

HILLSDALE TERRACES

Costa Brown
Architecture
1620 Montgomery Street, Suite 300
San Francisco, CA 94111
Tel: 415 986 0101

HILLSDALE TERRACES

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
2	Planning Study Session	01/16/2014
3	Planning Formal Application	04/02/2015
4	Revision To Plan Check	12/17/2015

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN.
STATE OF CALIFORNIA

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Date: 12/17/2015

Scale:

Description:
COVER SHEET

Sheet Number:
A-0.0

GENERAL NOTES

1. All labor, materials, fabrication, installation, etc., shall be performed in full accordance with California Title 24, the Americans with Disabilities Act (ADA), all governing agencies and all national, state and local codes, laws and ordinances, especially those requirements regarding energy and handicapped accessibility. In case of conflict, the more stringent shall govern.

2. It is the general contractor's responsibility to verify and coordinate all work with the design build subcontractors to ensure project completion in accordance with the design intent set forth within these construction documents and specifications. Contractor to refer to Project Manual for additional information.

3. The appearance of the architect's identification block on drawings prepared by other firms shall not be construed to indicate responsibility for the contents of such drawings on the part of the architect.

4. General contractor shall verify all dimensions and conditions at the job site before starting work and shall notify architect of any discrepancies or errors. Contractor shall be responsible for all costs required due to his failure to do so. Commencement of work by any trade shall constitute agreement that conditions are acceptable for such work.

5. The drawings and specifications are complementary. Every effort has been made to coordinate the drawings and specifications of the architect and the consulting engineers; however, any item, instruction, specification, etc., shown in one location shall be required as if shown in all applicable locations. In case of discrepancy, consult with architect before proceeding.

6. All work shown, listed or implied on any construction document must be supplied and installed by the general contractor, unless noted otherwise. The general contractor must closely coordinate his work with that of subcontractors and suppliers to assure that schedules are met and that work is done in conformance to manufacturer's requirements.

7. The use of the word "provided" in connection with any specified item is intended to mean that the item must be furnished, installed, connected, and ready for use, unless otherwise noted.

8. The construction documents illustrate the design and type of construction desired in general and imply only the finest quality of construction, material and workmanship. By assuming responsibility for the work indicated, the general contractor must comply with the spirit as well as the letter in which they were written.

9. The general contractor shall coordinate the work of all subcontractors: mechanical, electrical, structural, plumbing, etc. General contractor shall report to the architect any discrepancies for correction. Requests for cost increases caused by lack of proper coordination will not be allowed. All work listed, shown or implied on any construction document shall be supplied and installed by the general contractor, except where noted otherwise. General contractor shall coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance to manufacturer's requirements. Workmanship shall be equal to the best standard of the following institutions:
- American Society of Testing Materials (ASTM)
- American Institute of Steel Construction (AISC)
- American Welding Society (AWS)
- American Concrete Institute (ACI)
- American National Standards Institute (ANSI)
- Architectural Aluminum Manufacturer's Association (AAMA)
- Aluminum Association, Inc. (AA)
- American Institute of Steel Construction (AISC)
- Concrete Reinforcing Steel Institute (CRSI)
- National Association of Architectural Metal Manufacturers (NAAMM)
- National Fire Protection Association (NFPA)
- National Woodwork Manufacturer's Association (NWMA)
- Woodwork Institute of California (WIC

10. General contractor shall continuously check architectural and structural clearances for accessibility of equipment, including construction equipment, and mechanical, electrical and plumbing systems. Contractor shall verify that no conflicts exist and that all required clearances for installation and maintenance of such items is provided without altering noted dimensions. No allowance of any kind will be made for general contractor's failure to foresee means of installing such items into position inside structure.

11. All materials shall be new and of first quality, and all work shall be performed by skilled mechanics.

12. Dimensions:
a. All partition dimensions are to face of finish, unless otherwise noted.
b. Do not scale drawings.
c. Dimensions and reference elevations are to finished face of floors and at roof (not to top of covering or roofing), unless otherwise noted.
d. All dimensions shall be verified in field before fabrication.

13. All dimensions are to be exact within 1/4" along full height and full width of walls. Contractor shall not adjust any dimension marked "clear" or "clr" without written instructions from architect.

14. "Typical" or "typ" means identical for all similar conditions, unless noted otherwise.

15. "Similar" or "sim" means comparable characteristics for items noted. Verify dimensions & orientation on plan.

16. General contractor shall provide all chases, sleeves, openings, etc., as required by the various trades, whether noted on construction documents or not.

17. Substantial blocking, backing or other support shall be provided for all fixtures, appliances, cabinets, shelves, rods, accessories or other items to be secured in the walls, whether such blocking or backing is specifically indicated or not.

18. Attachments, connections or fastenings of any nature are to be properly and permanently secured in conformance with best practice. The drawings show only special conditions to assist the contractor; they do not illustrate every such detail.

19. All work shall provide for material expansion and contraction, shrinkage, building movement, etc., sufficient to prevent cracks, buckling or other deformation due to humidity/temperature change and normal loading.

20. All openings to exterior shall be fully sealed all around. Sealant colors shall match adjacent surfaces where possible. Verify sealant colors with architect. Operable doors and windows shall be fully weather-stripped.

21. Provide all flashings, counterflashings, copings, sheet metal, etc., to provide a fully watertight building, whether specifically indicated on the drawings or not. Flashings shall be compatible with all adjacent surfaces. See specifications for more information.

22. Contractor shall waive "common practice" and "common usage" as construction criteria wherever details and contract documents or governing codes, ordinances, etc., require greater quantity or better quality than common usage would require.

23. No work defective in construction or quality or deficient in any requirements of drawings and specifications will be acceptable, despite owner's or architect's failure to discover such defects or deficiencies during construction. Defective work shall be replaced by work conforming to intent of contract. No payment whether partial or final shall be construed as an acceptance of defective work or improper materials.

