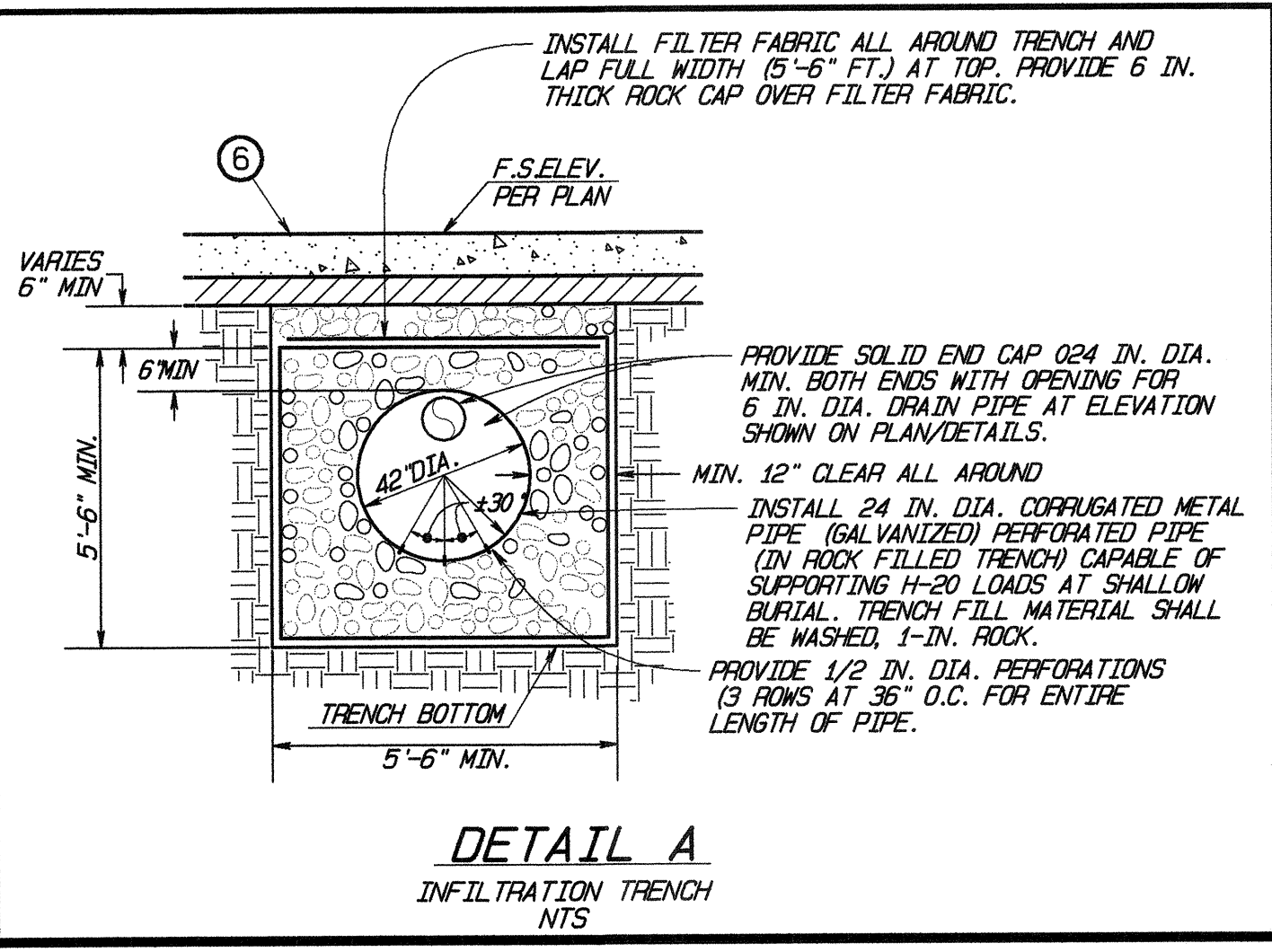
**LEGEND**

(1200) - EXISTING ELEVATION  
FF - FINISH FLOOR  
FG - FINISH GRADE  
FL - FLOW LINE  
FS - FINISH SURFACE  
BS - GRADE BREAK  
GV - GATE VALVE  
HP - HIGH POINT  
INV - INVERT  
PA - PLANTER AREA  
PAD - PAD ELEVATION  
700.00 - PROPOSED ELEVATION  
TG - TOP OF GRADE  
TW - TOP OF WALL

• AREA DRAIN  
--- CONCENTRATED FLOW  
--- DRAIN PIPE  
--- EXISTING HARDSCAPE TO BE REMOVED  
--- (700) EXISTING CONTOUR  
--- EXISTING MASONRY WALL  
--- PROPERTY LINE  
--- PROPOSED CONCRETE  
--- PROPOSED MASONRY WALL  
--- 700 PROPOSED SLOPE  
--- SHEET FLOW  
--- PROPOSED INFILTRATION TRENCH  
• EXISTING TREE WITH ARBORIST'S ID NUMBER (TO BE REMOVED)



- CONSTRUCTION NOTES**
1. CONSTRUCT NEW CURB, GUTTER AND SIDEWALK SEE APPROVED STREET IMPROVEMENT PLANS FOR ADDITIONAL DETAILS
  2. CONSTRUCT CONCRETE CROSS GUTTER SEE APPROVED STREET IMPROVEMENT PLANS FOR ADDITIONAL DETAILS
  3. CONSTRUCT HANDICAP RAMP SEE APPROVED STREET IMPROVEMENT PLANS FOR ADDITIONAL DETAILS
  4. CONSTRUCT CURBSIDE DRAIN OUTLET PER CITY STANDARD PLAN 107.A, WITH OPEN CHANNEL TYPE INLET
  5. CONSTRUCT 6" CONCRETE CURB PER CITY STD. PLAN 104, A1-6
  6. CONCRETE PAVING
  7. INSTALL CATCH BASIN WITH TRAFFIC GRATE (BROOKS PROD. NO. 1818 W/TRAFFIC FRAME/GRATE OR APPD. EQ.)
  8. INSTALL CATCH BASIN FILTER INSERT
  9. INSTALL INFILTRATION TRENCH PER DETAIL A
  10. INSTALL CONNECTOR PIPE (6" DIA) FROM CATCH BASIN TO INFILTRATION TRENCH/PERFORATED PIPE
  11. INSTALL INFILTRATION TRENCH INSPECTION WELL PER DETAIL B
  12. FORM FLOWLINE IN CONCRETE PAVING TO ELEVATIONS SHOWN
  13. INSTALL 3" x 36" RECTANGULAR STEEL PIPE IN CURB FACE, OUTLET BEHIND WALKWAY TO ROCK LINED SNALE
  14. CONSTRUCT ROCK LINED FROM RECTANGULAR STEEL PIPE TO CURBSIDE DRAIN
  15. CONSTRUCT MASONRY SCREEN WALL WITH PROVISIONS (DEEP HOLES OR APPD. EQ.) TO ALLOW RUNOFF TO CONTINUE TO FLOW SOUTHERLY FROM PROPERTIES TO THE NORTH. APPLICANT SHALL RECORD A SEPARATE DOCUMENT ACCEPTING NORMAL, CROSS LOT STORM RUNOFF FROM ADJACENT, UPSTREAM LOTS.
  16. PROPOSED TREE WELL PER LANDSCAPE PLAN
  17. PROPOSED STREET LIGHT PER CITY STANDARDS
  18. CONSTRUCT 36" LONG CURB TAPER (0" OF TO 6" OF)
  19. EXISTING BURIED UTILITIES, PROTECT IN PLACE



FIRE PROTECTION DISTRICT

DISCLOSURE FOR PROJECT NO. DRC2008-00356  
APN: 0208-153-12, 13 & 24

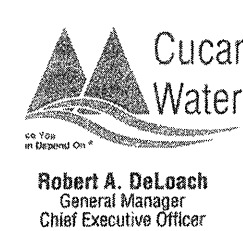
**Community Facilities Districts**

Community Facilities District 85-1 of the Rancho Cucamonga Fire Protection District

The property you are purchasing/own (the "Property") lies within the boundaries of Community Facilities District No. 85-1 ("CFD") of the Rancho Cucamonga Fire Protection District ("Fire Protection District"). This Property is subject to an annual special tax to be levied each Fiscal Year, in perpetuity, and collected as part of the property tax bill. The rate of this special tax is set each year by the Fire Board provided that the rate may not exceed the maximum special tax authorized pursuant to the rate and method of apportionment of such special tax (the "Rate and Method"). The Fiscal Year 2011-2012 adopted maximum special tax for the CFD is set at the rate of \$151.71 per acre plus \$0.82 per square foot of building floor area for commercial properties or \$151.71 per acre plus \$1.00 per square foot of building floor area for industrial properties as determined by the CFD administrator. The amount of this annual special tax is subject to future increases as authorized by the Rate and Method which is contained in the Amendment to Notice of Special Tax Lien ("Amendment to Notice"), which has been recorded against the Property. This annual special tax provides funding for fire protection and suppression services. For additional information, please see the Amendment to Notice or contact the Fire Protection District.

For further information please contact:

The City of Rancho Cucamonga  
Administrative Services Department  
Ingrid Bruce  
GIS/Special District Manager  
909-477-2700 ext. 2575



Cucamonga Valley Water District  
10440 Ashford Street • Rancho Cucamonga, CA 91729-9638  
P.O. BOX 638 • (909) 887-2591 • Fax (909) 478-9332

November 18, 2010

Ms. Amy Bledsoe  
Giron Engineers  
160 N. Glendora Avenue, Suite H  
Glendora, CA 91741

Re: Fire Flow Test  
9606 Foothill Boulevard  
Rancho Cucamonga, CA

Dear Ms. Bledsoe:

Pursuant to your request, we are furnishing herewith the results of a flow test conducted on 11/18/10 at 7:00 a.m. near the above referenced location. The results of the flow test are as follows:

Fire hydrant flowed: 9590 Foothill Boulevard  
Pressure gauge location: Northwest corner of Foothill Boulevard and Klusman Road

Static Water Pressure:	89 p.s.i.
Pitot Reading:	22 p.s.i.
Observed Flow:	2015 g.p.m.
Residual Water Pressure:	81 p.s.i.
Main Size:	6-inch
Outlet Size:	4-inch
Calculated flow at 20 p.s.i.	6450 g.p.m.

The normal static operating pressure ranges from 81 psi to 89 psi for this location based on the average water elevations in the reservoirs. The test results above indicate the capability of the water system at the time the test was made. Since the capacity of the water system may vary as a result of many factors, including changes in demands placed on the system by other users or the static water elevation, we recommend that you give adequate consideration to the information provided, including the normal static operating pressure range, when performing your analysis.

If you have any questions or need additional information, please contact me (909) 987-2591.

Sincerely,

CUCAMONGA VALLEY WATER DISTRICT

Ted Munson Jr.  
Engineering Technician II

Andall J. Reed  
President

Kathy Tings  
Vice President

Oscar Gonzalez  
Director

Henry L. "Hank" Sloy  
Director

James V. Curatolo, Jr.  
Director

<b>CITY OF RANCHO CUCAMONGA</b>	
PLAN, DETAILS & SECTIONS	
<b>GRADING AND DRAINAGE PLAN</b>	
<b>DRC2008-00356</b>	
9606-96012-9622 FOOTHILL BLVD	
APPROVED BY CITY ENGINEER	DATE R.C.E. NO.
DESIGN	RECOMMENDED
DRAWN	SHEET 2 OF 25
CHECKED	DRAWING NO.

**GIRON ENGINEERS INC.**  
654 S. Glendora Avenue  
Glendora, CA 91740  
(626) 335-8782 PHONE & FAX  
giron.engineers@verizon.net

Samuel I. Giron  
DATE RCE 27886  
FILE NO.



CALIFORNIA BUILDING CODE GENERAL NOTES

The structural, electrical and mechanical general notes shall precedence over these general notes.

DIVISION I - GENERAL CONDITIONS

1. The General notes are not to be construed as specifications for construction. Their purpose is one of informing the Owner, Contractor and Sub-Contractors of some specific information with which to become aware and familiar.

2. The general nature of these notes shall in no way diminish the contractor and sub-contractors from completing all work in strict conformance with all aspects of the building codes and with other rules, regulations and ordinances governing the place of the building. Each sub-contractor shall become familiar with any part of the aforementioned building codes, rules, etc. that may affect his work. Some codes that may affect the work are but not limited to the current edition of the Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, Uniform Electrical Code, National Electrical Code, Uniform Fire Code, Architectural Barriers Laws.

3. Scope of Permit (sec. 0104 & 0105 )

a. LIMIT OF AUTHORIZATION. The issuance of a permit is not an approval or an authorization of the work specified therein. A permit is merely an application for inspection, the issuance of which entitles the permittee to inspection of the work which is described therein.

Permits issued under the requirements of this code shall not relieve the Owner of responsibility for securing required permits for work to be done which is regulated by any other code, department or division of the City in which the work is performed.

b. VALIDITY OF OTHER LAWS. Neither issuance of a permit nor the approval by the department of any document shall constitute an approval of any violation of any provision of this code or of any other law or ordinance, and a permit or other document purporting to give authority to violate any law shall not be valid with respect thereto.

4. ALL WORK, CONSTRUCTION AND MATERIALS shall comply with all provisions of the current edition of the governing building code and with other rules, regulations, and ordinances governing the place of the building. Building Code requirements take precedence over the drawings and it shall be the responsibility of anyone supplying labor, materials or both to install his work in conformance with the Building Code and to bring to the attention of the Architect any discrepancies or conflicts between the requirements of the Building Code and the Drawings. DIVISION I SHALL APPLY TO ALL DIVISIONS.

5. DIMENSIONS & CONDITIONS at the job site shall be verified by the Contractor(s). Discrepancies in the drawings or between the drawings and actual field conditions shall be reported to the Architect. Corrected drawings or instructions shall be issued by the Architect prior to the installation of any work.

6. ELECTRICAL, PLUMBING, AND MECHANICAL PLANS shall be submitted for plan check and be approved prior to the beginning of construction. All work in these areas shall be in conformance with the building codes (i.e. Uniform Mechanical Code, Uniform Plumbing Code, etc.) and the Uniform Building Code. Special reference is hereby made to the seismic bracing, tie downs, etc. in the Uniform Building Code for appliances, equipment, etc.

7. SCAFFOLDING OR FALSEWORK: The construction or demolition of any building, structure, scaffolding or falsework more than 3 stories or 36' in height, requires a permit from the State of California Division of Industrial Safety prior to the issuance of a building permit.

8. CONSTRUCTION SAFETY:

a. All work shall conform to the requirements of OSHA or CAL-OSHA, whichever is more restrictive.

b. Pedestrian protection shall conform to the requirements of Section 4407 of the Building code.

9. TEMPORARY TOILET: Maintain sanitary toilet facilities during construction.

10. STAIRS

a. Metal stairs shall conform to the local Building code.

b. Prior to installation of any stair, the contractor shall verify the rise, run, headroom and the number of treads and risers, and shall notify the Architect of any discrepancies between the drawing and actual field conditions. See Dimension and Conditions above.

c. Stair Numbering: See Fire Notes.

d. Stair requirements:

MAXIMUM RISER: 7" ( T 3/4" S.F.)

MINIMUM RUN: 11" (10" S.F.)

MINIMUM HEAD ROOM: 6'-8"

HANDRAILS : 30" TO 34" high

MINIMUM CLEAR WIDTH: 3'-6" (3'-0" S.F.)

11. RAMP REQUIREMENTS:

B. Slope:

6.66% (1:15) maximum slope without handrails. Ramps exceeding this slope shall have handrails.

8.33% (1:12) maximum allowable for handicap access.

12.5% (1:8) maximum.

b. Surface: Roughened or non-slip.

12. EXITS shall be a minimum of 3'-8"(44") wide to public ways.

13. GUARDRAILS: All unenclosed floor and roof openings, open and glazed sides of landings and stairs, balconies or porches which are more than 30" above grade, and roofs used for other than service of the building shall be protected by a guardrail with a minimum height of 42". Open guardrails and stair railings shall have intermediate rails or an ornamental pattern such that no object 3/4" in diameter can pass through. Guardrails shall be designed for 20 lb. lateral load. (Sec. 101B) See Structural Calculations and Details.

14. BATHROOMS:

a. Refer to DIVISION 25, Drywall.

b. In other than dwelling units, (public area, toilets, showers, saunas, etc.) toilet room floors shall have a smooth, hard, non-absorbant, material such as portland cement, concrete, ceramic tile, or other approved material which extends upward onto the walls at least 5". Walls within water closet, compartments and walls within 2 ft. of the front and sides of urinals shall be similarly finished to a height of 4 ft. ( Sec. 2508, 2509)

c. Provide two-hour construction behind all tubs placed adjacent to division / party / fire walls / partitions.

d. Showers: Walls, in all occupancies, shall be finished as specified in subsection (2) above to a height of 70" minimum above the drain inlet. See also DIVISION 25, Drywall.

e. Glazing at showers and tubs: Glazing used in doors and panels of shower and bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic (Sec. 2406.3)

15. CEILING PROJECTIONS: There will be no projections, (light fixtures, etc.) below the 7'-0" high ceilings at hallways, closets, kitchens, etc.

16. TRASH CHUTES: Hatch doors shall be labeled with a one-hour minimum rating. Provide sprinklers conforming to the requirements of the Plumbing code.

17. TRASH ENCLOSURES: Shall be of non-combustible construction.

19. FIRE ASSEMBLIES:

a. All fire assemblies shall be labeled by an approved testing agency except oversize fire doors which shall be provided with a certificate of inspection furnished by an approved testing agency verifying that the oversize door complies with the design materials and construction requirements.

b. A sign shall be displayed permanently near or on each required fire door in letters not less than 1" high to read as follows:

FIRE DOOR  
DO NOT OBSTRUCT

20. FIRE RESISTIVE WALLS OR PARTITIONS:

a. Shall conform to Division 7 of the Building code.

b. DIVISION OR SHAFT ENCLOSURE WALLS: Shall not be pierced by electrical panels, fire hose cabinets, stove vents, or any other item. Openings into one-hour shafts shall be protected by one-hour fire-protected assemblies with self-closers. Openings into 2-hour shafts shall be protected with 1 1/2 hour fire-protected assemblies with self-closers. Provide fire dampers rated as for openings where ducts pierce shaft enclosure.

c. FIRE WALLS: Shall have a minimum time period of fire resistance of 2 hours and shall conform to the requirements of SEC. 705 of the Building Code.

d. 3-HOUR SEPARATIONS: 8" concrete block with all cells filled solid conforming to Tables T20.1, T20.2 and T20.3, item of the Building Code.

21. ONE-HOUR CONSTRUCTION: Building type of one-hour fire resistive construction throughout. The following specifications shall APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

Openings:

A. Openings in floors, shall be enclosed by a one-hour shaft.

B. Openings in walls and partitions shall be protected as specified in Section 4306 of the building code. Where fire-rated walls and partitions require protected openings, the following penetrations into or through such construction are permitted per (Sec. 715).

1) Copper or ferrous pipes or conduits may penetrate walls or partitions, if fire stopped as required by the Building Code.

2) For steel electrical outlet boxes not exceeding 16 sq. in. in area, provided that the area of such openings does not aggregate more than 100 sq. in. for any 100 sq. ft. of wall or partition area. Outlet boxes on opposite sides of walls or partitions shall be separated by a horizontal distance of 24". SEE DIVISION 15, SPECIALTIES.

3) All other penetrations by ducts etc. shall not exceed 100 sq. in. for any 100 sq. ft. of wall or ceiling area.

C. Corridor Construction: Walls and ceilings of 5/8" type "X" gypsum wall board installed per Chapter 43, of the building code, for 1-hour construction.

1) Fire assemblies across exit corridors or which are part of a division wall shall be automatic-closing fire-assemblies which will close automatically upon activation of a smoke detector. Door hold-open devices shall be installed and shall be of an approved type which will release the door so that it will close in the event of a power failure.

2) Openings: Where corridor walls are required to be of 1-hour fire resistive construction, every door shall be protected by a tight-fitting smoke and draft control door assembly having a fire-protection rating of not less than 20 min. per Section 715. Other corridor interior openings shall be fixed and protected by approved 1/4" thick wire glass installed in steel frames per Section 715.

D. Floors: Double floor consisting of, a subfloor of 1" nominal wood sheathing, 5/8" plywood and a finish floor consisting of tongue and groove flooring or a layer of 5/8" plywood having joints staggered with respect to the surface below, or a minimum of 1 1/2" light-weight concrete. Building paper shall be laid between subfloor and finished floor per sec. 711 of the Building Code.

E. Walls: 5/8" approved Type "X" wallboard fastened to wood studs per Table T11.1(2) of the Building Code; joints cemented and taped. At exterior surfaces of exterior walls, 7/8" stucco or cement plaster conforming to requirements of Ch. 7 of the Building Code.

1/2" gypsum wallboard nailed at 7" o.c. to wood studs with 5d drywall nails, with high density rock wool insulation in the spaces between the studs; conforming to the requirements of the governing code.

or

3/4" drop siding or 3/8" exterior plywood over w.p. building paper over 1/2" gypsum board sheathing.

F. Ceilings: Any assembly specified in Table T20.1(2) of the Building Code.

or

At floor/ceiling assemblies, approved 1/2" fire rated gypsum board conforming to approved assembly.

G. Roof: Fire-retardant roof covering which shall be:

a. Any class A or B built-up roofing assembly.

b. Any method specified in Ch. 15

22. Parts or portions of structures, non-structural components and their anchorage to the main structural system shall be designed for lateral forces per sec. 2308.

23. COMPACT PARKING STALLS: Where compact stalls are provided, provide a sign at each garage entrance or other appropriate location which shall contain the following information:

a. Compact cars are to be parked in compact stalls when available.

b. Standard size cars should not be parked in "COMPACT ONLY" stalls.

c. Problems concerning parking should be reported to the property owner or designated representative.

d. Provide the phone number of the property owner or designated representative.

24. TYPE V-B CONSTRUCTION: Buildings of type V-B shall be non-rated throughout using any materials permitted by code including structural elements, exterior and interior walls except walls closer than 5 ft. shall comply with T-601 and T-602 of CBC.

DIVISION 2 - SITE WORK

Check with City / County Building Official for exceptions of soils investigation requirements of existing and surrounding buildings conditions and type V construction 4000 sf. or less based on Sec. 1802.2

1. SOILS REPORT: For soils information, refer to the Foundation Investigation, Appendices, and Amendments which shall be supplied by the Owner, and shall be a part of these Contract Documents. Building Department conditions of approval of soils report to be on site and complied with at all times.

If the actual foundation design loads do not conform to the Foundation loads assumed in the report, the Foundation Engineer shall submit a supplementary report containing specific design recommendations for the heavier loads to the Building Department for review and approval prior to issuance of a permit.

Approval of the soils report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.

2. DEPTH OF FOOTINGS: See structural drawings and soils report.

3. GRADING & EXCAVATIONS:

a. When notification of adjacent property owners is required, by the Building Code, no excavation or grading shall commence until 10 days after the required notices have been posted on the site.

b. This project contains No trenches or excavations 5' or more in depth into which a person is required to descend. If otherwise, obtain necessary permit from the State of California, Division of Industrial Safety prior to the issuance of a building or grading permit.

c. Temporary shoring is required for excavations that remove the lateral support from a public way or an existing building. Excavations adjacent to a public way require Public Works approval prior to issuance of a building permit.

d. Sub-System drain to slope 1/8" min. to sump locate close to footing.

4. DEMOLITION/PREVENTION OF DUST: All debris shall be sufficiently wet at the time of handling to prevent dust from arising .

5. A permit is required for a protection fence or canopy on or over any street or public space Ch. 32.

6. All retaining walls shall be provided with standard surface backrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device.

7. Adequate temporary erosion control devices acceptable to the Department, and if applicable the Department of Public Works, shall be provided and maintained during the rainy season.

8. All deck drainage shall be collected and conducted to an approved location in a non-erosive device.

9. All roof and pad drainage shall be conducted to the street in an acceptable manner.

10. Prior to the placing of compacted fill, a representative of the consulting Soils Engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the City Grading Inspector has also inspected and approved the bottom of the excavation. A written certification to this effect shall be filed with the Department upon completion of the work. The fill shall be placed under the inspection and approval of the Foundation Engineer. A compaction report shall be submitted to the Grading Department upon completion of the compaction.

11. The geologist and soil engineer shall inspect all excavations to determine that conditions are as anticipated and shall make recommendations for correction of hazards found during grading.

12. Any recommendations prepared by the consulting geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Department for approval prior to utilization in the field.

13. If import soils are used, no footings shall be poured until the Soils Engineer has submitted a compaction report containing in-place shear test data and settlement data, to the Department, and obtained approval.

14. All friction pile or caisson drilling and installation shall be performed under the continuous inspection and approval of the Foundation Engineer.

15. Prior to the pouring of concrete, a representative of the consulting Soil Engineer shall inspect and approve the footing excavations. He shall post a notice on the job site for the City Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Building Department upon completion of the work.

16. Installation of shoring, underpinning, and or slot cutting excavations shall be performed under the continuous inspection and approval of the Soil Engineer.

DIVISION 3 - CONCRETE

1. See structural drawings and additional general notes.

2. See Division 2, Grading Notes.

DIVISION 4 - MASONRY

1. DOOR OPENINGS in MASONRY WALLS shall be 4-1/2" horizontal and 2-1/4" vertical larger than door dimension to provide for metal door frame.

2. See structural drawings for additional general notes.

3. See Division 2, Grading Notes.

DIVISION 5 - METAL

1. WELDING: Welding shall be performed by Building Department Certified Welders.

2. STEEL FABRICATION: All fabrication shall be done in the shop of a fabricator licensed by the City having jurisdiction or under the continuous inspection of a registered inspector licensed by the City having jurisdiction.

3. See structural drawings for additional general notes.

DIVISION 6 - CARPENTRY

1. GENERAL: All requirements of Ch. 23, of the Building Code shall be met.

2. PLATES, SILLS, AND SLEEPERS: All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills which rest on concrete or masonry foundations, shall be treated wood or Foundation redwood. (Sec. 2304).

3. WOOD/EARTH SEPARATION: Wood located nearer than 8" to earth shall be treated wood or wood of natural resistance to decay, as defined in Section 2304), where located on concrete slabs placed on earth, wood shall be treated wood or wood of natural resistance to decay. Where not subject to water splash or to exterior moisture and located on concrete having a minimum thickness of 3" with an impervious membrane installed between concrete and earth the wood may be of any species. (Sec. 2304)

4. STUD WALLS: Typical walls shall be framed with 2 x 4 studs at 16" o.c. except where noted otherwise (See structural drawings).

5. FIRE STOPS FOR STUD WALLS AND PARTITIONS: Enclosed spaces in stud walls, partitions and furred walls shall be fire-stopped at the top and bottom and also at the mid-point in walls more than 10 feet high. The distance between fire-stops in walls and partitions shall not exceed 10 feet measured horizontally or vertically. Top and bottom plates which fill all spaces between studs and furring shall be considered fire-stops. Sec. 717.

6. NOTCHING & BORING: At exterior walls and bearing walls studs shall not be notched more than 25% width of stud; at non-bearing partitions not more than 40% width of studs. Bored holes: max diameter 40% any stud and 60% non-bearing stud partitions or in any wall where each bored stud is doubled, provided not more than 2 such successive doubled studs are so bored: No bored hole closer than 5/8" to edge of stud. (Sec. 2308.4) of the building code. Verify with structural drawings. (See DIVISION 15, Plumbing Notes within these general notes)

7. PENETRATIONS: Penetrations in walls requiring protected openings shall be fire-stopped. Firestopping shall be an approved material securely installed and capable of maintaining its integrity when subjected to test temperatures prescribed in C.B.C. Standards for the specific wall or partition. (Sec. 712)

8. FLYWOOD ROOF SHEATHING shall be bonded with intermediate or exterior type glue. (Sec. 2304).

9. Provide draft stops for floor-ceiling assemblies per sec. 717. Draft stops are required above and in line with walls separating tenant spaces from each other and from other uses per sec. 717.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

1. ENERGY INSULATION:

a. All exterior walls shall be insulated with blanket-type mineral fiber or glass fiber insulation conforming to Federal specification HT-1-521E with thermal resistance (R) of not less than 13. Batts shall be kraft faced.

b. All ceilings of roof-ceiling assemblies shall be insulated with a blanket-type mineral or glass fiber insulation conforming to Federal specifications HT-1-1030A with a thermal resistance (R) of not less than 30. Floor insulation, R-19 (See wall sections). Batts shall be kraft faced.

c. Swinging doors or windows to the exterior of unconditioned spaces such as garages shall be fully weather-stripped, gasketed or otherwise treated to limit air infiltration.

d. All sliding glass doors and windows shall be certified and labeled to show conformance with current air infiltration standards of American National Standards Institute (A134.1, A134.3, and A134.4) when tested in accordance with ASTM E 283-T3 with a pressure differential of 1.57 lb/sq. ft.

e. Required tinting and glazing shall be permanently tinted or permanently surface coated by the manufacturer of the glazing material and shall provide a maximum tinting coefficient of 0.55.

f. All steam and steam condensate return piping and all continuously circulating domestic or heating hot water piping shall be insulated as required by the plumbing division.

g. A Certificate of Compliance signed by the insulation contractor and general contractor shall be prominently posted on the site. Certificates can be obtained at all Building Department Offices.

h. All glazing and insulation shall conform to the State Insulation Standards.

2. BELOW GRADE WATER-PROOFING:

a. Fltmkote below-grade wall waterproofing system or equal approved.

b. Poly Resin, Inc. - "Urabond".

c. Thoro System Products below-grade wall waterproofing, or equal approved.

d. See Division 2, Grading Notes.

3. WEEP SCREEDS: A weep screed shall be provided at the foundation plate line on all exterior stud walls constructed on concrete slabs at grade. The screed shall be of a type which will allow trapped water to drain to the exterior of the building.

4. ROOF CONSTRUCTION: Roofing shall conform to Chapter 15 of the Building Code.

5. PARAPET COPING: All parapets shall be provided with coping of approved materials. When of metal, use 26 ga. galvanized steel ( Sec. T04.11).

6. ROOF DRAINAGE: See Section 1503 Roof Drainage, and CMC. Minimum roof slope shall be 3/8" to 1'-0".

7. See Division 2, Grading Notes.

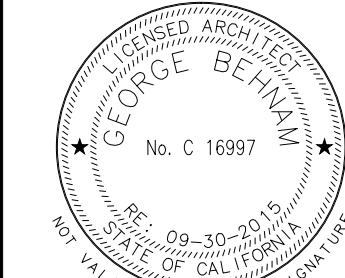
REVISIONS

DATE	

CALIFORNIA LIBERTY INVESTMENTS

FOOTHILL RANCHO PLAZA  
NEW SHOPPING CENTER

PROJECT:-



GEORGE BEHNAM  
ARCHITECT

1160 E. ORANGE THORPE # 109  
PLACENTIA, CA 92670  
(714) 572-2384



PROJECT NO: 120102

CAD DWG FILE: g11

DRAWN BY: H.B.

CHECKED BY: G.B.

SCALE: NOTED

DATE: 04-04-12

SHEET TITLE:


GENERAL  
NOTES

SHEET

GN -1  
3 OF 25



DIVISION 8 - DOORS & WINDOWS

1. EXIT DOORS: Every exit door shall be openable from the inside without the use of a key or any special knowledge or effort. Special locking devices shall be of an approved type. Exit door must open over a landing not more than 1/2" below the threshold. ( Sec. 1124(b) ). Exit doors serving 50 or more occupants shall open in the direction of exit and shall be equipped with panic hardware
2. FIRE DOORS shall be self closing (or automatic closing where required) labeled "Fire Assemblies", including frame and hardware equipped with metal thresholds, and without mail slots or vent openings.
3. GLAZING:
- a. Glass thickness, strength, materials and method of installation shall conform with requirements of Chapter 24 of the Building Code.
- b. Glass and glazing in locations which may be subject to human impact such as flameless glass doors, glass panels, glass exit and entrance doors, sliding glass doors, shower doors, tub enclosures and storm doors shall meet the requirements set forth in the CBC, current Edition.
- c. Glass doors, adjacent panels and all glazed openings within 18" of the adjacent floor, whose least dimension is greater than 18", shall be of glass approved for impact hazard per Section 2406.
- d. All glass must comply with U.S. Consumer Safety Protection Commission requirements.
4. SMOKE AND DRAFT CONTROL: Doors required to have smoke and draft control assemblies shall be provided with a gasket so installed as to provide a seal where the door meets the stop on both sides and across the top.
5. SECURITY PROVISIONS: All openings noted with  symbol are security openings and the following notes shall apply:
- a. All entry doors, sliding glass doors, windows and glazed openings shall conform to the requirements of Security Provision of Local Building Code. Entry doors shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such a view may be provided by a door viewer.
6. SWINGING DOORS:
- a. Door stops of in-swinging doors separating dwelling units from public areas shall be of one-piece construction with the jamb or joined by rabbet to the jamb.
- b. All pin-type hinges which are accessible from outside the secured area when the door is closed shall have non-removable hinge pins. In addition, they shall have minimum 1/4" diameter steel jamb stud with 1/4" minimum projection unless the hinges are shaped to prevent removal of the door if the hinge pins are removed.
- c. The strike plate for latches and the holding device for projecting deadbolts in wood construction shall be secured to the jamb and the wall framing with screws of not less than 2-1/2" length.
- d. Deadbolts shall contain hardened inserts.
- e. Straight deadbolts shall have a minimum throw of 1" and and embedment of not less than 5/8".
- f. A hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4".
- g. Wood flush-type doors shall be 1-3/8" thick minimum with solid core construction.
- h. Hollow core door or doors less than 1-3/8" thickness shall be covered on the inside face with 16 gauge sheet metal attached with screws at 6" on center around the perimeter or equivalent.
- i. Glass doors shall have fully tempered glass complying with Section 2406.1-b of the Building Code.
- j. Doors shall be provided with key-operated locks on the exterior and shall be openable from interior without key, special knowledge or special effort.
- k. Windows and door lights within 40" of the locking device of the door or window shall be fully tempered.
- l. Door locking device shall be a type that will be readily distinguishable as locked. Exit doors used in pairs shall have approved automatic flush bolts.
- m. One-hour rated door assemblies shall have non-combustible stiles extending the full width of the door frame. The assembly shall be capable of withstanding a maximum 450 F temperature rise above ambient after 30 minutes of fire test.
- n. Overhead garage door spring must be contained with a restraint device to anchor the spring to any part thereof in the event of fractures. Both the spring and the restraint device must be identified as conforming to the California Department of Housing and Community Development.
7. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.
8. Screens, barricades, or fences made of material which preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8' of a utility pole or similar structure.
9. Sliding glass doors and windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in the Building Security Code.

10. Sliding doors and windows shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position.
11. Louvered windows shall be protected by metal bars or grills with openings that have at least one dimension of 6" or less, which are constructed to preclude human entry.
12. Other operable windows shall be provided with substantial locking devices.

DIVISION 9 - FINISHES

1. DECORATIONS used in public areas shall be noncombustible or flameproofed in an approved manner.
2. INTERIOR FINISHES shall comply with the flame spread and smoke density requirements of Chapter 12 of the Building Code.
3. PLASTERED SURFACES: On walls, ceilings, and roof soffits exposed to weather shall have exterior lath and plaster conforming to Section 2507 and T.2507.2 respectively, unless exempted by other sections of this code.
4. LATH AND WALLBOARD: In place inspection is required for all interior and exterior lath and/or wallboard before any plastering is applied or any joints and fasteners have been taped and finished.
5. DRYWALL:
- a. Drywall shall conform to Sec. 2508 of Building Code.
- b. Drywall located behind required non-absorbant surfaces shall be water-resistant, see DIVISION I, BATHROOMS.

DIVISION 10 - SPECIALTIES

NOT USED

DIVISION 11 - EQUIPMENT

NOT USED

DIVISION 12 - FURNISHING

NOT USED

DIVISION 13 - SPECIAL CONSTRUCTION

1. SOUND TRANSMISSION CONTROL: Refer to State noise Insulation Standards for Sound Rated Partitions and Impact Rated Floor/Ceiling Assemblies and Chapter 35 of Building Code for total requirements.
- Sound control shall be provided in walls and floor-ceiling separating dwelling units and between such residential uses and any public uses (such as interior corridors, interior public areas, service areas, garages, etc.).
- a. WALLS: Airborne sound control with minimum STC rating of 50.
- b. FLOORS/CEILINGS: Airborne sound control with minimum STC rating of 50 and impact sound control with minimum IIC rating of 50.
2. ADDITIONAL REQUIREMENTS:
- a. An approved permanent, and resilient acoustical sealant will be provided along the joint between the floor and the separation walls.
- b. All penetrations into sound rated partitions or floor/ceiling assemblies will be sealed with approved resilient sealant.
- c. All rigid conduit, ducts, plumbing pipes and appliance vents located in sound assemblies will be isolated from the building construction by means of resilient sleeves, mounts or minimum 1/4" thick approved resilient material. (Exception: gas piping need not be isolated.)
- d. Metal ventilating and conditioned air ducts located in sound assemblies will be lined. (Exception: Ducts serving only kitchen cooking facilities, and bathrooms need not be lined.)
- e. Wall mounted lavatories and toilets are not permitted on sound rated partitions.
- f. Combustion air, kitchen and bathroom exhaust ducts within sound-separation assemblies shall be wrapped with approved insulation.
3. ELECTRICAL REQUIREMENTS: An outlet box is defined as a box used for receptacles, switches, surface-mounted lighting fixtures, junction points, telephone, thermostats, television uses, etc. No box dimension shall exceed 6".
- a. Only outlet boxes and a ceiling exhaust fan in the bathroom will be permitted in walls and ceilings of sound rated construction. All other equipment and devices which include recessed fixtures, panel boards, heaters, kitchen exhaust fan, sound producing equipment, bells, intercoms, etc., shall not be installed in these sound rated walls and ceilings unless prior approval has been obtained from the Structural Research Engineer.

- b. Outlet boxes may be installed in the sound rated walls or ceilings as follows:
- 1) Boxes which penetrate the wall in one area or occupancy shall not be installed in the same space between studs containing a box which penetrates into another area or occupancy.
- 2) There shall be one solid stud between outlet boxes and minimum 24" separation from center to center.
- 3) Outlet boxes shall have a depth of not more than 1-1/2", so as to allow the required 2" uncompressed insulation to be installed in a standard 2" x 4" wall. On walls of deeper dimensions, boxes of greater depths may be used.
- 4) Back and sides of boxes shall be sealed with 1/8" resilient sealant and backed with 2" minimum mineral fiber insulation (TV, telephone, and intercom outlets must be installed in boxes accordingly).
- 5) Conduits or raceways (stubouts) may penetrate the sound rated walls or ceilings, provided the conduit is covered at the penetration point with a permanently resilient sealant.
- 6) The requirements for outlet boxes installed for televisions, telephones and thermostats (electrical and pneumatic) shall be the same as for receptacles or switches. Plaster rings, open back boxes, or mounting plates shall not be permitted.
- 7) Where metallic raceway material (rigid metal conduit, steel tube) is installed in sound rated floor-ceiling assemblies it shall be isolated from the floor joist with a resilient material at the points of support. At the point where the raceway passes through holes or notches, care should be taken to insure that the raceway does not touch the surface of the joists. The resilient material used may be rubber, carpet padding, or other approved material.
- 8) When rigid metallic raceway is installed in the floor-ceiling spaces, the space shall have a minimum of 2" of mineral insulation below. Care should be taken during installation of the raceway to allow for this 2" of noncompressed insulation below.

- c. Floor-ceiling assemblies between residential areas and equipment penthouses (AC units, etc.) shall be installed in accordance to meet the sound separation requirements.
- d. Doors to units from interior corridors are required to have a minimum STC rating of 30 (Laminated 1 3/4" solid-core doors with resilient stops and gaskets meet this requirement).
- e. Mineral fiber insulation shall be installed in joist spaces to a point 12" beyond the pipe or duct, whenever a plumbing pipe, or duct penetrates a floor-ceiling assembly from within a wall.
- f. Surface material (including carpets) are part of the floor-ceiling assembly and shall be installed and inspected before the Certificate of Occupancy is issued.

DIVISION 14 - ELEVATORS

1. Elevators shall conform to Chapter 30 of Building Code.
2. General Cab Requirements:
3. All Handicap Codes including but not limited to Title 24.