24. The general contractor must submit shop drawings for all fabricated items, cut sheets for all fixtures and equipment, and samples of all finishes to architect for review and action prior to ordering and fabrication.

25. The contractor must protect the area and all new or existing materials and finishes from damage which may occur from demolition, construction, dust, water, etc., and must provide and maintain temporary barricades as required to protect the public during the period of construction. Damage to new and existing structures, materials, finishes and equipment must be repaired or replaced to the satisfaction of the Owner at the expense of the general contractor.

26. The contractor must notify the architect of any lead time coordination problems.

27. Substitutions, revisions or changes may be allowed only if such items are submitted to the architect in a timely manner, in writing, and subsequently approved by the architect in writing. All substitutions must be at least of equal quality, design and performance. The contractor is liable for replacement, repair and delays caused by an unauthorized substitution of any item for this project. All requests for substitutions shall include the project name, description and drawings, as required, comparing items. The architect reserves the right to reject any substitutes for any reason.

28. The general contractor must maintain a complete, current set of construction documents on the job site during all phases of construction for use by all trades and must provide all subcontractors with current construction documents as required.

29. The subcontractors must remove all rubbish and waste materials on a regular basis and must exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside job site.

30. The structural, mechanical and electrical drawings are supplementary to the architectural drawings. If a discrepancy exists between the architectural drawings and other drawings, such discrepancy shall be brought to the architect's attention in writing prior to installation of said work. Any work installed in conflict with the architectural drawings shall be corrected by the contractor at contractor's expense.

31. Provide gypsum wallboard behind and around all openings (including cabinets and electrical panels) and fire rated 3M box wrap pad around electrical boxes, where required by code, to maintain fire rated construction.

32. The contractor shall be responsible for and shall supervise all cutting and patching of finished work already installed if made necessary by errors, changes or other reasons. All replacement work shall match adjoining surfaces with no visible markings of redo/repair work.

33. All material shall be furnished and installed by the contractor, unless otherwise noted.

34. All revisions to the drawings must proceed through the owner and architect. Contractor revisions may be considered invalid if not approved by the owner.

35. Contractor shall be responsible for providing adequate cover for the protection of all installed utilities during the construction of this project.

36. Contractor shall be responsible for locating and protecting all utilities that are to remain in use, whether or not shown hereon.

37. Contractor shall provide all temporary lights, signs, barricades, flag persons, and other devices necessary to provide for public safety.

38. Contractor shall be responsible for any on-site permit signs required by the City of San Mateo.

39. Mechanical, electrical and fire safety to provide drawings for location of all access panels for architect's review and approval.

40. Large scale detail drawings take precedence over smaller scale drawings.

41. The contractor shall be responsible for verification and coordination with other trades and their work for compliance with the drawings and specifications. Also, contractor shall verify sizes and locations of all openings for mechanical, plumbing and electrical equipment with these subcontractors, as well as obtaining the approval of the architect before proceeding with the work. Otherwise it will be assumed that the contractor can perform the work as outlined on the drawings without additional cost to the owner.

42. Contractor shall maintain and keep accurate record drawings that show the final location, elevation and description of the completed work.

43. The contractor must notify the architect in writing when his work nears completion. Upon inspection, the architect will prepare a final "punch list" outlining incomplete or unacceptable work. The project will not be considered complete until all items on the punch list have been resolved.

44. The contractor shall furnish to the owner two copies of the manufacturer's instruction, operation and maintenance manuals for products and equipment specified in the contract documents, including special tools, accessories, spare parts, etc.

45. Prior to completion of the project, the contractor must submit to the owner in duplicate on behalf of himself and his respective subcontractors a one (1) year written guarantee against defective workmanship and/or materials, as well as complete operating and maintenance instructions for all mechanical and electrical portions of the work.

46. Contractor to submit to owner release of all liens from subcontractors, suppliers, etc., assuring owner that all payrolls, bills for equipment and materials, and all other indebtedness connected with the work has been paid or otherwise satisfied.

HILLSDALE TERRACES

SYMBOLS

DETAIL
DRAWING NUMBER
SHEET NUMBER

SECTION
DRAWING NUMBER
SHEET NUMBER

INTERIOR ELEVATION
DRAWING NUMBER
SHEET NUMBER

DOOR NUMBER
DOOR TYPE

WINDOW TYPE
WINDOW TYPE
I = INTERIOR WINDOW

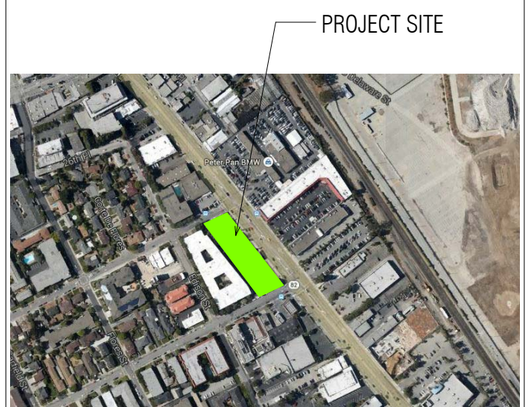
ROOM/AREA IDENTIFICATION
ROOM NAME
ROOM NUMBER

REVISION
CLOUDED AROUND EXTENT OF REVISION. SEE REVISION NUMBER AND DATE ON TITLE BLOCK

WALL TYPE
WALL TYPE

FINISHES
FINISH SPECIFICATIONS

LOCATION PLAN



PROJECT INFORMATION

PROPERTY ADDRESS:

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

PROJECT DESCRIPTION:

A NEW MIXED-USE PROJECT WITH COMMERICIAL RETAIL ON GROUND FLOOR AND 74 RESIDENTIAL CONDOMINIUMS BETWEEN FLOORS 2 -5.

PARCEL #: 039352060 (PARCELS TO BE MERGED)
039352070
039352090

STORIES: 5

HEIGHT LIMIT: 55'

LOT AREA: 43,509 SF

ZONING: C3-1/R4

REFERENCED ZONING CODES:
SAN MATEO ZONING CODE
EL CAMINO REAL MASTER PLAN
HILLSDALE STATION PLAN
S.M. RAIL CORRIDOR TOD PLAN

BUILDING CODE EDITIONS: 2013 CBC, CRC, CMC, CPC, CFC, CEC, CALIFORNIA ENERGY CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE & LOCAL REQUIREMENTS, 2013 SAN MATEO CITY CHARTER AND MUNICIPAL CODE

THIS PROJECT IS SUBJECT TO THE PARK IN-LIEU/IMPACT FEE (SMMC 26.64.010 & 13.05.070) PURSUANT TO THE SAN MATEO CITY COMPREHENSIVE FEE SCHEDULE.

THE PLANS OF THIS PROJECT SHALL COMPLY WITH THE CITY'S BUILDING SECURITY CODE (SAN MATEO MUNICIPAL CODE CHAPTER 23.54).

PROPOSED PUBLIC AMENITY IS WITHIN THE STATE'S RIGHT-OF-WAY AND WILL BE COORDINATED WITH CALTRANS.

PROJECT CONTACTS

ARCHITECT:

COSTA BROWN ARCHITECTURE, INC.
1620 MONTGOMERY STREET SUITE 300
SAN FRANCISCO, CA 94111
(415) 986-0101

CONTRACTOR:

STUCTURAL ENGINEER:

OWNER:

HILLSDALE TERRACES, LLC
159 EL CAMINO REAL
MILLBRAE, CA 94030
(650) 697-3800

DRAWING INDEX

ARCHITECTURAL

A-0.0	COVER SHEET
A-0.1	INFORMATION SHEET
A-0.2/C1	TOPOGRAPHIC SURVEY PLAN
A-0.3	PROJECT SUMMARIES
A-0.4	BUILDING USAGE / TYPE
A-0.5	ADA DETAILS
A-0.6	ADA DETAILS
A-0.7	ADA DETAILS
A-1.0	SITE PLAN
A-1.1	FLOOR PLAN - PARKING LEVEL C AND AXO VIEW
A-1.2	FLOOR PLANS - PARKING LEVEL A AND B
A-1.3	GROUND FLOOR PLAN
A-1.4	FLOOR PLANS - LEVEL 2 & 3
A-1.5	FLOOR PLANS - LEVEL 4 & 5
A-1.6	ROOF PLAN
A-2.0	BUILDING ELEVATIONS
A-2.1	RETAIL PROMENADE
A-3.0	SIDE WALK SECTION
A-3.1	BUILDING SECTIONS
A-6.0	EGRESS PLANS - PARKING LEVEL C AND B
A-6.1	EGRESS PLAN - GROUND FLOOR / PARKING LEVEL A
A-6.2	EGRESS PLANS - LEVEL 2 & 3
A-6.3	EGRESS PLANS - LEVEL 4 & 5
A-6.4	EGRESS ROOF PLAN
A-7.0	SHADOW STUDIES
A-7.1	SHADOW STUDY - NORTH/ SOUTH ELEVATION
A-7.2	SHADOW STUDY - EAST/WEST ELEVATION
A-7.3	EXISTING SITE PHOTOS
A-8.1	EXTERIOR LIGHTING PLAN
A-8.2	EXTERIOR LIGHTING PHOTOMETRY PLAN
A-8.3	SITE FURNISHINGS & HARDSCAPE PLAN
A-8.4	WALL ELEVATION AND SECTION ON SITE BOUNDARY

LANDSCAPE

L-0.1	REQUIRED TREE PLANTING
L-1.0	CONCEPTUAL PLANTING PLAN - GROUND FLOOR
L-1.1	CONCEPTUAL PLANTING PLAN - ROOF DECK
L-2.0	CONCEPTUAL PLANT LIST & PLANTING NOTES
L-2.1	CONCEPTUAL PLANT IMAGES
L-2.2	TREE EVALUATION SCHEDULE

CIVIC ENGINEERING

SC-1.0	STORMWATER CONTROL PLAN
SC-1.1	STORMWATER DETAIL SHEET

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LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. STATE OF CALIFORNIA