DIVISION 15 - MECHANICAL

1. GAS SHUT-OFF: Shall be provided outside the building and shall be conspicuously marked.
2. ROOF DRAINAGE:
- a. Where roof systems are not designed to support accumulated water, they shall be sloped for drainage. See Section 1503 of the Building Code.
- b. Unless roofs are sloped to drain over roof edges, or to support accumulated water, roof drains shall be installed per Section 3207(b).
- c. Where roof drains are required, overflow drains or scuppers shall be provided per plumbing Code
- d. Roof drains discharging water within 25 feet of a street property line must be conducted under sidewalk. All roof drainage shall be conducted to the street by means of approved non-erosive device.
- e. Overflow drains drain lines shall be independent from the roof drain lines.
3. FAN EXHAUST SYSTEMS:
- a. For mechanical ventilation systems used in lieu of required windows at toilet rooms, laundries, and other areas requiring windows, provide a fan exhaust system operable from light switch which provides five air changes per hour direct to outside air.
- b. Every exhaust system shall terminate at a point outside of the building not less than 5 ft. from any operable window or fresh air intake. (UMC 1104(a))

- c. Exhaust outlets for ducts that convey noxious gases, flammable vapors or corrosive vapors, shall terminate outside of the building and at least 10 ft. from any building and shall be located at least ten feet above the adjoining grade level. Every such exhaust outlet which is located above the roof shall extend at least two feet above the roof surface per Mechanical Code
- d. Provide fire dampers where ducts pierce corridor wall or ceiling and enter a shaft.
4. WATER HEATERS, BOILERS, AND STORAGE TANKS with non-rigid water connections shall be strapped for lateral support. See Division I
5. APPROVED GAS VENTS installed in walls or buildings 3 stories or less in height (4 stories if equipped with an automatic fire-extinguishing system) need not be enclosed.
6. HEATING:
- a. Heating for apartments shall be provided by facilities capable of maintaining a room temperature of 70 degrees Fahrenheit at a point three feet above the floor in all habitable rooms. No unvented or open flame gas heaters shall be permitted.
- b. Plans and calculations for the capacity of the comfort heaters shall be submitted to the Governing Agency for approval prior to installation.
- c. All heaters or cooling ducts located outside the building energy envelop shall have all joints and seams sealed and shall be insulated with a minimum of 1" thick (0.6 kbs/cu. ft.) fibrous insulation.
- d. All gas appliances except water heaters and range top burners shall be equipped with intermittent ignition devices.
- e. Provide backdraft dampers in all fan systems exhausting air from the energy envelope.
7. GARAGE VENTILATION: Every parking garage(5-2 occupancy) when provided with a mechanical system of ventilation, shall provide a uniform movement of air sufficient to produce one complete change of air every fifteen minutes. Where a mechanical exhaust system is used, the exhaust ventilation shall be taken at a point within 18" of the floor level. All ducts shall be protected and maintained so that designed capacities shall not be impaired. Ventilation duct openings shall be spaced not further than 50 feet apart around the perimeter of the room. See drawings for those rooms requiring a mechanical system of ventilation. (Sec. 406)
8. FIRE SPRINKLERS shall be provided only at locations shown on the drawings. System must be approved by Plumbing Division prior to installation.
9. PLUMBING NOTES:
- a. The sizes of cuts, notches or holes made into woodframes members, through which plumbing or water piping may pass, may be of such size and shape, and so located as to permit a general downward free movement of the wood framing, relative to the plumbing or water piping of 5/8" at that level for each floor below the notch or hole level. Obtain Structural Engineer's permission before cutting or notching structural member.
- b. All water outlets including tubs, showers and lavatories shall be positioned in the gypsum board walls with 5/8" clear at top shall not be plastered or grouted solid All joints shall be fitted with non-hardening mastic and covered with escutcheon plates.
- c. All wood framing will shrink. Shrinkage in wood-frame members may be assumed to be 4% transverse to the grain, and approximately 0.2% in the direction of the grain, and the total amount to be compensated for in either direction shall be at least the sum of the calculated increments of shrinkage in that direction for each wood member. For purpose of general calculation allow 5/8" shrinkage per floor for wood framing.
- d. In compensating for movement of wood framing in other direction, swing joints, loops, acceptable sleeve connections, flexible connectors, and/or other applicable types of joints appropriately located at each floor and acceptable to the Department of Building and Safety may be used in lieu of cuts, notches or holes as specified above.

- Detailed information showing proposed method must be furnished to the contractor prior to issuance of a plumbing permit.
- e. Plumbing clean outs shall not be visible from living, dining and hall except as noted on plans.
- f. All gas piping shall have joints at each floor or other City Plumbing Code approved devices for flexible gas pipe installation.
- g. Bathtubs shall have solid connections thereby eliminating access panels.
- h. Provide sway bracing on any piping so designated by the building inspector.

DIVISION 16 - ELECTRICAL

1. LIGHTINGS shall conform with the requirements of the Electrical Code.
2. T.V. ANTENNA CROSSARMS and other roof obstructions shall be located 7 feet minimum above the roof.

REVISIONS

DATE	
	△

DENVELOPER :

CALIFORNIA LIBERTY INVESTMENTS

537 CERES AVE  
LOS ANGELES, CA 90013

PROJECT:-

FOOTHILL RANCHO PLAZA

NEW SHOPPING CENTER

9606-96012-9622 FOOTHILL BLVD

RANCHO CUCAMONGA, CA



GEORGE BEHNAM

ARCHITECT

1160 E. ORANGESTHORPE # 109  
PLACENTIA, CA 92870

(714)572-2384

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PROJECT NO: 120102  
CAD DWG FILE: g11  
DRAWN BY : H.B.  
CHECKED BY: G.B.  
SCALE: NOTED  
DATE : 04-04-12

SHEET TITLE:  
  
GENERAL  
NOTES

SHEET

GN -2  
4 OF 25



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RESOLUTION NO. 12-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DEVELOPMENT REVIEW DRC2008-00356, A PROPOSAL TO CONSTRUCT 3 BUILDINGS TOTALING 11,588 SQUARE FEET IN THE SPECIALTY COMMERCIAL (SC) DISTRICT (SUBAREA 3), WITHIN THE FOOTHILL BOULEVARD SPECIFIC PLAN, LOCATED AT THE NORTHEAST CORNER OF FOOTHILL BOULEVARD AND KUSMAN AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0208-153-12, 0208-153-13, AND 0208-153-24.

A. Recitals

1. Giron Engineers, Inc., on behalf of the property owner, filed an application for the issuance of Development Review DRC2008-00356, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Development Review request is referred to as "the application."

2. On the 11th day of January 2012, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on said application and concluded said hearing on that date.

3. All legal prerequisites prior to the adoption of this Resolution have occurred.

B. Resolution

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Rancho Cucamonga as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing on January 11, 2012, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a shopping center located at the northeast corner of Foothill Boulevard and Kusman Avenue; and

b. The shopping center is comprised of three (3) buildings, with a combined floor area of approximately 11,588 square feet; and

c. The specific location of the project site is at the northeast corner of Foothill Boulevard and Kusman Avenue (APN: 0208-153-12, 0208-153-13, and 0208-153-24). The total area of work consists of 3 parcels that total approximately 1.08 acre, that is presently developed with a single-family residence on 9612 Foothill Boulevard; and

d. The commercial center is bound by single-family residences on the north, to the east is a designated Historic Landmark known as Cucamonga Service Station, and commercial development to the south and west; and

e. The zoning of the center is the Specialty Commercial (SC) District of the Foothill Boulevard Specific Plan. The zoning of the properties to the north, south and east is the Specialty Commercial (SC) District (Subarea 3) of the Foothill Boulevard Specific Plan. The zoning of the property to the west is Community Commercial (CC) District of the Foothill Boulevard Specific Plan; and

f. The proposal is to demolish the existing single-family residence, garage, and shed and construct a commercial center of 11,588 square feet; and

g. This application is in conjunction with Tree Removal Permit DRC2010-00943 and Variance DRC2010-00941; and

h. There are 55 parking stalls within the commercial center, including 4 handicap parking stalls. The parking requirement for the shopping center is 46 parking stalls based on a calculation of 1 parking stall per 250 square feet of gross floor area.

3. Based upon the substantial evidence presented to this Commission during the above-referenced meeting and upon the specific findings of facts set forth in Paragraphs 1 and 2 above, this Commission hereby finds and concludes as follows:

a. The proposed development is in accordance with the General Plan, the objectives of the Development Code and the Foothill Boulevard Specific Plan, and the purposes of the district in which the site is located. The proposed project is a commercial center totaling 11,588 square feet. The underlying General Plan designation is Mixed Use.

b. The proposed development, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

c. The proposed development complies with each of the applicable provisions of the Development Code and the Foothill Boulevard Specific Plan. The proposed development meets all standards outlined in the Development Code and the Foothill Boulevard Specific Plan and the design and development standards and policies of the Planning Commission and the City.

4. The Planning Department staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies as a Class 32 exemption under State CEQA Guidelines Section 15332 - In-Fill Development Projects - as the proposal includes in-fill development consistent with the applicable General Plan designation and regulations. There is no substantial evidence that the project may have a significant effect on the environment.

5. Based upon the findings and conclusions set forth in Paragraphs 1, 2, 3, and 4 above, this Commission hereby approves the application subject to each and every condition set forth below and in the Standard Conditions, attached hereto and incorporated herein by this reference.

Planning Department

1) Approval is for the construction of an 11,588 square foot commercial center in the Specialty Commercial (SC) District of the Foothill Boulevard Specific Plan, located at the northeast corner of Foothill Boulevard and Kusman Avenue. APN: 0208-153-12, 0208-153-13, 0208-153-24.

2) Approval of this request shall not waive compliance with any sections of the Development Code, Foothill Boulevard Specific Plan, State Fire Marshal's regulations, Uniform Building Code, or any other City Ordinances.

3) Approval of the Uniform Sign Program DRC2010-00944, which includes new signage, is contingent upon approval of Development Review DRC2008-00356. All signs shall require review and approval of a Sign Permit application by the Planning Director prior to installation.

4) Incorporated improvements specified in the Foothill Boulevard Visual Improvement Plan applicable to the development of properties along Foothill Boulevard are subject to the City Engineer and Planning Director approval, including street lights and street trees as specified in the Standard Conditions.

5) The new trash enclosure proposed at the north side of the project site shall be constructed per City standard.

6) The output surface (face) of all lamp heads on wall-mounted light fixtures and the light standards shall be parallel to the ground in order to eliminate glare and minimize lighting on the adjacent properties. The maximum height of light standards, including the base, measured from the finished surface is 15 feet.

7) New walls, including retaining walls, shall be constructed of decorative masonry block such as slumpstone or stackstone, or have a decorative finish such as stucco

8) The Landscape Plan shall comply with Ordinance No. 823 adopted by the City Council on December 2, 2010. All landscaping shall be installed prior to final acceptance of the building and/or project site as complete and release for occupancy.

9) Any new groundmounted equipment and utility boxes, including transformers, back-flow devices, etc., shall be screened by a minimum of two rows of shrubs spaced a minimum of 18 inches on center. This equipment shall be painted forest green.

10) Any new Double Detector Checks (DDC) and Fire Department Connections (FDC) that are required and/or proposed shall be screened behind a 4-foot high block wall. These walls shall have a decorative finish to match the architecture of the shopping center.

Engineering Department

1) Foothill Boulevard frontage improvements shall be in accordance with the City's "Major Divided Arterial" Standards and including:

- Widen to provide 40 feet from median to face of curb. Provide transition to existing pavement width off-site to east in existing right-of-way to satisfaction of the Traffic Engineer.
- Provide curb and gutter, street trees and drive approach.
- Provide three (3) 16,000 Lumens HPSV street lights on Foothill Boulevard.
- Reconstruct cross gutter on Kusman Avenue.
- Provide, protect or replace existing R 26(s) "NO STOPPING" signs.
- Provide additional traffic striping and signage as required including a Bike Lane.

2) The Foothill Boulevard frontage shall be designed in accordance with the City adopted Foothill Boulevard Historic Route 66 Visual Improvement Plan including street lights. The VIP designates a "Suburban Parkway Enhancement Area" featuring colored pavement emblazoned with the Route 66 logo, special sidewalk treatment, artwork and a historic post and a cable roadway safety barrier. Said enhancements within the parkway area shall be maintained by the developer and shall be included in the CC & R's. Revise existing Landscape Maintenance District plans for median accordingly to reflect the above improvements.

3) Kusman Avenue frontage improvements shall be in accordance with the City's "Collector Street" Standards and including:

- Provide curb and gutter, street trees and drive approach. Curb return to have a 35-foot radius to join with Foothill Boulevard
- Provide one (1) 16,000 Lumens HPSV street light on Kusman Avenue.
- Provide, protect or replace existing R 26(s) "NO STOPPING" signs.
- Provide additional traffic striping and signage as required.
- Frontage improvements to include City's Foothill Boulevard Specific and Visual Improvement Plans for special Activity Centers, same as for Foothill Boulevard.

4) Provide an interim westbound Foothill Boulevard bus stop consisting of an 8-inch thick PCC pad in the outside travel lane. Dimensions shall be 100-feet long by 10-feet wide. Start the pad west of the Foothill Boulevard driveway at the point of curb return and extend to the west.

5) All drive approaches shall conform to Standard Drawing-101 Type C, with a minimum width of 35 feet measured at the right-of-way.

6) An in-lieu fee as contribution to the future undergrounding of the existing overhead utilities (telecommunications and electrical, except for any 66 kV electrical) on the north project boundary, east of Kusman Avenue, shall be paid to the City prior to the issuance of building permits. The fee shall be one-half the City adopted unit amount times the length from the center of Kusman Avenue to the east project boundary.

7) The separate parcels contained within the project boundaries shall be legally combined into one parcel prior to issuance of building permits. Complete a Certificate of Compliance to merge all the separate lots into one lot.

8) Dedicate all necessary rights-of-way prior to recording the Parcel Merger, including widths sufficient to encompass 0.5 feet behind sidewalk (appears to be 65 feet on Foothill Boulevard and 35 feet on Kusman Avenue) and a corner property line cutoff to accommodate access ramps per City Standards.

9) All street parkways shall slope at 2% from top of curb to 1 foot behind the sidewalk along all street frontages.

10) Provide cross-lot drainage easements (or drainage acceptance agreement) in favor of the properties to the north. Adequate provisions shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.

11) Provide access easement so adjacent properties to the east and the alley can use proposed drive approach(s) to Foothill Boulevard and Kusman Avenue. Provide a reciprocal access easement in favor of the property to the east.

12) Provide curbside drain outlets for all drainage through the public right-of-way. Construct curbside drain outlets per City Standard No. 107-B.

13) No decorative paving on the drive approaches on Foothill Boulevard and Kusman Avenue. Said paving shall be outside the public right-of-way.

6. The Secretary to this Commission shall certify the adoption of this Resolution.

APPROVED AND ADOPTED THIS 11TH DAY OF JANUARY 2012.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY:

Luis Munoz, Jr., Chairman

ATTEST:

James R. Troyer, AICP, Secretary

I, James R. Troyer, AICP, Secretary of the Planning Commission of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 11th day of January 2012, by the following vote-to-wit:

AYES: COMMISSIONERS: FLETCHER, HOWDYSHILL, MUNOZ, OAXACA, WIMBERL

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

SECTION 1401 GENERAL

1401.1 Scope. This chapter shall apply to structures in the course of construction, alteration or demolition, including those in underground locations. Compliance with NFPA 241 is required for items not specifically addressed herein.

1401.2 Purpose. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

SECTION 1402 DEFINITIONS

1402.1 Terms defined in Chapter 2. Words and terms used in this chapter and defined in Chapter 2 shall have the meanings ascribed to them as defined therein.

SECTION 1403 TEMPORARY HEATING EQUIPMENT

1403.1 Listed. Temporary heating devices shall be listed and labeled in accordance with the California Mechanical Code. Installation, maintenance and use of temporary heating devices shall be in accordance with the terms of the listing.

1403.2 Oil-fired heaters. Oil-fired heaters shall comply with Section 601.

1403.3 L.P. gas heaters. Fuel supplies for liquefied petroleum gas-fired heaters shall comply with Chapter 38 and the California Mechanical Code.

1403.4 Refueling. Refueling operations for liquid-fueled equipment or appliances shall be conducted in accordance with Section 3405. The equipment or appliance shall be allowed to cool prior to refueling.

1403.5 Installation. Clearance to combustibles from temporary heating devices shall be maintained in accordance with the labeled equipment. When in operation, temporary heating devices shall be fixed in place and protected from damage, dislodgement or overturning in accordance with the manufacturer's instructions.

1403.6 Supervision. The use of temporary heating devices shall be supervised and maintained only by competent personnel.

2010 CALIFORNIA FIRE CODE

tion and waste materials. Such storage areas shall not be used for the storage of combustible materials.

1405.4 Precautions against fire. Sources of ignition and storage areas shall be prohibited in flammable and combustible liquid storage areas. Signs shall be posted in accordance with Section 310.

1405.5 Handling at point of final use. Class I and II liquids shall be kept in approved safety containers.

1405.6 Leakage and spills. Leaking vessels shall be immediately repaired or taken out of service and spills shall be cleaned up and disposed of properly.

SECTION 1406 FLAMMABLE GASES

1406.1 Storage and handling. The storage, use and handling of flammable gases shall comply with Chapter 35.

SECTION 1407 EXPLOSIVE MATERIALS

1407.1 Storage and handling. Explosive materials shall be stored, used and handled in accordance with Chapter 33.

1407.2 Supervision. Blasting operations shall be conducted in accordance with Chapter 33.

1407.3 Demolition using explosives. Approved fire hoses for use in demolition projects shall be maintained in the demolition site whenever explosives are used for demolition. Such fire hoses shall be connected to an approved water supply and shall be capable of being brought to bear on post-demolition fires anywhere on the site of the demolition operation.

SECTION 1408 OWNER'S RESPONSIBILITY FOR FIRE PROTECTION

1408.1 Program superintendent. The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. The fire prevention program superintendent shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where guard service is provided, the superintendent shall be responsible for the guard service.

1408.2 Prefire plans. The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans.

1408.3 Training. Training of responsible personnel in the use of the fire protection equipment shall be the responsibility of the fire prevention program superintendent.

1408.4 Fire protection devices. The fire prevention program superintendent shall determine that all fire protection equipment is maintained and serviced in accordance with this code.

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SECTION 1412 WATER SUPPLY FOR FIRE PROTECTION

1412.1 When required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.

SECTION 1413 STANDPIPES

1413.1 Where required. In buildings required to have standpipes by Section 903.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed when the progress of construction is not more than 40 feet (12 192 mm) in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to usable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having second decking or flooring.

1413.2 Buildings being demolished. Where a building is being demolished and a standpipe is existing within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

1413.3 Detailed requirements. Standpipes shall be installed in accordance with the provisions of Section 905.

Exception: Standpipes shall be either temporary or permanent in nature, and with or without a water supply, provided that such standpipes comply with the requirements of Section 905 as to capacity, outlets and materials.

SECTION 1414 AUTOMATIC SPRINKLER SYSTEM

1414.1 Completion before occupancy. In buildings where an automatic sprinkler system is required by this code or the California Building Code, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved, except as provided in Section 102.3.4.

1414.2 Operation of valves. Operation of sprinkler control valves shall be allowed only by properly authorized personnel and shall be accompanied by notification of duly designated parties. When the sprinkler function is being regularly tested off and on to facilitate connection of newly completed seg-

ments, the sprinkler control valves shall be checked in the end of each work period to ascertain that protection is at the end.

SECTION 1415 PORTABLE FIRE EXTINGUISHERS

1415.1 Where required. Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and stored for not less than ordinary hazard as follows:

1. At each stairway on all floor levels where combustible materials have accumulated.
2. In every storage and construction shed.
3. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.

SECTION 1416 MOTORIZED EQUIPMENT

1416.1 Conditions of use. Internal-combustion-powered construction equipment shall be used in accordance with all of the following conditions:

1. Equipment shall be located so that exhausts do not discharge against combustible material.
2. Exhausts shall be piped to the outside of the building.
3. Equipment shall not be refueled while in operation.
4. Fuel for equipment shall be stored in an approved area outside of the building.

SECTION 1417 SAFEGUARDING ROOFING OPERATIONS

1417.1 General. Roofing operations utilizing heat-producing systems or other ignition sources shall be conducted in accordance with Sections 1417.2 and 1417.3 and Chapter 26.

1417.2 Asphalt and tar kettles. Asphalt and tar kettles shall be operated in accordance with Section 303.

1417.3 Fire extinguishers for roof fire operations. Fire extinguishers shall comply with Section 906. There shall be not less than one multipurpose portable fire extinguisher with a minimum 3-A 40-B:C rating on the roof being covered or repaired.



City of Rancho Cucamonga  
BUILDING AND SAFETY SERVICES DEPARTMENT  
FIRE CONSTRUCTION SERVICES  
10500 Civic Center Dr. | Rancho Cucamonga, CA 91730  
T: (909) 477-2710 | F: (909) 477-2711 | www.cityofrc.com



Rancho Cucamonga Fire Protection District  
Prevention Bureau Standard

TEMPORARY POWER RELEASE  
(CHECKLIST & PROCEDURES)

The following items are required to be completed prior to power releases:

1. The FCS Building and Contact Occupancy Information and utilities shut off form (blue form) must be completely filled out and submitted.
2. The Fire Department Access shall be completed per the approved plans and RCFPD Standards. This includes AC paving and identification of fire lanes.
3. The Underground Fire Line must be completely installed tested and final acceptance granted. FDC's, PIV's and back flow devices must be painted red, and hydrants must be painted yellow. Signage and bollards must be installed in accordance to RCFPD Standards.
4. The Overhead Fire Sprinkler System shall be installed tested and final acceptance granted.
5. The Fire Alarm (sprinkler monitoring, smoke detection, or evacuation systems) required shall have plan check approval, be completely installed (including phone lines) and must be ready for testing.
6. All Required Exits shall be completed and lead to a public right-of-way. This includes any concrete flat work and AC paving that would lead exit systems to a public right-of-way.
7. All the Interior Illumination including the Emergency Lighting and the Exit Signs shall be installed. The lighting system must be ready for testing.
8. All Fire Extinguishers shall be installed. The manufacturer's date must be current or the unit must be tagged. The type and size of the extinguishers must be per RCFPD Standards.
9. All the Fire Protection System required for any specific hazard shall have plan check approval, installed and ready for testing.
10. All Hazardous Materials shall have plan check approval; the building shall identify the materials to be used or stored in accordance to NFPA 704.
11. The Knox Box(es), switch(es) or padlock(s) shall either be installed or ordered.
12. The Building Address numbers must have lighting installed to provide automatic illumination.
13. A complete Site Plan drawn on 8 1/2" x 11" paper identifying the location of the following items must be submitted:
  - a. The building floor plan and location of the address numbers.
  - b. Access points/gates, adjacent stairways, and fire lanes.
  - c. Location of on-site and off-site fire hydrants, PIV's, Risers, FDC's.
  - d. Knox Box location
  - e. Fire Alarm control panel and key pad
  - f. Utilities shut of locations (gas, electric, and water)
  - g. Other Fire Suppression Systems, hazardous material use and storage.
14. All the required uniform Fire Code Permits shall have been issued and the necessary plans approved, (i.e. high pile storage, LPG, combustible liquids, assembly use, welding, etc.)
15. Provide a Letter of Intent from the owner and/or tenant on company letterhead, signed by an authorized company officer or the owner requesting temporary power. Include a detail analysis of the purpose for a temporary conditional release, and note that the building or suite will not be occupied or used for storing merchandise. (See attached sample letter)
16. For Temporary Power of all Shell Buildings, provide a letter of intent from the developer and owner stating that the building will not be occupied until the Building and Safety Department releases occupancy to the building and that the power release is only for the testing of the Fire Alarm and the building systems. If some features of the building required for occupancy have not been installed, please note each specific item such as lighting, emergency illumination, exit signs, etc. (See attached sample letter)
17. When As-Built Plans are required, the plans must be submitted and approved prior to any release.
18. All construction work conducted at the time of power release must have the Required Building Permit.
19. Fire Construction Services (FCS) field personnel shall review any items not completed with the FCS supervisor.

You may require additional information or technical assistance, please contact Fire Construction Services at (909) 477-2713

SECTION 1411 MEANS OF EGRESS

(B) 1411.1 Stairways required. Where a building has been constructed to a building height of 50 feet (15 240 mm) or four stories, or where an existing building exceeding 50 feet (15 240 mm) in building height is altered, at least one temporary lighted stairways shall be provided unless one or more of the permanent stairways are erected as the construction progresses.

1411.2 Maintenance. Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

Exception: Approved temporary means of egress systems and facilities.

2010 CALIFORNIA FIRE CODE

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INTENT

Title: Release of Construction Permits	Effective: Sept. 2003
Standard # 14-1	Revised: January 2011
Page 1 of 2	

The intent of this standard is to establish criteria for the release of construction permits with regard to the installation and availability of fire apparatus access roads and fire protection water supplies before any combustible materials are placed on a construction site.

AUTHORITY

This standard is in accordance with RCFPD Ordinance FD 50 and the 2010 California Fire Code.

ADOPTED STANDARD

1. Issuance of Building Permits

Building Permits shall not be issued until the Fire District inspects and approves fire apparatus access and water supply. In consideration of practical difficulties:

- a. If a permanent all-weather, hard-surfaced driving surface and permanent approved water supply cannot be established prior to construction, temporary arrangements may be considered (see below).
- b. For guidelines for temporary access roadways and/or water supplies see Standard 14-2.

2. Access Roadway Requirements and Design Criteria

Permanent fire access roadways shall meet City of Rancho Cucamonga Engineering Standards and RCFPD Standard 5-1.

3. Water Supply

- a. Public water supplies shall only be considered to be established upon notification of the Fire District by the water purveyor (CVWD or Fontana Water).
- b. Private (on-site) water supplies shall be considered to be established only upon inspection and approval by the Fire District.
- c. On-site hydrants will be considered to be established and available for fire department use when the following criteria are met:
  - i. Flushed and cleared of debris
  - ii. Painted bright yellow per CVWD standard
  - iii. Street valves are accessible
  - iv. Chlorination completed if required by CVWD
  - v. Height and orientation approved
  - vi. Bollards are installed where required
  - vii. Outlets are provided with approved blue caps to denote a private hydrant

4. Alternate Method

When construction timing necessitates the issuance of Building permits for the purposes of forming and pouring of slabs, footing, or foundations prior to approved access and water supply being provided, the following procedure may be utilized.

- a. Application is made to the fire code official for an Alternate Method. An application fee will be assessed.
- b. Applicant must submit a detailed site plan indicating specific lots involved.
- c. Applicant must submit a letter on company letterhead agreeing not to deliver any combustible material on site except for construction material necessary to build forms for concrete installation. The letter must also indicate a time frame for the temporary situation.
- d. Applicant must provide a letter detailing procedures for the notification of emergency services that may be needed at the site.
- e. Approval will be subject to review and inspection by the fire code official.
- f. Temporary access and water supply measures when required shall be in accordance with RCFPD Standard 14-2.

RCFPD Standard # 14-1





**Rancho Cucamonga Fire Protection District**  
**Prevention Bureau Standard**

Title: **Fire Apparatus Access Roads**

Standard # 5-1 Effective: 12/18/03  
Page 1 of 3 Revised: January 2011

**INTENT**

The intent of this standard is to establish consistent requirements for fire apparatus access roads required by the Fire Code.

**AUTHORITY**

This standard is in accordance with RCFPD Ordinance FD 50 and the 2010 California Fire Code.

**ADOPTED STANDARD**

**1. Design, Construction, and Maintenance of Fire Apparatus Access Roads.**

- The design and construction materials of fire apparatus access roads shall be submitted with site plans and shall be approved prior to installation.
- In accordance with Section 503.1.2 of the Fire Code, when conditions or circumstances warrant, the fire code official is authorized to require more than one fire apparatus access road.
- In accordance with Section 503.2 of the Fire Code, fire apparatus access roads shall be all-weather, hard-surfaced and continuously maintained.
- The width of a fire apparatus access road shall not be less than 26 feet.  
**Exception-** Access roads at entry medians constructed for private commercial, industrial, or residential developments shall be a minimum of 20 feet on each side. The 20-foot access road shall not be a part of a radius turn. This exception does not apply to public streets.
- The unobstructed vertical clearance of a fire apparatus access road shall not be less than 14 feet 6 inches.  
**Exception-** Overhead and/or vertical obstructions shall not be located within an aerial fire apparatus access road. See Section 503.7 of the Fire Code.
- Fire apparatus access roads shall be designed to withstand 80,000 pounds of gross vehicle weight and surfaced to provide all-weather driving capabilities. When required by the fire code official, a stamped and signed report by a registered engineer in the State of California shall be provided when plans are submitted for review and approval. The report must certify the design of the fire apparatus access road.
- Fire apparatus access roads shall be continuously maintained and remain unobstructed during construction. Please refer to RCFPD Standard 14-1 for fire apparatus access road construction requirements prior to and during construction. Please refer to RCFPD Standard 14-2 for temporary fire apparatus access roads.
- Fire apparatus access roads where fire hydrants are installed shall be designed and constructed to accommodate the full flow of the hydrants under testing conditions without damaging the road.

- Dips, humps, traffic calming devices, or other surface irregularities shall not be installed without prior consent of the fire code official and shall not impede the movement of fire apparatus having a wheelbase of 350 inches with a minimum ground clearance of 11 inches.  
**Note:** Traffic calming shall be primarily accomplished by the use of a speed cushion concept and design. Manufactured speed cushions available from Traffic Logix (<http://www.trafficlogix.com/speed-cushions.asp>), Road Kare International (<http://www.roadkare.net/index.php>), and other vendors with comparable products are approved for use. Speed cushions constructed of concrete or asphalt that utilize a design similar to manufactured products can also be submitted for approval. Submit plans and specifications for review and approval prior to installing any traffic calming device or measure.
- The maximum grade of a fire apparatus access road shall not exceed 12%.  
**Exception-** The maximum grade of an aerial fire apparatus access road shall not exceed 5%.
- The maximum cross grade of a fire apparatus access road shall not exceed 5%.
- The minimum outside turning radius shall be 46 feet and the maximum inside radius shall be 20 feet.  
**Exception-** When an outside radius greater than 46 feet is provided, the inside radius may increase in proportion to the outside radius.
- Grade breaks in a fire apparatus access road shall not be greater than 9° or 20% on either side of the break.
- Fire apparatus access road dead-ends in excess of 150 feet shall be provided with an approved means to turn around such as an approved cut-de-sac, bulb, or hammerhead.
- Turf Block and similar concrete sub-systems shall not be used in the construction of a fire apparatus access road. Grasspave2, Gravelpave2, and similar porous systems will be considered in limited applications. Such systems shall be specifically approved by the fire code official prior to installation and shall be in accordance with RCFPD Standard 5-2.
- Gates installed across a fire apparatus access road shall be approved by the fire code official and shall be in accordance with RCFPD Standards 5-3 and 5-4.
- Removable bollards installed to limit access to fire apparatus access roads that are designated emergency vehicle access only shall not exceed 40 pounds and shall be approved by the fire code official prior to installation.

**2. Identification of Fire Apparatus Access Roads.** Fire apparatus access roads shall be identified by a least one of the following methods. The fire code official may require additional means of identification as necessary to adequately identify access roads.

- Curb Painting.**
  - The curb adjoining a fire apparatus access road shall be painted red. The words "FIRE LANE-NO PARKING" shall be clearly stenciled on the top and face of the curb at intervals not exceeding 30 feet. The letters shall be white, 3 ½ inches high, and ½ inch stroke.
  - Every section of curb more than 4 feet in length that adjoins the fire apparatus access road must be painted red; all curbs exceeding 8 feet shall be painted red and stenciled.
- Sign Posting.**
  - Signs shall be posted immediately adjacent to, visible from, and along the entire length of the fire apparatus access road. The sign shall read, "FIRE LANE-NO PARKING".
  - The signs shall be installed facing the direction of travel at intervals not exceeding 100 feet. The spacing may be reduced at the discretion of the fire code official.
  - The signs shall be installed 2 feet inside the curb line or edge of pavement. Signs may be required to be installed on walls, fences, gates, or other structures in order to adequately identify the fire apparatus access road.
  - Where the entire roadway width is designated as a fire apparatus access road, signs shall be posted on both sides. The sign spacing shall not exceed 100 feet between any two signs on the same side of the roadway.

**c. Pavement Marking.**

- The roadway shall be painted with 5-inch red stripes to designate the 26-foot wide dimension of the fire apparatus access road. The words "FIRE LANE" shall be stenciled at each end of the fire apparatus access road. The letters shall be white, 2 feet in height with a 3-inch stroke.
- Where the fire apparatus access road exceeds 150 feet but is less than 300 feet, the words "FIRE LANE" shall be stenciled at both ends of the fire apparatus access road and at least once at the midway point.
- Where the fire apparatus access road exceeds 300 feet, the words "FIRE LANE" shall be stenciled at both ends of the fire apparatus access road and at intervals of 150 feet or less. The stenciling must be equally distributed throughout the fire apparatus access road.

**2. Maintenance of Fire Apparatus Access Roads**

- Maintaining the fire apparatus access road unobstructed shall be the responsibility of the owner of the building, the tenants, employees, visitors and all delivery personnel.
- Maintenance of the fire apparatus access road paving, curb painting, signs, pavement striping, and stencils shall be the responsibility of the property owner and/or property manager.
- All violators will be cited in accordance with the Rancho Cucamonga Municipal Code, the California Vehicle Code, and the Fire Code.

Title: <b>Commercial/Industrial Building Address Signage</b>	
Standard # 5-8	Effective: December 2002
Page 1 of 2	Revised: January 2011

**INTENT**

The intent of this standard is to establish consistent guidelines for the installation of address signage and monuments for commercial and industrial buildings. It is the intent of this standard that the provisions are applicable to new and existing facilities as conditions and circumstances warrant.

**Note:** Street addresses and unit numbers are assigned by the Building Department in coordination with the US Postal Service and in accordance with this standard.

**AUTHORITY**

This standard is in accordance with RCFPD Ordinance FD 50 and the 2010 California Fire Code.

**ADOPTED STANDARD**

**1. General Requirements**

- Illuminated address signage is required on every commercial and industrial building. Additional illuminated or non-illuminated signage may be required as necessary to ensure emergency response personnel can quickly identify specific addresses.
- Address signage shall be automatically illuminated from dusk to dawn.
- Required signage may be internally or externally illuminated.
- Signage characters shall contrast with their background.
- Address and/or building designation signage shall be located on each structure near the top corner of the wall plane. Additional signage may be required for "U" shaped or other odd shaped structures or as required by the fire code official to ensure that buildings are readily identifiable by responders.
- Address signage shall be on the side of the building that faces the street to which the building is addressed.
- Building and/or unit identification signage shall include the building's designation (usually the building number or letter) and the range of the units within that building.
- Signage characters for the building's address or designation shall be:
  - A minimum of 8 inches in height.
  - A minimum of 10 inches in height for buildings with a set-back of more than 50 feet but less than 100 feet from the curb face.
  - A minimum of 12 inches in height for buildings with a set-back of more than 100 feet from the curb face.
- When a building is set back more than 200 feet from the street on which it is addressed or where a building is obscured by other buildings in a multi-building complex, an illuminated monument address sign shall be provided. When possible, the need for a monument sign shall be determined during the Development Review process.
- In some cases it may be necessary to post the name of the street with the building address.
- Approved and installed landscaping shall take into consideration the location of address and unit signage such that the mature height and canopy/width of plants and trees will not obstruct the view of signage required and installed in accordance with this standard.
- The superintendent of a new development shall request a field survey by the fire code official prior to the final inspection. The fire code official shall review the proposed location and size of the building address signage. When a monument address sign is required, the superintendent shall also request a field survey by the Planning Department. When approved, the location of the building signage and the monument address sign shall be recorded on a site plan and maintained in the permanent file for the complex.

**Multi-Tenant Buildings**

- For multi-tenant buildings, individual suites of offices shall be provided with unit address signage at the main entry and all other personnel access doors with characters that are a minimum of 4 inches in height. First floor units shall be designated as "100" series suites or offices, second floor units shall be designated as "200" series, etc. The numbering of suites shall follow a logical sequence and shall be subject to approval by the fire code official.
- Exterior perimeter fire department access doors shall be identified and numbered in accordance with RCFPD Standard 5-5.

**Corridors and Breezeways**

- Buildings with interior/exterior corridors shall have signs posted at the landing of each stairwell and elevator indicating the range of units on that floor with arrows pointing to the direction to those units. Characters shall be a minimum of 4 inches in height.
- Buildings with breezeway type corridors shall have signs posted next to all the lower level stairwell landings indicating the range of units that are accessible by that particular stairway. Characters shall be a minimum of 4 inches in height.

**4. Monuments**

- A monument sign may be installed to identify the name of a commercial or industrial complex and the common street address or the range of street addresses for all of the buildings in the complex.
- Monuments shall be automatically illuminated from dusk to dawn.
- Monuments may be internally or externally illuminated.
- Monuments are limited to one per vehicular entrance.
- Monument signs shall be located 5 feet from the property line.
- Monument signage characters shall be a minimum of 8 inches in height.
- Monument signs shall be comply with all City of Rancho Cucamonga Planning, Zoning, and Engineering requirements.
- Monument signs shall be in accordance with City of Rancho Cucamonga Planning, Zoning, and Engineering requirements.

Title: <b>Knox Boxes</b>	
Standard # 5-9	Effective: January 2003
Page 1 of 2	Revised: January 2011

**INTENT**

The intent of this standard is to establish consistent requirements for location, installation, identification, and general care of Knox key boxes required by the Fire District.

**AUTHORITY**

This standard is in accordance with RCFPD Ordinance FD 50 and the 2010 California Fire Code.

**ADOPTED STANDARD**

When required by the fire code official, Knox key boxes shall be installed on buildings, in the proximity of gates, and in other locations that require immediate fire department access to provide emergency medical care and/or to protect property from damage that can result from fire, water, and other destructive forces.

This standard shall apply to all new construction and shall apply retroactively to regulated facilities that do not already have a Knox key box installed and to all regulated facilities found to have too few Knox key boxes to facilitate quick fire department entry.

Knox key boxes shall be in accordance with the following:

- Buildings**
  - Boxes shall be installed on the wall of a building within 10 feet of the front door.
  - Boxes shall be installed in approved locations that are readily accessible to fire personnel.
  - Boxes shall be installed on a permanent surface or device in accordance with the manufacturer's recommendations.
- Gates**
  - Boxes shall be installed within 10 feet of locked gates that provide the required access in a public pool enclosure and other locked gates intended to provide pedestrian access for emergency response personnel.
  - Boxes shall be installed securely on a flat, sturdy surface in an approved location that is readily accessible to fire personnel.
- Height**

The box shall be installed such that the top of the box is between 5 feet and 6 feet from the ground.
- Visibility**

The box shall be installed in an approved location that provides a clear, unobstructed view of the box.
- Alarms**

Boxes are not required to be monitored by the fire alarm system, the sprinkler monitoring system, or the building's security system. If the building or business owner desires to have the box monitored, the monitoring shall be approved by the fire code official. A field test intended to ensure that the correct signal is issued by the monitored box is required. Boxes that are monitored for tampering shall be identified by affixing a decal with the letter "A" in either yellow or white on the door of the box.
- Identification**
  - A red reflective Knox decal shall be placed on the main entry door of the building or suite to alert fire personnel that a Knox key box is available.
  - For multi-tenant buildings, a Knox decal shall be placed on the main entry door of each tenant space. Additional decals can be purchased from Knox. The Fire District does not supply additional decals.
  - Decal shall be placed 5 feet above the ground.
- Other General Requirements**
  - Every building in a multi-building apartment community equipped with fire alarm and/or fire sprinkler systems, including business offices, recreation centers, laundry buildings, and similar auxiliary use buildings, shall have a key box installed in a location approved by the fire code official.
  - Multi-tenant buildings and buildings over 50,000 square feet may be required to install more than one key box in additional locations specified by the fire code official. Each installed key box shall contain the full complement of keys and tools required in Section 7e.
  - The fire code official may require the installation of additional key boxes on commercial out-buildings and other auxiliary structures such as pump rooms and generator enclosures. Such key boxes are only required to contain keys necessary to access the individual auxiliary structure.
  - Liift-off key box doors shall be secured to the box by using the chain provided.
  - Boxes shall include keys capable of providing access to all portions of the building and rooms within a building unless a specific exemption is granted by the fire code official.
  - Boxes shall also include keys to: locks securing post indicator valve (PIV) handles, locks securing backflow detector check valves, the fire alarm or fire sprinkler monitoring control unit, reset fire alarm manual boxes, locks securing gates that are intended to provide access for emergency response personnel, locks securing roof hatches, operate the firefighters' operation and recall of the elevator, and all mechanical and equipment rooms. Special tools required for resetting manual pull boxes or other devices shall also be secured in the key box where practical.
  - When a building owner desires to install additional boxes, they shall be installed in locations approved by the fire code official.
  - All keys shall be clearly identified by the use of approved durable, weather-resistant key tags provided by the owner or occupant.
- Maintenance**
  - Knox key boxes shall not be painted. Painting damages seals and can prevent the box from being opened. Painted boxes shall be replaced.
  - Clear visibility of the box and easy access to the box shall be maintained at all times.
  - When new locks are added to a facility or existing locks are re-keyed, the tenant and/or building owner shall provide new or replacement keys for the key box and shall notify the fire code official that the keys need to be placed in the key box.

**STANDARD CONDITIONS**

December 16, 2010  
Klusman Plaza  
9606 Foothill  
(2) Retail Buildings  
DRCC2008-00396

**THE FOLLOWING STANDARD CONDITIONS APPLY TO THIS PROJECT**

The RCFPD Procedures & Standards which are referenced in this document can be access on the web at <http://www.rancho-cucamonga.ca.us/fire/index.htm> under the Fire Safety Division & Fire Construction Services section. Search by article; the preceding number of the standard refers to the article. Chose the appropriate article number then a drop down menu will appear, select the corresponding standard.

**FSC-1 Public and Private Water Supply**

- Design guidelines for Fire Hydrants: The following provides design guidelines for the spacing and location of fire hydrants:
  - The maximum distance between fire hydrants in commercial/industrial projects is 300-feet. No portion of the exterior wall shall be located more than 150-feet from an approved fire hydrant. For cut-de-sacs, the distance shall not exceed 100-feet.
  - The preferred locations for fire hydrants are:
    - At the entrance(s) to a commercial, industrial or residential project from the public roadways.
    - At intersections.
    - On the right side of the street, whenever practical and possible.
    - As required by the Fire Safety Division to meet operational needs of the Fire District.
    - A minimum of forty-feet (40') from any building.
  - If any portion of a facility or building is located more than 150-feet from a public fire hydrant measured on an approved route around the exterior of the facility or building, additional private or public fire hydrants and mains capable of supplying the required fire flow shall be provided.

**FSC-2 Fire Flow**

- The required minimum fire flow for this project, when automatic fire sprinklers are installed is 1500 gallons per minute at a minimum residual pressure of 20-pounds per square inch. This flow reflects a 50-percent reduction for the installation of an approved automatic fire sprinkler system in accordance with NFPA 13 with central station monitoring. This requirement is made in accordance with the California Fire Code Appendix, as adopted by the Fire District Ordinances.
- Public fire hydrants located within a 500-foot radius of the proposed project may be used to provide the required fire flow subject to Fire District review and approval. Private fire hydrants on adjacent property shall not be used to provide required fire flow.
- Fire protection water plans are required for all projects that must extend the existing water supply to or onto the site. Building permits will not be issued until fire protection water plans are approved.
- On all site plans to be submitted for review, show all fire hydrants located within 600-feet of the proposed project site.

**FSC-3 Prerequisite for submittal of Overhead Automatic Fire Sprinkler Systems**

- Prior to submitting plans for an overhead automatic fire sprinkler system, the applicant shall submit plans, specifications and calculations for the fire sprinkler system underground supply piping. Approval of the underground supply piping system must be obtained prior to submitting the overhead fire sprinkler system plans.

**FSC-4 Requirements for Automatic Fire Sprinkler Systems**

Automatic fire sprinklers shall be installed in buildings as required by the 2007 California Fire Code and the Rancho Cucamonga Fire Protection District Ordinance FD46 and/or any other applicable standards require an approved automatic fire sprinkler system to be installed.

**FSC-5 Fire Alarm System & Sprinkler Monitoring**

- The 2007 California Building Code, the RCFPD Fire Alarm Standard, Ordinance FD46 and/or the 2007 California Fire Code require that fire sprinkler systems must be monitored by Central Station sprinkler monitoring system. A manual and/or automatic fire alarm system fire may also be required based on the use and occupancy of the building. Plan check approval and a building permit are required prior to the installation of a fire alarm or a sprinkler monitoring system. Plans and specifications shall be submitted to Fire Construction Services in accordance with RCFPD Fire Alarm Standard.

**FSC-6 Fire District Site Access**

- Fire District access roadways include public roads, streets and highways, as well as private roads, streets drive aisles and/or designated fire lanes. Please reference the RCFPD Fire Department Access Roadways Standard.
- Location of Access: All portions of the structures 1" story exterior wall shall be located within 150-feet of Fire District vehicle access, measure on an approved route around the exterior of the building. Landscaped areas, unpaved changes in elevation, gates and fences are deemed obstructions.
- Specifications for private Fire District access roadways per the RCFPD Standards are:
  - The minimum unobstructed width is 26-feet.
  - The maximum inside turn radius shall be 24-feet.
  - The minimum outside turn radius shall be 50-feet.
  - The minimum radius for cul-de-sacs is 45-feet.
  - The minimum vertical clearance is 14-feet, 6-inches.
  - At any private entry median, the minimum width of traffic lanes shall be 20-feet on each side.
  - The angle of departure and approach shall not exceed 9-degrees or 20 percent.
  - The maximum grade of the driving surface shall not exceed 12%.
  - Support a minimum load of 70,000 pounds gross vehicle weight (GVW).
  - Trees and shrubs planted adjacent to the fire lane shall be kept trimmed to a minimum of 14-feet, 6-inches from the ground up. Vegetation shall not be allowed to obstruct Fire Department apparatus.
- Access Doorways: Approved doorways, accessible without the use of a ladder, shall be provided as follows:
  - In buildings without high-piled storage, access shall be provided in accordance with the 2001 California Building Code, Fire and/or any other applicable standards.
  - In buildings with high-piled storage access doors shall be provided in each 100 lineal feet or major fraction thereof, of the exterior wall that faces the required access roadways. When railways are installed provisions shall be made to maintain Fire District access to all required openings.
- Access Walkways: Hardscaped access walkways shall be provided from the fire apparatus access road to all required building exterior openings.
- Commercial/Industrial Gates: Any gate installed across a Fire Department access road shall be in accordance with Fire District Standard. The following design requirements apply:
  - Prior to the fabrication and installation of the gates, plans are required to be submitted to Fire Construction Services (FCS) for approval. Upon the completion of the installation and before placing the gates in service, inspection and final acceptance must be requested from FCS.
  - Gates must slide open horizontally or swing inward.
  - Gates may be motorized or manual.
  - When fully open, the minimum clearance dimension of drive access shall be 20 feet.
  - Manual gates must be equipped with a RCFPD lock. The lock must be purchased at the Fire Administration Office.
  - Motorized gates must open at the rate of one-foot per second.
  - The motorized gate actuation mechanism must be equipped with a manual override device and a fail-safe or battery backup feature to open the gate or release the locking Mechanism in case of power failure or mechanical malfunction.
  - Motorized gates shall be equipped with a Knox override key switch. The switch must be installed outside the gate in a visible and unobstructed location.

- For motorized gates, a traffic flow device must be installed to allow exiting from the complex.
  - If traffic pre-emption devices (TPD) are to be installed, the device, location and operation must be approved by the Fire Chief prior to installation. Bi-directional or multiple sensors may be required due to complexity of the various entry configurations.
- Fire Lane Identification: Red curbing and/or signage shall identify the fire lanes. A site plan illustrating the proposed delineation that meets the minimum Fire District standards shall be included in the architectural plans submitted to B&S for approval.
  - Approved Fire Department Access: Any approved mitigation measures must be clearly noted on the site plan. A copy of the approved Alternative Method application, if applicable, must be reproduced on the architectural plans submitted to B&S for plan review.
  - Roof Access: There shall be a means of fire department access from the exterior walls of the buildings on to the roofs of all commercial, industrial and multi-family residential structures with roofs less than 75' above the level of the fire access road.
    - This access must be reachable by either fire department ground ladders or by an aerial ladder.
    - A minimum of one ladder point with a fixed ladder shall be provided in buildings with construction features, or high parapets that inhibit roof access.
    - The number of ladder points may be required to be increased, depending on the building size and configuration.
    - Regardless of the parapet height or construction features the approved ladder point shall be identified in accordance to the roof access standard.
    - Where the entire roof access is restricted by high parapet walls or other obstructions, a permanently mounted access ladder is required.
    - Multiple access ladders may be required for larger buildings.
    - Ladder construction must be in accordance with the RCFPD Roof Access Standard Appendix A.
    - A site plan showing the locations of the roof ladder shall be submitted during plan check.
    - Ladder points shall face a fire access roadway(s).

**FSC-10 Occupancy and Hazard Control Permits**

Listed are those Fire Code permits commonly associated with the business operations and/or building construction. Plan check submittal is required with the permit application for approval of the permit; field

inspection is required prior to permit issuance. General Use Permit shall be required for any activity or conditions that may be hazardous to life or property.

- Candles and open flames in public assemblies
- Compressed Gases
- Public Assembly
- Dry Cleaning facilities
- Refrigeration Systems
- Tents, Canopies and/or Air Supported Structures
- LPG or Gas Fuel Vehicles in Assembly Buildings

**FSC-12 Hazardous Materials - Submittal to Fire Construction Services**

Plans shall be submitted and approved prior to construction of buildings and/or the installation of equipment designed to store, use or dispense hazardous materials in accordance with the 2007 California Building, Fire, Mechanical, Plumbing, Electrical Codes, RCFPD Ordinances FD46and other implemented and/or adopted standards.

**FSC-13 Alternate Method Application**

Fire Construction Services staff and the Fire Marshal will review all requests for alternate method, when submitted. The request must be submitted on the Fire District "Application for Alternate Method" form along with supporting documents and payment of the \$92 review fee.

FCS-15 Annexation of the parcel map: Annexation of the parcel map into the Community Facilities District #85-1 or #88-1 is required prior to the issuance of grading or building permits.

**Chronological Summary of RCFPD Standard Conditions**

**PRIOR TO ISSUANCE OF BUILDING PERMITS – Please complete the following prior to the issuance of any building permits:**

- Private Water Supply (Fire) Systems: The applicant shall submit construction plans, specifications, flow test data and calculations for the private water main system for review and approval by the Fire District. Plans and installation shall comply with Fire District Standards. Approval of the on-site (private) fire underground and water plans is required prior to any building permit issuance for any structure on the site. Private on-site combination domestic and fire supply system must be designed in accordance with RCFPD Standards. The Building & Safety Division and Fire Construction Services will perform plan checks and inspections.
- All private on-site fire hydrants shall be installed, flushed and operable prior to delivering any combustible framing materials to the site. Fire construction Services will inspect the installation, witness hydrant flushing and grant a clearance before lumber is dropped.
- Public Water Supply (Domestic/Fire) Systems: The applicant shall submit a plan showing the locations of all new public fire hydrants for the review and approval by the Fire District and CCWD. On the plan, show all existing fire hydrants within a 600-foot radius of the project. Please reference the RCFPD Water Plan Submittal Procedure Standard.
- All required public fire hydrants shall be installed, flushed and operable prior to delivering any combustible framing materials to the site. CCWD personnel shall inspect the installation, witness the hydrant flushing. Fire Construction Services shall inspect the site after acceptance of the public water system by CCWD. Fire Construction Services must grant a clearance before lumber is dropped.

- Construction Access: The access roads must be paved in accordance with all the requirements of the RCFPD Fire Lane Standard. All temporary utilities over access roads must be installed at least 14' 6" above the finished surface of the road.

- Fire Flow: A current fire flow letter from CCWD must be received. The applicant is responsible for obtaining the fire flow information from CCWD and submitting the letter to Fire Construction Services.

**PRIOR TO THE RELEASE OF TEMPORARY POWER**

The building construction must be substantially completed in accordance with Fire Construction Services' "Temporary Power Release Checklist and Procedures".

**PRIOR TO OCCUPANCY OR FINAL INSPECTION – Please complete the following:**

- Hydrant Markers: All fire hydrants shall have a blue reflective pavement marker indicating the fire hydrant location on the street or driveway in accordance with the City of Rancho Cucamonga Engineering Standard Plan 134, "Installation of Reflective Hydrant Markers". On private property, the markers shall be installed at the centerline of the fire access road, at each hydrant location.
- Private Fire Hydrants: For the purpose of final acceptance, a licensed sprinkler contractor, in the presence of Fire Construction Services, shall conduct a test of the most hydraulically remote on-site fire hydrants. The underground fire line contractor, developer and/or owner are responsible for hiring the company to perform the test. A final test report shall be submitted to Fire Construction Services verifying the fire flow available. The fire flow available must meet or exceed the required fire flow in accordance with the California Fire Code.
- Fire Sprinkler System: Prior to the issuance of a Certificate of Occupancy, the fire sprinkler system(s) shall be tested and accepted by Fire Construction Services.
- Fire Sprinkler Monitoring: Prior to the issuance of a Certificate of Occupancy, the fire sprinkler monitoring system must be tested and accepted by Fire Construction Services. The fire sprinkler monitoring system shall be installed, tested and operational immediately following the completion of the fire sprinkler system (subject to the release of power).
- Fire Suppression Systems and/or other special hazard protection systems shall be inspected, tested and accepted by Fire Construction Services before occupancy is granted and/or equipment is placed in service.
- Fire Alarm System: Prior to the issuance of a Certificate of Occupancy, the fire alarm system shall be installed, inspected, tested and accepted by Fire Construction Services.
- Access Control Gates: Prior to the issuance of a Certificate of Occupancy, vehicular gates must be inspected, tested and accepted in accordance with RCFPD Standards by Fire Construction Services.

**ADDRESS NUMBER REQUIREMENTS:**

NUMBERS MUST BE AT LEAST 8" TALL + AUTOMATICALLY ILLUMINATED. NUMBERS MUST FACE FOOTHILL BLVD.

**ROOF ACCESS**

ROOF ACCESS / LADDER POINT / LADDER G PARAPET / PARAPET AND ROAM REINFORCEMENT / SHIP LADDER ALL SHALL FULLY COMPLY WITH RCFPD STD # 5-6 SEE SP/FLOOR PLANS & ELEVATIONS FOR LOCATIONS

**REVISIONS**

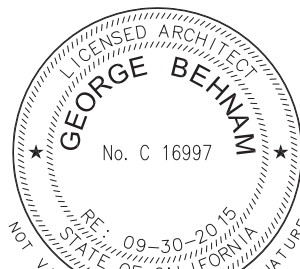
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CALIFORNIA LIBERTY INVESTMENTS

537 CERES AVE  
LOS ANGELES, CA 90013

FOOTHILL RANCHO PLAZA  
NEW SHOPPING CENTER  
9606-96012-9622 FOOTHILL BLVD  
RANCHO CUCAMONGA, CA

PROJECT:-



GEORGE BEHNAM

A R C H I T E C T  
1150 E. ORANGESTHORPE # 109  
PLACENTIA, CA 92870  
(714) 572-2384 FAX (714) 572-2385



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PROJECT NO: 120102  
CAD DWG FILE: G11  
DRAWN BY: H.B.  
CHECKED BY: G.B.  
SCALE: NOTED  
DATE: 04-04-12

**SHEET TITLE:**

**GENERAL NOTES**

SHEET

**GN -4**  
6 OF 25





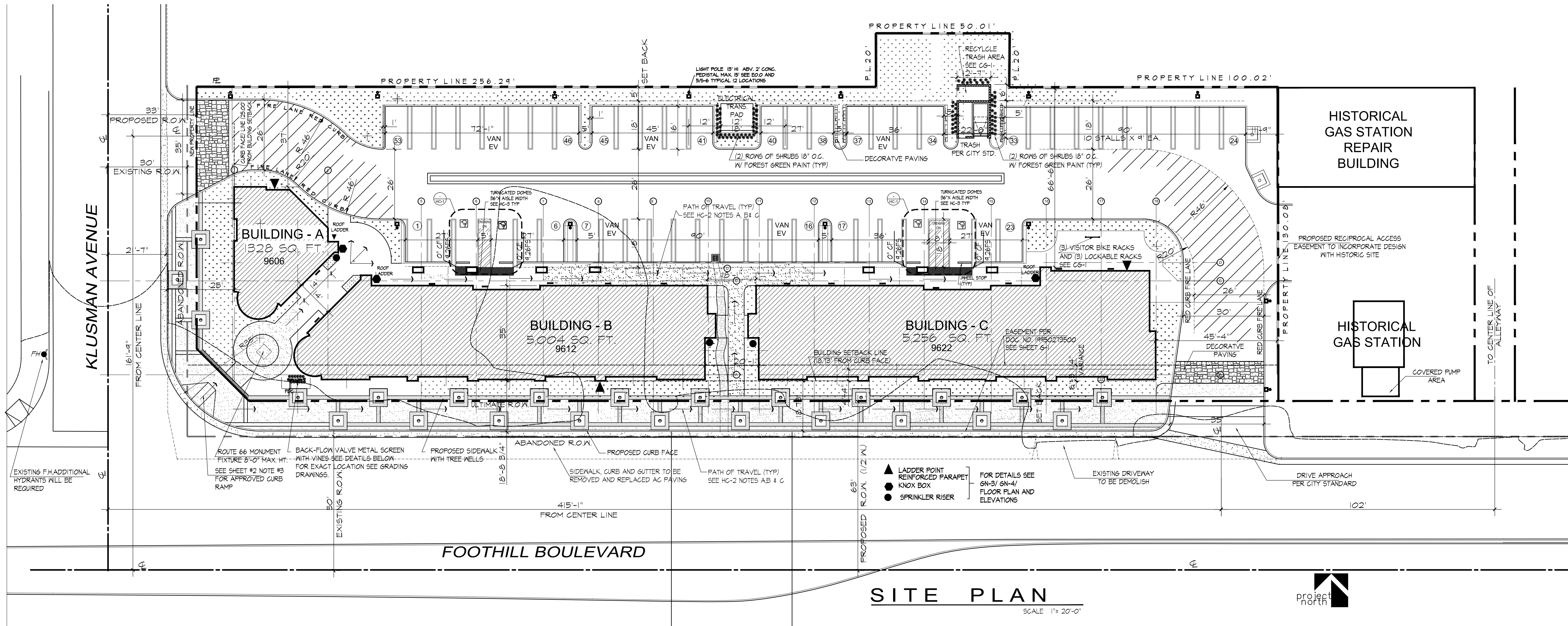






<p>A. THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH. <b>§11B-502.6.4.1</b></p> <p>B. THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE AND SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH IN WHITE ON A BLUE BACKGROUND. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE. <b>§11B-502.6.4.2</b></p> <p>23. AN ADDITIONAL SIGN SHALL BE POSTED EITHER: 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE. <b>§11B-502.8</b></p> <p>C. THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17 INCHES WIDE BY 22 INCHES HIGH. <b>§11B-502.8.1</b></p> <p>D. THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1 INCH THE FOLLOWING: <b>§11B-502.8.2</b></p> <p>"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____."</p> <p>BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.</p> <p>(TOWING COMPANY'S NAME AND TELEPHONE NOS. * MUST BE PROVIDED ON SIGN)</p> <p><b>RELATIONSHIP TO ACCESSIBLE ROUTES</b></p> <p>24. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED. <b>§11B-502.7.1</b></p> <p>25. A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCRoACHMENT OF VEHICLES OVER THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES. <b>§11B-502.7.2</b></p> <p><b>PASSENGER LOADING ZONES, DROP-OFF ZONES, AND BUS STOPS</b></p> <p>26. PARKING FACILITIES THAT PROVIDE VALET PARKING SERVICES SHALL PROVIDE AT LEAST ONE PASSENGER LOADING ZONE COMPLYING WITH SECTION 11B-503 PASSENGER DROP-OFF AND LOADING ZONES. THE PARKING REQUIREMENTS OF SECTION 11B-208.1 PARKING SPACES GENERAL APPLY TO FACILITIES WITH VALET PARKING. <b>§11B-209.4</b></p> <p>27. MECHANICAL ACCESS PARKING GARAGES SHALL PROVIDE AT LEAST ONE PASSENGER LOADING ZONE COMPLYING WITH SECTION 11B-503 PASSENGER DROP-OFF AND LOADING ZONES AT VEHICLE DROP-OFF AND VEHICLE PICK-UP AREAS. <b>§11B-209.5</b></p> <p>28. PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE A VEHICULAR PULL-UP SPACE 96 INCHES WIDE MINIMUM AND 20 FEET LONG MINIMUM. <b>§11B-503.2</b></p> <p>29. PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE ACCESS AISLES COMPLYING WITH THE FOLLOWING ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE AND SHALL NOT OVERLAP THE VEHICULAR WAY. <b>§11B-503.3</b></p> <p>A. ACCESS AISLES SERVING VEHICLE PULL-UP SPACES SHALL BE 60 INCHES WIDE MINIMUM. <b>§11B-503.3.1</b></p> <p>B. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE VEHICLE PULL-UP SPACES THEY SERVE. <b>§11B-503.3.2</b></p> <p>C. ACCESS AISLES SHALL BE MARKED WITH A PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE. <b>§11B-503.3.3</b></p> <p>30. VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SECTION 11B-302 FLOOR OR GROUND SURFACES. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED. <b>§11B-503.4</b></p> <p>31. 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 PROVIDE A VERTICAL CLEARANCE OF 114 INCHES MINIMUM. <b>§11B-503.5</b></p> <p>32. EACH PASSENGER LOADING ZONE DESIGNATED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A REFLECTORIZED SIGN COMPLYING WITH SECTION 11B-703.5 VISUAL CHARACTERS. IT SHALL BE PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM THE PASSENGER LOADING ZONE STATING "PASSENGER LOADING ZONE ONLY" AND INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH SECTION 11B-703.7.2.1 ISA. <b>§11B-503.6</b></p> <p><b>E. PLUMBING FIXTURES AND FACILITIES</b> <b>DRINKING FOUNTAINS</b></p> <p>1. NO FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED. ONE DRINKING FOUNTAIN SHALL COMPLY WITH 11B-602.1 THROUGH 11B-602.6 AND ONE DRINKING FOUNTAIN SHALL COMPLY WITH 11B-602.7 DRINKING FOUNTAINS FOR STANDING PERSONS. <b>§11B-211.2 (SEE EXCEPTION)</b></p> <p>2. WHERE MORE THAN THE MINIMUM NUMBER OF DRINKING FOUNTAINS SPECIFIED IN 11B-211.2 ARE PROVIDED, 50 PERCENT OF THE TOTAL NUMBER OF DRINKING FOUNTAINS PROVIDED SHALL COMPLY WITH 11B-602.1 THROUGH 11B-602.6, AND 50 PERCENT OF THE TOTAL NUMBER OF DRINKING FOUNTAINS PROVIDED SHALL COMPLY WITH 11B-602.7 DRINKING FOUNTAINS FOR STANDING PERSONS. <b>§11B-211.3 SEE EXCEPTION</b></p> <p>3. DRINKING FOUNTAINS SHALL COMPLY WITH SECTIONS 11B-307 PROTRUDING OBJECTS AND 11B-602 GENERAL REQUIREMENTS. <b>§11B-602.1</b></p> <p>4. UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SPACE POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED. <b>§11B-602.2</b></p> <p>5. WHERE DRINKING FOUNTAINS ARE USED BY CHILDREN, A PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SURFACES SHALL BE PERMITTED AT UNITS WHERE THE SPOUT IS 30 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND AND IS 3/2" MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS. <b>§11B-602.2 EXCEPTION</b></p> <p>6. SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. <b>§11B-602.4</b></p> <p>7. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SPOUT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS. <b>§11B-602.5</b></p> <p>8. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM. <b>§11B-602.6</b></p> <p>9. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. <b>§11B-602.7</b></p> <p>10. WALL- AND POST-MOUNTED CANTILEVERED DRINKING FOUNTAINS SHALL BE 18 INCHES MINIMUM AND 19 INCHES MAXIMUM IN DEPTH. <b>§11B-602.8</b></p> <p>11. ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCRoACH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN SUCH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7 MANEUVERING CLEARANCE. WHEN USED, WING</p>	<p>WALLS OR BARRIERS SHALL PROTECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE. <b>§11B-602.9</b></p> <p><b>TOILET AND BATHING ROOM CLEARANCES</b></p> <p>12. WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED, THEY SHALL COMPLY WITH 11B-213 TOILET FACILITIES AND BATHING FACILITIES. WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED IN FACILITIES PERMITTED BY 11B-206.2.3 MULTI-STORY BUILDINGS AND FACILITIES EXCEPTIONS 1 AND 2 NOT TO CONNECT STORIES BY AN ACCESSIBLE ROUTE, TOILET FACILITIES AND BATHING FACILITIES SHALL BE PROVIDED ON A STORY CONNECTED BY AN ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE. <b>§11B-213.1</b></p> <p>13. WHERE SEPARATE TOILET FACILITIES ARE PROVIDED FOR THE EXCLUSIVE USE OF SEPARATE USER GROUPS, THE TOILET FACILITIES SERVING EACH USER GROUP SHALL COMPLY WITH 11B-213 TOILET FACILITIES AND BATHING FACILITIES. <b>§11B-213.1.1</b></p> <p>14. WHERE TOILET ROOMS ARE PROVIDED, EACH TOILET ROOM SHALL COMPLY WITH 11B-603 TOILET AND BATHING ROOMS. WHERE BATHING ROOMS ARE PROVIDED, EACH BATHING ROOM SHALL COMPLY WITH 11B-603 TOILET AND BATHING ROOMS. <b>§11B-213.2 SEE EXCEPTIONS</b></p> <p>15. UNISEX TOILET ROOMS SHALL CONTAIN NOT MORE THAN ONE LAVATORY, AND NOT MORE THAN TWO WATER CLOSETS WITHOUT URINALS OR ONE WATER CLOSET AND ONE URINAL. UNISEX BATHING ROOMS SHALL CONTAIN ONE SHOWER OR ONE SHOWER AND ONE BATHTUB, ONE LAVATORY, AND ONE WATER CLOSET. DOORS TO UNISEX TOILET ROOMS AND UNISEX BATHING ROOMS SHALL HAVE PRIVACY LATCHES. <b>§11B-213.2.1</b></p> <p>16. DOOR SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR IN ANY POSITION, MAY ENCRoACH INTO THE TURNING SPACE BY 12 INCHES MAXIMUM. <b>§11B-603.2.3</b></p> <p>17. AT SINGLE USER TOILET OR BATHING ROOMS, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE ONLY IF A 30 INCH BY 48 INCH MINIMUM CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING. <b>§11B-603.2.3 EXCEPTION</b></p> <p>18. MIRRORS LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITHIN THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. <b>§11B-603.3</b></p> <p>19. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308. SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR. MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR. <b>§11B-603.4</b></p> <p>20. WHERE TOWEL OR SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES, OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS, SHALL BE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR. <b>§11B-603.5</b></p> <p><b>WATER CLOSETS AND TOILET COMPARTMENTS</b></p> <p>21. THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN SECTION 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS. WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-HAND APPROACH. <b>§11B-604.2</b></p> <p>22. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. <b>§11B-604.3.1</b></p> <p>23. THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG THE RETURN TO A LIFTED POSITION. SEATS SHALL BE 2 INCHES HIGH MAXIMUM AND A 3 INCH HIGH SEAT SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15 INCHES HIGH. <b>§11B-604.4 (SEE EXCEPTION FOR RESIDENTIAL UNITS)</b></p> <p>24. THE SIDE WALL GRAB BARS SHALL BE 42 INCHES LONG MINIMUM, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24 INCHES MINIMUM IN FRONT OF THE WATER CLOSET. <b>§11B-604.5.1</b></p> <p>25. THE REAR GRAB BAR SHALL BE 36 INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES MINIMUM ON ONE SIDE AND 24 INCHES MINIMUM ON THE OTHER SIDE. <b>§11B-604.5.2 (SEE EXCEPTIONS)</b></p> <p>26. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309.4 OPERATION EXCEPT THEY SHALL BE LOCATED 44 INCHES MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS. <b>§11B-604.6</b></p> <p>27. TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 OPERATION AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR. 19 INCHES MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. <b>§11B-604.7</b></p> <p>28. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES WIDE MINIMUM MEASURE PERPENDICULAR TO THE SIDE WALL, AND 59 INCHES DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 INCHES DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL. WHEELCHAIR ACCESSIBLE COMPARTMENTS FOR CHILDREN'S USE SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 59 INCHES DEEP MINIMUM FOR WALL HUNG AND FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL. <b>§11B-604.8.1.1</b></p> <p>29. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH AN IN-SWING DOOR, A MINIMUM 60 INCHES WIDE BY 36 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE CLEARANCE REQUIRED IN SECTION 11B-604.8.1.1 WHEELCHAIR ACCESSIBLE COMPARTMENT SIZE. <b>§11B-604.8.1.1.1, FIGURES 11B-604.8.1.2(B) AND 11B-604.8.1.1.3(B)</b></p> <p>30. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH A SIDE-OPENING DOOR, EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES WIDE AND 60 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. <b>§11B-604.8.1.1.2, FIGURE 11B-604.8.1.2</b></p> <p>31. IN A WHEEL CHAIR ACCESSIBLE COMPARTMENT WITH END-OPENING DOOR (FACING WATER CLOSET), EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. <b>§11B-604.8.1.1.3, FIGURE 11B-604.8.1.1.3</b></p> <p>32. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 11B-404 DOORS, DOORWAYS, AND GATES EXCEPT THAT IF THE APPROACH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION. DOOR SHALL BE LOCATED IN FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. <b>§11B-604.8.1.2</b></p> <p>33. WHERE TOILET COMPARTMENT DOORS ARE LOCATED IN THE FRONT PARTITION, THE CLEARANCE BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE FARTHEST FROM THE WATER CLOSET, WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE FRONT PARTITION AND THE DOOR SHALL BE SELF-CLOSING. <b>§11B-604.8.1.2</b></p> <p>34. A DOOR PULL OR PUSHES WITH SECTION 11B-404.2.7 DOOR AND GATE HARDWARE SHALL BE PLACED ON BOTH SIDES OF THE DOOR. NEAR THE LATCH, DOOR SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF THE MANEUVERING SPACE WHICH DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WATER CLOSET. <b>§11B-604.8.1.2 (SEE EXCEPTION)</b></p> <p>35. AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE OF THE PARTITION. EXCLUSIVE OF PARTITION SUPPORT MEMBERS, PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR</p>	<p>ABRASIVE SURFACES. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES MINIMUM ABOVE THE FINISH FLOOR. <b>§11B-604.8.1.4</b></p> <p>36. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE A DEPTH OF 35 INCHES MINIMUM AND 37 INCHES MAXIMUM. <b>§11B-604.8.2.1</b></p> <p>7. WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE SHALL COMPLY WITH SECTION 11B-604.9 WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE AND FOLLOW SUGGESTED DIMENSIONS ON TABLE 11B-604.9. <b>§11B-604.9</b></p> <p>38. URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13 1/2 INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE. <b>§11B-605.2</b></p> <p>39. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 OPERABLE PARTS EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR. <b>§11B-605.4</b></p> <p>40. LAVATORIES AND SINKS SHALL COMPLY WITH SECTION 11B-606 LAVATORIES AND SINKS. <b>§11B-606.1</b></p> <p>41. FOR LAVATORIES AND SINKS, A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SURFACES, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED. <b>§11B-606.2</b></p> <p>42. LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. <b>§11B-606.3</b></p> <p><b>WASHING MACHINE AND CLOTHES DRYERS</b></p> <p>43. WASHING MACHINES AND CLOTHES DRYER'S OPERABLE PARTS MUST COMPLY WITH SECTION 11B-309 OPERABLE PARTS. <b>§11B-611.3</b></p> <p>44. 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 MINIM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. <b>§11B-611.4</b></p> <p><b>F. COMMUNICATION ELEMENTS AND FEATURES</b> <b>FIRE ALARM SYSTEMS</b></p> <p>1. WHERE FIRE ALARM SYSTEMS PROVIDE AUDIBLE ALARM COVERAGE, ALARMS SHALL COMPLY WITH 11B-215 FIRE ALARM SYSTEMS. <b>§11B-215.1 (SEE EXCEPTION)</b></p> <p>2. ALARMS IN PUBLIC USE AREAS AND COMMON USE AREAS SHALL COMPLY WITH 702 CHAPTER 9, SECTION 907.5.2.3.1. <b>§11B-215.2</b></p> <p>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. <b>§11B-215.3</b></p> <p>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. <b>§11B-702.1 ASSISTIVE LISTENING SYSTEMS</b></p> <p>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. <b>§202, §11B-219.2</b></p> <p>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. <b>§202, §11B-219.2</b></p> <p>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. <b>§202</b></p> <p>7. PROVIDE (_____) ASSISTIVE LISTENING SYSTEMS, A MINIMUM NUMBER OF RECEIVERS EQUAL TO 4 PERCENT OF THE TOTAL NUMBER OF SEATS, BUT IN NO CASE LESS THAN TWO. <b>§11B-219.3</b></p> <p>8. 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. <b>§11B-219.3 (SEE EXCEPTIONS)</b></p> <p>9. TWENTY-FIVE PERCENT MINIMUM OF RECEIVERS PROVIDED FOR ASSISTIVE LISTENING SYSTEMS, BUT NO FEWER THAN TWO, SHALL BE HEARING-AID COMPATIBLE WITH EXCEPT WHEN ALL SEATS IN AN ASSEMBLY AREA ARE SERVED BY MEANS OF AN INDUCTION LOOP. <b>§11B-219.3</b></p> <p>10. 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. <b>§11B-219.4</b></p> <p>11. 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. <b>§11B-219.2, §11B-219.5</b></p> <p>12. PORTABLE ASSISTIVE-LISTENING SYSTEMS MAY SERVE MORE THAN ONE CONFERENCE OR MEETING ROOMS IF AN ADEQUATE NUMBER OF ELECTRICAL OUTLETS OR OTHER SUPPLEMENTARY WIRING IS PROVIDED AND PERMANENTLY INSTALLED SYSTEMS ARE NOT REQUIRED. <b>§11B-219.5</b></p> <p>13. RECEIVERS REQUIRED FOR USE WITH AN ASSISTIVE LISTENING SYSTEM SHALL INCLUDE A 1/8 INCH STANDARD MONO JACK. <b>§11B-706.2</b></p> <p>14. RECEIVERS REQUIRED TO BE HEARING-AID COMPATIBLE SHALL INTERFACE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECKLOOPS. <b>§11B-706.3</b></p> <p>15. 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. <b>§11B-706.4</b></p> <p>16. SIGNAL-TO-NOISE RATIO FOR INTERNALLY GENERATED NOISE IN ASSISTIVE LISTENING SYSTEMS SHALL BE 18 DB MINIMUM. <b>§11B-706.5</b></p> <p>17. PEAK CLIPPING SHALL NOT EXCEED 18 DB OF CLIPPING RELATIVE TO THE PEAKS OF SPEECH. <b>§11B-706.6</b></p> <p><b>TWO-WAY COMMUNICATION SYSTEMS</b></p> <p>18. 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. <b>§11B-706.1, §11B-708</b></p> <p>19. 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. <b>§11B-708.4.1</b></p> <p>20. 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. <b>§11B-708.4.2</b></p> <p><b>TELEPHONES</b></p> <p>21. WHERE COIN-OPERATED PUBLIC PAY TELEPHONES, COINLESS PUBLIC PAY TELEPHONES, PUBLIC CLOSED-CIRCUIT TELEPHONES, PUBLIC COURTESY PHONES, OR OTHER TYPES OF PUBLIC TELEPHONES ARE PROVIDED, PUBLIC TELEPHONES SHALL BE PROVIDED IN</p>	<p>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. <b>§11B-217.1</b></p> <p>22. 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. <b>§11B-217.2</b></p> <p>23. PROVIDE (_____) WHEELCHAIR ACCESSIBLE TELEPHONES IN ACCORDANCE WITH TABLE 11B-217.2.</p> <p>24. ALL PUBLIC TELEPHONES SHALL HAVE VOLUME CONTROLS COMPLYING WITH 11B-704.3. <b>§11B-217.3</b></p> <p>25. TTY'S COMPLYING WITH 11B-704.4 SHALL BE PROVIDED IN ACCORDANCE WITH 11B-217.4.</p> <p>26. 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. <b>§11B-217.5 (SEE EXCEPTIONS)</b></p> <p><b>SIGNS</b></p> <p>27. INTERIOR AND EXTERIOR SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL COMPLY WITH 11B-703.1 GENERAL. 11B-703.2 RAISED CHARACTERS. 11B-703.3 BRAILLE AND 11B-703.5 VISUAL CHARACTERS. WHERE PICTOGRAMS ARE PROVIDED AS DESIGNATIONS FOR PERMANENT INTERIOR ROOMS AND SPACES, THE PICTOGRAMS SHALL COMPLY WITH 11B-703.6 PICTOGRAMS AND SHALL HAVE TEXT DESCRIPTORS COMPLYING WITH 11B-703.2 AND 11B-703.5. <b>§11B-216.2 (SEE EXCEPTION)</b></p> <p>28. SIGNS THAT PROVIDE DIRECTION TO OR INFORMATION ABOUT INTERIOR AND EXTERIOR SPACES AND FACILITIES OF THE SITE SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS. <b>§11B-216.3</b></p> <p>29. IN EXISTING BUILDINGS AND FACILITIES WHERE NOT ALL ENTRANCES COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES, COMPLIANT ENTRANCES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA. DIRECTIONAL SIGNS COMPLYING WITH 11B-703.5 VISUAL CHARACTERS THAT INDICATE THE LOCATION OF THE NEAREST ENTRANCE COMPLYING WITH 11B-404 SHALL BE PROVIDED AT ENTRANCES THAT DO NOT COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES. DIRECTIONAL SIGNS COMPLYING WITH 11B-703.5 VISUAL CHARACTERS, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA, INDICATING THE ACCESSIBLE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE SHALL BE PROVIDED AT JUNCTIONS WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH. <b>§11B-216.6 (SEE EXCEPTIONS)</b></p> <p>30. DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH 11B-703.7.2.6 TOILET AND BATHING ROOM GEOMETRIC SYMBOLS. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-603 TOILET AND BATHING ROOMS, DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST COMPLIANT TOILET ROOM OR BATHING ROOM WITHIN THE FACILITY SHALL BE PROVIDED. SIGNS SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-603 TOILET AND BATHING ROOMS, TOILET ROOMS OR BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA UNLESS ALL TOILET ROOMS AND BATHING FACILITIES COMPLY WITH 11B-603 TOILET AND BATHING ROOMS. EXISTING TOILET AND BATHING ROOMS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC TOILET ROOMS OR BATHING ROOMS FOR PUBLIC USE THAT COMPLY WITH THESE BUILDING STANDARDS SHALL HAVE THE LOCATION OF AND THE DIRECTIONS TO THESE ROOMS POSTED IN OR NEAR THE BUILDING LOBBY OR ENTRANCE ON A SIGN COMPLYING WITH 11B-703.5 VISUAL CHARACTERS, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA. <b>§11B-216.8</b></p> <p>31. SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH 11B-703.4 INSTALLATION HEIGHT AND LOCATION. <b>§11B-703.4</b></p> <p>A. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE. THE HIGHEST TACTILE CHARACTER SHALL BE THE HIGHEST TACTILE CHARACTER LINE OF RAISED CHARACTERS. <b>§11B-703.4.1 (SEE EXCEPTION)</b></p> <p>B. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING WITHIN THE CLEAR SPACE AND 48 INCHES DEEP MINIMUM POSITION. WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE. <b>11B-703.4.2 (SEE EXCEPTION)</b></p> <p>32. VISUAL CHARACTERS SHALL COMPLY WITH THE FOLLOWING, EXCEPT WHERE VISUAL CHARACTERS COMPLY WITH 11B-703.2 RAISED CHARACTERS AND ARE ACCOMPANIED BY BRAILLE COMPLYING WITH 11B-703.3 BRAILLE, THEY SHALL NOT BE REQUIRED TO COMPLY WITH 11B-703.5.2 THROUGH 11B-703.5.6, 11B-703.5.8 AND 11B-703.5.9:</p> <p>A. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. <b>§11B-703.5.1</b></p> <p>B. CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH. <b>§11B-703.5.2</b></p> <p>C. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS. <b>§11B-703.5.3</b></p> <p>D. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55.60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". <b>§11B-703.5.4</b></p> <p>E. MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE 11B-703.5.5. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE UPPERCASE LETTER "I". <b>§11B-703.5.5 (SEE EXCEPTION)</b></p> <p>F. VISUAL CHARACTERS SHALL BE 40 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. <b>§11B-703.5.6 (SEE EXCEPTIONS)</b></p> <p>G. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 20 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER. <b>§11B-703.5.7</b></p> <p>H. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACING BETWEEN INDIVIDUAL CHARACTERS. CHARACTERS SHALL BE 10 TO 100 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT. <b>§11B-703.5.8</b></p> <p>I. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE CHARACTER HEIGHT. <b>§11B-703.5.9</b></p> <p>J. TEXT SHALL BE IN A HORIZONTAL FORMAT. <b>§11B-703.5.10</b></p> <p>33. PICTOGRAMS SHALL COMPLY WITH THE FOLLOWING:</p> <p>A. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. CHARACTERS AND SIGNS SHALL NOT BE LOCATED WITHIN THE PICTOGRAM FIELD. <b>§11B-703.6.1</b></p> <p>B. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. <b>§11B-703.6.2</b></p> <p>C. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH 11B-703.2 RAISED CHARACTERS, 11B-703.3 BRAILLE AND 11B-703.4 INSTALLATION HEIGHT AND LOCATION. <b>§11B-703.6.3</b></p> <p>34. SYMBOLS SHALL COMPLY WITH THE FOLLOWING:</p> <p>A. DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH 11B-703.7.2.6 TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS. THE SYMBOL SHALL BE MOUNTED AT 58 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE. THE SYMBOL SHALL BE THE CENTERLINE OF THE SYMBOL. WHERE A DOOR IS PROVIDED THE SYMBOL SHALL BE</p>	<p>MOUNTED WITHIN 1 INCH OF THE VERTICAL CENTERLINE OF THE DOOR. <b>§11B-703.7.2.6 (SEE EXCEPTION)</b></p> <p>B. MEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE, 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. <b>§11B-703.7.2.6.1</b></p> <p>C. WOMEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH THICK AND 12 INCHES IN DIAMETER. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. <b>§11B-703.7.2.6.2</b></p> <p>D. UNISEX TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH THICK AND 12 INCHES IN DIAMETER WITH A 1/4 INCH THICK TRIANGLE WITH A VERTEX POINTING UPWARD SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12-INCH DIAMETER. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL. EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. <b>§11B-703.7.2.6.3</b></p> <p><b>G. SPECIAL ROOMS, SPACES, AND ELEMENTS</b> <b>KITCHENS, KITCHENETTES AND WET BARS</b></p> <p>1. SINKS SHALL COMPLY WITH 11B-606 LAVATORIES AND SINKS. <b>§11B-804.4</b></p> <p>2. AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH 11B-811 STORAGE. <b>§11B-804.5</b></p> <p>3. SINKS, WHERE SINKS ARE PROVIDED, AT LEAST 5 PERCENT,</p>
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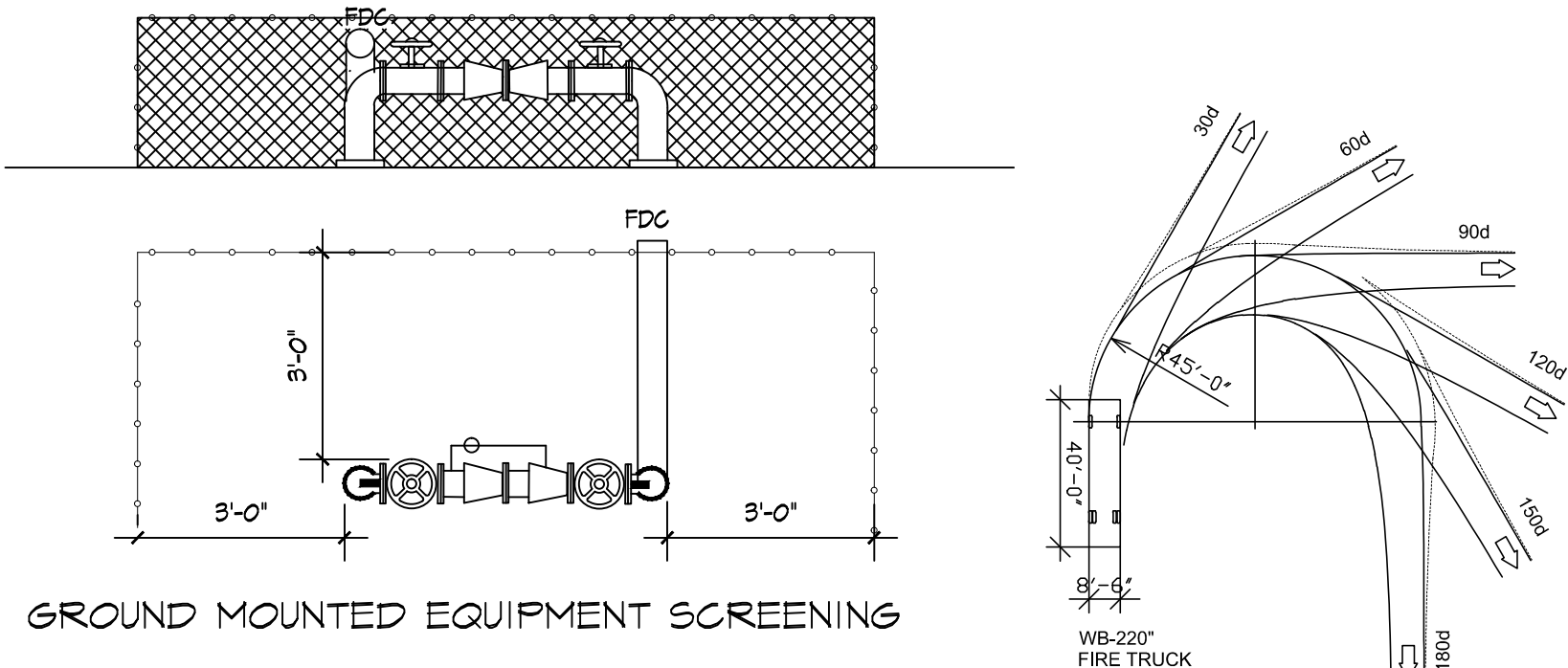
SITE PLAN