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Date: 12/17/2015

Description:
INFORMATION SHEET

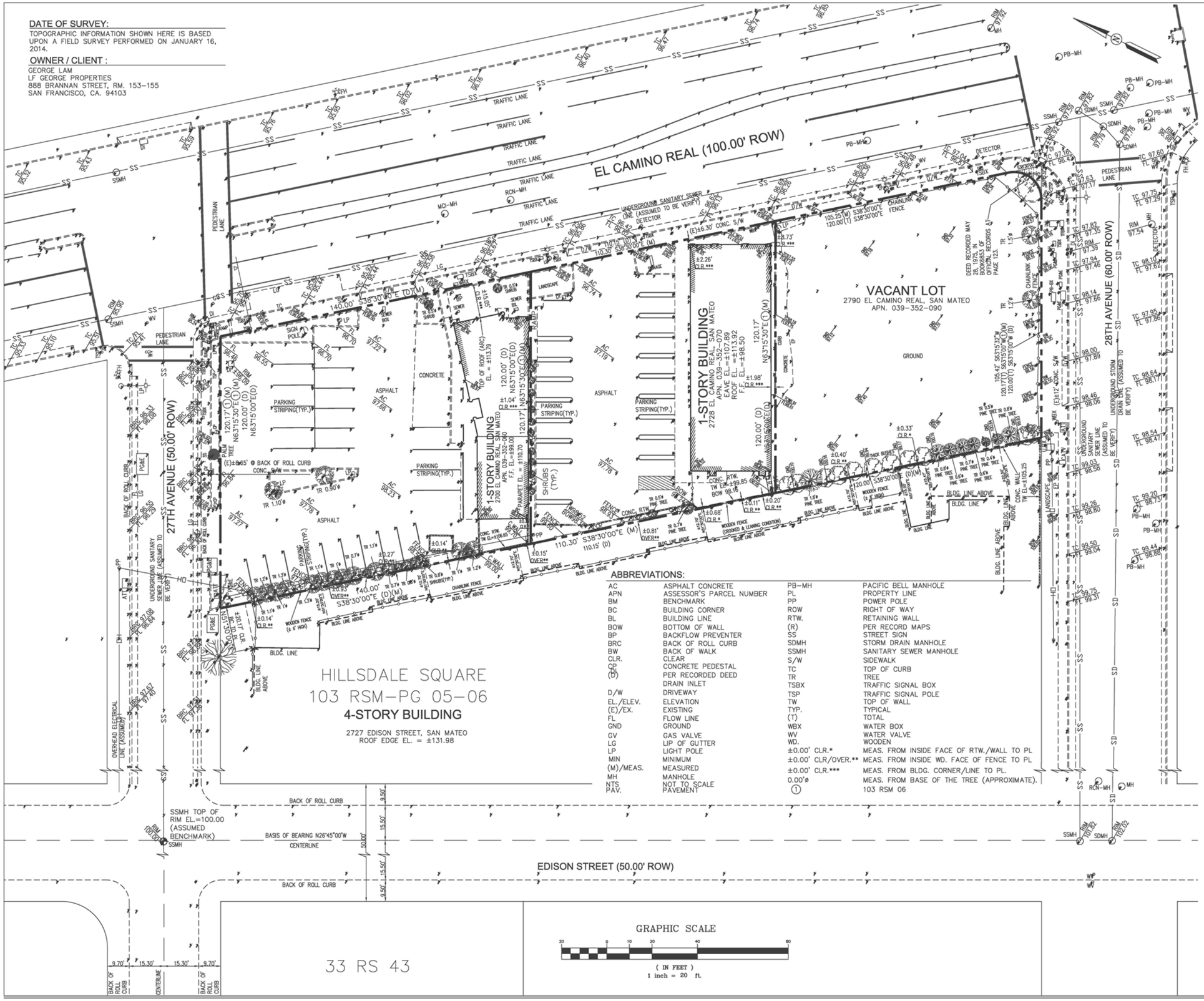
Sheet Number:
A-0.1

DATE OF SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED ON JANUARY 16, 2014.

OWNER / CLIENT :

GEORGE LAM
LF GEORGE PROPERTIES
888 BRANNAN STREET, RM. 153–155
SAN FRANCISCO, CA. 94103





VICINITY MAP

NTS

ASSUMED BENCHMARK AT INTERSECTION OF 27TH AVE. & EDISON ST.

ASSUMED BENCHMARK @ SSMH TOP RIM ELEVATION = 100.00, AS SHOWN ON THE MAP.

BASIS OF BEARINGS

THE BEARING N26°45'00"W OF THE CENTERLINE OF EDISON STREET (DERIVE FROM SPLITTING THE CURB LINES) PER "MAP SHOWING A SUBDIVISION OF LOTS 1, 2, 19, AND 21 OF THE BERESFORD PARK TRACT, SAN MATEO COUNTY, CAL." AND "33 RS 43", FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, WAS USED AS BASIS OF BEARING FOR THIS SURVEY.

LEGEND :

- PROPERTY LINE
- EXISTING LINE
- BUILDING LIMITS
- BENCHMARK REFERENCE
- OH — OVERHEAD ELECTRICAL LINE (APPROXIMATE)
- SD — STORM DRAIN LINE (APPROXIMATE)
- SS — SANITARY SEWER LINE (APPROXIMATE)

BOUNDARY NOTES:

1. PROPERTY AND RIGHT–OF WAY SHOWN HEREON ARE BASED ON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY.

2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

4. PROPERTY LINE TO MONUMENT LINE MEASURED DISTANCES WERE BASED UPON FOUND SURVEY MARKS, CURB SPLITS AND BUILDING OCCUPATIONS.

5. ENCROACHMENT FROM/ONTO THE ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES WHICH MAY ARISE THERE FROM. THIS MAP DOES NOT CONVEY ANY INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNER(S).

6. RECORDED MAP REFERENCE: 33 RS 43, 103 RSM 06, AND 2 RSM 37, SAN MATEO COUNTY.

7. RECORD OWNERSHIP INFORMATION WAS TAKEN FROM GRANT DEED, INSTRUMENT NO. 2013–110986, DATED JULY 30, 2013.

8. BUILDING FOOTPRINTS SHOWN ARE ALL TAKEN ON THE GROUND LEVEL.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORD DATA AND ARE APPROXIMATE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. PRIOR TO ANY DIGGING, CALL U.S.A. (1–800–642–2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

ABBREVIATIONS:

AC	ASPHALT CONCRETE	PB–MH	PACIFIC BELL MANHOLE
APN	ASSESSOR'S PARCEL NUMBER	PL	PROPERTY LINE
BM	BENCHMARK	PP	POWER POLE
BC	BUILDING CORNER	ROW	RIGHT OF WAY
BL	BUILDING LINE	RTW.	RETAINING WALL
BOW	BOTTOM OF WALL	(R)	PER RECORD MAPS
BP	BACKFLOW PREVENTER	SS	STREET SIGN
BRC	BACK OF ROLL CURB	SDMH	STORM DRAIN MANHOLE
BW	BACK OF WALK	SSMH	SANITARY SEWER MANHOLE
CLR.	CLEAR	S/W	SIDEWALK
CP	CONCRETE PEDESTAL	TC	TOP OF CURB
(D)	PER RECORDED DEED	TR	TREE
	DRAIN INLET	TSBX	TRAFFIC SIGNAL BOX
D/W	DRIVEWAY	TSP	TRAFFIC SIGNAL POLE
EL./ELEV.	ELEVATION	TW	TOP OF WALL
(E)/EX.	EXISTING	TYP.	TYPICAL
FL	FLOW LINE	(T)	TOTAL
GND	GROUND	WBX	WATER BOX
GV	GAS VALVE	WV	WATER VALVE
LG	LIP OF GUTTER	WD.	WOODEN
LP	LIGHT POLE	±0.00' CLR.*	MEAS. FROM INSIDE FACE OF RTW./WALL TO PL
MIN	MINIMUM	±0.00' CLR/OVER.**	MEAS. FROM INSIDE WD. FACE OF FENCE TO PL
(M)/MEAS.	MEASURED	±0.00' CLR.***	MEAS. FROM BLDG. CORNER/LINE TO PL.
MH	MANHOLE	0.00'ø	MEAS. FROM BASE OF THE TREE (APPROXIMATE).
NTS	NOT TO SCALE	①	103 RSM 06
PAV.	PAVEMENT		

		BY	DATE	DESCRIPTION	APPR. BY CITY	DATE	BY
01/21/2014	PREPARATION OF PLAN						
02/10/2014	ADD ADJACENT BLDG. LINE						

DESIGNED BY: HC/LB
DRAWN BY: LB
CHECKED BY: HC
SCALE: 1"=20'

GL A CIVIL ENGINEERS, INC.
414 Mason Street Ste 404,
San Francisco, CA.
Tel. (415) 956–6707
EMAIL: GLAENGINEERS@SBCGLOBAL.NET

TOPOGRAPHIC SURVEY PLAN

2700, 2728, & 2790 EL CAMINO REAL

APN: 039-352-060, 039-352-070, 039-352-090
SAN MATEO CALIFORNIA

PN: 2700ECR

SHEET
C-1
SHEET 1 OF 1

2700 El Camino Real Project Summary

San Mateo, California

Building Areas

all figures in gross square feet

Site Information	Total	Allowable	Proposed
Project Site	43,509		
F.A.R.		2.5	2.64
Gross Area		108,773	114,928
Landscaped Areas	3,466		

Floor	Unit Area	Circulation	Stair & Elevator	Mechanical & Accessory	Amenity	Commercial	Total		Open Area	
Roof	0	112	686	0	4,471	0	5,269		4,471	Roof Deck
Level 05	18,479	1,986	637	307	0	0	21,409		1491	Balconies
Level 04	19,925	2,066	637	288	0	0	22,916		1,182	Balconies
Level 03	21,464	2,020	638	288	0	0	24,410		0	
Level 02	20,470	2,026	637	326	745	0	24,204		0	
Level 01	0	6,985	1,044	831	0	15,678	24,538	Commercial Retail Level		
Totals	80,338	15,195	4,279	2,040	5,216	15,678	**122,746**	**GSF**	7,144	(not included in gross sq. ft. building area)

Parking Areas

all figures in gross square feet

Floor	Parking Area	Circulation	Stair & Elevator	Mechanical & Accessory	Amenity	Total		
Parking Level A	36,414	111	635	0	0	37,159	Commercial Parking	Total Excavation = 42,595 yd³
Parking Level B	36,409	111	577	62	0	37,159	Residential Parking	
Parking Level C	35,029	111	577	1,442	0	37,159	Residential Parking	
Totals	107,852	333	1,789	1,504	0	**111,477**	**GSF**	

Grand Total	**234,223**	**GSF**

Unit Calculations

Floor	1BR	2BR	3BR	2BR+	3BR+	Unit Count
Roof	0	0	0	0	0	0
Level 05	5	6	2	0	0	13
Level 04	5	7	1	3	5	21
Level 03	5	15	0	0	0	20
Level 02	7	13	0	0	0	20
Level 01	0	0	0	0	0	0
Totals	22	41	3	3	5	74
Percentage	29.73%	55.41%	4.05%	4.05%	6.76%	

Typ. Size	1BR	2BR (+)	3BR (+)
	662-909gsf	889-1,393gsf	1,304-1,771gsf

NOTE: VERY LOW INCOME UNITS (8 UNITS) - LOCATIONS TO BE DETERMINED

Parking Calculations

	Residential		Commercial		Visitor		Total	
	Standard	Accessible	Standard	Accessible	Standard	Accessible		
Ground Level	2	1	0	0	0	0	3	(2 loading, not included)
Parking Level A	0	0	49	3	13	2	67	
Parking Level B	42	5	0	0	0	0	47	
Parking Level C	54	0	0	0	0	0	54	
Totals	98	6	49	3	13	2	**171**	

NOTE: COMMERCIAL LOADING / GARBAGE COLLECTION - 2 AREAS PROVIDED (SEE SITE PLAN)

Parking Calculations

	Total # of Parking Spaces	Accessible Parking Spaces (Based on CBC Table 11B-208.2)		Van Accessible Parking Spaces (Based on 2013 CBC 1109A.5)		Low-Emitting, Fuel Efficient Parking Spaces
		Provided	Required	Provided	Required	Provided
Residential	93	6	6	1	1	11
Commercial	63	3	3	1	1	4
Visitor	15	2	1	1	1	0
Totals	171	11	10	3	3	15

Bike Parking — Based on 2013 CalGreen Section 5.106.4 and the San Mateo Municipal Code

	# of Units / Sq. Ft.	Long Term			Short Term		
		Spaces Per Unit	Provided	Required	Spaces Per Unit	Provided	Required
1 Bedroom	22	1	22	11	0.05	5	1
2 Bedroom	44	1.25	55	44	0.1	13	4
3 Bedroom	8	1.5	12	12	0.15	5	1
Restaurant	15,678 sq.ft.	1 per 20,000 sq.ft.	1	1	1 per 10,000 sq.ft.	5	2
Totals			90	68		28	8

NOTE: LOCKED EMPLOYEE BIKE ROOM TO BE PROVIDED ON GROUND FLOOR, LOCATION TBD.