SCALE 1" = 20'-0"

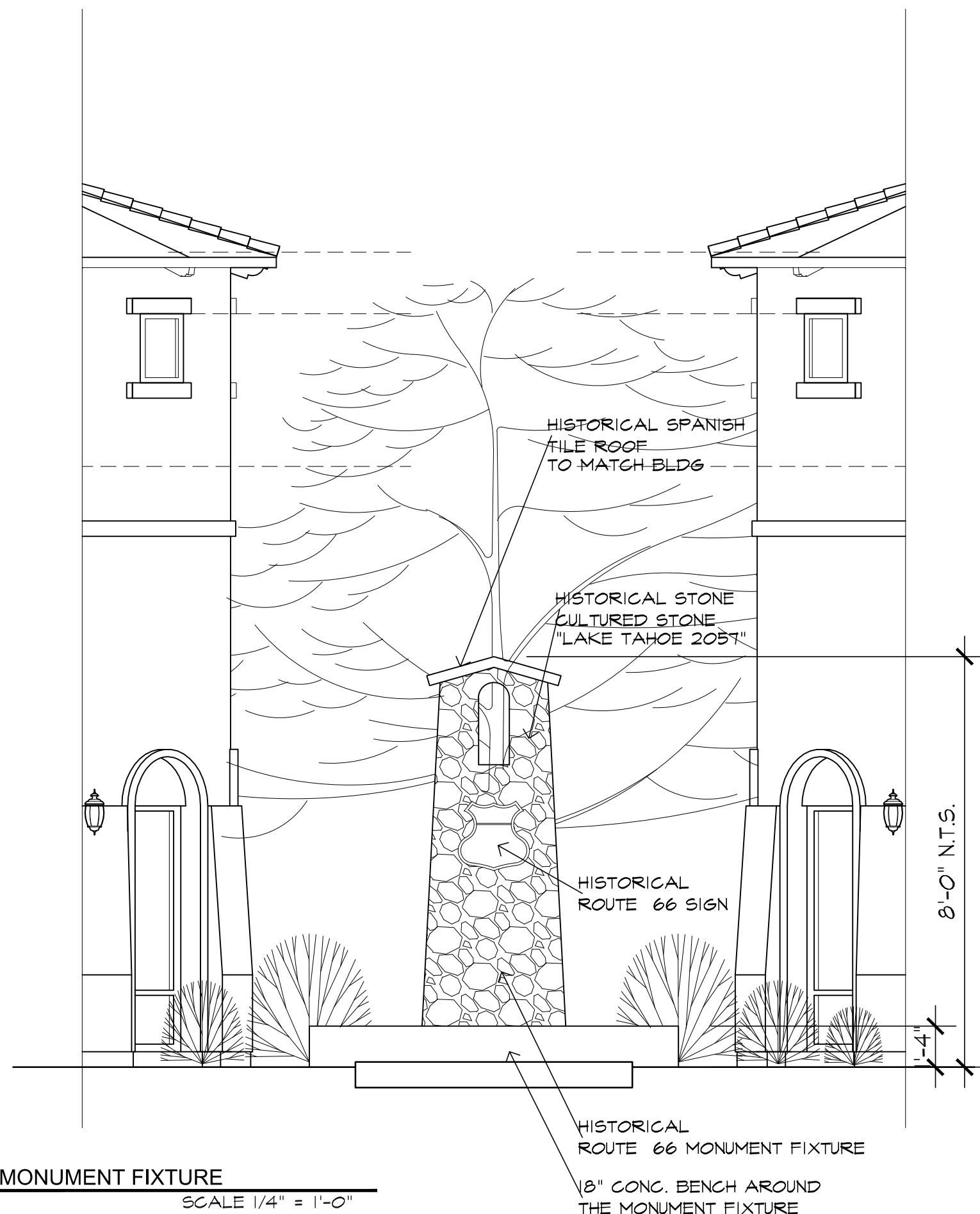
NOTES APPLY TO ALL BUILDINGS AND SITE PLAN

- 1- FOR PROJECTS OF ONE ACRE OR LESS THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDING. A "SNPP" SHALL BE PROVIDED AND APPROVED BY THE CITY BUILDING AND SAFETY SERVICES DIRECTOR OR HIS DESIGNEE, SHOWING SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPARTMENT. C6G 5.106.3.
- 2- BICYCLE PARKING FOR PROJECTS WITH OVER 10 TENANT OCCUPANTS (10 EMPLOYEE OCCUPANTS) SHALL COMPLY WITH C6G SECTION 5.106.4. THE SPECIFIC DETAILS MUST BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT.
- 3- FUEL-EFFICIENT VEHICLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH C6G 5.106.5.1. THE SPECIFIC DETAILS FOR THE PARKING MUST BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT.
- 4- EXTERIOR LIGHT POLLUTION MUST COMPLY WITH C6G SECTION 5.106.8.
- 6- MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. C6G 5.408.3
- 7- 100% OF TREES, STUMPS, ROCKS, VEGETATION AND ASSOCIATED SOILS PRIMARILY FROM THE CONSTRUCTION WILL BE REUSED OR RECYCLED. C6G 5.408.4
- 8- BUILDING "SYSTEM MANUAL" AS LISTED IN C6G SECTION 5.410.2.5 SHALL BE DELIVERED TO THE BUILDING OWNER OR REPRESENTATIVE AND THE FACILITIES OPERATOR. FURTHER, NOTE ON THE PLAN THAT THE "SYSTEMS MANUAL" SHALL CONTAIN THE REQUIRED FEATURES LISTED IN C6G SECTION 5.410.2.5.1.
- 9- DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. C6G 5.504.3.
- 10- VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 5.504.4 AND TABLES 4.504.1, 5.504.4.1, 5.504.4.2, 5.504.4.3 AND 5.504.4.5 FOR ADHESIVES, SEALANTS, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. C6G 5.504.4.
- 11- INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION SYSTEMS WILL NOT CONTAIN CFC'S OR HALONS, PER C6G 5.508.1.
- 12- PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSE CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH APPROVED PLANS.
- 14- WASTE WATER FIXTURES SHALL COMPLY WITH THE STANDARDS LISTED IN C6G TABLE 5.303.3.
- 15- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. C6G 5.504.3.1.

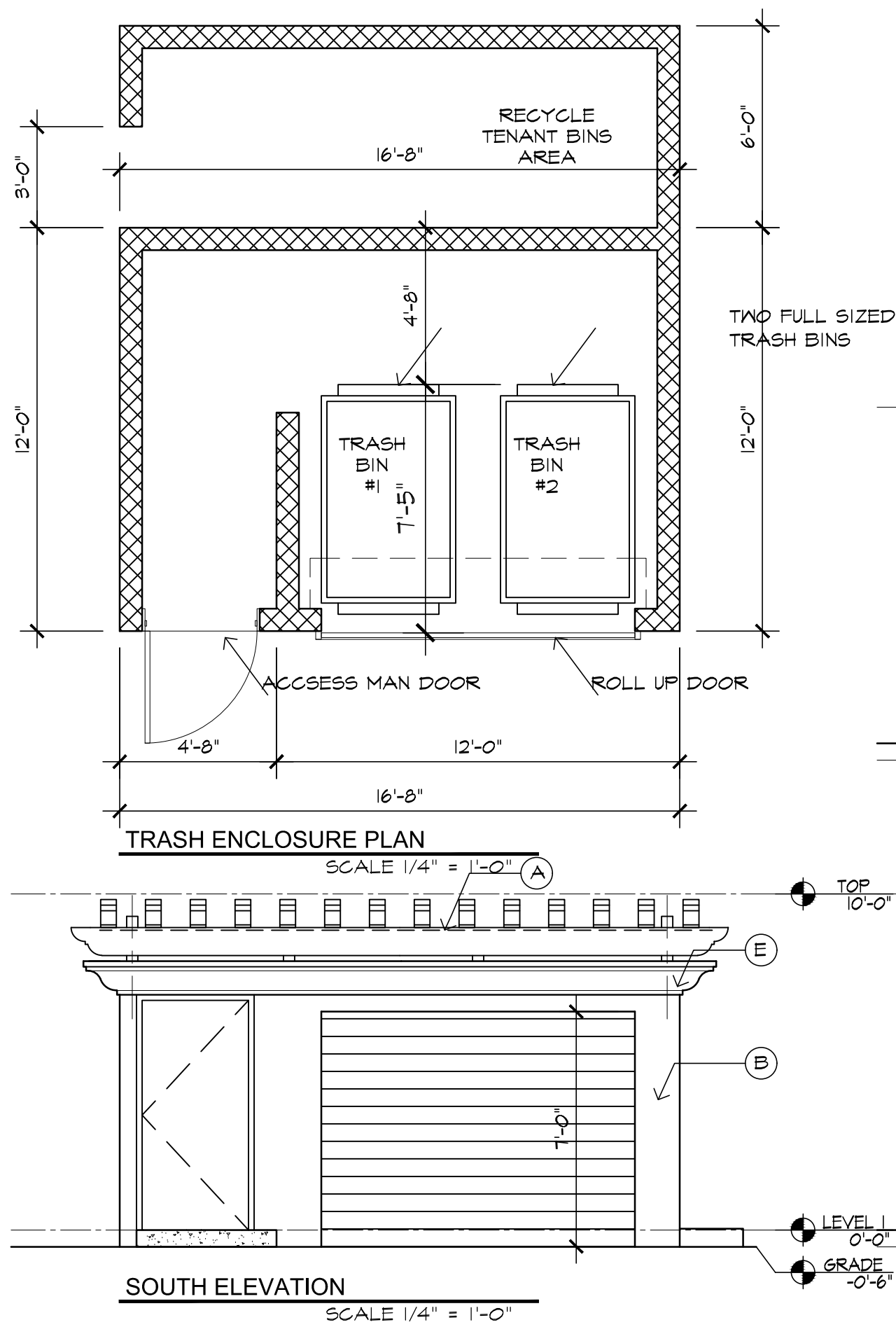
METAL SCREEN WITH VINES:  
SCREEN AND EQUIPMENT SHALL BE PAINTED DARK GREEN  
PLANT VINES ALONG THE SCREEN BASE  
MINIMUM 3 FT CLEARANCE BETWEEN EQUIPMENT AND SCREEN  
CONCRETE PAD IF REQUIRED SHALL BE 3" MIN. FROM P.L. OR  
PUBLIC SIDEWALK  
SCREEN FACE MINIMUM 2 FT. FROM P.L.  
MAX 5' OVERALL FROM EQUIPMENT AND P.L. PER CVDND STD.  
FIRE DEPT. CONNECTION SHALL PROJECT FROM SCREEN  
SIGNAGE SHALL BE PROVIDED PER FIRE DEPT. STD.



GROUND MOUNTED EQUIPMENT SCREENING



MONUMENT FIXTURE  
SCALE 1/4" = 1'-0"



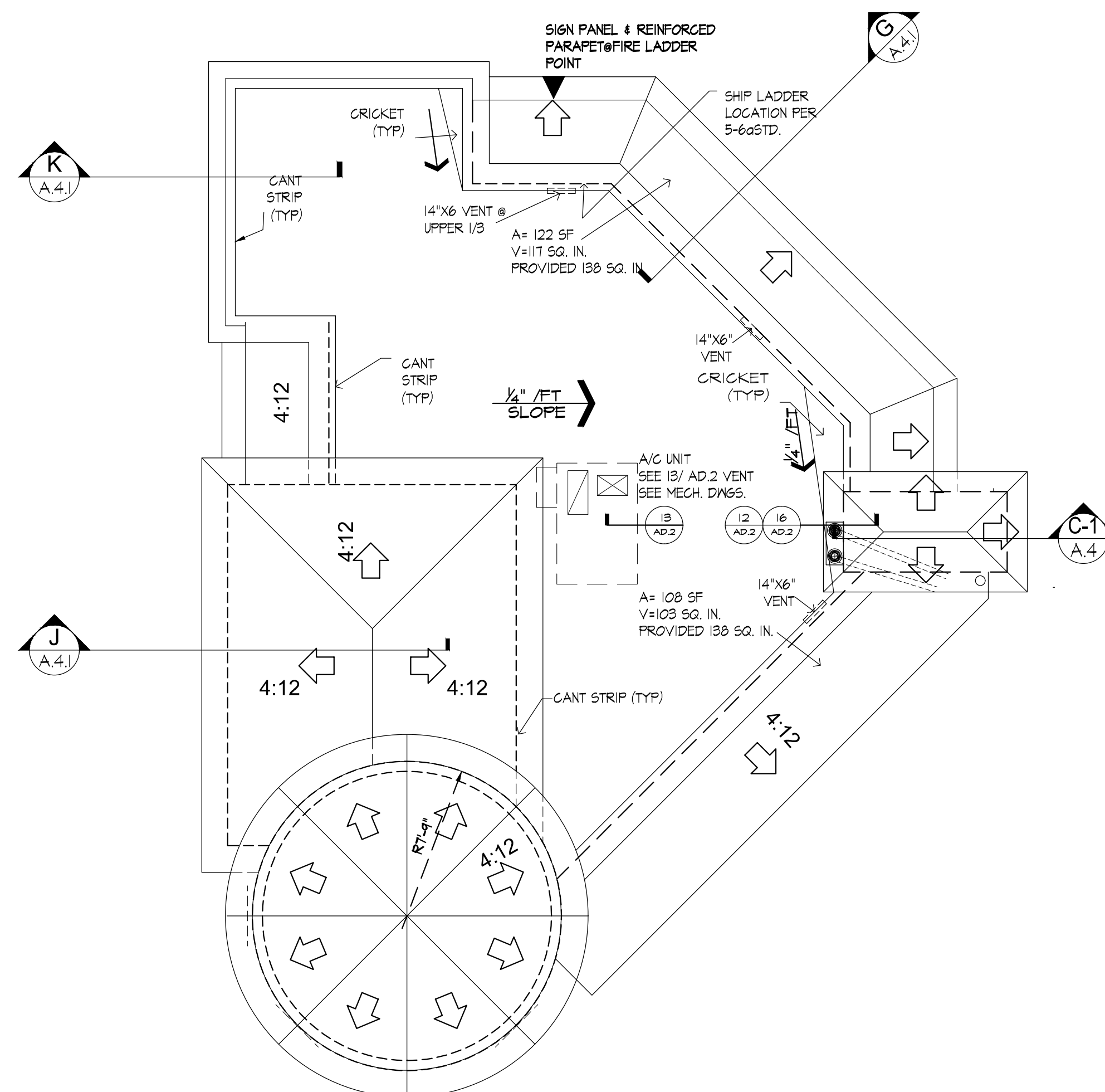
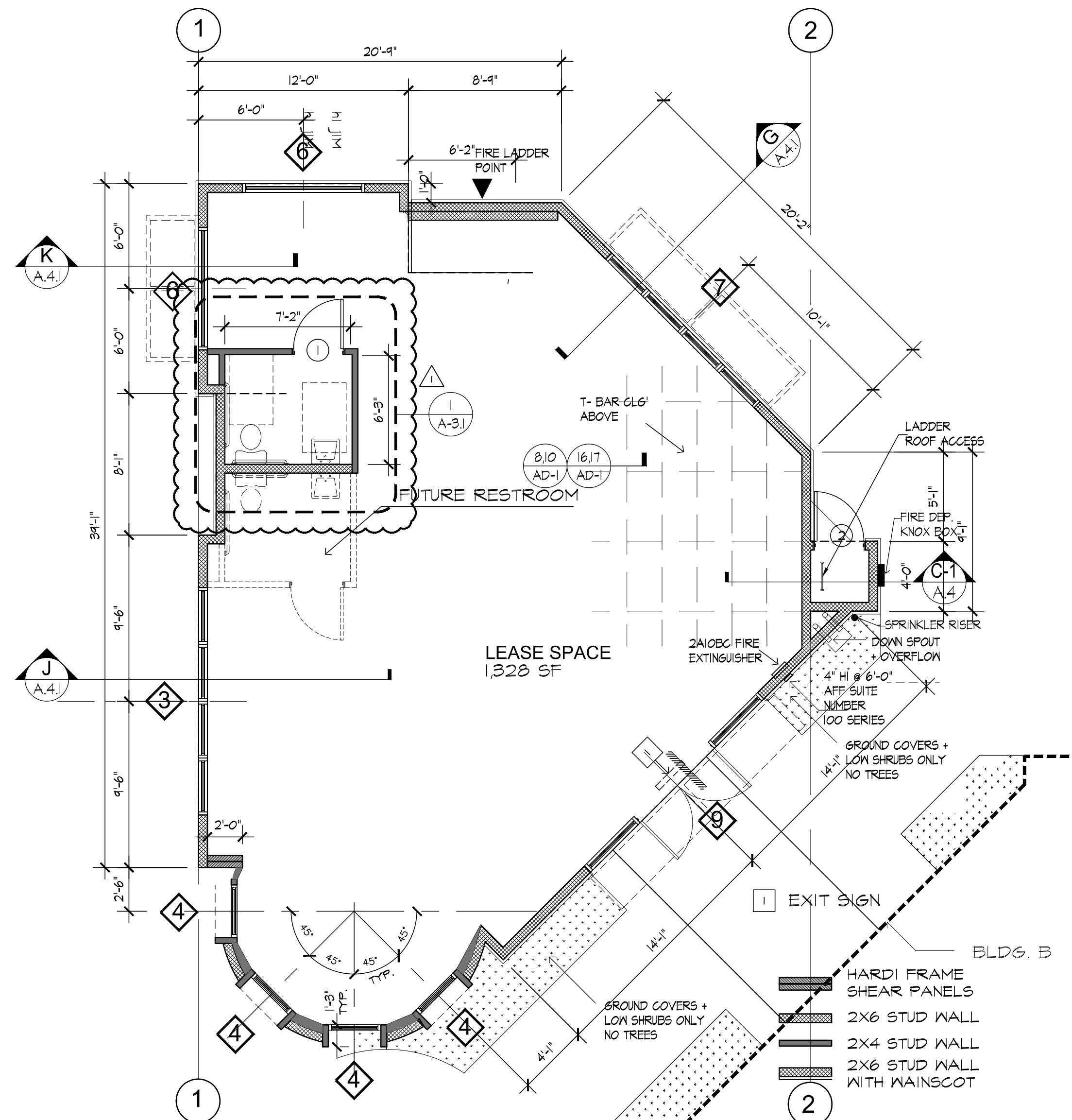
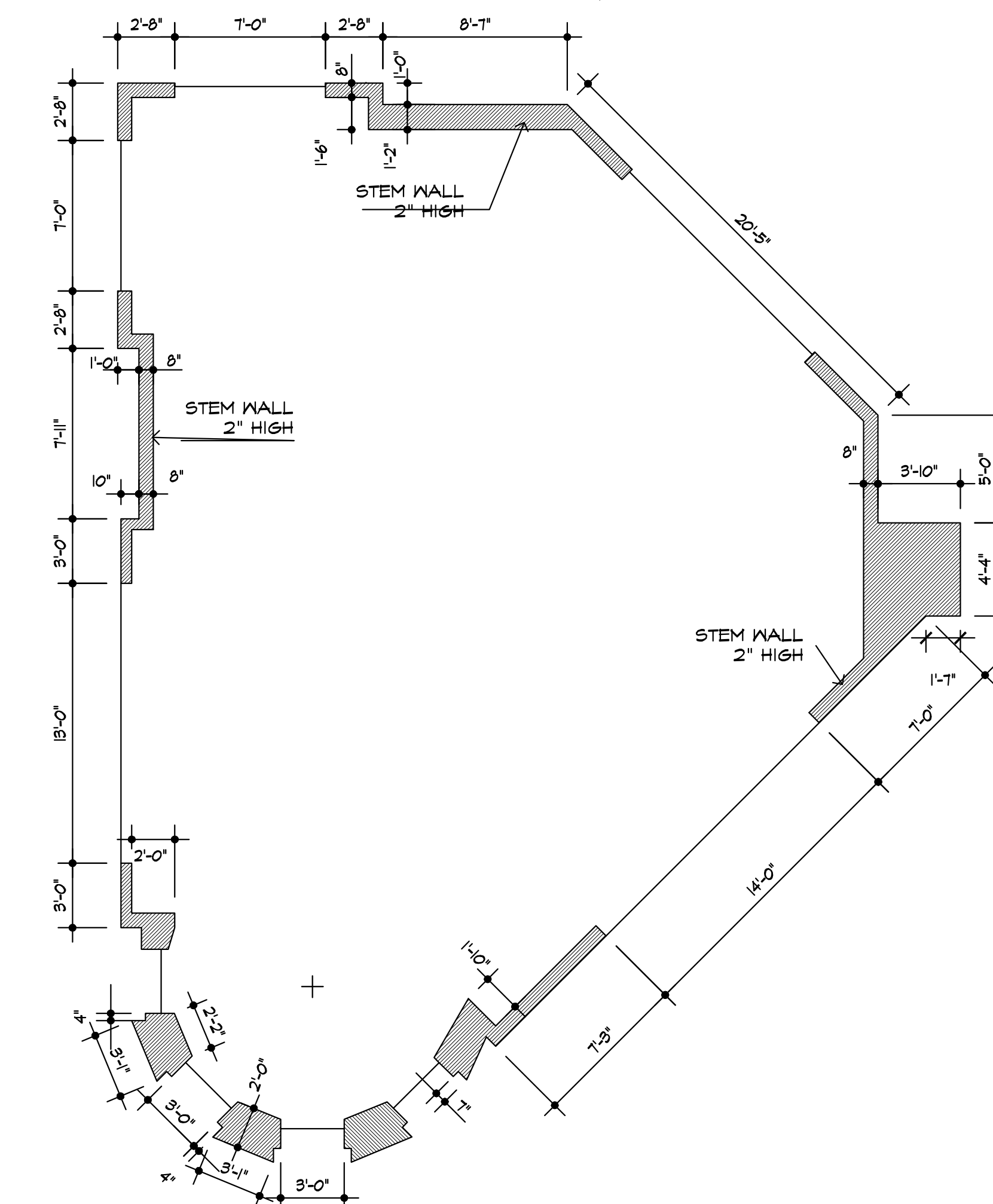
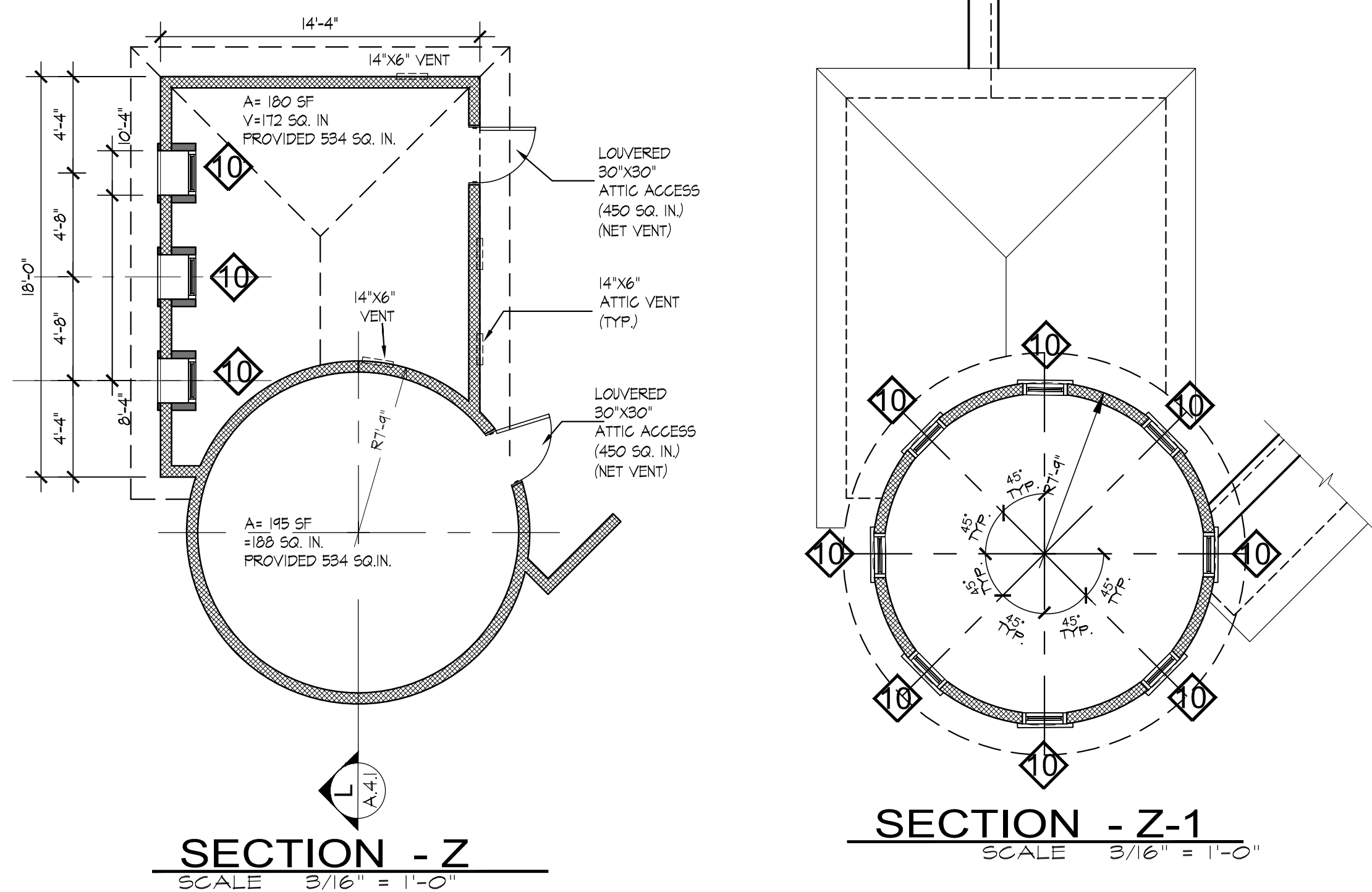
TRASH ENCLOSURE PLAN  
SCALE 1/4" = 1'-0"

SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

NORTH ELEVATION  
SCALE 1/4" = 1'-0"

REVISIONS	
DATE	
OWNER: CALIFORNIA LIBERTY INVESTMENTS	
537 CERES AVE LOS ANGELES, CA 90013	
PROJECT: FOOTHILL RANCHO PLAZA NEW SHOPPING CENTER 9606-96012-9622 FOOTHILL BLVD RANCHO CUCAMONGA, CA	
PROJECT NO: 120102 CAD DWG FILE: 611- DRAWN BY: M.M. CHECKED BY: G.B. SCALE: NOTED DATE: 04-04-12	
SHEET TITLE: SITE PLAN	
SHEET SP 10 OF 25	





NOTES APPLY TO ALL BUILDINGS AND SITE PLAN PLANS :

4. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SITE PLAN :

5- ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.

INTERIOR WALL AND CEILING FINISHES :

6- WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN IBC TABLE 803.9.

MISCELLANEOUS LIFE / SAFETY NOTES

9- SUSPENDED CEILINGS IN SEISMIC DESIGN CATEGORIES D, E AND F COMPLY WITH ASCE 7-05 SECTION 13.5.6.2.1 AS FOLLOWS :

A- ALL CEILINGS SHALL USE A HEAVY DUTY T-BAR GRID SYSTEM.

B- THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2 INCHES.

C- IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE.

D- THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A  $\frac{3}{4}$ " CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE OR A LISTED ASSEMBLY.

E- CEILING AREAS OVER 1,000 FT.2 MUST HAVE HORIZONTAL RESTRAINT WIRES ( TYPICALLY RESTRAINT WOULD CONSIST OF FOUR 12 GAUGE WIRES SPLAYED 90% TO EACH OTHER AND SLOPED 45% TO HORIZONTAL, SPACED 12' O.C. )

6- CEILINGSS WITHOUT RIGID BRACING MUST HAVE 2" OVERSIZE TRIM RINGS FOR SPRINKLERS AND OTHER CEILING PENETRATIONS.

H- SPECIAL INSPECTION WILL BE PROVIDED FOR THE SUSPENDED CEILING INSTALLATION.

ADDITIONAL :

19- SURFACE WATER WILL DRAIN AWAY FROM BUILDING AND SHOW DRAINAGE PATTERN. THE GRADE SHALL FALL A MINIMUM OF 5% WITHIN THE FIRST 10 FEET (2% FOR IMPREVIOUS SURFACE) . SECTION 1803.3

ACCESSIBLE PARKING :

7- THE MAXIMUM SLOPE OF THE PARKING SURFACE AT THE ACCESSIBLE SPACE AND ADJACENT ACCESS AISLE, IN ANY DIRECTION, IS 1:50 ( 2% ), PER SECTION 1129B.3.4.

GREEN BUILDING STANDARDS NOTES :

1- FOR PROJECT OF ONE ACRE OR LESS THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. A SWPP shall BE PROVIDED AND APPROVED BY THE CITY BUILDING AND SAFETY SERVICES DIRECTOR OR HIS DESIGNEE, SHOWING SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMPs THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPARTMENT. CGC 5.106.3.

2- BICYCLE PARKING FOR PROJECTS WITH OVER 10 TENANT OCCUPANTS ( 10 EMPLOYEE OCCUPANTS ) SHALL COMPLY WITH CGC SECTION 5.106.4. THE SPECIFIC DETAILS MUST BE SUBMITTED AND APPROVED BY THE PLANING DEPARTMENT.

3- FUEL-EFFICIENT VEHICLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH CGC SECTION 5.106.5.1. THE SPECIFIC DETAILS FOR THE PARKING MUST BE SUBMITTED AND APPROVED BY THE CITY PLANNING DEPARTMENT.

4- EXTERIOR LIGHT POLLUTION MUST COMPLY WITH CGC SECTION 5.106.B.

5- MINIMUM OF 50% OF THE CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 5.408.3

6- 100% OF TREES, STUMPS, ROCKS, VEGETATION AND ASSOCIATED SOILS PRIMARILY FROM THE CONSTRUCTION WILL BE REUSED OR RECYCLED . CGC5.408.4.

7- A BUILDING SYSTEM MANUAL AS LISTED IN CGC SECTION 5.410.2.5 SHALL BE DELIVERED TO THE BUILDING OWNER OR REPRESENTATIVE AND THE FACILITIES OPERATOR. SYSTEMS MANUAL SHALL CONTAIN THE REQUIRED FEATURES LISTED IN CGC SECTION 5.410.2.5.I.

8- DURING CONSTRUCTION, ENDS OF DUCT OPENING ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 5504.3.

9- VOCs MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 5.504.4 AND TABLES 4.504.1, 5.504.4.1, 5.504.4.2, 5.504.4.3 AND 5.504.4.5 FOR : ADHESIVES, SEALANTS, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 5.504.4.

10-INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION SYSTEMS WILL NOT CONTAIN CFC'S OR HALONS, PER CGC 5.508.1

11- PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.

12- WASTE WATER FIXTURES SHALL COMPLY WITH THE STANDARDS LISTED IN CGC TABLE 5.303.3.

13- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 5.304.3.1.

## ROOF SPECIFICATIONS

ROOF MATERIAL SHALL COMPLY WITH CBC CH. 15 - ICC-ESR 1274 / UL R306 MANUFACTURED BY "GAF" TYPE GAFMC RUBEROID TORCH APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL FLASHING MATERIALS, BITUMEN / ADHESIVES / PLATES AND FASTENERS ACCESSORIES

## TILE ROOF SPECIFICATIONS

ROOF MATERIAL SHALL COMPLY WITH CBC CH. 15 - ICC-ESR 1017 MANUFACTURED BY "USTILE" TYPE FIRE FLASH INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL FLASHING MATERIALS, FASTENERS AND ACCESSORIES

DOOR SCHEDULE

NO	SIZE		TH	TYPE	CONST	FRAME		SELF CLOS	REMARKS
	W	H				MAT	FIN		
1	3'-0"	X7'-0"	3/8"	B	H	C	MD PAINT	Y	
2	2'-6"	X6'-8"	3/8"	B	H	C	H.MTL PAINT	N	
3	2'-4"	X6'-8"	3/8"	A	H	C	H.MTL PAINT	N	PAIR IV 4 VENTS 10'X15'



SEE ELEVATIONS ON SHT. A1.1/2.2/2.3/3.2/3.3

### STOREFRONT WINDOW SCHEDULE

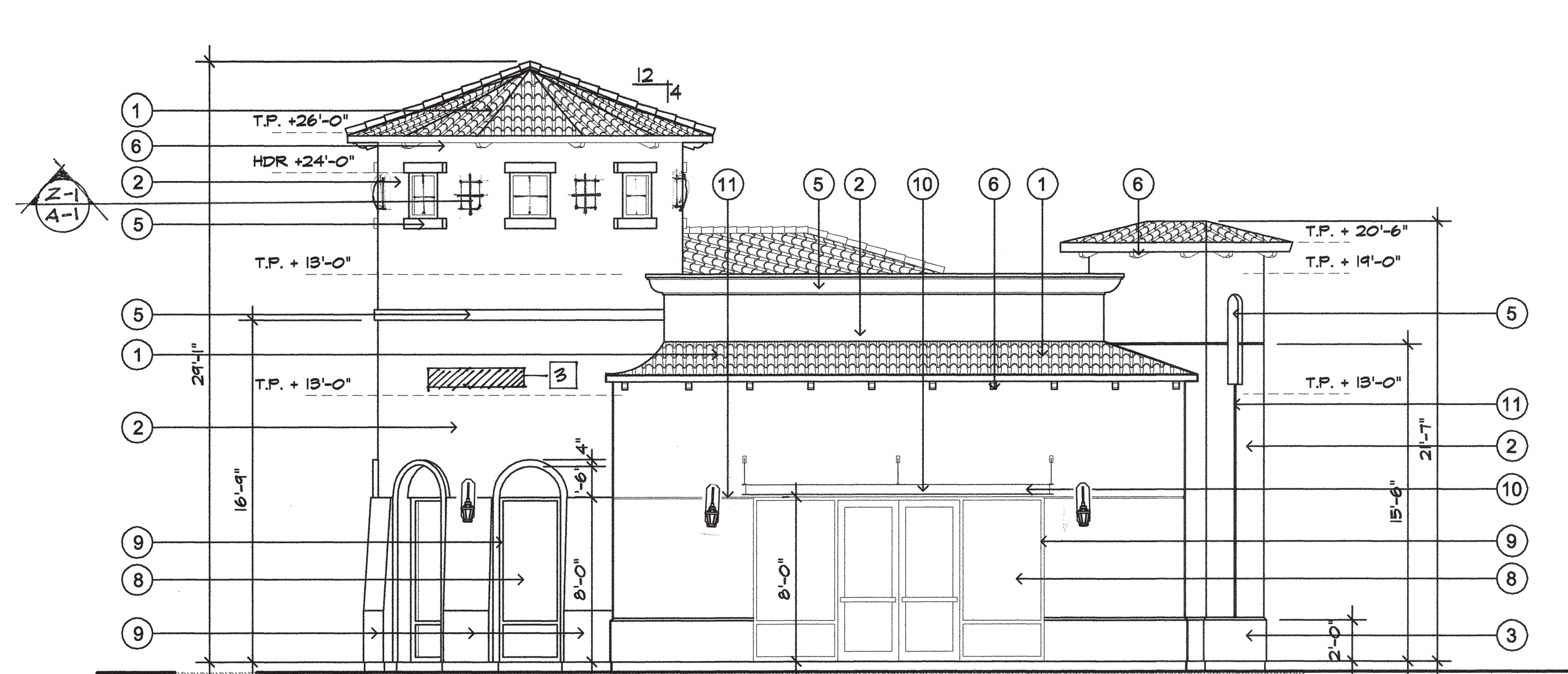
NO	SIZE		DOOR		GULL	TYPE	FRAME		HARDWARE	REMARKS
	W	H	W	H			AL	ANOD		
1	18"0"	12"0"	6"0"	18"0"	0"	AL	AL	ANOD	LOCK/ PUSH/PULL	TEMPERED GLAZIN
2	18"0"	12"0"	---	---	0"	AL	AL	ANOD	---	TEMPERED GLAZIN
3	10"0"	12"0"	---	---	0"	AL	AL	ANOD	---	TEMPERED GLAZIN
4	3"0"	8"0"	---	---	0"	AL	AL	ANOD	---	TEMPERED GLAZIN
5	8"0"	8"0"	---	---	0"	AL	AL	ANOD	---	TEMPERED GLAZIN
6	7"0"	8"0"	---	---	0"	AL	AL	ANOD	---	TEMPERED GLAZIN
7	12"0"	8"0"	---	---	0"	AL	AL	ANOD	---	TEMPERED GLAZIN
8	12"0"	8"0"	3"0"	18"0"	0"	AL	AL	ANOD	LOCK/ PUSH/PULL	TEMPERED GLAZIN
9	14"0"	8"0"	6"0"	18"0"	0"	AL	AL	ANOD	LOCK/ PUSH/PULL	TEMPERED GLAZIN
10	2"0"	2"4"	---	---	0"	AL	AL	ANOD	---	TEMPERED GLAZIN

ALL GLAZING DUAL PANE U=0.39 & SHGC=0.37

SEE ELEVATIONS ON SHT. AI.1/2.2/2.3/3.2/3.3

REVISIONS	
DATE	
1-1-14	△
	△
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p><b>DEVELOPER:</b></p> <p>CALIFORNIA LIBERTY INVESTMENTS</p> </div> <div style="width: 30%;"> <p><b>PROJECT:</b></p> <p><b>FOOTHILL RANCHO PLAZA</b> NEW SHOPPING CENTER</p> </div> <div style="width: 30%;"> <p><b>9606-96012-9622 FOOTHILL BLVD</b> <b>RANCHO CUCAMONGA, CA</b></p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 30%;"> <p><b>DEVELOPER:</b></p> <p>CALIFORNIA LIBERTY INVESTMENTS</p> </div> <div style="width: 30%;"> <p><b>537 CERES AVE</b> <b>LOS ANGELES, CA 90013</b></p> </div> </div>	
	
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <p><b>GEORGE BEHNAM</b> <b>A R C H I T E C T</b> 1150 E ORANGE THORPE # 109 PLACENTIA, CA 92870 (714)572-2384    FAX (714)572-2385 E-mail : gbehnam@att.net</p> </div> <div style="width: 50%;"> <p>THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT. THEIR REUSE, REPRODUCTION, OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT.</p> </div> </div>	
<div style="display: flex; align-items: center;">  <div> <p><b>PROJECT NO:</b> 120102</p> <p><b>CAD DWG FILE:</b> G-II</p> <p><b>DRAWN BY:</b> M.M.</p> <p><b>CHECKED BY:</b> G.B.</p> <p><b>DRAWING SCALE:</b> NOTED</p> <p><b>DATE:</b> 03-19-12</p> </div> </div>	
<p style="text-align: center;"><b>SHEET TITLE:</b></p> <p style="text-align: center; font-size: 1.2em; margin-top: 20px;"><b>BLDG - A</b></p> <p style="text-align: center; font-size: 1.5em; margin-top: 10px;"><b>FLOOR PLAN</b></p>	
<p style="text-align: center;">SHEET</p> <p style="text-align: center; font-size: 2em; margin-top: 10px;"><b>A-1</b></p> <p style="text-align: center; margin-top: 10px;">11 OF 25</p>	



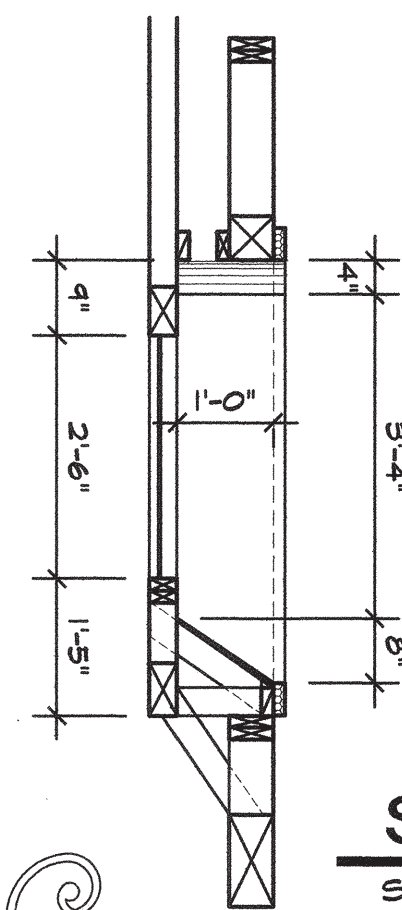


**BUILDING - A SOUTH WEST ELEVATION**  
SCALE 3/16" = 1'-0"

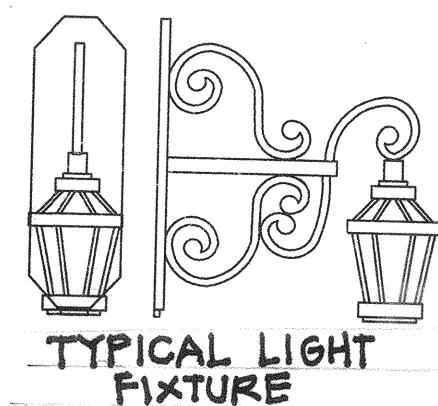
3 BUILDING NUMBERS LEAST 8' TALL AND AUTOMATICALLY ILLUMINATED FROM DUSK TO DAWN PER RCFD STANDARD 5-8. SUITE DESIGNATION MUST BE POSTED ON ALL THE EXTERIOR DOORS OF EACH SUITE.

**ELEVATION LEGEND**

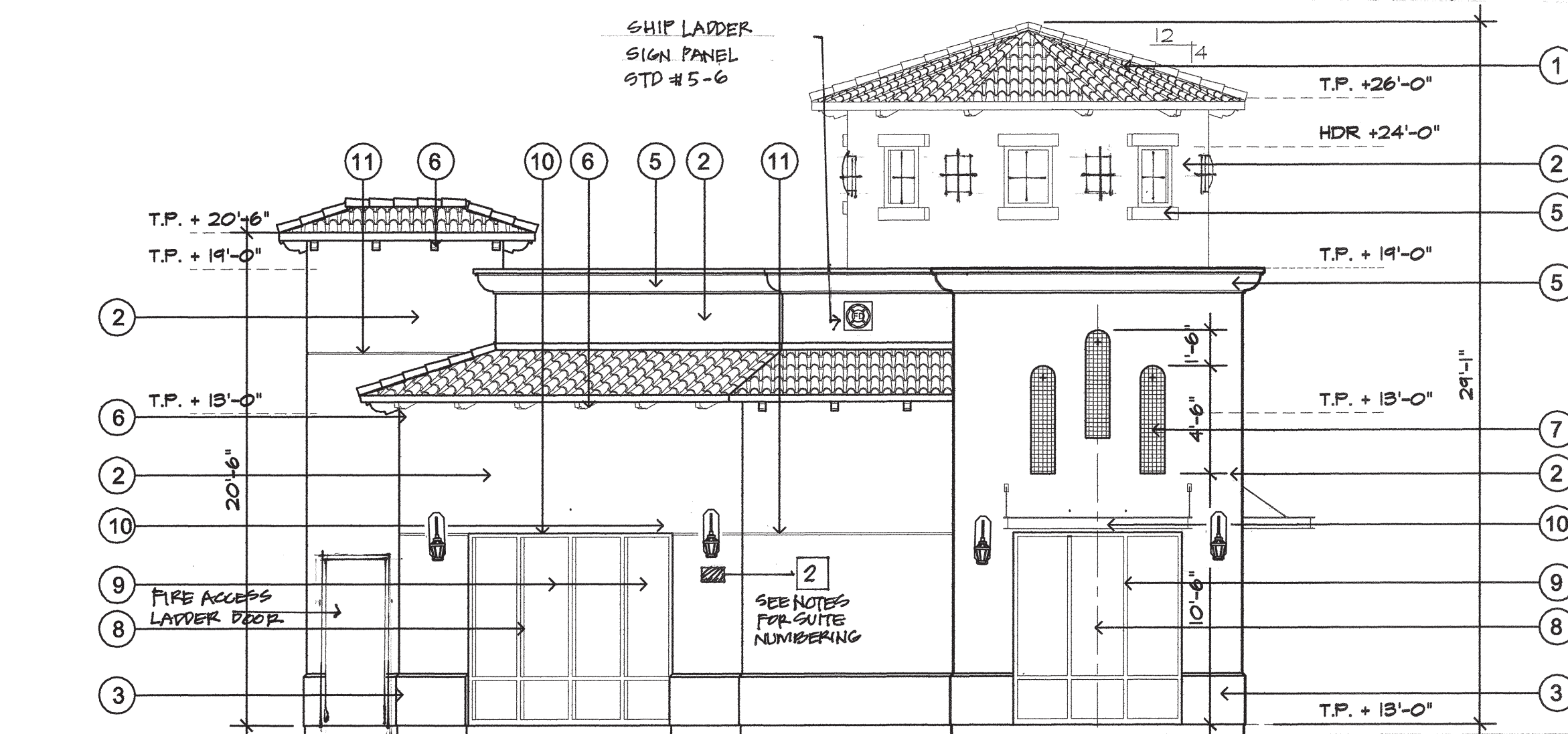
MATERIAL MARK	MATERIAL DESCRIPTION	MATERIAL MANUFACTURER	MATERIAL MODEL
1	2 PIECE MISSION CLAY TILE	US TILE	FIRE FLASH / BSR1017
2	OMEGA STUCCO MAIN BODY COLOR	OMEGA	408 PLANTION BEIGE
3	OMEGA STUCCO ACCENT COLOR	OMEGA	418 EGYPTIAN SAND
4	OMEGA STUCCO ACCENT COLOR	OMEGA	420 FLORAL WHITE
5	OMEGA STUCCO ACCENT COLOR OVER FOAM TRIM	OMEGA	409 TOFFEE CRUNCH
6	BROWN STUCCO OVER FOAM CORBEL		
7	BLUE AND WHITE TILES RANDOM PATTERN		
8	BLUE TINT STORE FRONT GLASS		
9	DARK GRAY MULLIONS		
10	BLACK WROUGHT IRON		
11	STUCCO REVEAL		
12	METAL UTILITY DOOR		



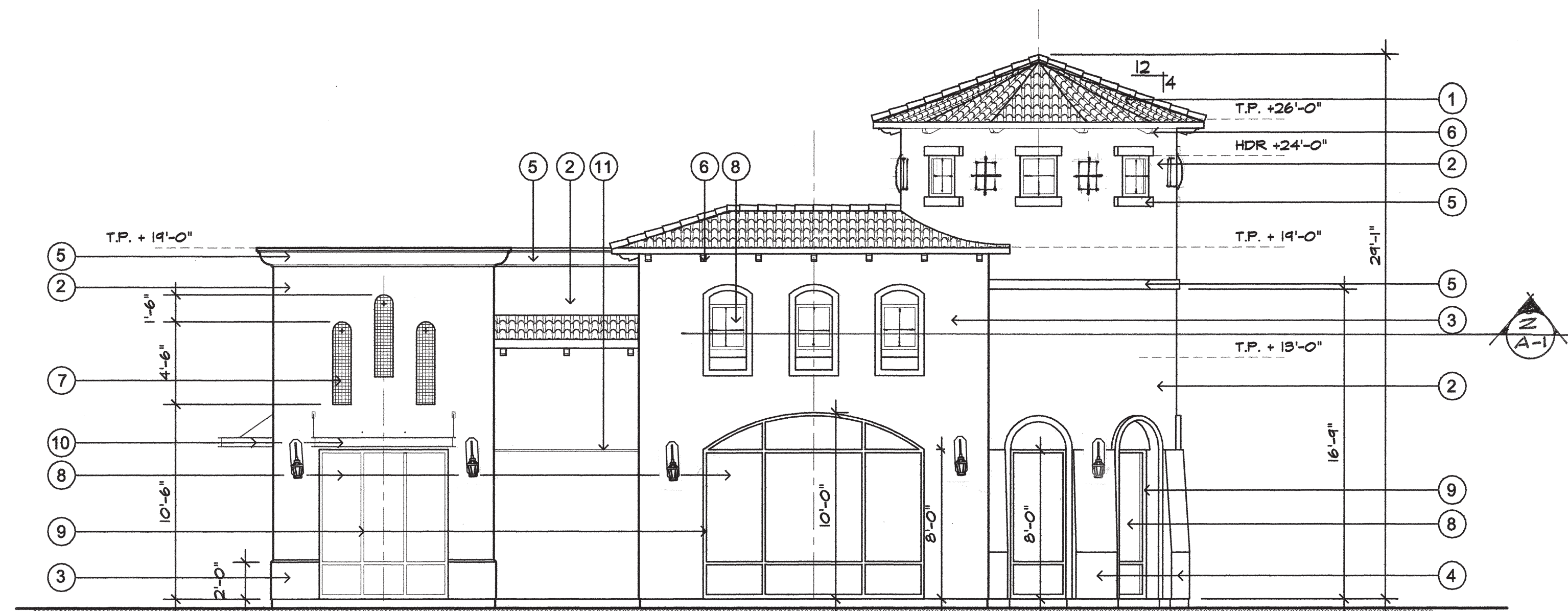
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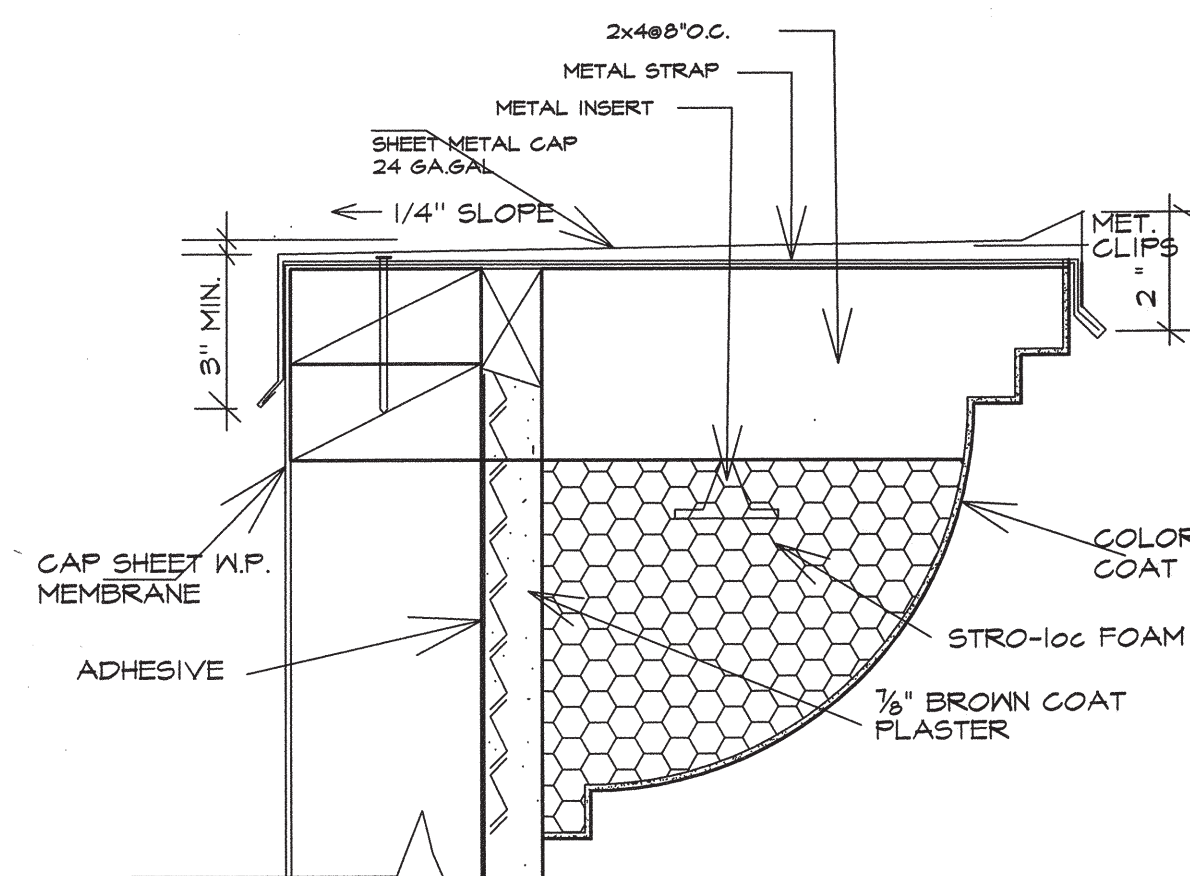
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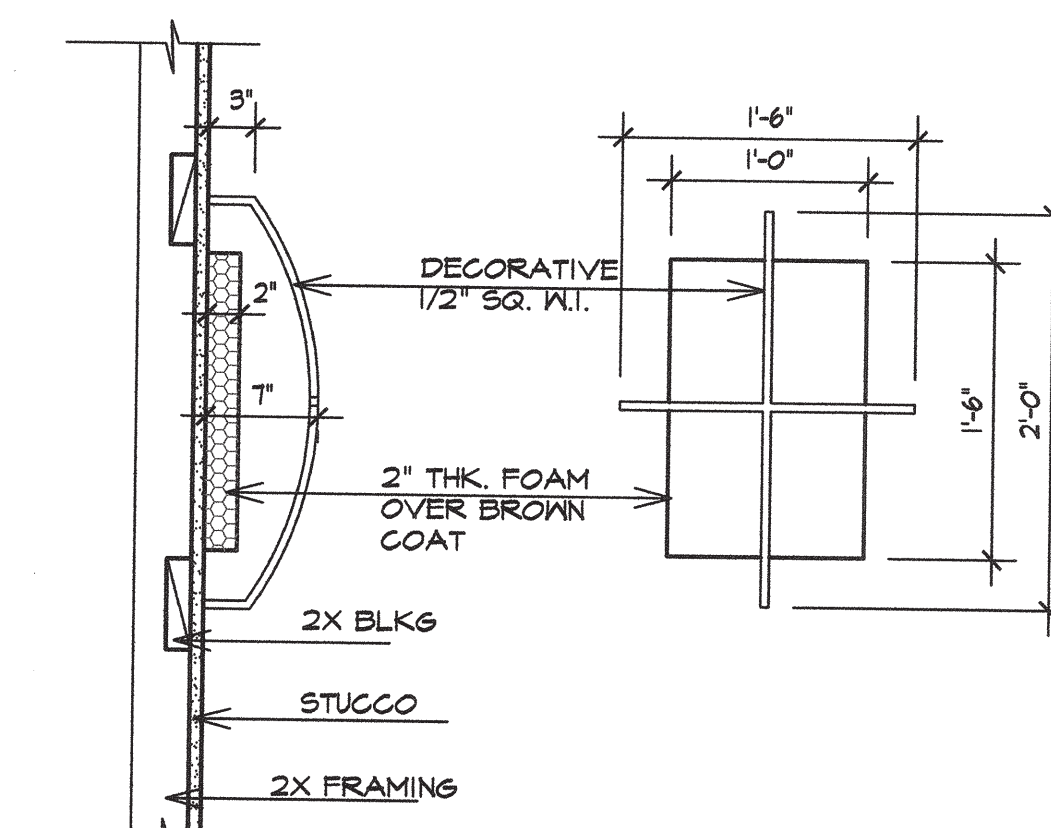
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**BUILDING - A WEST ELEVATION**  
SCALE 3/16" = 1'-0"

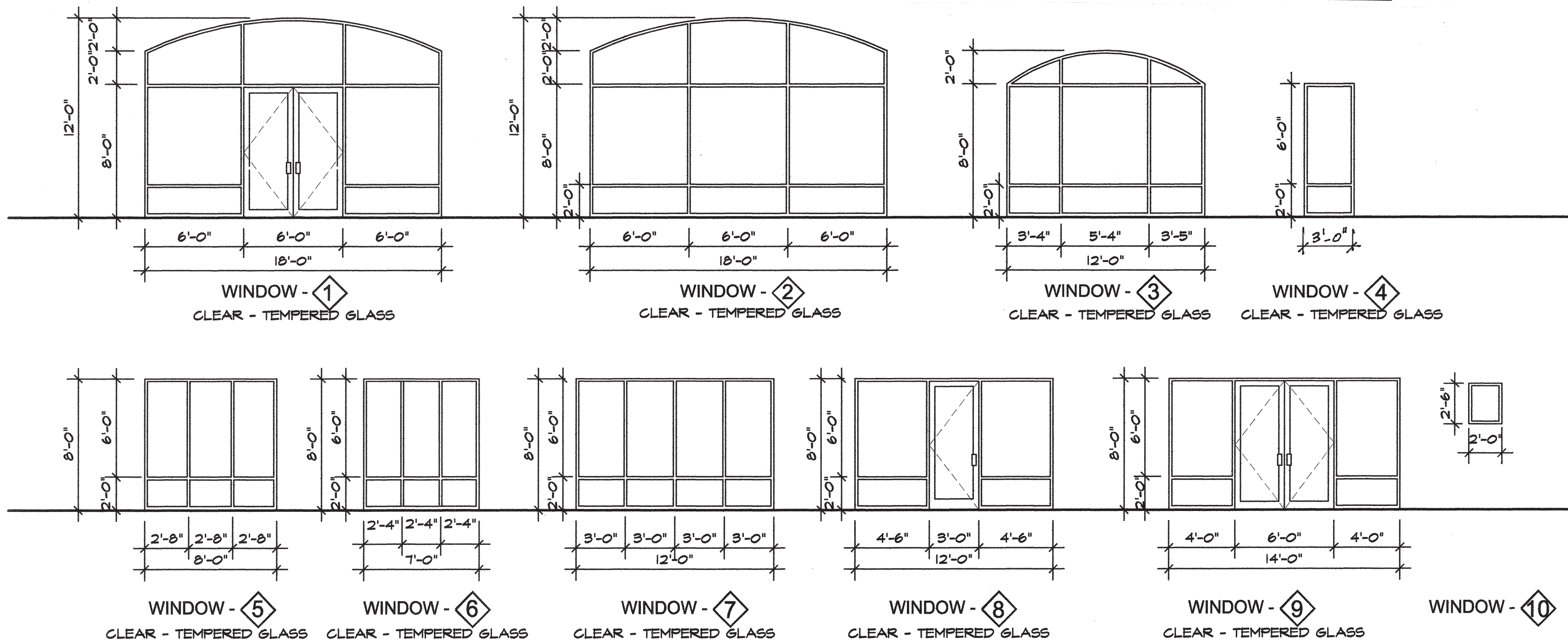


**REINFORCED PARAPET SHIP LADDER**  
SCALE 3" = 1'-0"



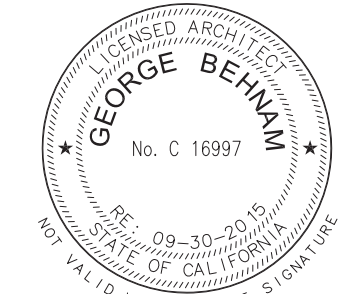
**SECTION ELEVATION**  
SCALE 1" = 1'-0"

**TOWER DETAIL**



DEVELOPER:  
**CALIFORNIA LIBERTY INVESTMENTS**  
537 CERES AVE  
LOS ANGELES, CA 90013

PROJECT:  
**FOOTHILL RANCHO PLAZA**  
NEW SHOPPING CENTER  
9606-96012-9622 FOOTHILL BLVD  
RANCHO CUCAMONGA, CA



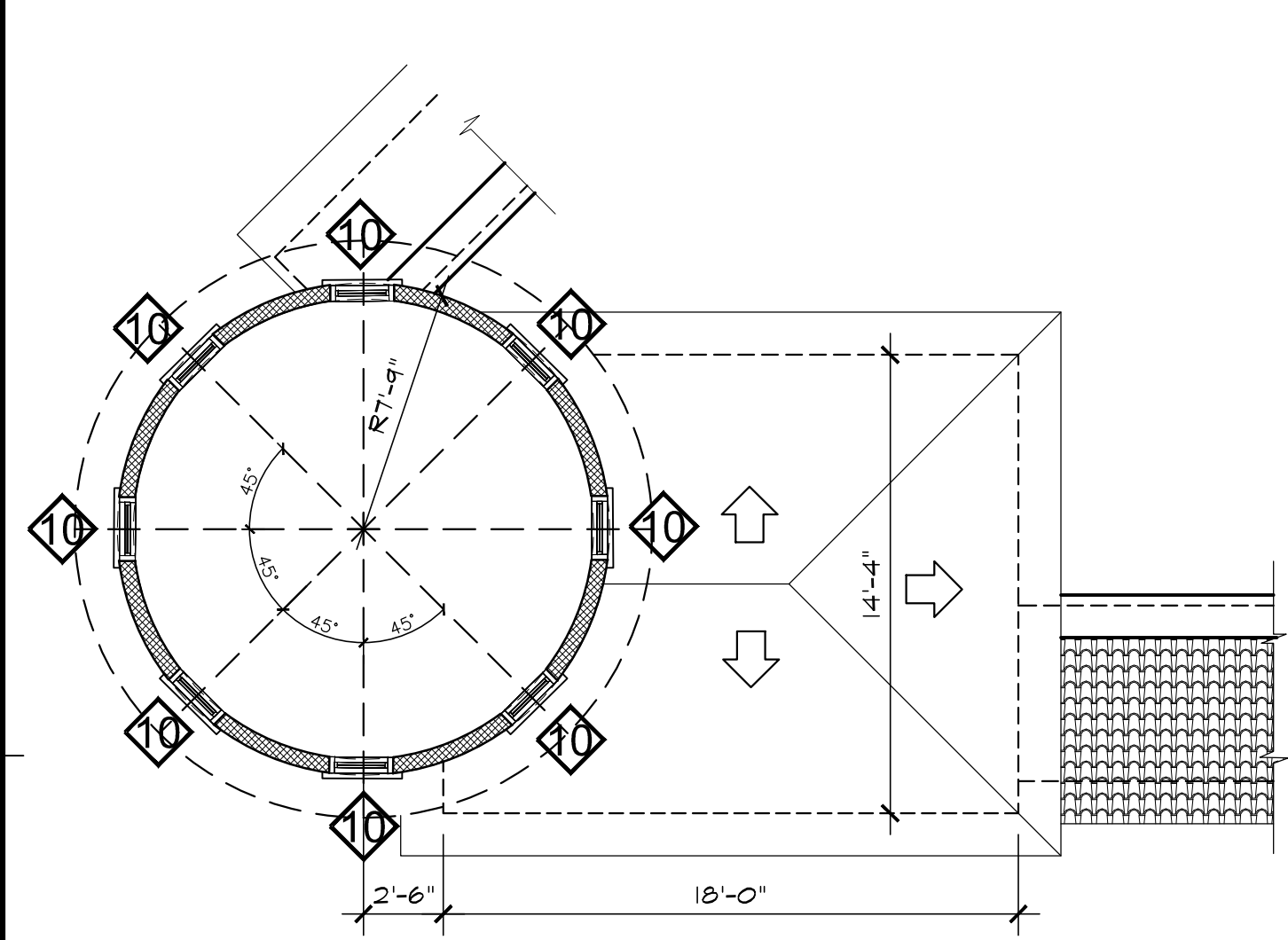
**GEORGE BEHNAME ARCHITECT**  
1150E ORANGEBOULEVARD #109  
PLACENTIA, CA 92679  
(714) 572-2384  
E-mail: gbehnam@gebe.com

PROJECT NO: 120102  
CAD DWG FILE: G-11  
DRAWN BY: M.M.  
CHECKED BY: G.B.  
DRAWING SCALE: NOTED  
DATE: 03-19-12

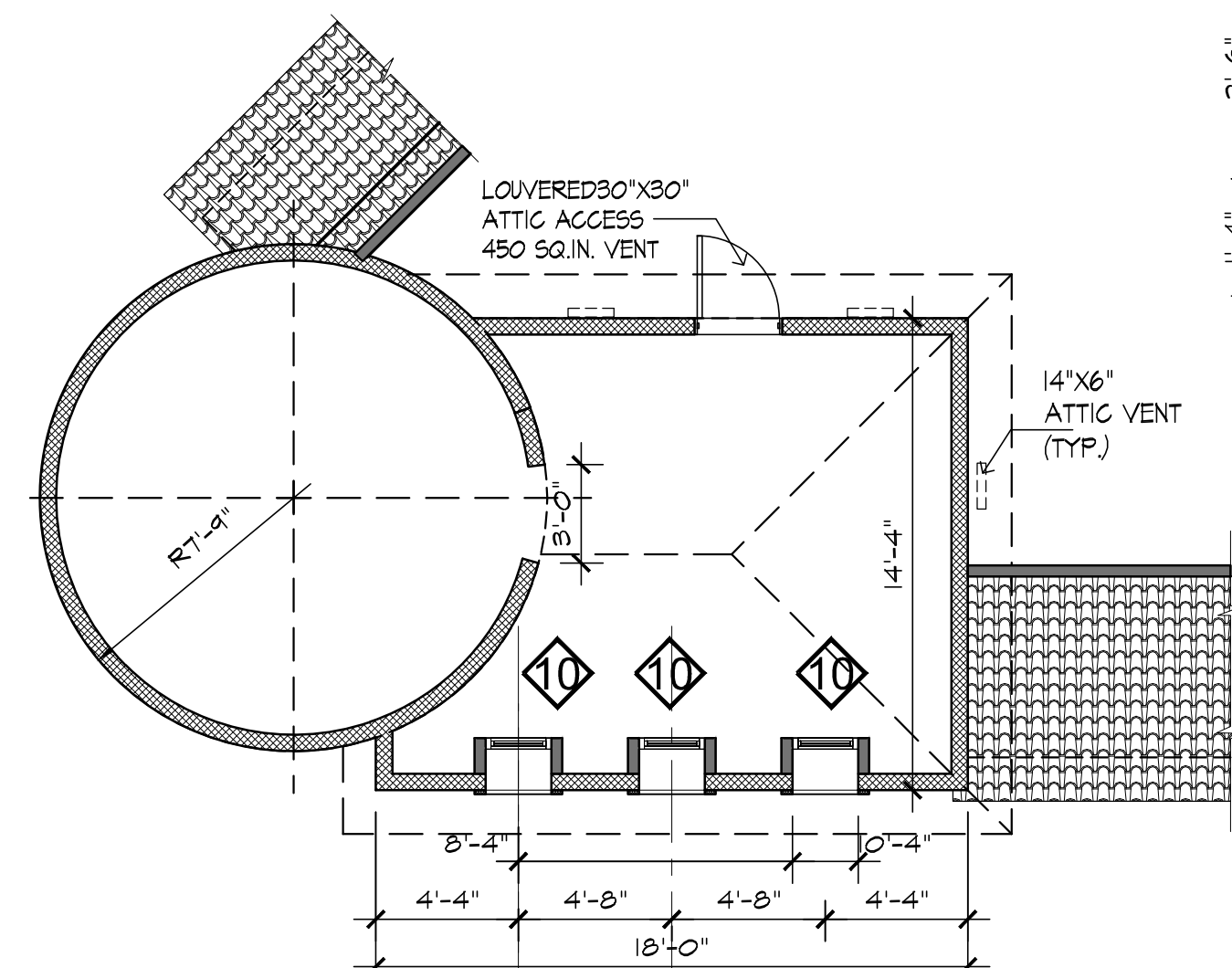
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**ELEVATIONS**

SHEET  
**A - 1.1**  
12 OF 25

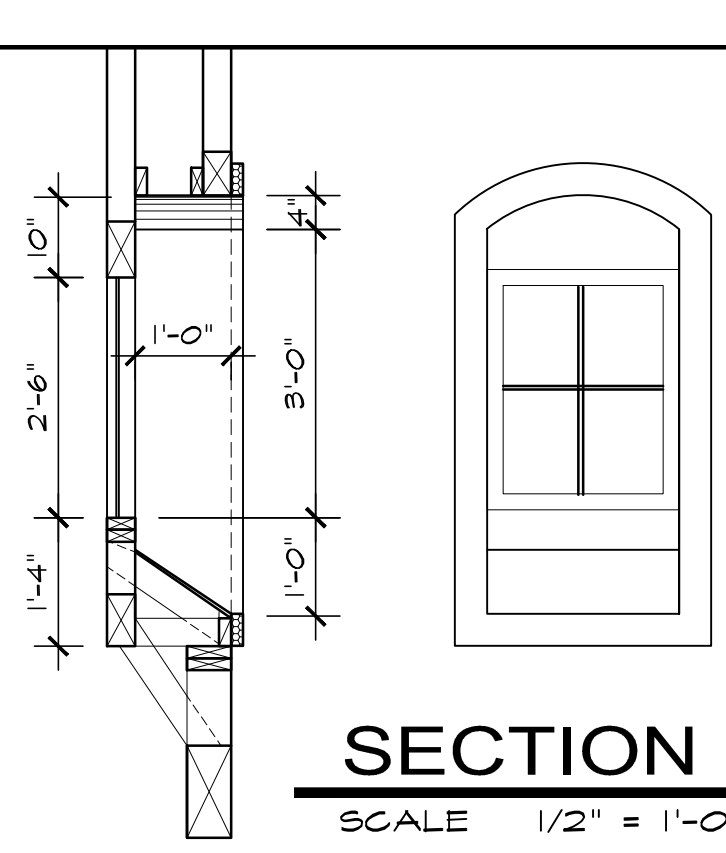




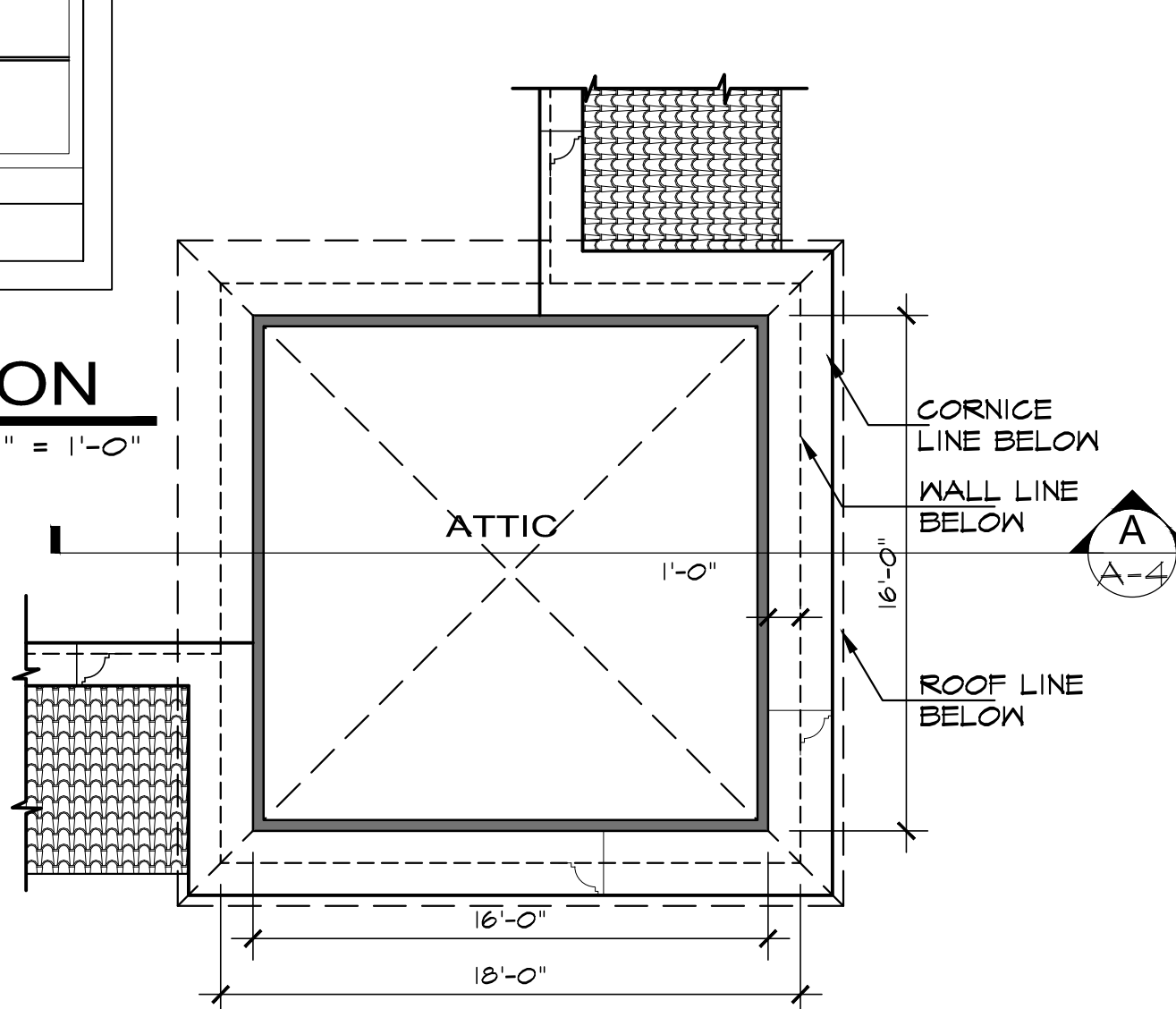
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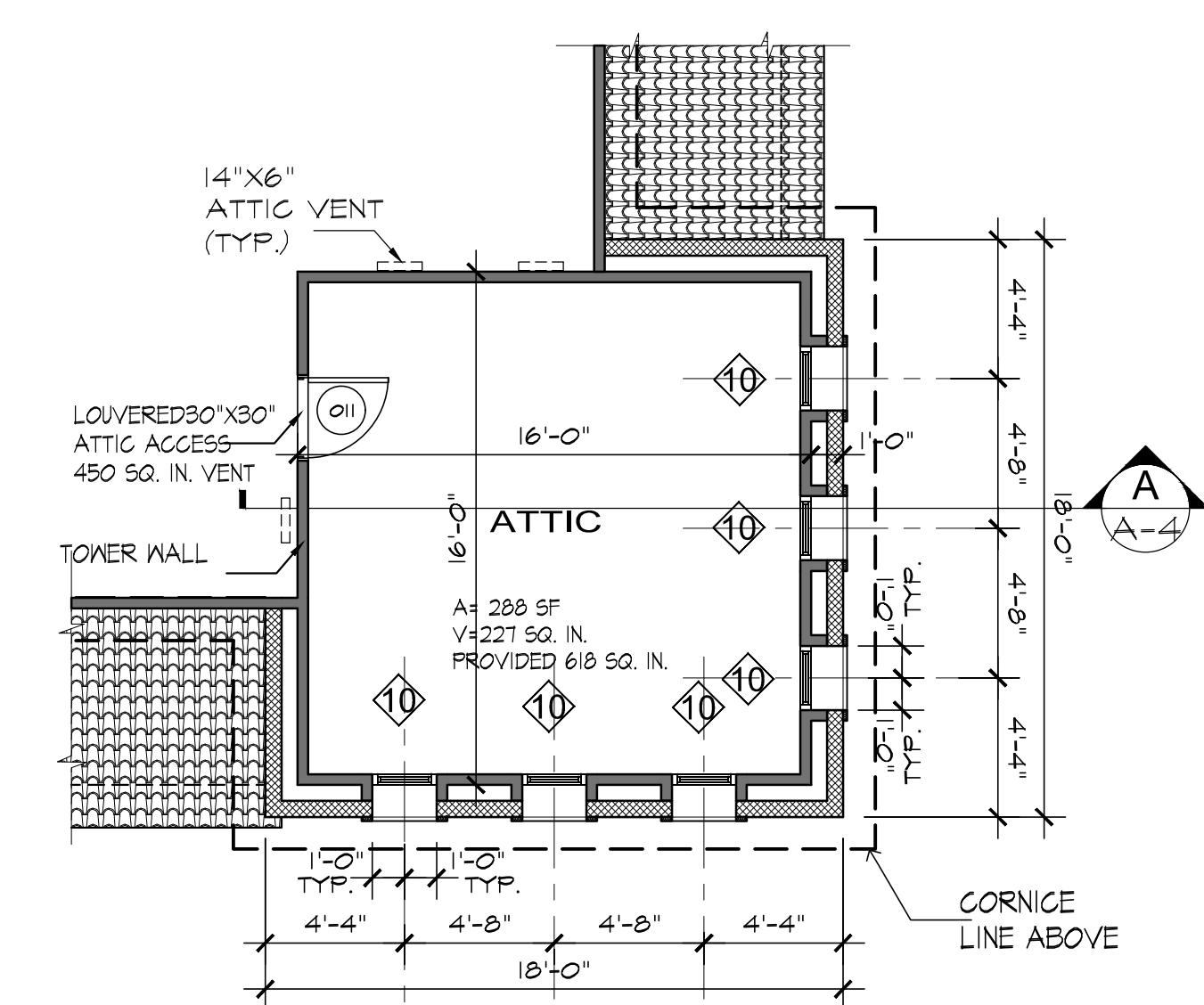
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FOR VENTILATION  
CALCS. SEE "Z"/A.1



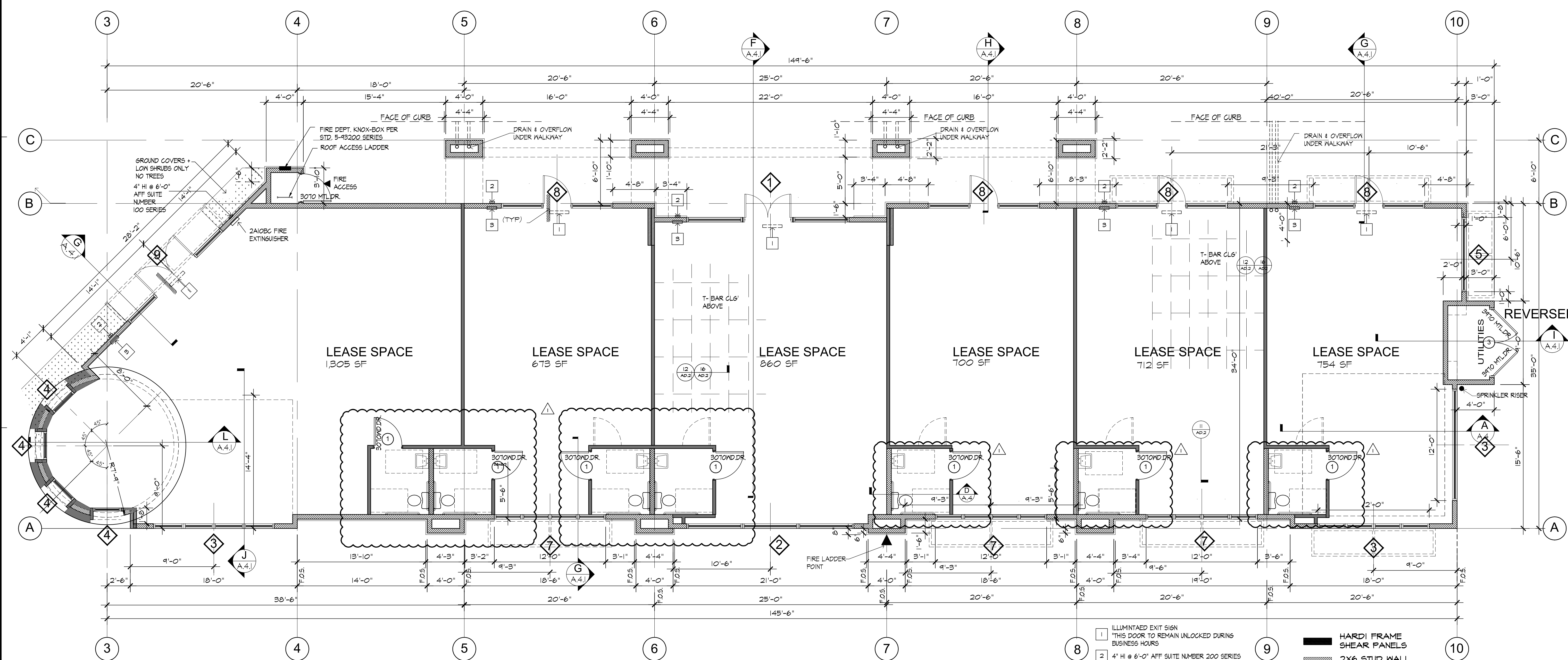
SECTION  
SCALE 1/2" = 1'-0"



SECTION X-1  
SCALE 3/16" = 1'-0"



SECTION X  
SCALE 3/16" = 1'-0"



BUILDING - B FLOOR PLAN  
SCALE 3/16" = 1'-0"  
9612 FOOTHILL BLVD.