Recommended Parking:

	Units or GSF	Residential Parking	Visitor Parking	Com. Parking Factor per 1000 Square Feet	Resident Spaces	Commercial Spaces	Visitor Spaces	Total Spaces
1 Bedroom	22	1.0	0.2		22.0		4.4	26.4
2 Bedroom	44	1.3	0.2		57.2		8.8	66.0
3 Bedroom	8	1.6	0.2		12.8		1.6	14.4
Restaurant/Commercial	15,678			4		62.71		62.71
Total Units	74							
Recommended Parking Spaces					**93**	**63**	**15**	**171**

Parking factors are from the Hillsdale Station Area Plan, Page 149, Figure 14 "Recommended SAP Minimum Parking Requirements"

Landscaped Areas

Floor	Landscape Area 1	Landscape Area 2	Landscape Area 3	Landscape Area 4	Landscape Area 5	Landscape Area 6	Landscape Area 7	Landscape Area 8	Total
Roof	264	119	79	89	25	93	16	11	696
Ground Floor	36	139	139	280	300	267	260	1,349	2,770
Totals	300	258	218	369	325	360	276	1,360	**3,466**

Costa Brown Architecture
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Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
2	Planning Study Session	01/16/2014
3	Planning Formal Application	04/02/2015
4	Revision To Plan Check	12/17/2015

LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. ____ STATE OF CALIFORNIA

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Date: 12/17/2015

Scale:

Description:
PROJECT SUMMARIES

Sheet Number:
A-0.3

TYPE OF CONSTRUCTION - I-B - 160' 0"

	FLOOR LEVELS (LOCATION)	TYPE OF CONSTRUCTION	OCCUPANCY	ALLOWABLE STORIES ABOVE GRADE PLANE	ALLOWABLE AREAS. BUILDING AREA PER STORY - SQ.FT.	STORIES PER OCCUPANCY	PROPOSED STORIES ABOVE GRADE PLANE	PROPOSED AREAS - BUILDING AREA PER STORY (SQ. FT.)
1.	ROOF DECK	I-B	A - 3	11	UNLIMITED	-	-	5269
2.	RESIDENTIAL - LEVEL 5	I-B	R - 2	11	UNLIMITED	4	5TH FLOOR	21409
3.	RESIDENTIAL - LEVEL 4	I-B	R - 2	11	UNLIMITED	4	4TH FLOOR	22916
4.	RESIDENTIAL - LEVEL 3	I-B	R - 2	11	UNLIMITED	4	3RD FLOOR	24410
5.	RESIDENTIAL - LEVEL 2	I-B	R - 2	11	UNLIMITED	4	2ND FLOOR	24204
6.	COMMERCIAL / RETAIL AT GROUND LEVEL	I-B	M / B	11 / 11	UNLIMITED / UNLIMITED	1	GROUND FLOOR ON GRADE	24538
7.	PARKING LEVEL - A	I-B	S - 2	11	79000	3	BELOW GRADE	37159
8.	PARKING LEVEL - B	I-B	S - 2	11	79000	3	BELOW GRADE	37159
9.	PARKING LEVEL - C	I-B	S - 2	11	79000	3	BELOW GRADE	37159

8 CONSTRUCTION

FIRE RESISTANCE RATING REQUIREMENTS FOR TYPE I-B, PER TABLE 601:

STRUCTURAL FRAME	2 HR. / 1 HR ROOF SUPPORT
EXTERIOR BEARING WALLS	2 HR.
INTERIOR BEARING WALLS	2 HR. / 1 HR ROOF SUPPORT
EXTERIOR NONBEARING WALLS & PARTITIONS	SEE BELOW
INTERIOR NONBEARING WALLS & PARTITIONS	0 HR.
FLOOR CONSTRUCTION (BEAMS & JOISTS)	2 HR.
ROOF CONSTRUCTION (BEAMS & JOISTS)	1 HR.
SHAFT / STAIRWAY ENCLOSURES	2 HR.

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS FOR TYPE I-B
BASED ON FIRE SEPARATION DISTANCE, PER TABLE 602:

FIRE SEP. DIST.	M / B, R-2
X < 5	1 HR.
5 ≤ X < 10	1 HR.
10 ≤ X < 30	1 HR.
X ≥ 30	0 HR.

NOTE: ALL EXTERIOR WALLS ARE 2-HR FIRE-RESISTIVE ASSEMBLY, U.N.O., SEE FIRE RESISTANCE RATING REQUIREMENTS FOR TYPE I-B TABLE FOR ALL BUILDING ELEMENTS.

3 FIRE RESISTANCE

WIDTH OF REQUIRED EXITS : BASED ON TABLE 1018.2 - MINIMUM CORRIDOR WIDTH

OCCUPANCY	WIDTH (MINIMUM)
ANY FACILITIES NOT LISTED IN TABLE	44 INCHES
ACCESS TO AND UTILIZATION OF MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS OR EQUIPMENT	24 INCHES
WITH REQUIRED OCCUPANCY CAPACITY LESS THAN 50	36 INCHES
WITHIN A DWELLING UNIT	36 INCHES

- WIDTH OF EXIT PASSAGEWAYS PER 1023.2 SHALL BE MINIMUM 44 INCHES EXCEPT FOR OCCUPANT LOAD LESS THAN 50, WIDTH WILL BE 36 INCHES MINIMUM.
- WIDTH OF STAIRWAYS SHALL NOT BE LESS THAN 44 INCHES CLEAR BETWEEN HANDRAILS FOR BUILDING EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM. CBC 2013 1007.3 - EXCEPTION 1 AND 1009.4.