- 1 ILLUMINATED EXIT SIGN  
THIS DOOR TO REMAIN UNLOCKED DURING  
BUSINESS HOURS
- 2 4" HI @ 6'-0" AFF SUITE NUMBER 200 SERIES
- 3 2A10BC FIRE EXTINGUISHER
- HARDI FRAME  
SHEAR PANELS
- 2X6 STUD WALL
- 2X4 STUD WALL
- 2X6 STUD WALL  
WITH WAINSCOT

REVISIONS	
DATE	
9-9-14	

DEVELOPER:	CALIFORNIA LIBERTY INVESTMENTS
PROJECT:	FOOTHILL RANCHO PLAZA NEW SHOPPING CENTER
	9606-96012-9622 FOOTHILL BLVD RANCHO CUCAMONGA, CA

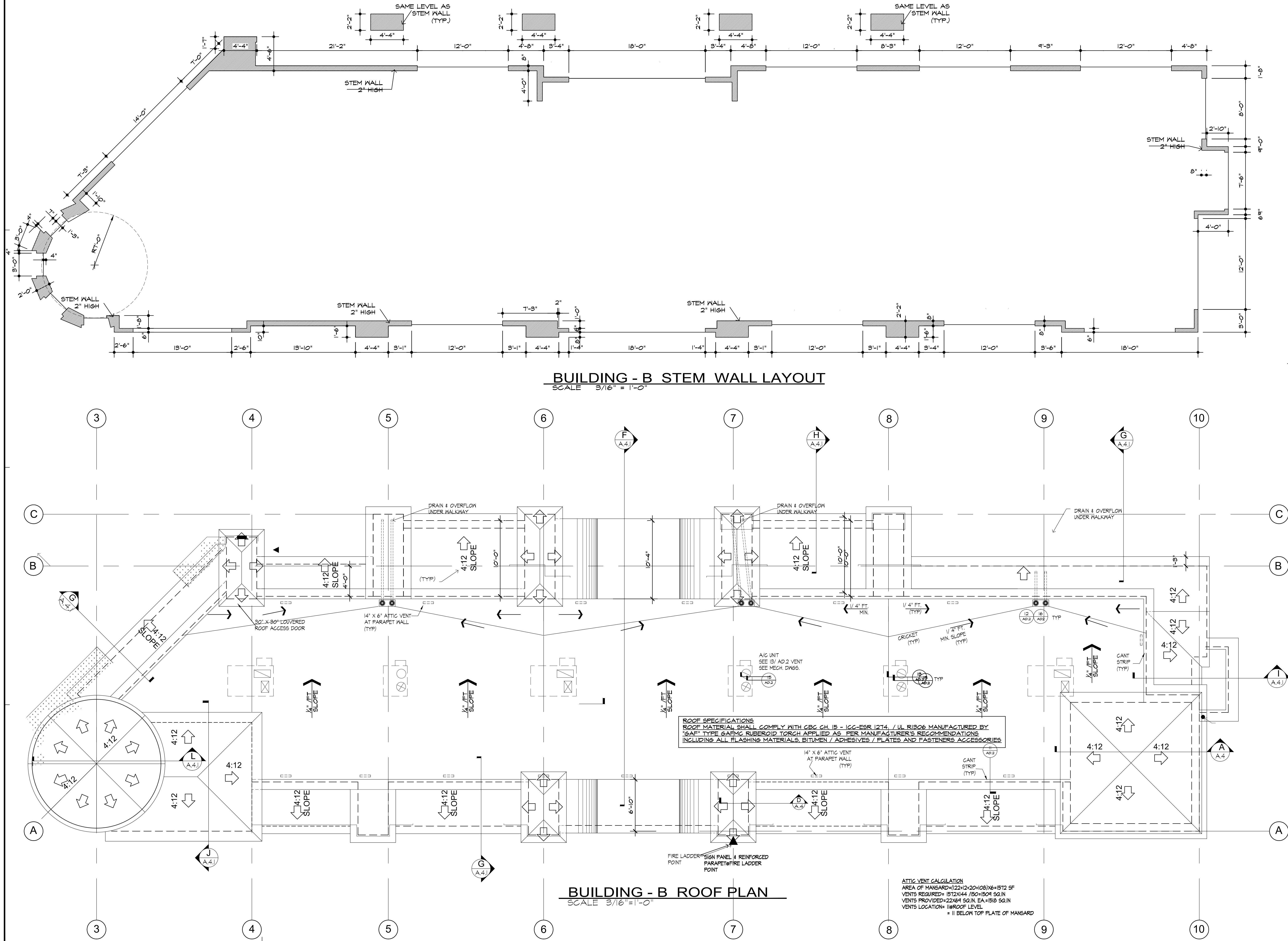
GEORGE BEHNAM  
ARCHITECT  
1150 E ORANGETHORPE # 109  
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(714) 572-2384  
FAX (714) 572-2385

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PROJECT NO:	120102
CAD DWG FILE:	G-11
DRAWN BY:	M.M.
CHECKED BY:	G.B.
DRAWING SCALE:	NOTED
DATE:	03-19-12
SHEET TITLE:	BLDG - B FLOOR PLAN
SHEET	A - 2
	13 OF 25



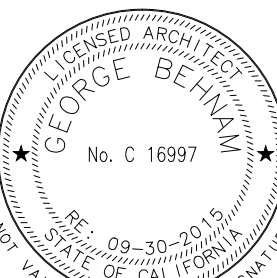
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REVISIONS	
DATE	

DEVELOPER:	CALIFORNIA LIBERTY INVESTMENTS
	537 CERES AVE LOS ANGELES, CA 90013

PROJECT:	FOOTHILL RANCHO PLAZA
	NEW SHOPPING CENTER 9606-96012-9622 FOOTHILL BLVD RANCHO CUCAMONGA, CA



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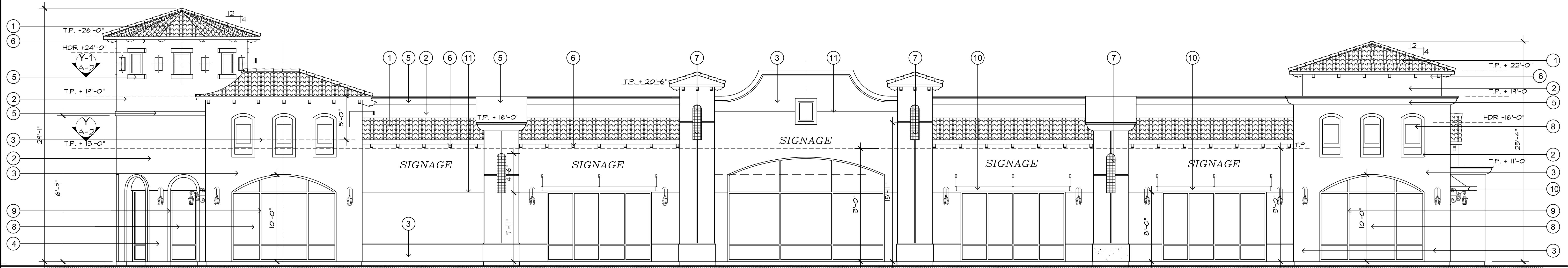
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PROJECT NO:	120102
CAD DWG FILE:	G-11
DRAWN BY:	M.M.
CHECKED BY:	G.B.
DRAWING SCALE:	NOTED
DATE:	03-14-12

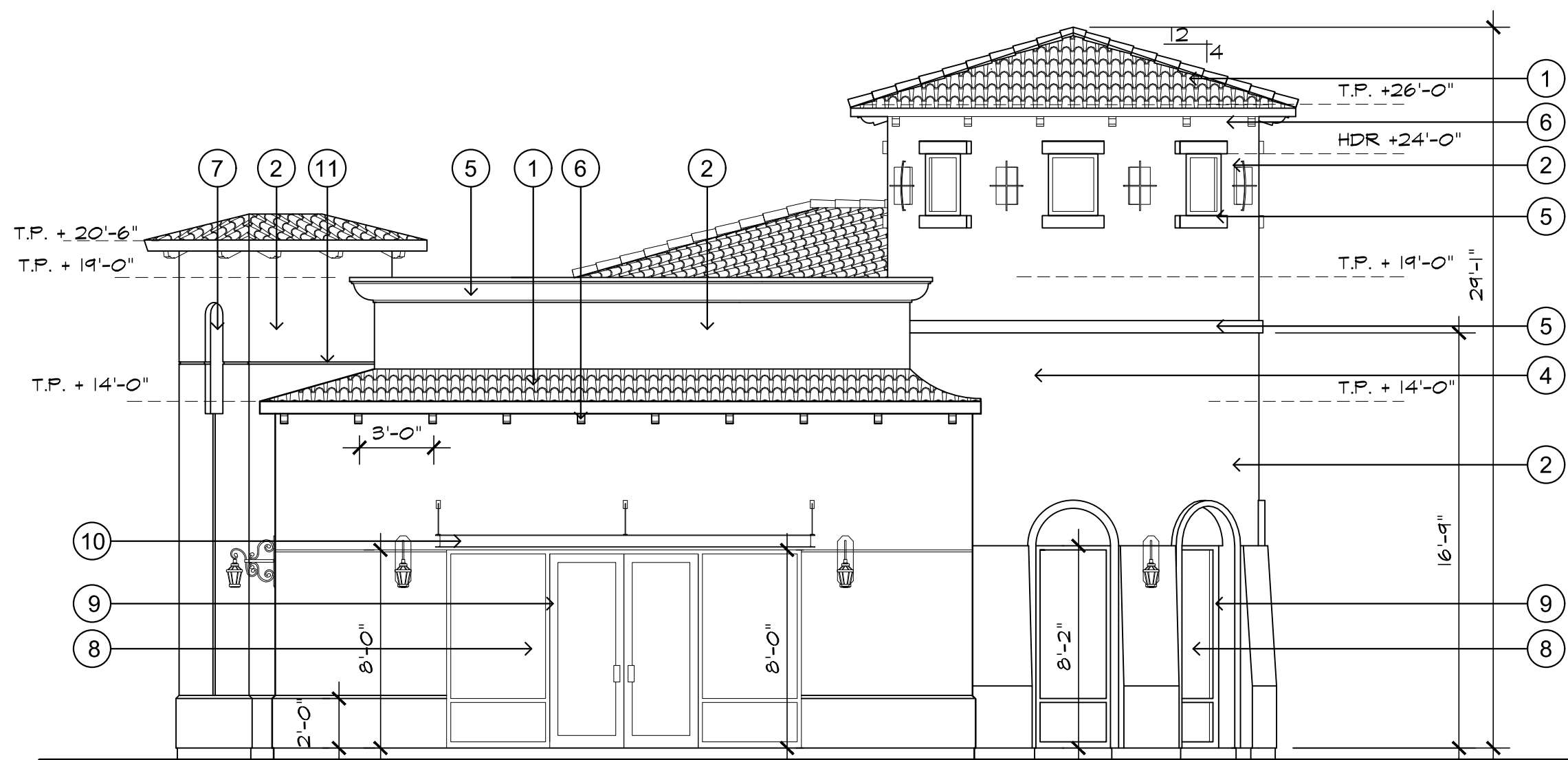
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BLDG - B STEM WALLS & ROOF PLAN

SHEET
A - 2.1
14 OF 25

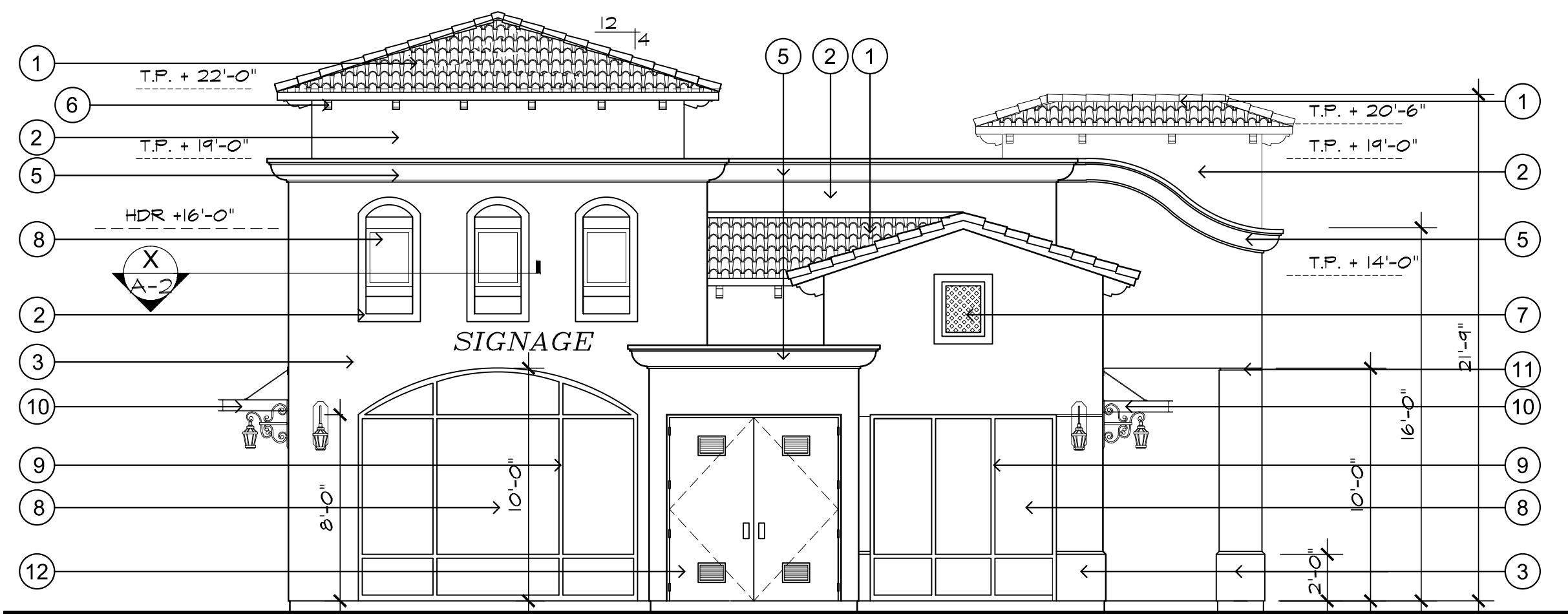




**BUILDING - B SOUTH ELEVATION**  
SCALE 3/16" = 1'-0"



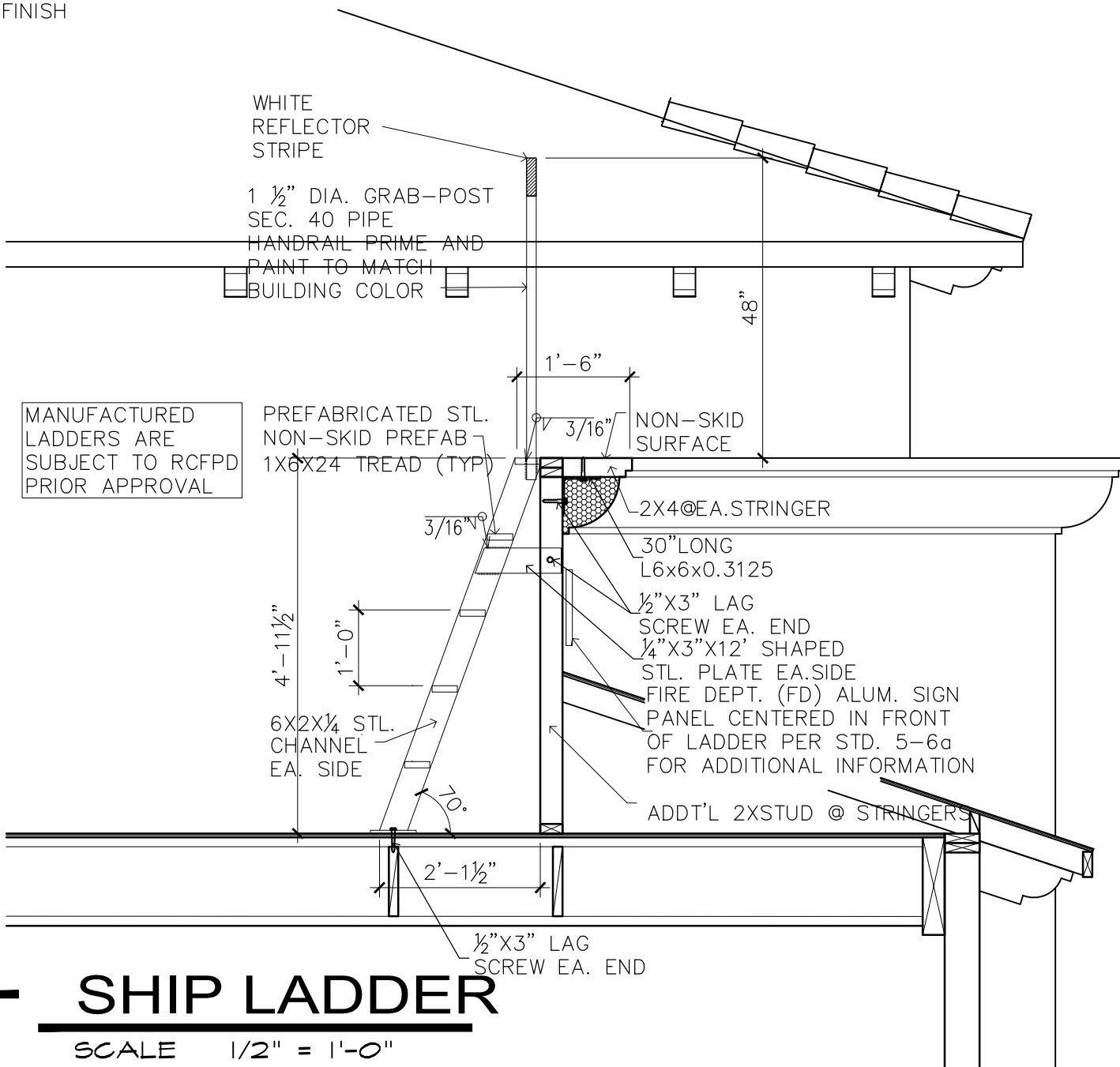
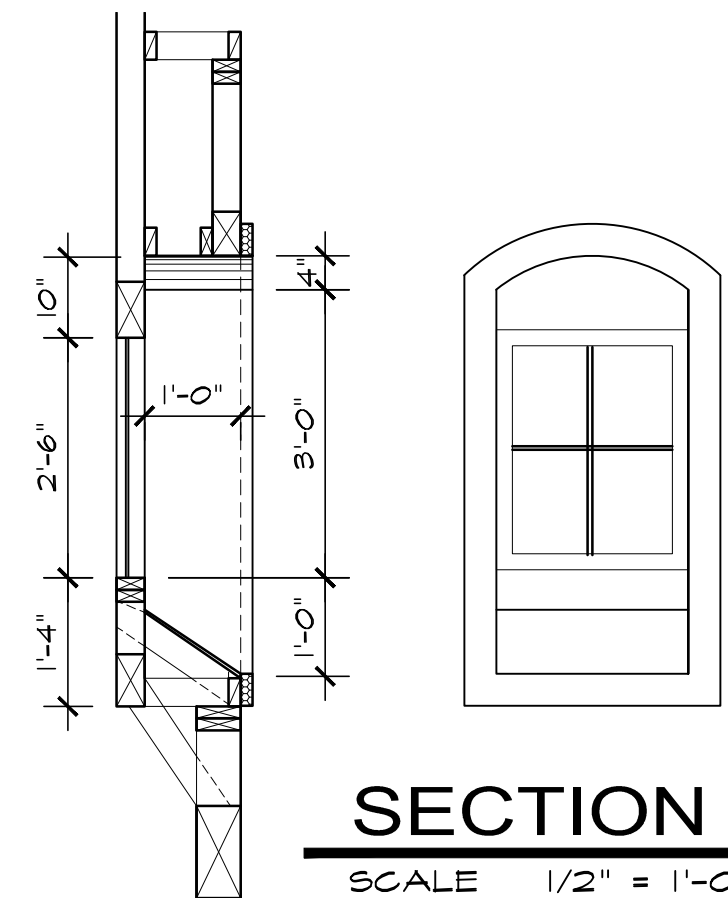
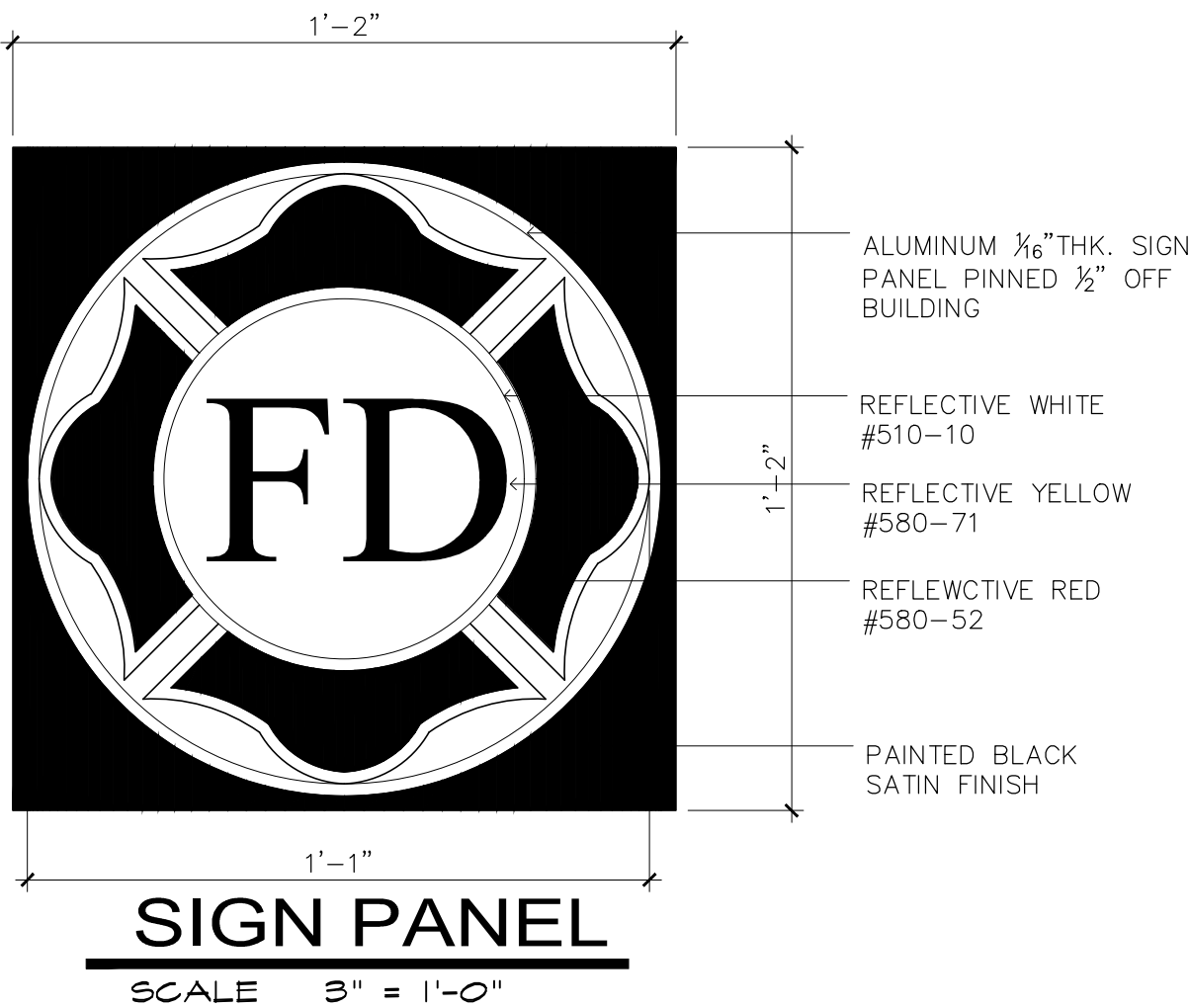
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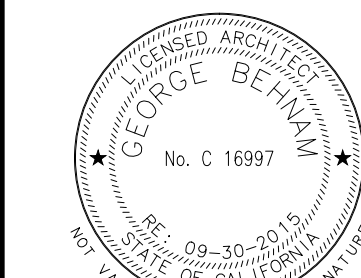
**BUILDING - B EAST ELEVATION**  
SCALE 3/16" = 1'-0"

**ELEVATION LEGEND**

MATERIAL MARK	MATERIAL DESCRIPTION	MATERIAL MANUFACTURER	MATERIAL MODEL
1	2 PIECE MISSION CLAY TILE	US TILE	FIRE FLASH
2	OMEGA STUCCO MAIN BODY COLOR	OMEGA	408 PLANTION BEIGE
3	OMEGA STUCCO ACCENT COLOR	OMEGA	418 EGYPTION SAND
4	OMEGA STUCCO ACCENT COLOR	OMEGA	420 FLORAL WHITE
5	OMEGA STUCCO ACCENT COLOR OVER FOAM TRIM	OMEGA	409 TOFFEE CRUNCH
6	BROWN STUCCO OVER FOAM CORBEL		
7	BLUE AND WHITE TILES RANDOM PATTERN		
8	BLUE TINT STORE FRONT GLASS		
9	DARK GRAY MULLIONS		
10	BLACK WROUGHT IRON		
11	STUCCO REVEAL		
12	METAL UTILITY DOOR		



PROJECT:  
**FOOTHILL RANCHO PLAZA**  
NEW SHOPPING CENTER  
9606-96012-9622 FOOTHILL BLVD  
RANCHO CUCAMONGA, CA



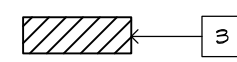
**GEORGE BEHNAM**  
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1150 E ORANGECORP #109  
PLACENTIA, CA 92870  
(714) 572-2384  
E-mail: gbehnam@abcglobal.net  
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PROJECT NO: 120102  
CAD DWG FILE: G-11  
DRAWN BY: M.M.  
CHECKED BY: G.B.  
DRAWING SCALE: NOTED  
DATE: 03-19-12

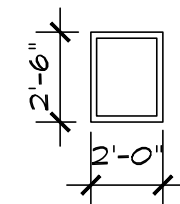
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**BLDG - B ELEVATIONS**

SHEET  
**A - 2.2**  
15 OF 25



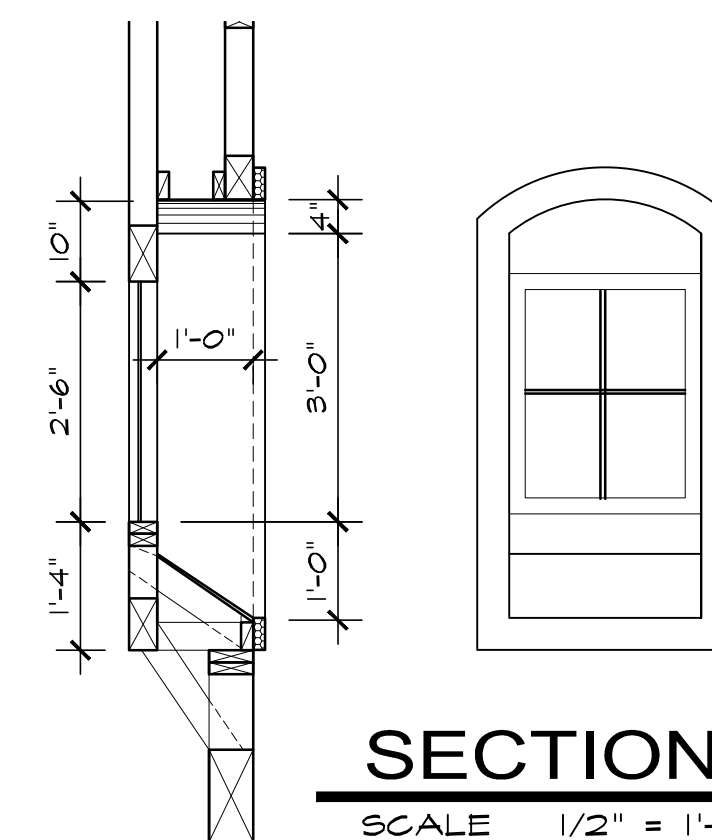


SCALE 3/16" = 1'-0"



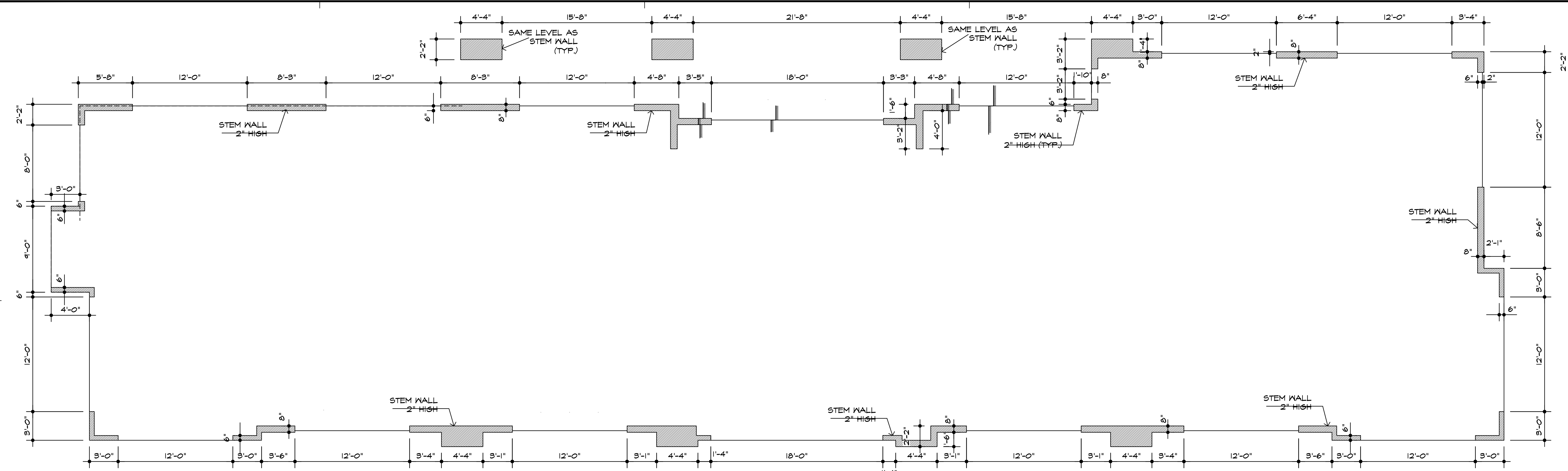
SCALE 1/2" = 1'-0"

MATERIAL MARK	MATERIAL DESCRIPTION	MATERIAL MANUFACTURER	MATERIAL MODEL
1	2 PIECE MISSION CLAY TILE	US TILE	FIRE FLASH
2	OMEGA STUCCO MAIN BODY COLOR	OMEGA	408 PLANTION BEIGE
3	OMEGA STUCCO ACCENT COLOR	OMEGA	418 EGYPTION SAND
4	OMEGA STUCCO ACCENT COLOR	OMEGA	420 FLORAL WHITE
5	OMEGA STUCCO ACCENT COLOR OVER FOAM TRIM	OMEGA	409 TOFFEE CRUNCH
6	BROWN STUCCO OVER FOAM CORBEL		
7	BLUE AND WHITE TILES RANDOM PATTERN		
8	BLUE TINT STORE FRONT GLASS		
9	DARK GRAY MULLIONS		
10	BLACK WROUGHT IRON		
11	STUCCO REVEAL		
12	METAL UTILITY DOOR		

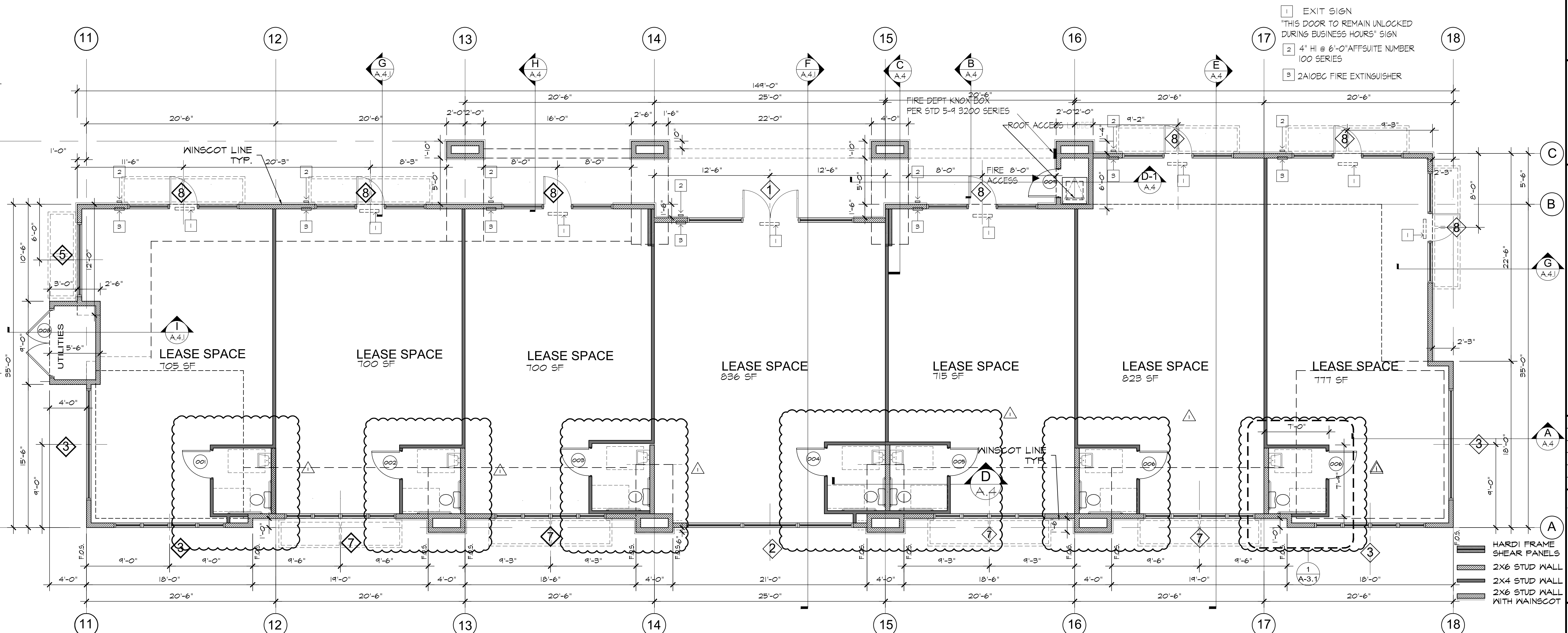


SHEET  
A - 2.3  
16 OF 25





**BUILDING - C STEM WALL LAYOUT**  
SCALE 3/16" = 1'-0"

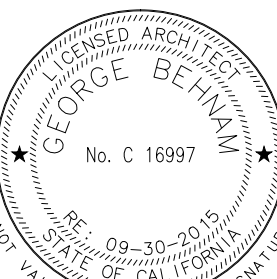


**BUILDING - C FLOOR PLAN 9622 FOOTHILL BLVD.**  
SCALE 3/16" = 1'-0"

REVISIONS		
DATE	BY	DESCRIPTION
9-9-14		

DEVELOPER:	CALIFORNIA LIBERTY INVESTMENTS
	537 CERES AVE LOS ANGELES, CA 90013

PROJECT:	FOOTHILL RANCHO PLAZA
	NEW SHOPPING CENTER 9606-9607-9622 FOOTHILL BLVD RANCHO CUCAMONGA, CA





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ARCHITECT  
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PROJECT NO:	120102
CAD DWG FILE:	G-11
DRAWN BY:	M.M.
CHECKED BY:	G.B.
DRAWING SCALE:	NOTED
DATE:	04-04-12

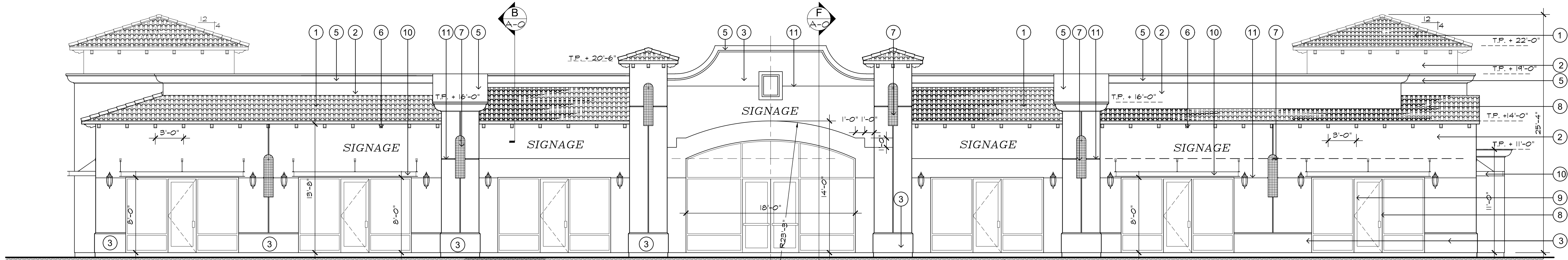
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BULDG - C FLOOR PLAN	

SHEET	A - 3
17 OF 25	

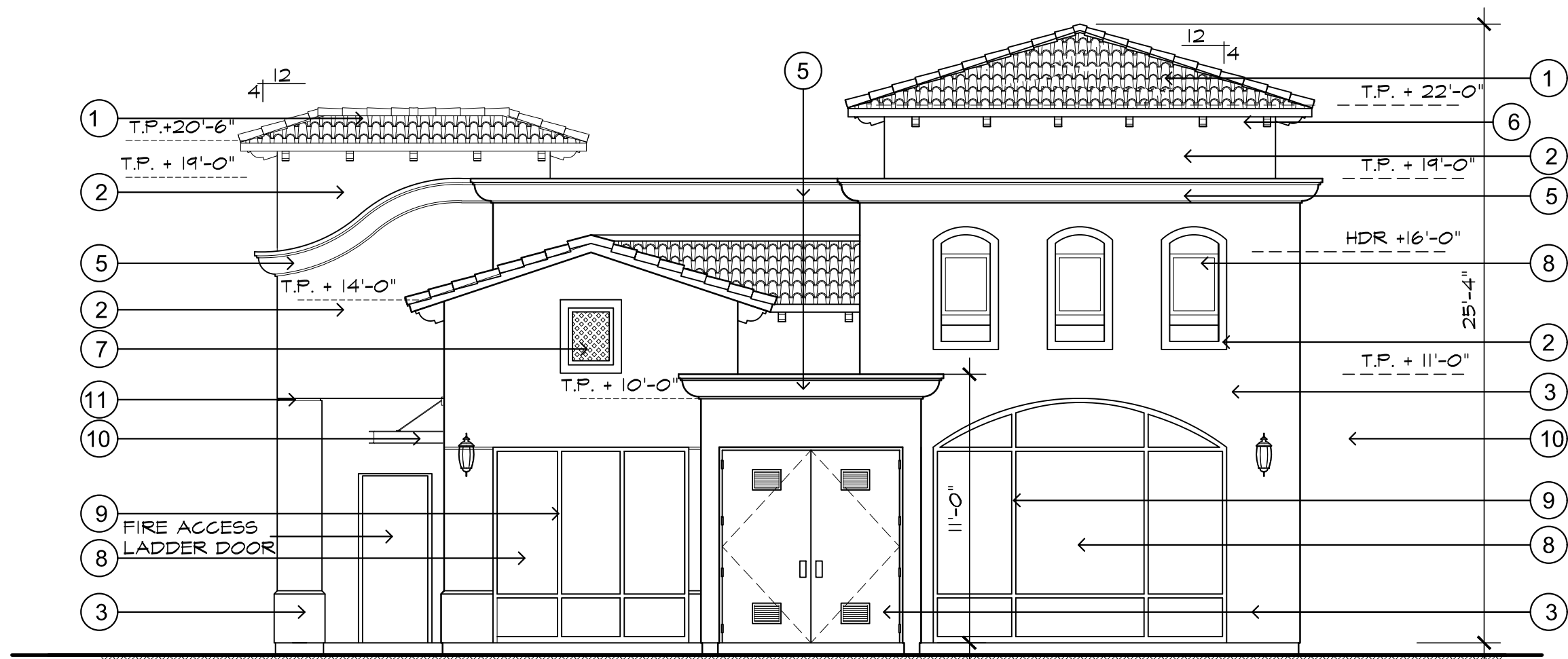


<div style="text-align: center;">  <p><b>GEORGE BEHNAME</b> ARCHITECT 1150 E. ORANGEHORSE # 109 TACENTIA, CA 92670 (714) 572-2384    gbehname@georgebeham.net</p> </div> <p>THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS, AS INSTRUMENTS OF THIS SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT. THEIR REUSE FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT.</p>		<div style="text-align: center;">  </div>		PROJECT:  <b>FOOTHILL RANCHO PLAZA</b> NEW SHOPPING CENTER  9606-96012-9622 FOOTHILL BLVD  RANCHO CUCAMONGA, CA		DEVELOPER:  <b>CALIFORNIA LIBERTY INVESTMENTS</b>  537 CERES AVE  LOS ANGELES, CA 90013		REVISIONS <table border="1"> <thead> <tr> <th>DATE</th> <th></th> </tr> </thead> <tbody> <tr><td> </td><td>△</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		DATE			△																
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<div style="text-align: right;">             PROJECT NO: 120102              CAD DWG FILE: G-11              DRAWN BY: M.M.              CHECKED BY: G.B.              DRAWING SCALE: NOTED              DATE: 04-04-12           </div>		<div style="text-align: center;">             SHEET TITLE:   <b>BULBDG - C</b>  <b>ROOF PLAN</b> </div>																											
<div style="text-align: right;">             SHEET  <b>A - 3.1</b>              18 OF 25           </div>																													

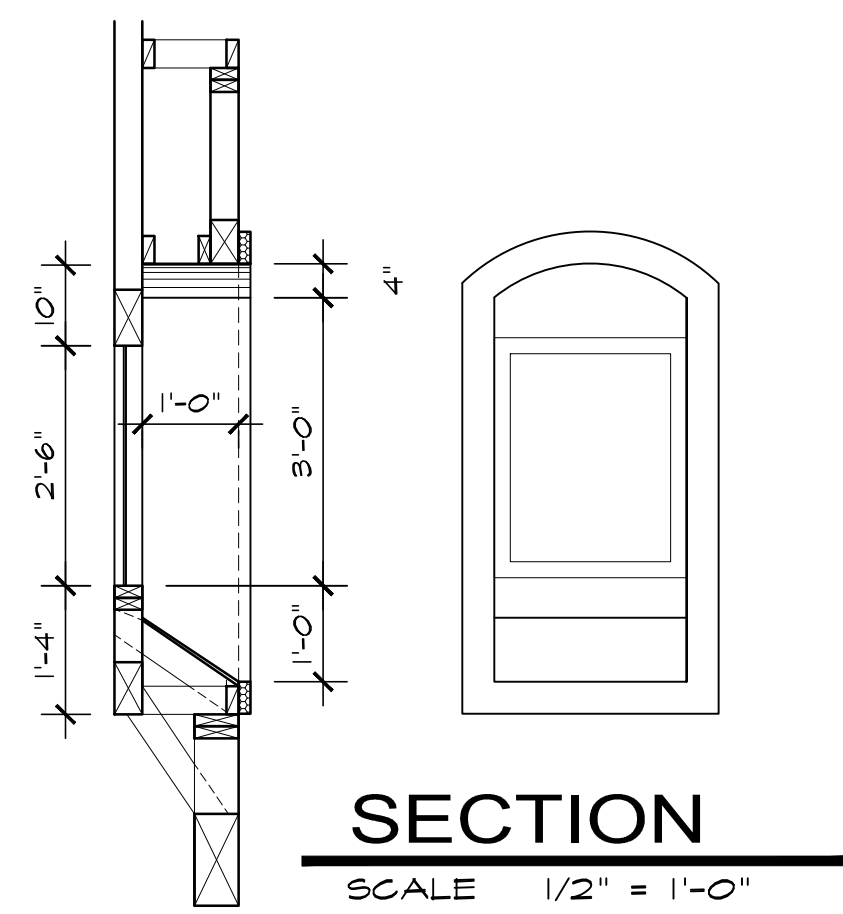




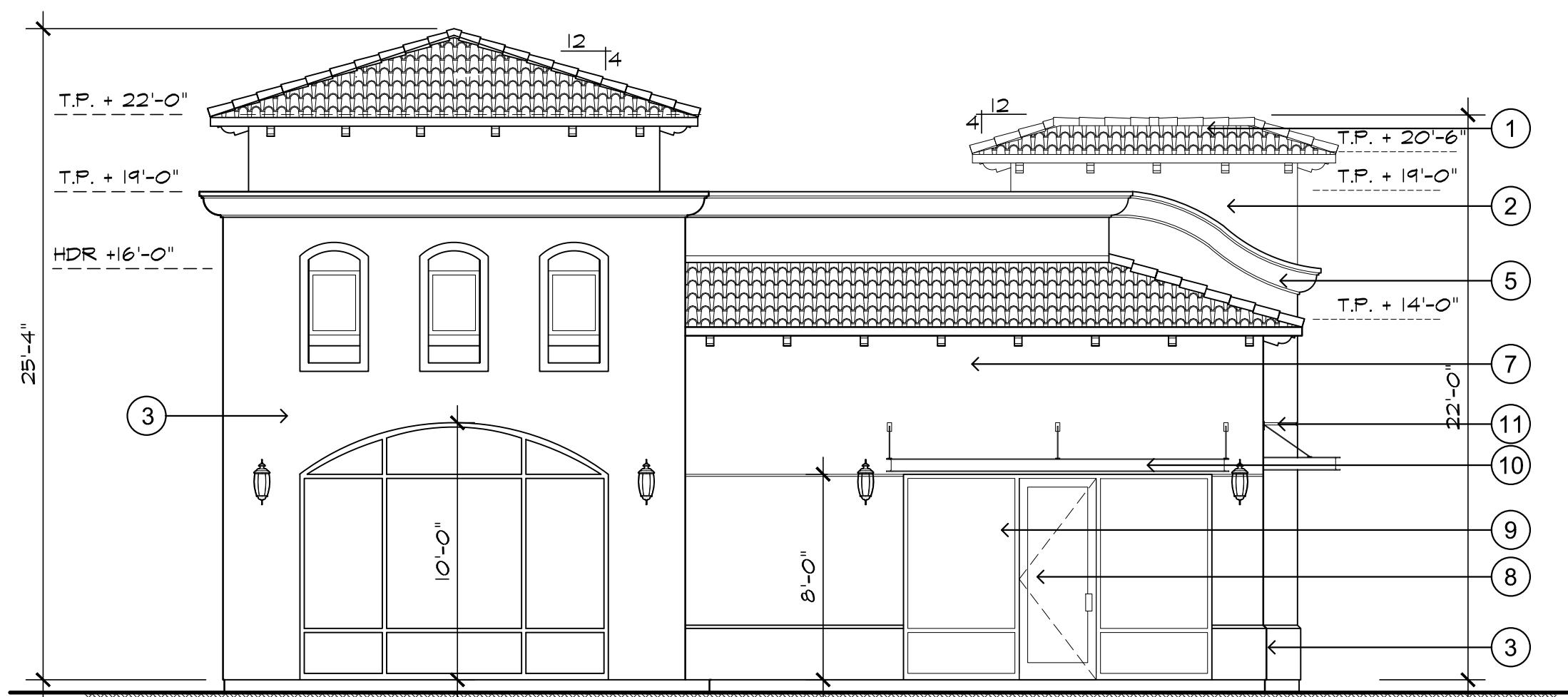
**BUILDING - C NORTH ELEVATION**  
SCALE 3/16" = 1'-0"



**BUILDING - C WEST ELEVATION**  
SCALE 3/16" = 1'-0"



**SECTION**  
SCALE 1/2" = 1'-0"



**BUILDING - C EAST ELEVATION**  
SCALE 3/16" = 1'-0"

**ELEVATION LEGEND**

MATERIAL MARK	MATERIAL DESCRIPTION	MATERIAL MANUFACTURER	MATERIAL MODEL
1	2 PIECE MISSION CLAY TILE	US TILE	FIRE FLASH
2	OMEGA STUCCO MAIN BODY COLOR	OMEGA	408 FLANTION BEIGE
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9	DARK GRAY MULLIONS		
10	BLACK WROUGHT IRON		
11	STUCCO REVEAL		
12	METAL UTILITY DOOR		

REVISIONS

DATE	

DEVELOPER:

CALIFORNIA LIBERTY INVESTMENTS

537 CERES AVE  
LOS ANGELES, CA 90013

PROJECT:

FOOTHILL RANCHO PLAZA  
NEW SHOPPING CENTER

9606-96012-9622 FOOTHILL BLVD  
RANCHO CUCAMONGA, CA

GEORGE BEHNAM  
ARCHITECT

1150 E. ORANGETHORPE # 109  
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E-mail: gbehnam@sbglobal.net

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PROJECT NO: 120102

CAD DWG FILE: G-11

DRAWN BY: M.M.

CHECKED BY: G.B.

DRAWING SCALE: NOTED

DATE: 04-04-12

SHEET TITLE:

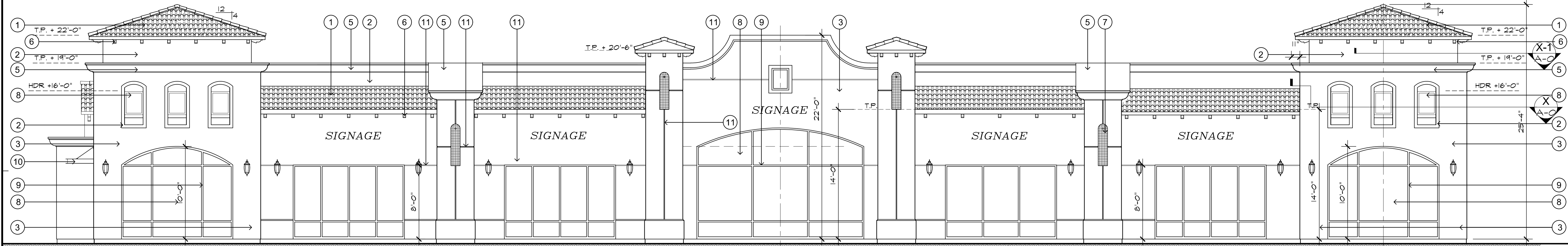
BULDG - C  
FLOOR PLAN

SHEET

A - 3.2

19 OF 25

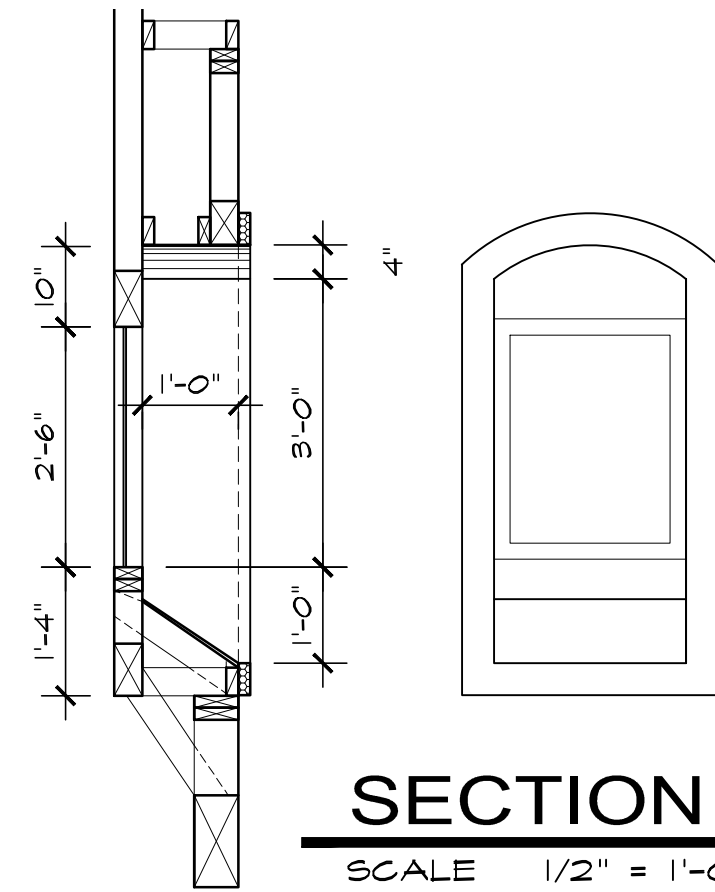




**BUILDING - C SOUTH ELEVATION**  
SCALE 3/16" = 1'-0"

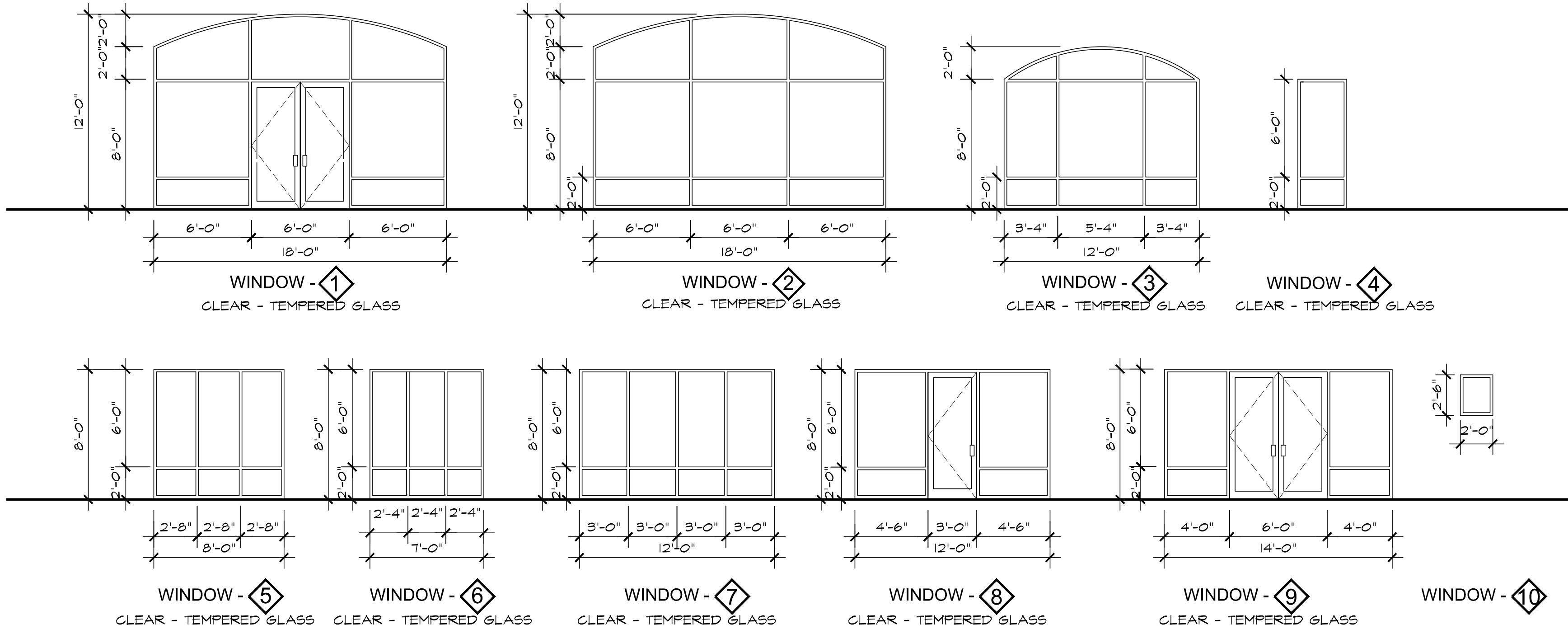
**ELEVATION LEGEND**

MATERIAL MARK	MATERIAL DESCRIPTION	MATERIAL MANUFACTURER	MATERIAL MODEL
1	2 PIECE MISSION CLAY TILE	US TILE	FIRE FLASH
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12	METAL UTILITY DOOR		



**SECTION**

SCALE 1/2" = 1'-0"



REVISIONS

DATE	

DEVELOPER:

CALIFORNIA LIBERTY INVESTMENTS

537 CERES AVE  
LOS ANGELES, CA 90013

PROJECT:

FOOTHILL RANCHO PLAZA  
NEW SHOPPING CENTER  
9808-98012-9822 FOOTHILL BLVD  
RANCHO CUCAMONGA, CA

GEORGE BEHNAM  
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E-mail: gbehnam@sbglobal.net

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PROJECT NO: 120102

CAD DWG FILE: G-11

DRAWN BY: M.M.

CHECKED BY: G.B.

DRAWING SCALE: NOTED

DATE: 04-04-12

SHEET TITLE:

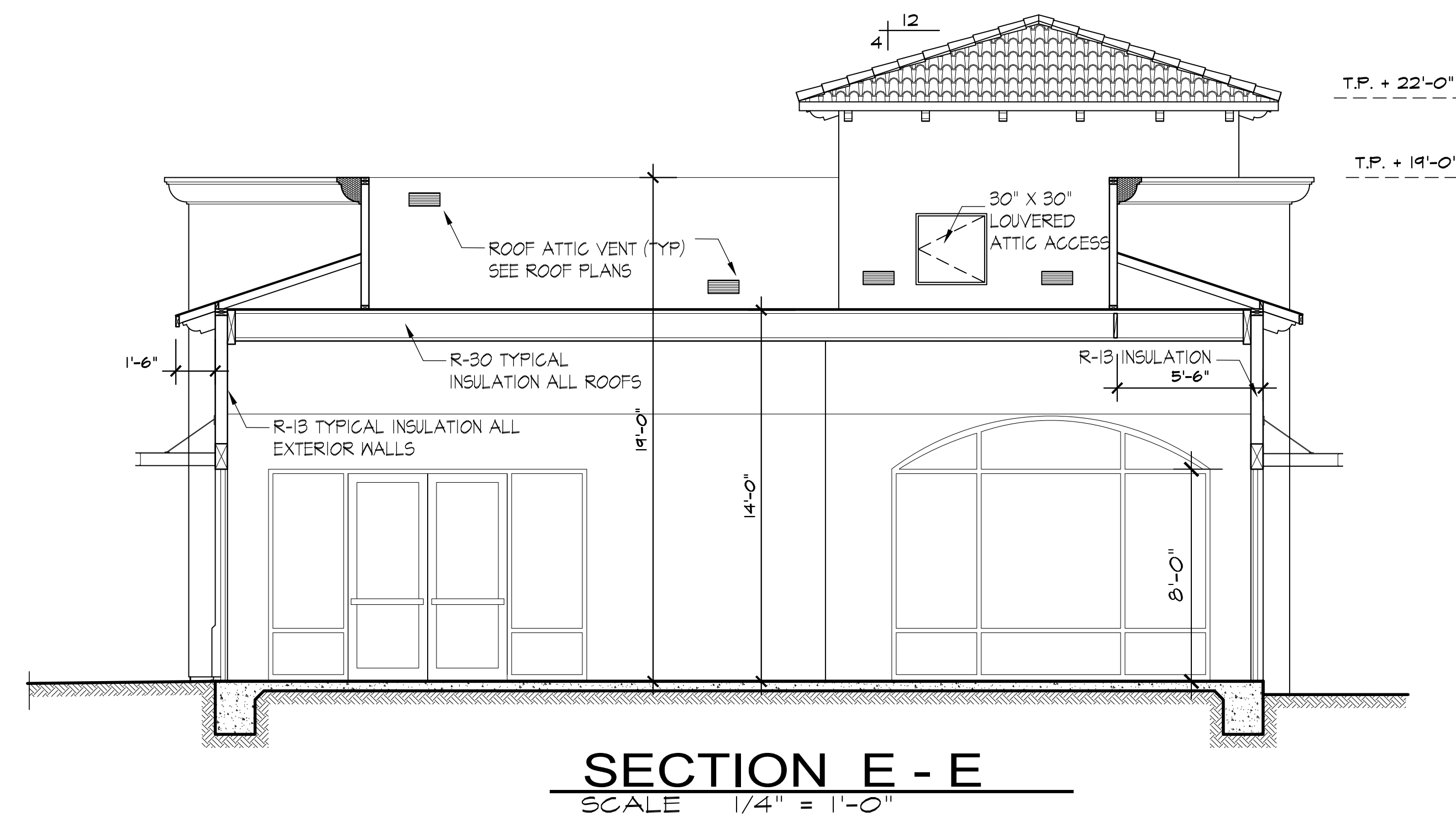
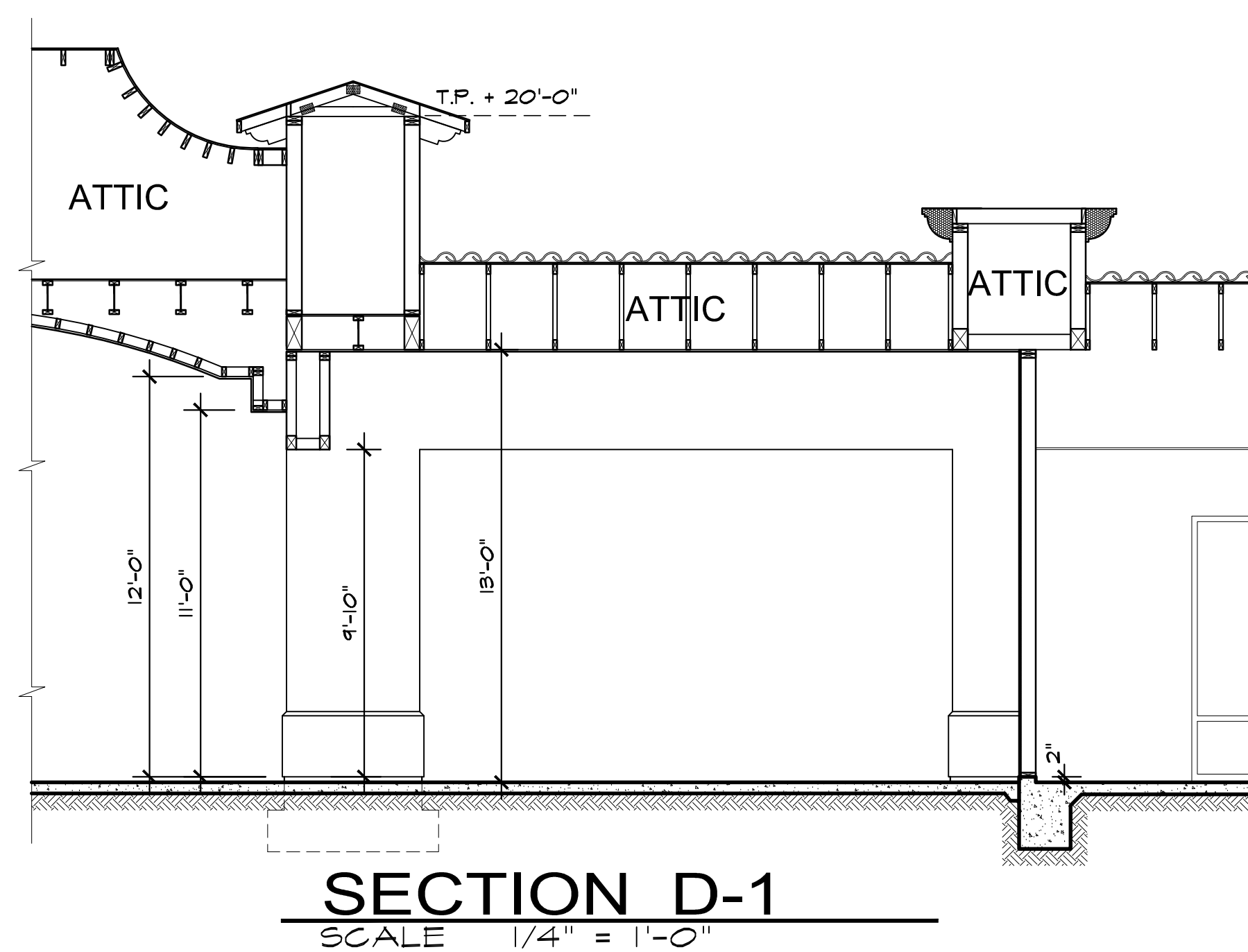
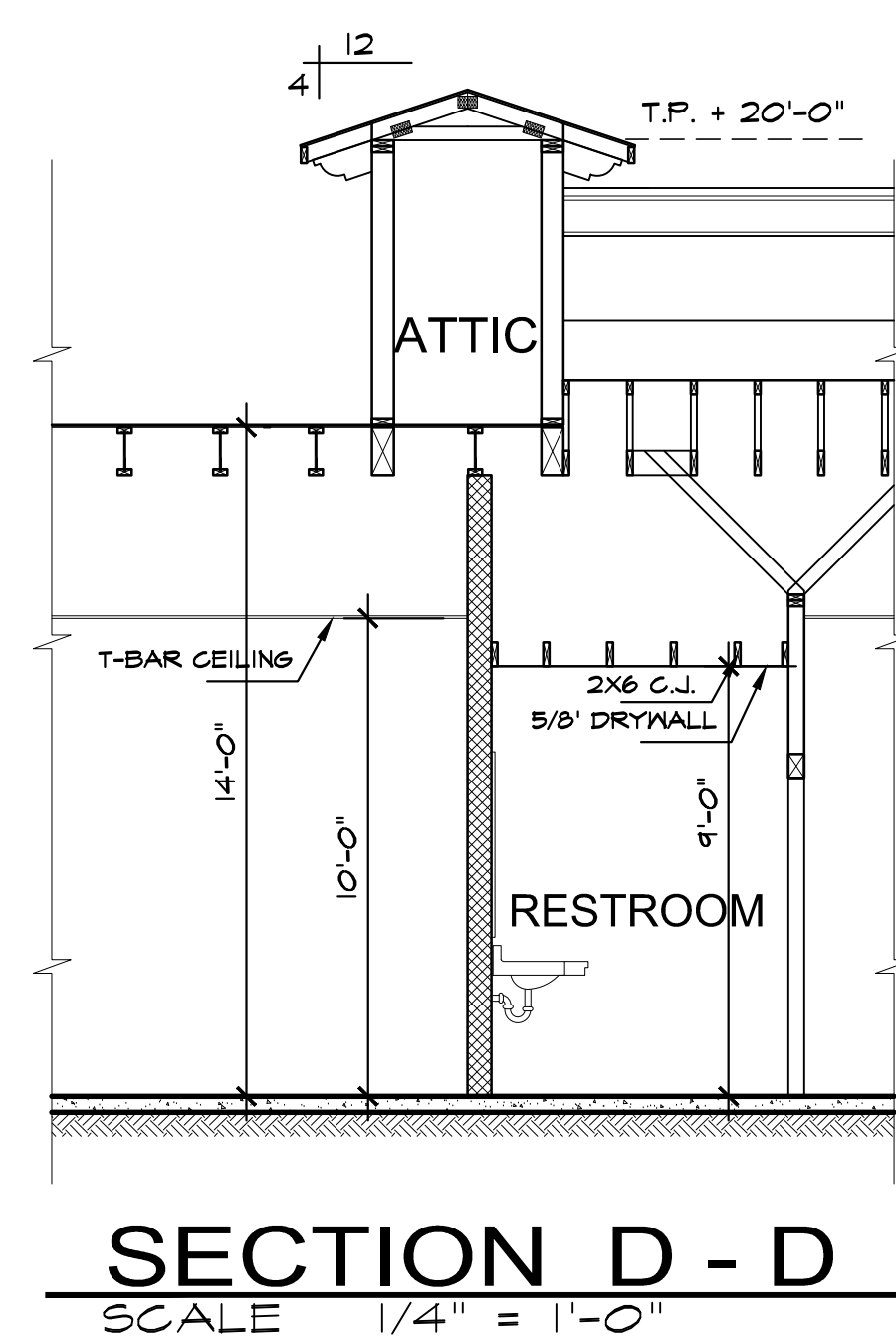
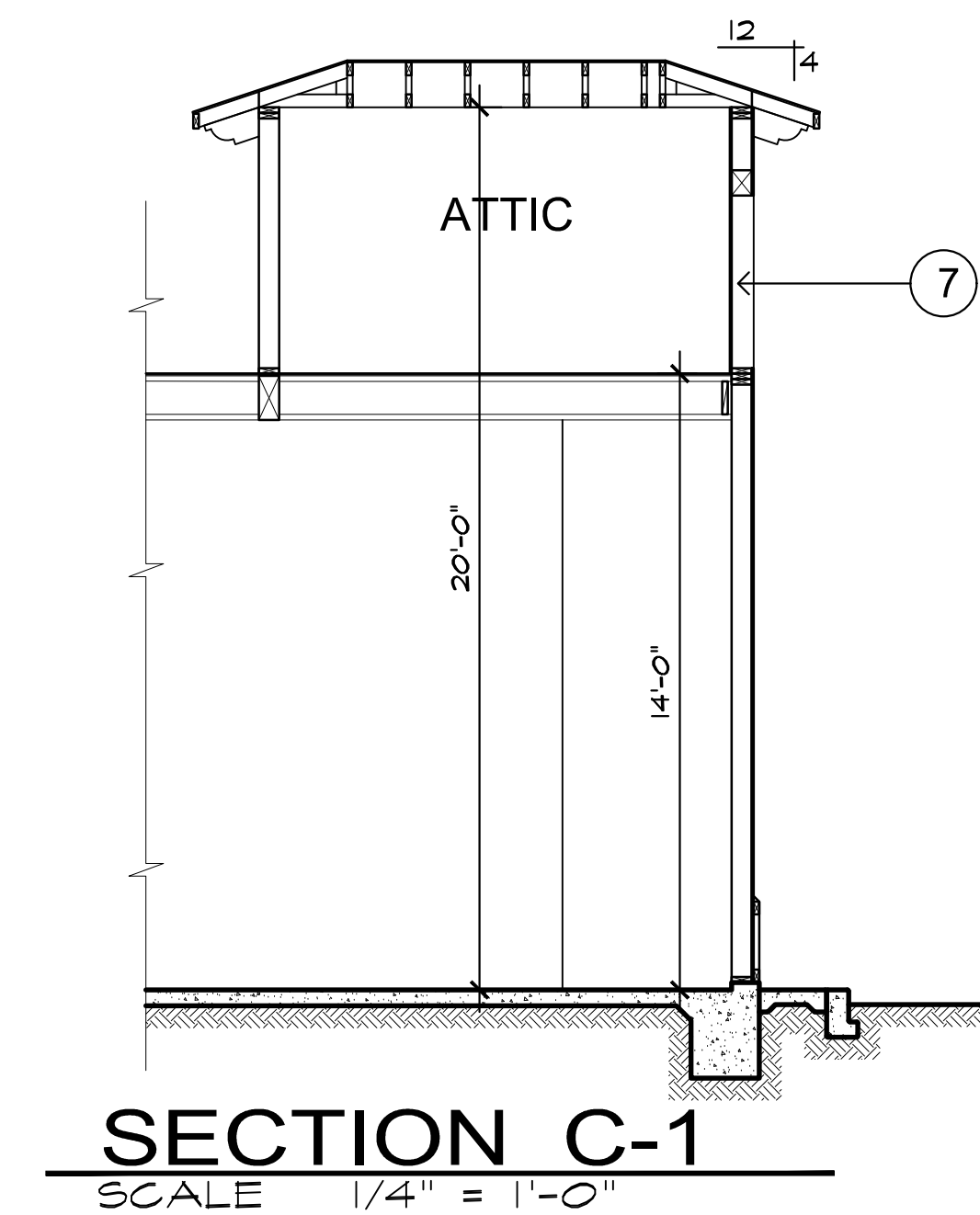
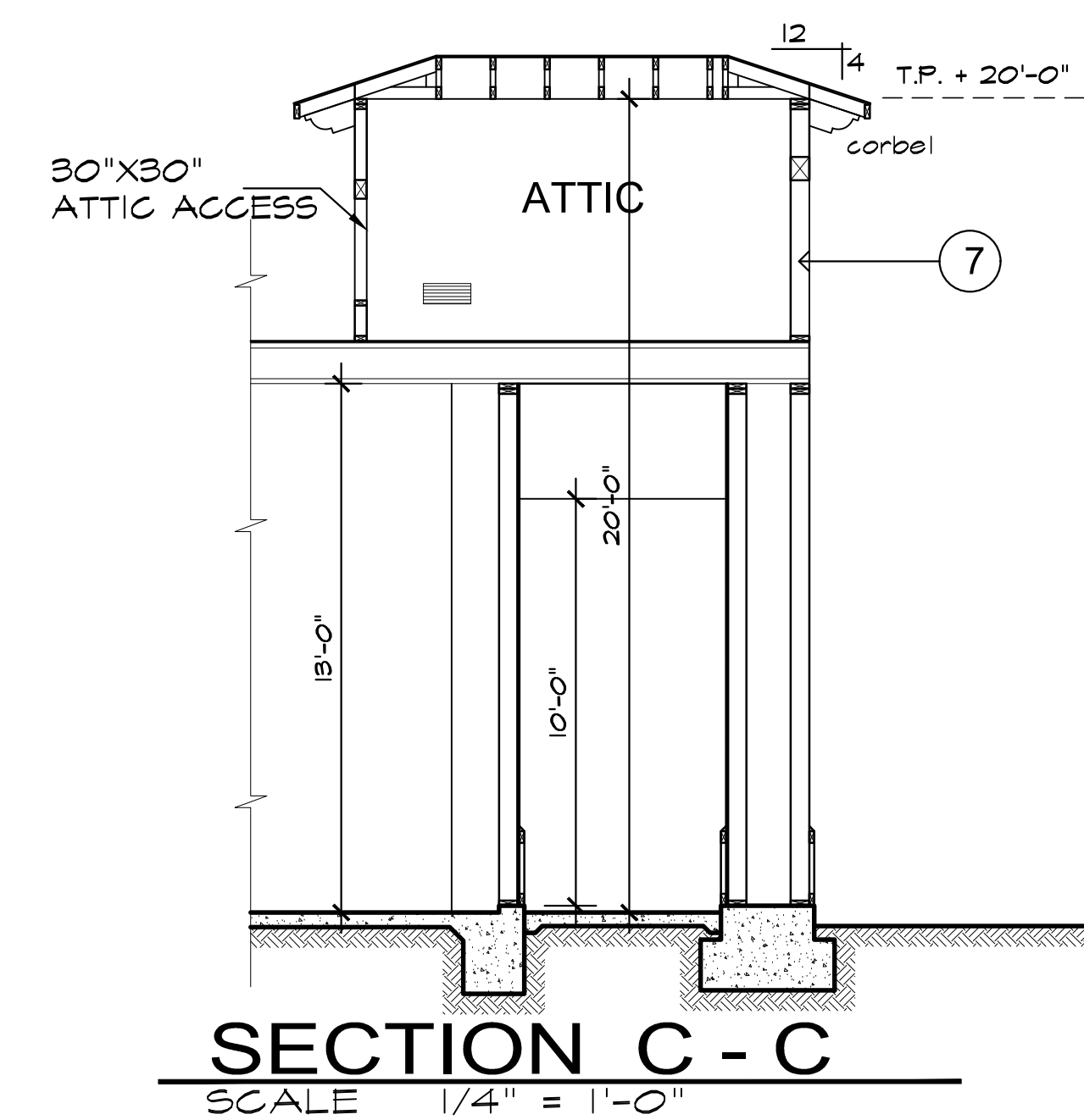
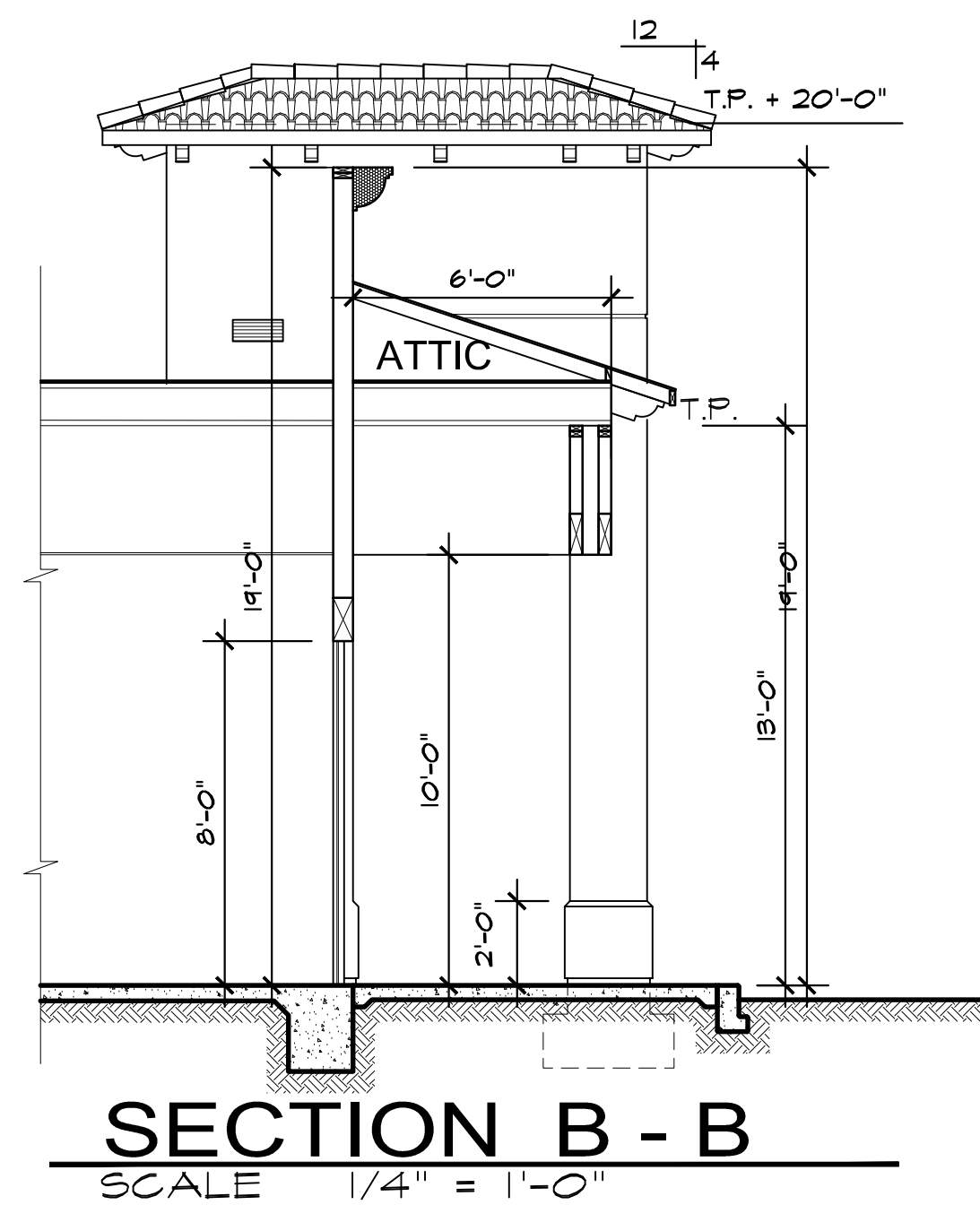
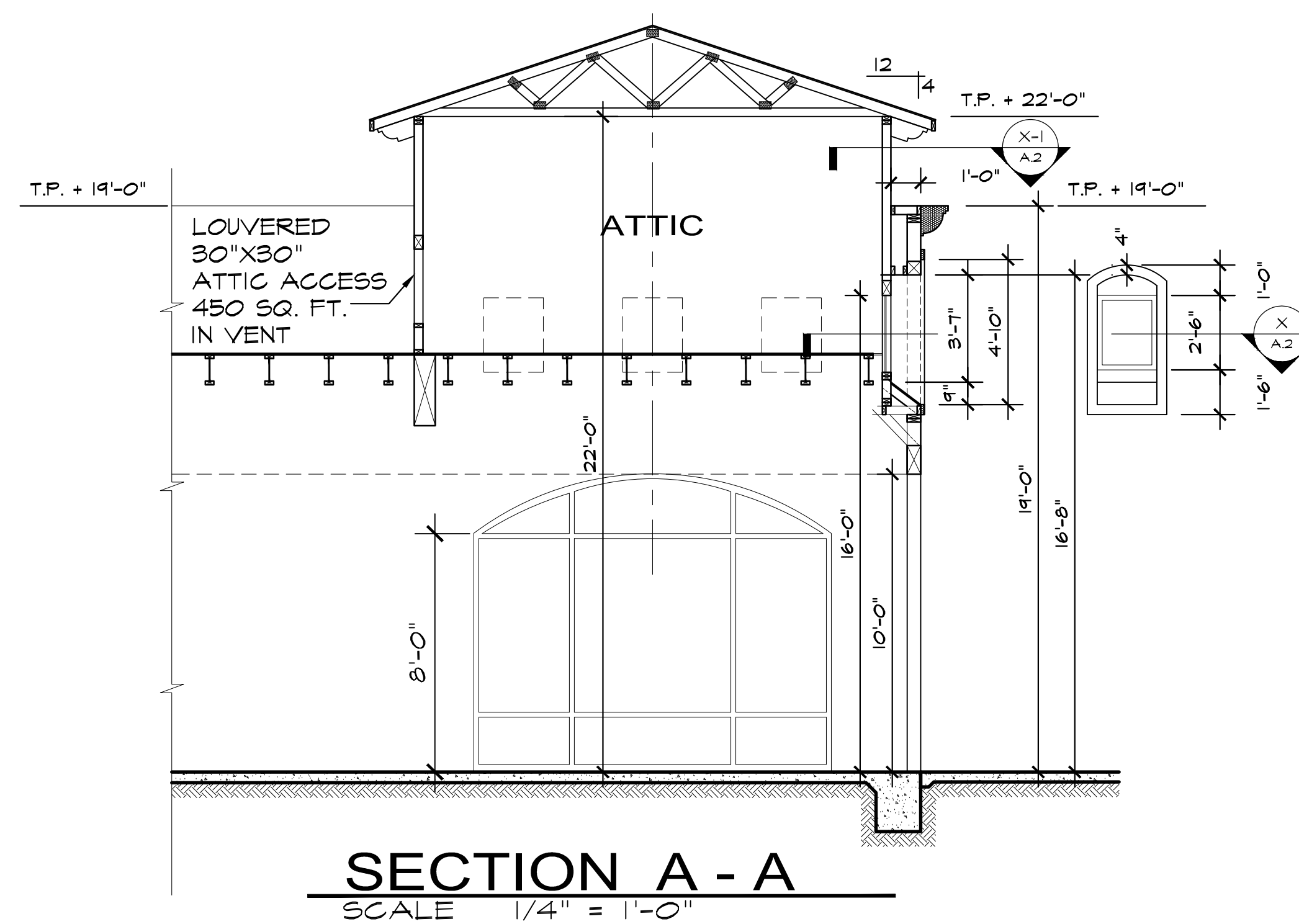
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FLOOR PLAN

SHEET

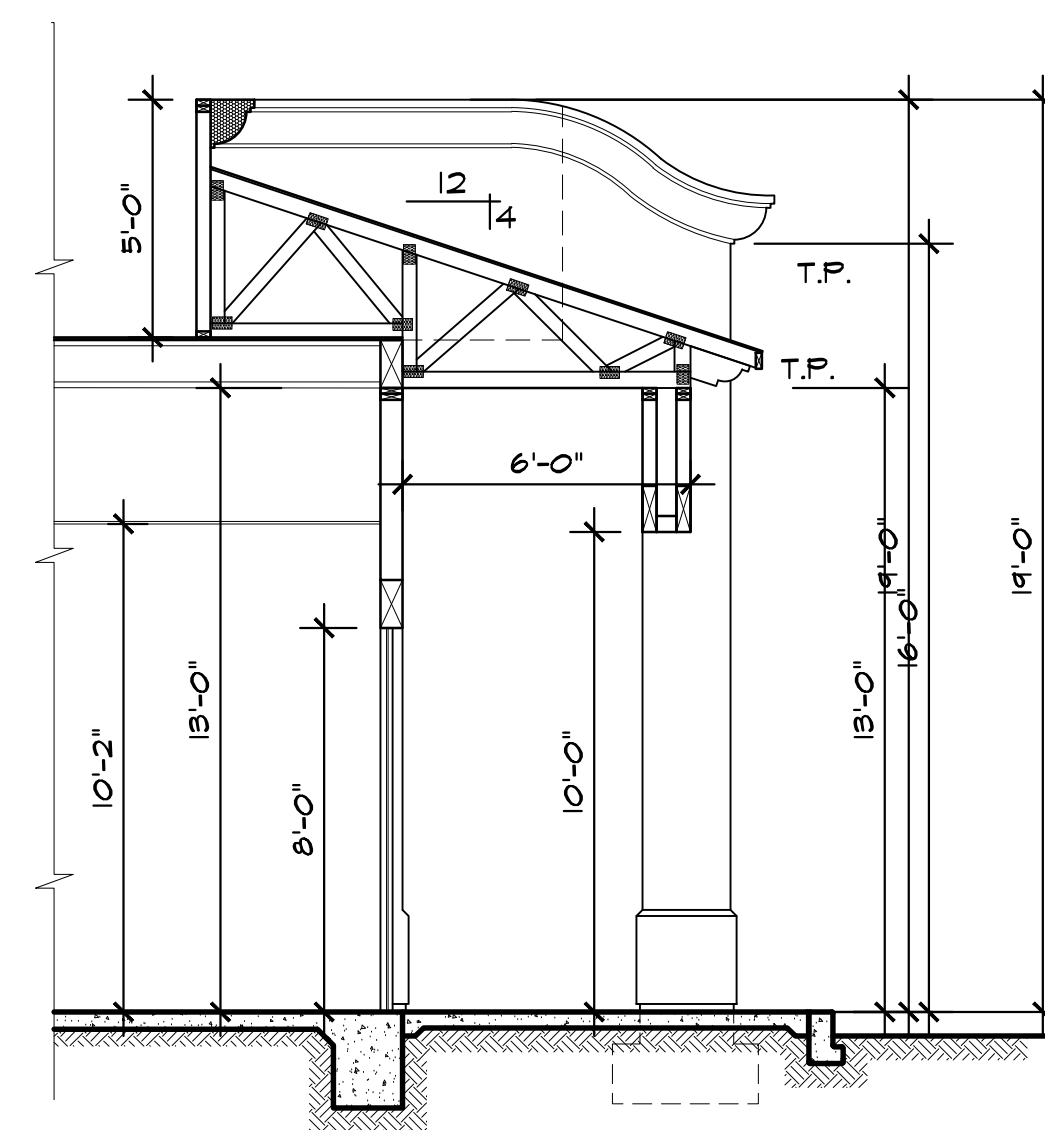
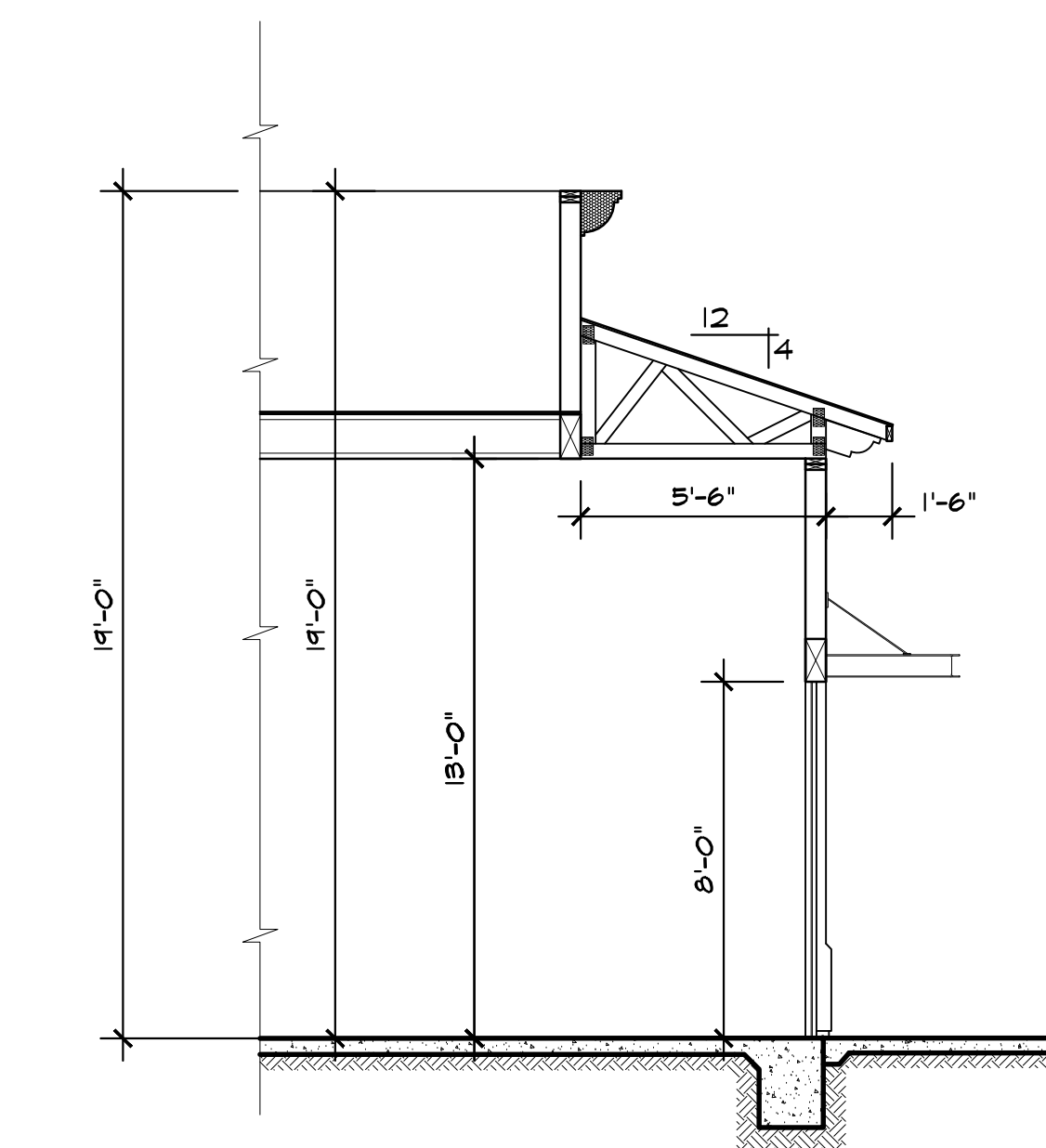
A - 3.3