2 EXIT WIDTHS

BASED ON TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY	B, M	
	S	NS.
R - 2	1	2
S - 2	1	2

- S = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.
- NS = BUILDINGS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

7 SEPARATIONS

BASED ON TABLE 1014.3 - COMMON PATH OF EGRESS TRAVEL

OCCUPANCY	WITH SPRINKLER SYSTEM (FEET)
B	100
S - 2	100
R - 2	125
ALL OTHERS	75

6 EGRESS TRAVEL

BASED ON TABLE 1016.2 - EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM (FEET)
A, M, R	250
B	300
S - 2	400

5 EXIT TRAVEL DISTANCE

FIRE COMMENTS :

1. FIRE SPRINKLER SYSTEM : INSTALL AN N.F.P.A.13 FIRE SPRINKLER SYSTEM COMPLYING WITH LOCAL AMENDMENTS. SUBMIT UNDER SEPERATE FIRE PLAN CHECK AND PERMIT. SEPERATE PLAN CHECK PERMIT REQUIRED FOR THE UNDERGROUND FIRE SERVICE.
2. ROOF HATCHES ON BOTH STAIRWELLS : REQUIRED ROOF HATCHES SHALL BE A MINIMUM SIZE OF 4 FEET BY 6 FEET.
3. PROVIDE SMOKE CONTROL AT ELEVATOR LOBBY AND IN CENTER CORRIDOR BY BOTH STAIRWELLS.
4. PROVIDE SMOKE CONTROL FOR BELOW GRADE PARKING.

1 FIRE COMMENTS

OCCUPANT LOAD AND REQUIRED NUMBER OF EXITS

OCCUPANCY	FLOOR	AREA (SQ. FT.)	BASED ON TABLE 1004.1.2, FLOOR AREA PER OCCUPANT - OCCUPANT LOAD FACTOR	OCCUPANT LOAD	REQUIRED NO. OF EXITS AT EACH FLOOR	PROVIDED NO. OF EXITS AT EACH FLOOR
A - 3	ROOF DECK	5269	15 NET	299	2	3
R - 2	5TH FLOOR	21409	200 GROSS	112	2	3
R - 2	4TH FLOOR	22916	200 GROSS	119	2	3
R - 2	3RD FLOOR	24410	200 GROSS	120	2	3
R - 2	2ND FLOOR	24204	200 GROSS	120	2	3
M / B	GROUND FLOOR	7058 (C I) / 8620 (C II) (18008 TOTAL)	30 GROSS (FOR MERCANTILE)	238 (C I) / 289 (C II) (577 TOTAL)	2 (C I) / 2 (C II)	2 (C I) / 3 (C II)
S - 2	PARKING - A	37159	200 GROSS	173	2	4
S - 2	PARKING - B	37159	200 GROSS	173	2	3
S - 2	PARKING - C	37159	200 GROSS	173	2	3

4 OCCUPANT LOADS

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Date: 12/17/2015

Scale:

Description:
BUILDING USAGE / TYPE

Sheet Number:
A-0.4

A. PARKING

SECTION 1109A PARKING FACILITIES

1109A.1 ACCESSIBLE PARKING REQUIRED. EACH PARKING FACILITY PROVIDED FOR COVERED MULTIFAMILY DWELLINGS AND FACILITIES (E.G., SWIMMING POOLS, CLUB HOUSES, RECREATION AREAS AND LAUNDRY ROOMS) THAT SERVE COVERED MULTIFAMILY DWELLINGS SHALL PROVIDE ACCESSIBLE PARKING AS REQUIRED BY THIS SECTION.

1109A.2 PARKING FACILITIES. PARKING FACILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
1.GARAGES
2.PRIVATE GARAGES
3.CARPORTS
4.OFF-STREET PARKING (PARKING LOTS/SPACES)

1109A.2.1 PRIVATE GARAGES. PRIVATE GARAGES ACCESSORY TO COVERED MULTIFAMILY DWELLING UNITS, SHALL BE ACCESSIBLE AS REQUIRED IN SECTION 1109A. PRIVATE GARAGES INCLUDE INDIVIDUAL GARAGES AND MULTIPLE INDIVIDUAL GARAGES GROUPED TOGETHER.

EXCEPTION: A PRIVATE GARAGE ATTACHED TO AND DIRECTLY SERVING A SINGLE COVERED MULTIFAMLY DWELLING UNIT PROVIDING AT LEAST ONE OF THE FOLLOWING OPTIONS:
1. A DOOR LEADING DIRECTLY FROM THE COVERED DWELLING UNIT, WHICH IMMEDIATELY ENTERS THE GARAGE. THE DOOR SHALL COMPLY ON BOTH SIDES WITH SECTIONS 1132A.3 THROUGH 1132A.9.
2. AN ACCESSIBLE ROUTE OF TRAVEL FROM THE COVERED DWELLING UNIT TO AN EXTERIOR DOOR ENTERING THE GARAGE. SEE SECTION 1132A.1 FOR REQUIREMENTS AT BOTH EXIT DOORS.
3. AN ACCESSIBLE ROUTE OF TRAVEL FROM THE DWELLING UNIT'S PRIMARY ENTRY DOOR TO THE VEHICULAR ENTRANCE AT THE GARAGE. SEE SECTION 1132A.1 FOR REQUIREMENTS AT THE PRIMARY ENTRY DOOR.

1109A.3 REQUIRED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AT A MINIMUM RATE OF 2 PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS. AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT.

1109A.4 ASSIGNED ACCESSIBLE PARKING SPACES. WHEN ASSIGNED PARKING SPACES ARE PROVIDED FOR A RESIDENT OR A GROUP OF RESIDENTS, AT LEAST 2 PERCENT OF THE ASSIGNED PARKING SPACES SERVING COVERED MULTIFAMILY DWELLING UNITS SHALL BE ACCESSIBLE IN EACH TYPE OF PARKING FACILITY. AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT. WHEN ASSIGNED PARKING IS PROVIDED, SIGNAGE AS REQUIRED BY SECTION 1109A.8.8 SHALL NOT BE REQUIRED.