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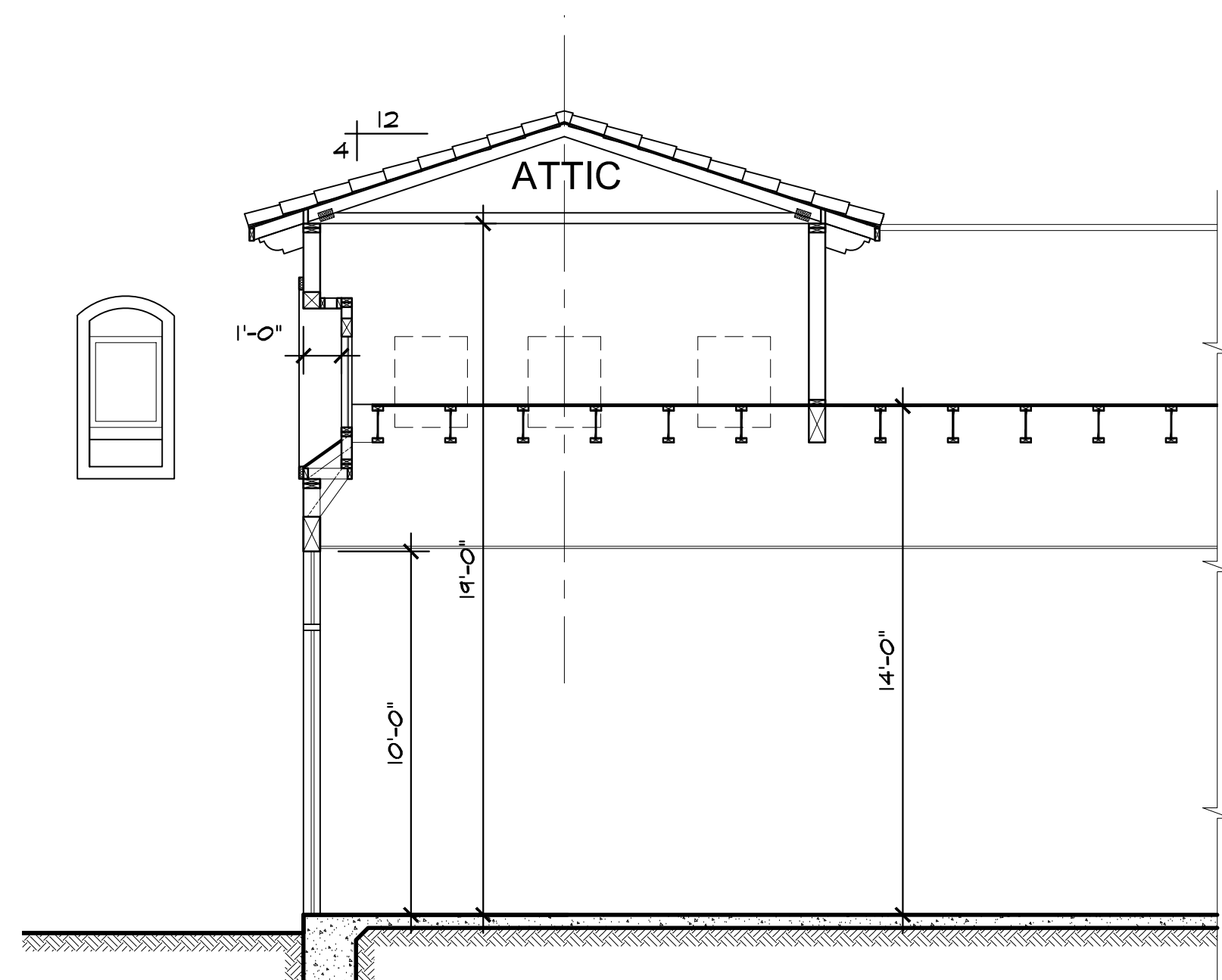
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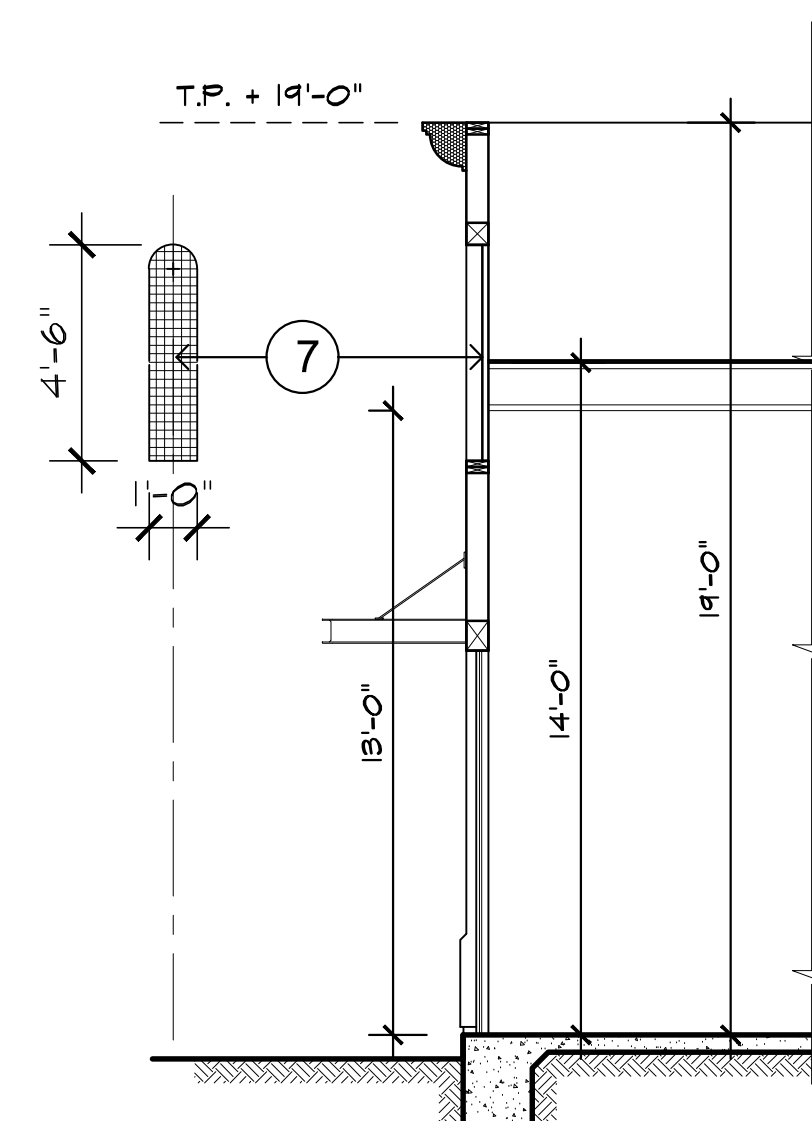


**SECTION G - G**  
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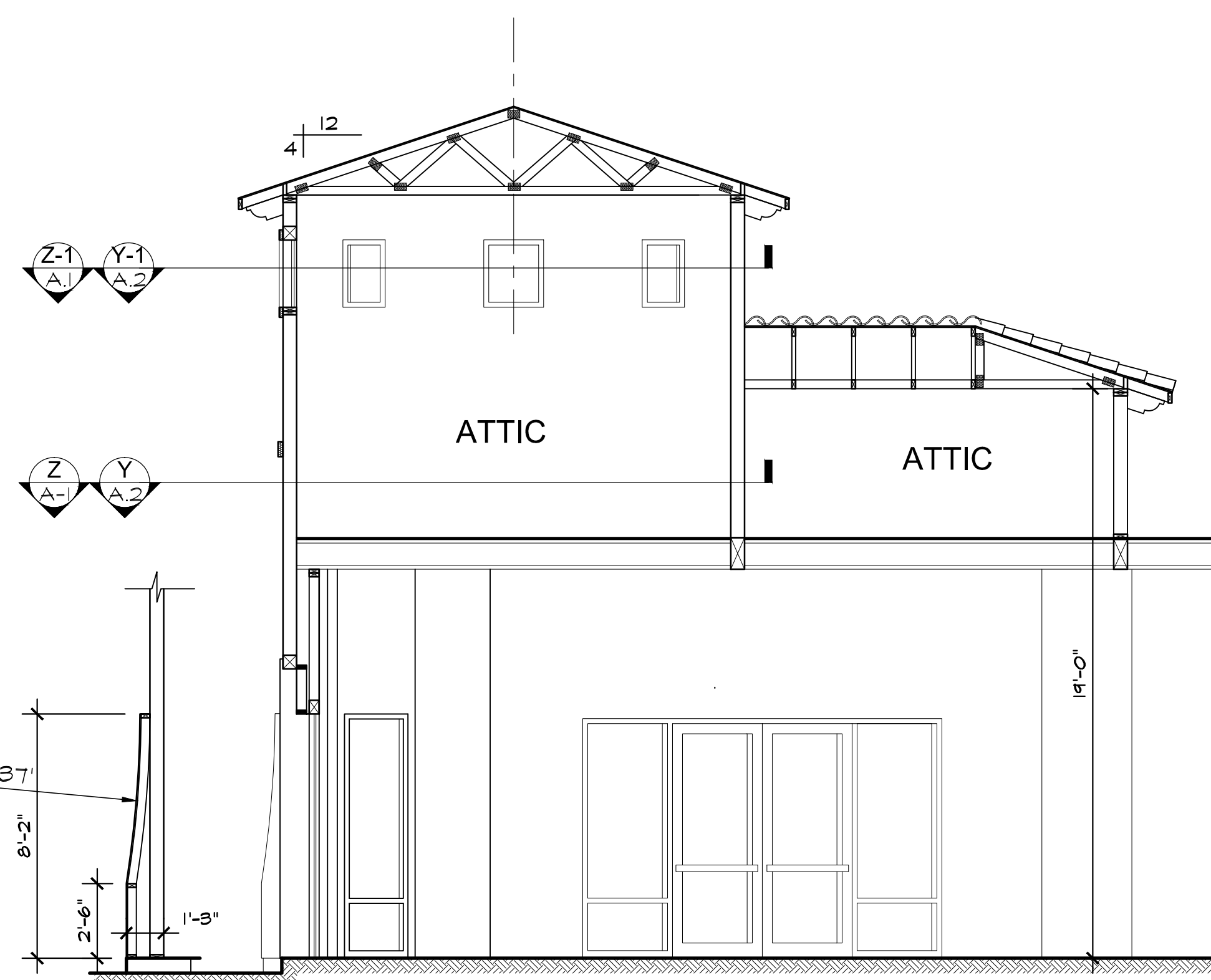
**SECTION H - H**  
SCA F 1/4" = 1'-0"



**SECTION J - J**  
SCALE 1/4" = 1'-0"

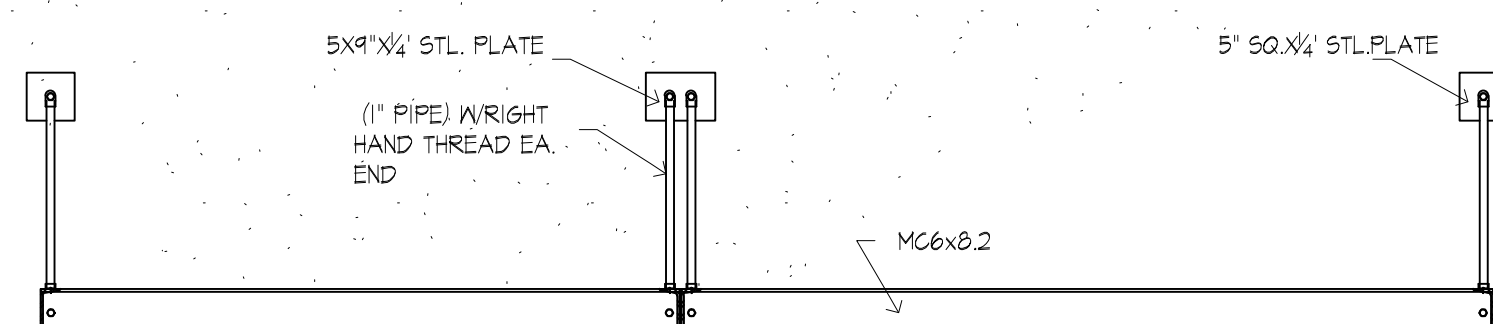


SECTION K - K  
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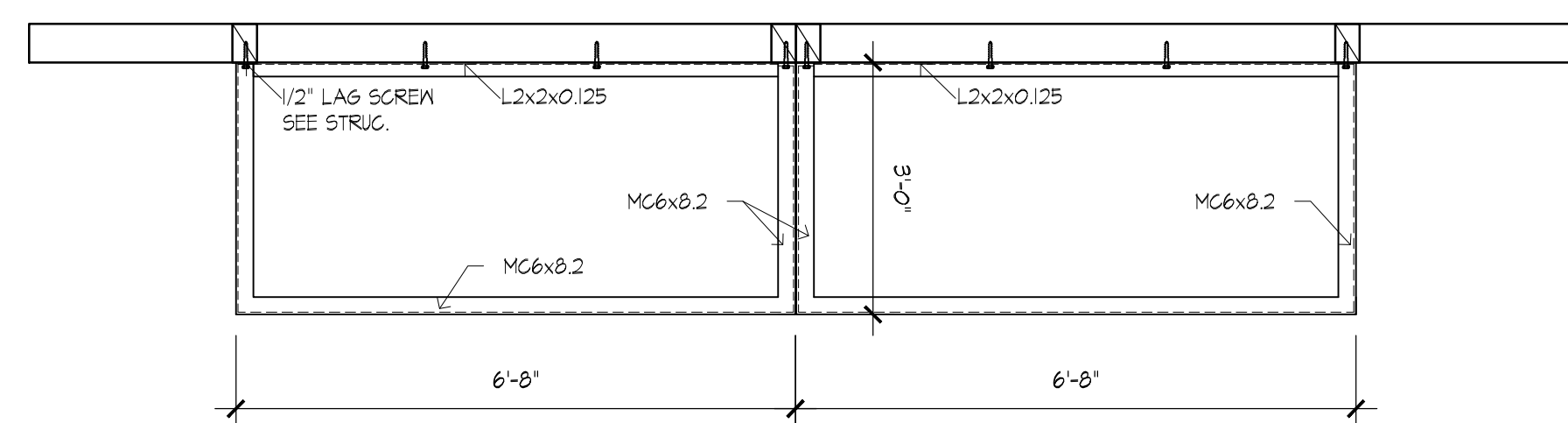
SECTION - L - TOWER

SCALE 1/4" = 1'-0"



SCALE 1/2" = 1'-0"

SCALE 1/2" = 1'-0"



		REVISIONS													
DATE															
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PROJECT:		DEVELOPER:													
FOOTHILL RANCHO PLAZA NEW SHOPPING CENTER 9606-96012-9622 FOOTHILL BLVD RANCHO CUCAMONGA, CA		CALIFORNIA LIBERTY INVESTMENTS  537 CERES AVE LOS ANGELES, CA 90013													
<div><p>NOT VALID WITHOUT REG. SIGNATURE</p></div>															
<div><div><p><b>GEORGE BEHNAM</b> ARCHITECT 1150 E ORANGETHORPE # 109 PLACENTIA, CA 92870 (714) 572-2384 FAX (714) 572-2385 E-mail : gbehnam@gsdglobal.net</p></div><div><p>THESE DRAWINGS AND ACCOMPANYING INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THIS ARCHITECT. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE THEY WERE PREPARED FOR. ANY REUSE OR REPRODUCTION WITHOUT HIS WRITTEN PERMISSION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM THE ARCHITECT.</p></div></div>															
<table><tr><td>PROJECT NO:</td><td>120102</td></tr><tr><td>CAD DWG FILE:</td><td>G-II</td></tr><tr><td>DRAWN BY:</td><td>M.M.</td></tr><tr><td>CHECKED BY:</td><td>G.B.</td></tr><tr><td>DRAWING SCALE:</td><td>NOTED</td></tr><tr><td>DATE :</td><td>04-04-12</td></tr></table>				PROJECT NO:	120102	CAD DWG FILE:	G-II	DRAWN BY:	M.M.	CHECKED BY:	G.B.	DRAWING SCALE:	NOTED	DATE :	04-04-12
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DRAWING SCALE:	NOTED														
DATE :	04-04-12														
SHEET TITLE:															
BUILDINGS SECTIONS															
SHEET A-4.1 22 OF 25															











# GREEN BUILDING STANDARDS NONRESIDENTIAL CHECK LIST

The California Building Standards Commission (BSC) has adopted the Green Building Standards Code which became effective January 1, 2011 and, must be enforced by the local Building Official. The following mandatory requirements for commercial construction must be included on your plans. The Green Building Standards apply only to newly constructed buildings throughout California. These standards do not apply to additions, remodels, repairs or tenant improvements unless the improvement is the first within a new building. CGC 101.3.

- Projects of one acre or less the site shall be planned and developed to keep surface water away from buildings. A "SWPP" shall be provided and approved by the City Building and Safety Services Director or his designee, showing site grading and provide for storm water retention and drainage during construction. BMP's that are currently enforced by the City engineer must be implemented prior to initial inspection by the building department. CGC 5.106.3.
- Bicycle parking for projects with over 10 tenant occupants (10 employee occupants) shall comply with CGC Section 5.106.4. The specific details must be submitted and approved by the planning Department.
- Fuel-efficient vehicle parking will be provided in accordance with CGC Section 5.106.5.1. The specific details for the parking must be submitted and approved by City Planning Department.
- Exterior light pollution must comply with CGC section 5.106.8.
- Submit to the Engineering Department or other Agency that regulates construction waste management a Waste Management Plan that outlines the items listed in CGC Section 5.408.2.
- A minimum of 50% of construction waste is to be recycled. CGC 5.408.3
- 100% of trees, stumps, rocks, vegetation and associated soils primarily from the construction will be reused or recycled. CGC 5.408.4
- A building "Systems Manual" as listed in CGC Section 5.410.2.5 shall be delivered to the building owner or his representative and the facilities operator. The "Systems Manual" shall contain the required features listed in CGC Section 5.410.2.5: 1.
- During construction, ends of duct openings are to be sealed, and mechanical equipment is to be covered. CGC 5.504.3.
- VOC's must comply with the limitations listed in Section 5.504.4 and Tables 4.504.1, 5.504.4.1, 5.504.4.2, 5.504.4.3 and 5.504.4.5 for: Adhesives, Sealants, Paints and Coatings, Carpet and Composition Wood Products. CGC 5.504.4.
- Installations of HVAC, refrigeration and fire suppression systems will not contain CFC's or Halons, per CGC 5.508.1
- Prior to final approval of the building the licensed contractor, architect or engineer in responsible charge of the overall construction must complete and sign the Green Building Standards Certification form and given to the building department official to be filed with the approved plans.
- Provide calculations prepared by a licensed engineer that will show water consumption reduction of 20% below the baseline water consumption listed in 5.903.2.2. In lieu of providing the calculations, imprint on the plans Table 5.303.2.3, which lists fixtures that meet the 20% reduction. CGC 5.303.2
- Imprint on the plumbing plans Table 5.303.6 in the CGC. Waste water fixtures shall comply with the standards listed in CGC Table 5.303.6.
- Landscape irrigation water use shall have weather based controllers. CGC 5.304.3.1.

#	CODE SEC	REQUIREMENT
		PLANNING AND DESIGN
1	5.106.1	STORM WATER POLLUTION PREVENTION PLAN
2	5.106.4.1	SHORT-TERM BICYCLE PARKING
3	5.106.4.2	LONG-TERM BICYCLE PARKING
4	5.106.5.2	CLEAN AIR / VAN POOL / EV
5	5.106.5.8	LIGHT POLLUTION REDUCTION
6	5.106.10	GRADING AND PAVING

#	CODE SEC	REQUIREMENT
		WATER EFFICIENCY & CONSERVATION
7	5.303.2	20 PERCENT SAVINGS
8	5.303.4	WASTEWATER REDUCTION
9	5.303.6	PLUMBING FIXTURES AND FITTINGS
10	5.304.1	WATER BUDGET
11	5.304.2	OUTDOOR POTABLE WATER USE
12	5.304.3	IRRIGATION DESIGN
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY
13	5.407.1	WEATHER PROTECTION
14	5.407.2.1	SPRINKLERS
15	5.407.2.2	ENTRIES AND OPENINGS
16	5.408.1	CONSTRUCTION WASTE MANAGEMENT
17	5.408.3	EXCAVATED SOIL AND LAND CLEARING DEBRIS
18	5.410.1	RECYCLING BY OCCUPANTS
19	5.410.2	COMMISSIONING (> 10,000 SQ FT.)
20	5.410.2.1	OWNER'S PROJECT REQUIREMENTS (OPR)
21	5.410.2.2	BASIS OF DESIGN (BOD)
22	5.410.2.3	COMMISSIONING PLAN
23	5.410.2.4	FUNCTIONAL PERFORMANCE TESTING
24	5.410.2.5.1	SYSTEMS MANUAL
25	5.410.2.5.2	SYSTEMS OPERATIONS TRAINING
26	5.410.2.6	COMMISSIONING REPORT ENVIRONMENTAL QUALITY
27	5.410.2.6	TESTING AND ADJUSTING
28	5.410.4.2	SYSTEMS
29	5.410.4.3	PROCEDURES
30	5.410.4.3.1	HVAC BALANCING
31	5.410.4.4	REPORTING
32	5.410.4.5	OPERATION AND MAINTENANCE MANUAL

#	CODE SEC	REQUIREMENT
		ENVIRONMENTAL QUALITY
33	5.504.3	COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
34	5.504.4	FINISH MATERIAL POLLUTANT CONTROL
35	5.504.4.1	ADHESIVES, SEALANTS, AND CAULKS
36	5.504.4.3	PAINTS AND COATINGS
37	5.504.4.3.1	AEROSOL PAINTS AND COATINGS
38	5.504.4.3.2	VERIFICATION
39	5.504.4.4	CARPET SYSTEMS
40	5.504.4.4.1	CARPET CUSHION
41	5.504.4.5	COMPOSITE WOOD PRODUCTS
42	5.504.4.6	RESILIENT FLOORING SYSTEMS
43	5.504.5.3	FILTERS
44	5.505.1	INDOOR MOISTURE CONTROL
45	5.506.2	CARBON DIOXIDE (CO2) MONITORING
46	5.507.4	ACOUSTICAL CONTROL
47	5.507.4.1	EXTERIOR NOISE TRANSMISSION
48	5.507.4.1.1	NOISE EXPOSURE
49	5.507.4.2	PERFORMANCE METHOD
50	5.507.4.2.2	DOCUMENTATION OF COMPLIANCE
51	5.508.1	OZONE DEPLETION AND GLOBAL WARMING REDUCTIONS
52	5.508.1.1	CFCs
53	5.508.1.2	HALONS

# COMPLIANCE DOCUMENTS:

- STORM WATER POLLUTION PREVENTION PLAN  
SEE CIVIL DRAWINGS
- SHORT TERM PARKING  
5% OF 53 SPACE= 2.5 PROVIDE THREE BICYCLE RACKS  
LONG TERM BICYCLE PARKING  
5% OF 53 SPACE= 2.5 PROVIDE THREE LOCKABLE BICYCLE RACKS
- CLEAN AIR / VAN POOL  
PROVIDE 6 STALLS WITH THE MARKING "CLEAN AIR/VANPOOL/ EV" TOWARD THE BACK OF THE STALL, SIMILAR TO AN ACCESSIBLE SYMBOL. WRITING CAN BE SEEN WHEN A CLEAN AIR VEHICLE IS PARKED. LETTERING SHOULD BE AT LEAST 8 INCHES HIGH.
- LIGHT POLLUTION REDUCTION  
SEE ELECTRICAL DRAWINGS
- GRADING AND PAVING  
SEE CIVIL DRAWINGS
- 20 % SAVING / SEE PLUMBING DRAWINGS
- WASTEWATER REDUCTION / SEE PLUMBING DRAWINGS
- PLUMBING FIXTURES AND FITTINGS / SEE PLUMBING DRAWINGS
- WATER BUDGET / SEE PLUMBING DRAWINGS
- OUTDOOR POTABLE WATER USE / SEE LANDSCAPE DRAWINGS
- IRRIGATION DESIGN / SEE LANDSCAPE DRAWINGS
- WEATHER PROTECTION / SEE EXTERIOR WALL FINISHES
- SPRINKLERS  
SPRINKLER HEADS ADJACENT TO OR NEAR EXTERIOR WALLS TO HAVE A MAXIMUM DEGREE HEAD ROTATION OR SPRAY PATTERN THAT ENSURES PROTECTION OF THE BUILDING EXTERIOR.
- ENTRIES AND OPENINGS  
FLASHINGS INTEGRATED WITH A DRAINAGE PLANE. NON-ABSORBENT FLOORING MATERIAL AT THE INTERIOR LANDING SURFACE. A MINIMUM OF TWO FEET IN THE DIRECTION OF TRAVEL AND AT WALL FINISHES ADJACENT TO THE DOOR OPENING ON THE SIDES AND AT THE TOP.
- CONSTRUCTION WASTE MANAGEMENT  
1. COMPLY WITH THE MORE STRINGENT REQUIREMENT AND FILL THE ATTACHED WORKSHEET  
2. DETERMINE WHAT LOCAL HAULING AND RECYCLING FACILITIES ARE AVAILABLE IN THE AREA TO ESTABLISH THE MOST ECONOMICALLY FEASIBLE OPTION FOR RECYCLE AND/OR SALVAGE OF CONSTRUCTION DEBRIS. IF THERE IS NO FACILITIES IN YOUR AREA, USE EXCEPTION 2 WORK WITH THE LOCAL ENFORCING AGENCY TO ESTABLISH AN ACCEPTABLE ALTERNATE.  
3. IF APPLICABLE TO THE PROJECT, E.G., WHERE WALLS ARE FRAMED OFF-SITE OR PANELIZED WALL SYSTEMS ARE EMPLOYED THAT REDUCE SITE WASTE SIGNIFICANTLY, THE WASTE STREAM ALTERNATIVE MAY BE APPROPRIATE. DOCUMENT THE WEIGHT OF TOTAL WASTE COMPARED TO THE BUILDING AREA, WHICH MAY CONSIDERED THE GROSS SQUARE FOOTAGE OF EACH FLOOR AND THE ROOF AS APPROVED BY THE ENFORCING AGENCY.  
4. INCLUDE FOR RECYCLING THE FOLLOWING MATERIALS: CARPET, WOOD, AGGREGATE, PAINT, SHINGLES, WALLBOARD OR ANY OTHER MATERIALS THAT HAVE RECYCLABLE VALUE. FOR MORE INFORMATION ON VARIOUS MATERIALS VISIT THE C&D PUBLICATIONS LINK ON THE CALRECYCLE WEBSITE, THE CONSTRUCTION WASTE MANAGEMENT (CWM) WORKSHEET PROVIDED, OR AS REQUIRED BY LOCAL ORDINANCE.
- EXCAVATED AND LAND CLEARING DEBRIS [BSC]  
1. DETERMINE IF A LOCAL CONSTRUCTION ORDINANCE IS IN PLACE IN YOUR JURISDICTION AND COMPLY WITH THE MORE STRINGENT REQUIREMENT OR AS ACCEPTED BY THE LOCAL ENFORCING AGENCY.  
2. LOOK FOR LOCAL MARKETS AND SALVAGE OPPORTUNITY FOR RE-USE OF CLEARING DEBRIS.
- RECYCLING BY OCCUPANTS  
1. DETERMINE IF A LOCAL RECYCLING ORDINANCE IS IN PLACE IN YOUR JURISDICTION AND COMPLY. IF NO ORDINANCE, THEN USE THE MODEL RECYCLING ORDINANCE.  
2. SHOW ON THE PLANS (SITE AND/OR FLOOR PLANS) READILY ACCESSIBLE AREAS AND SIGNAGE FOR THOSE AREAS THAT SERVE THE ENTIRE BUILDING FOR RECYCLING OF NON-HAZARDOUS MATERIALS BY OCCUPANTS.  
3. IN ACCORDANCE WITH THE MODEL ORDINANCE, RECYCLING AREAS SHALL BE SECURE; BE PROTECTED FROM THE ELEMENTS, SUCH AS RAIN; AND BE ADEQUATELY SEPARATED FROM OCCUPIED SPACES FOR PROTECTION AGAINST IMPACTS SUCH AS NOISE, ODOR AND PESTS.  
4. WHERE FEASIBLE, RECYCLING AREAS SHOULD BE LOCATED ADJACENT TO SOLID WASTE COLLECTION AREAS.
- COMMISSIONING  
SEE MECHANICAL DRAWINGS
- TEMPORARY VENTILATION  
THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8, BASED ON ASHRAE 52.2 1999, OR AN AVERAGE EFFICIENCY OF 30% BASED ON ASHRAE 52.1 1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY.
- COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.  
AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE ONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.
- FINISH MATERIAL POLLUTANT CONTROL  
INCLUDE THE MEASURES INTENDED TO PROMOTE AIR QUALITY IN THE PROJECT SPECIFICATIONS FOR VENTILATION, MATERIALS AND OTHERS AS APPLICABLE. THE CONTRACTOR SHOULD BE RESPONSIBLE FOR EMPLOYING THEM ON THE JOB AND BEING ABLE TO DEMONSTRATE THAT THE PRACTICES ARE BEING FOLLOWED IF REQUESTED BY THE ENFORCING AGENCY.  
SPECIFY LEVELS OF FORMALDEHYDE IN COMPOSITE WOOD PRODUCTS ON THE PLANS OR IN THE PROJECT SPECIFICATIONS THAT SHOW EARLIER DATES THAN THAT THOSE IN TABLE 5.504.8.5  
SPECIFY FINISH MATERIALS THAT MEET THE LIMITS OF VOC CRITERIA AS TESTED BY THE LISTED ORGANIZATIONS. SUBSTITUTES MAY BE APPROVED BY THE LOCAL ENFORCING AUTHORITY IF IT DEEMS EQUIVALENCY.  
SPECIFY ENTRANCE MATS THAT ARE PERMANENTLY FIXED AND CLEANABLE FROM DEBRIS. THE SPECIFICATIONS SHOULD INCLUDE A MAINTENANCE SCHEDULE TO BE FOLLOWED AFTER CERTIFICATION OF OCCUPANCY. ROLL OUT MATS ARE NOT RECOMMENDED. USUALLY NOT CONSIDERED CONTRACT FURNISHINGS AND WITH MAINTENANCE AN UNCERTAIN PROSPECT. IF SPECIFIED, HOWEVER, RECOMMEND A MAINTENANCE SCHEDULE TO BE FOLLOWED AFTER OCCUPANCY.

# STORM WATER POLLUTION CONTROL

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 or construction waste to storm water- mechanical permit work- or sign permit work. (Order No. 01-182, NPDES Permit No. CA500400 I-Part 5: Definitions)

- 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.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- 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.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.

- 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.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- 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.
- 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.
- 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.

TABLE 5.303.2.3 FIXTURE FLOW RATES		
FIXTURE TYPE	FLOW RATE	MAXIMUM FLOW RATE AT 20 percent REDUCTION
Showerheads	2.5 gpm @ 80 psi	2 gpm @ 80 psi
Lavatory faucets—nonresidential	0.5 gpm @ 60 psi	0.4 gpm @ 60 psi
Kitchen faucets	2.2 gpm @ 60 psi	1.8 gpm @ 60 psi
Wash fountains	2.2 [rim space (in./20 gpm @ 60 psi)]	1.8 [rim space (in./20 gpm @ 60 psi)]
Metering faucets	0.25 gallons/cycle	0.2 gallons/cycle
Metering faucets for wash fountains	.25 [rim space (in./20 gpm @ 60 psi)]	.20 [rim space (in./20 gpm @ 60 psi)]
Gravimetric tank type water closets	1.6 gallons/flush	1.28 gallons/flush <sup>1</sup>
Flushometer tank water closets	1.6 gallons/flush	1.28 gallons/flush <sup>1</sup>
Flushometer valve water closets	1.6 gallons/flush	1.28 gallons/flush <sup>1</sup>
Electromechanical hydraulic water closets	1.6 gallons/flush	1.28 gallons/flush <sup>1</sup>
Urinals	1.0 gallons/flush	.5 gallons/flush

1. Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.  
Single flush toilets—The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A 112.19.23.2.  
Dual flush toilets—The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A 112.19.2 and ASME A 112.19.14.

TABLE 5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FIXTURE FITTINGS		
REQUIRED STANDARDS		
Water closets (toilets) — flushometer valve type single flush, maximum flush volume	ASME A 112.19.2/CSA B45.1 — 1.28 gal (4.8 L)	
Water closets (toilets) — flushometer valve type dual flush, maximum flush volume	ASME A 112.19.14 and USPA WaterSense Tank-Type High-Efficiency Toilet Specification — 1.28 gal (4.8 L)	
Water closets (toilets) — tank-type High-Efficiency Toilet Specification	U.S. EPA WaterSense Tank-Type High-Efficiency Toilet Specification	
Urinals, maximum flush volume	ASME A 112.19.2/CSA B45.1 — 0.5 gal (1.9 L)	
Urinals, sewer water urinals	ASME A 112.19.19 (cisternous china) ANSI Z124.9-2004 or IAPMO Z124.9 (plastic)	
Public lavatory faucets: Maximum flow rate — 0.5 gpm (1.9 L/min)	ASME A 112.18.1/CSA B125.1	
Public meeting self-closing faucets: Maximum water use — 0.25 gal (1.0 L) per meeting cycle	ASME A 112.18.1/CSA B125.1	
Residential bathroom lavatory sink faucets: Maximum flow rate — 1.5 gpm (5.7 L/min)	ASME A 112.18.1/CSA B125.1	

TABLE 5.504.4.2 SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams per Liter		
SEALANTS	CURRENT VOC LIMIT	
Architectural	250	
Marine deck	760	
Nonmembrane roof	300	
Roadway	250	
Single-ply roof membrane	450	
Other	420	
SEALANT PRIMERS		
Architectural		
Nonporous	250	
Porous	775	
Modified bituminous	300	
Marine deck	760	
Other	750	

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

# STORM WATER POLLUTION CONTROL

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 or construction waste to storm water- mechanical permit work- or sign permit work. (Order No. 01-182, NPDES Permit No. CA500400 I-Part 5: Definitions)

- 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.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- 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.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.

- 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.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- 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.
- 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.
- 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.

TABLE 5.303.2.3 FIXTURE FLOW RATES		
FIXTURE TYPE	FLOW RATE	MAXIMUM FLOW RATE AT 20 percent REDUCTION
Showerheads	2.5 gpm @ 80 psi	2 gpm @ 80 psi
Lavatory faucets—nonresidential	0.5 gpm @ 60 psi	0.4 gpm @ 60 psi
Kitchen faucets	2.2 gpm @ 60 psi	1.8 gpm @ 60 psi
Wash fountains	2.2 [rim space (in./20 gpm @ 60 psi)]	1.8 [rim space (in./20 gpm @ 60 psi)]
Metering faucets	0.25 gallons/cycle	0.2 gallons/cycle
Metering faucets for wash fountains	.25 [rim space (in./20 gpm @ 60 psi)]	.20 [rim space (in./20 gpm @ 60 psi)]
Gravimetric tank type water closets	1.6 gallons/flush	1.28 gallons/flush <sup>1</sup>
Flushometer tank water closets	1.6 gallons/flush	1.28 gallons/flush <sup>1</sup>
Flushometer valve water closets	1.6 gallons/flush	1.28 gallons/flush <sup>1</sup>
Electromechanical hydraulic water closets	1.6 gallons/flush	1.28 gallons/flush <sup>1</sup>
Urinals	1.0 gallons/flush	.5 gallons/flush

1. Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.  
Single flush toilets—The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A 112.19.23.2.  
Dual flush toilets—The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A 112.19.2 and ASME A 112.19.14.

TABLE 5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FIXTURE FITTINGS		
REQUIRED STANDARDS		
Water closets (toilets) — flushometer valve type single flush, maximum flush volume	ASME A 112.19.2/CSA B45.1 — 1.28 gal (4.8 L)	
Water closets (toilets) — flushometer valve type dual flush, maximum flush volume	ASME A 112.19.14 and USPA WaterSense Tank-Type High-Efficiency Toilet Specification — 1.28 gal (4.8 L)	
Water closets (toilets) — tank-type High-Efficiency Toilet Specification	U.S. EPA WaterSense Tank-Type High-Efficiency Toilet Specification	
Urinals, maximum flush volume	ASME A 112.19.2/CSA B45.1 — 0.5 gal (1.9 L)	
Urinals, sewer water urinals	ASME A 112.19.19 (cisternous china) ANSI Z124.9-2004 or IAPMO Z124.9 (plastic)	
Public lavatory faucets: Maximum flow rate — 0.5 gpm (1.9 L/min)	ASME A 112.18.1/CSA B125.1	
Public meeting self-closing faucets: Maximum water use — 0.25 gal (1.0 L) per meeting cycle	ASME A 112.18.1/CSA B125.1	
Residential bathroom lavatory sink faucets: Maximum flow rate — 1.5 gpm (5.7 L/min)	ASME A 112.18.1/CSA B125.1	

TABLE 5.504.4.2 SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams per Liter		
SEALANTS	CURRENT VOC LIMIT	
Architectural	250	
Marine deck	760	
Nonmembrane roof	300	
Roadway	250	
Single-ply roof membrane	450	
Other	420	
SEALANT PRIMERS		
Architectural		
Nonporous	250	
Porous	775	
Modified bituminous	300	
Marine deck	760	
Other	750	

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

TABLE 5.504.4.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS <sup>1,2</sup> Grams of VOC Per Liter of Coating, Less Water and Less Exempt Compounds		
COATING CATEGORY	EFFECTIVE 1/1/2010	EFFECTIVE 1/1/2012
Flat coatings	50	
Nonflat coatings	100	
Nonflat, high gloss coatings	150	
Specialty Coatings		
Aluminum roof coatings	400	
Basement specialty coatings	400	
Bituminous roof coatings	50	
Bituminous roof primers	350	
Board breakers	350	
Concrete curing compounds	350	
Concrete/masonry sealers	100	
Driveway sealers	50	
Dry fog coatings	150	
Eaux finishing coatings	350	
Film reticulate coatings	350	
Floor coatings	100	
Form-release compounds	250	
Graphic arts coatings (sign paints)	500	
High-temperature coatings	420	
Industrial maintenance coatings	250	
Low solids coatings <sup>3</sup>	120	
Magnesian cement coatings	450	
Mastic texture coatings	100	
Metallic pigmented coatings	500	
Multicolor coatings	250	
Paint-release primers	420	
Primers, sealers and undercoats	100	
Resective priming sealers	350	
Recycled coatings	250	
Roof coatings	50	
Rust preventative coatings	400	250
Shellacs:		
Clear	750	
Driveway	350	
Specialty primers, sealers and undercoats	350	100
Stains	250	
Stone consolidants	450	
Swimming pool coatings	340	
Traffic marking coatings	100	
Tub and tile refinish coatings	400	
Waterproofing membranes	250	
Wood coatings	275	
Wood preservatives	350	
Zinc-rich primers	340	

1. Grams of VOC per liter of coating, including water and including exempt compounds.  
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.  
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 5.504.4.5 FORMALDEHYDE EMISSIONS IN Parts per Million.			
PRODUCT	CURRENT LIMIT	JAN 1, 2012	J