1109A.5 UNASSIGNED AND VISITOR PARKING SPACES. WHEN PARKING IS PROVIDED FOR COVERED MULTIFAMILY DWELLINGS AND IS NOT ASSIGNED TO A RESIDENT OR A GROUP OF RESIDENTS AT LEAST 5 PERCENT OF THE PARKING SPACES SHALL BE ACCESSIBLE AND PROVIDE ACCESS TO GRADE-LEVEL ENTRANCES OF COVERED MULTIFAMILY DWELLINGS AND FACILITIES (E.G., SWIMMING POOLS, CLUB HOUSES, RECREATION AREAS AND LAUNDRY ROOMS) THAT SERVE COVERED MULTIFAMILY DWELLINGS. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED WITH SIGNAGE AS REQUIRED BY SECTION 1109A.8.8. SUCH SIGNAGE SHALL NOT BE BLOCKED FROM VIEW BY A VEHICLE PARKED IN THE SPACE.

1109A.6 REQUESTS FOR ACCESSIBLE PARKING SPACES. WHEN ASSIGNED PARKING IS PROVIDED, DESIGNATED ACCESSIBLE PARKING FOR THE DWELLING UNIT SHALL BE PROVIDED ON REQUEST OF RESIDENTS WITH DISABILITIES ON THE SAME TERMS AND WITH THE FULL RANGE OF CHOICES (E.G., OFF-STREET PARKING, CARPORT OR GARAGE) THAT ARE AVAILABLE FOR OTHER RESIDENTS.

1109A.7 LOCATION OF ACCESSIBLE PARKING SPACES. THE LOCATION OF ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE FOLLOWING:
1.ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE TO AN ACCESSIBLE BUILDING, OR COVERED MULTIFAMILY DWELLING UNIT ENTRANCE. ALL VAN ACCESSIBLE SPACES MAY BE GROUPED ON ONE LEVEL OF A MULTILEVEL PARKING FACILITY.
2. WHEN PARKING FACILITIES ARE LOCATED ADJACENT TO A BUILDING WITH MULTIPLE ACCESSIBLE ENTRANCES, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE BUILDING ENTRANCES.
3. WHEN PRACTICAL, THE ACCESSIBLE ROUTE SHALL NOT CROSS LANES FOR VEHICULAR TRAFFIC. WHEN CROSSING VEHICLE TRAFFIC LANES IS NECESSARY, THE ACCESSIBLE ROUTE SHALL BE DESIGNATED AND MARKED AS A CROSSWALK.
4. PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING SHALL HAVE ACCESSIBLE PARKING SPACES LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.
5. ACCESSIBLE PARKING SPACES SHALL BE LOCATED SO THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN.

EXCEPTION: WHEN THE ENFORCEMENT AGENCY DETERMINES THAT COMPLIANCE WITH THIS SECTION OR PROVIDING EQUIVALENT FACILITATION WOULD CREATE AN UNREASONABLE HARDSHIP, PARKING SPACES MAY BE PROVIDED WHICH WOULD REQUIRE A PERSON WITH PHYSICAL DISABILITIES TO WHEEL OR WALK BEHIND OTHER THAN ACCESSIBLE PARKING SPACES.

1109A.8 DESIGN AND CONSTRUCTION. ACCESSIBLE PARKING REQUIRED BY THIS SECTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 1109A.

1109A.8.1 VERTICAL CLEARANCES. ALL ENTRANCES, EXITS AND VEHICULAR PASSAGEWAYS TO AND FROM REQUIRED ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES, SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8 FEET 2 INCHES (2489 MM) FROM THE FLOOR TO THE LOWEST PROJECTION OF THE CEILING. REFLECTIVE WARNING SIGNS COMPLYING WITH 1143A FOR CHARACTER HEIGHT SHALL BE INSTALLED AT TRANSITIONS FROM THE 8 FEET 2 INCH CEILING TO LOWER CEILING HEIGHTS IN VEHICULAR PASSAGEWAYS IN THE SAME PARKING LEVEL.

1109A.8.2 ARRANGEMENT OF PARKING SPACES. PARKING SPACES SHALL BE ARRANGED TO COMPLY WITH THE FOLLOWING:
1.IN EACH PARKING AREA, A BUMPER OR CURB SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF CARS OVER THE REQUIRED WIDTH OF WALKWAYS.
2. RAMPS, INCLUDING CURB RAMPS, SHALL NOT ENCROACH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT LOADING AND UNLOADING ACCESS AISLE.

1109A.8.3 SLOPE OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/4 INCH (6.35 MM) PER FOOT (2.083-PERCENT GRADIENT) IN ANY DIRECTION.

1109A.8.4 ACCESSIBLE PARKING SPACE SIZE. ACCESSIBLE PARKING SPACES SHALL COMPLY WITH SECTIONS 1109A.8.5 AND1109A.8.6.

1109A.8.5 ACCESSIBLE SINGLE PARKING SPACE. WHERE ACCESSIBLE SINGLE SPACES ARE PROVIDED, THEY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
1.SINGLE SPACES SHALL BE 14 FEET (4267 MM) WIDE MINIMUM, AN SHALL PROVIDE A 9-FOOT (2743 MM) WIDE PARKING AREA AND A 5-FOOT (1524 MM) WIDE LOADING AND UNLOADING ACCESS AISLE. ACCESS AISLES SHALL BE PERMITTED TO BE LOCATED ON EITHER SIDE OF THE VEHICLE, AND SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE.
2. WHEN MORE THAN ONE SPACE IS PROVIDED, TWO 9-FOOT (2743 MM) WIDE PARKING SPACES MAY BE LINED ON EACH SIDE OF A 5 FOOT (1524 MM) WIDE LOADING AND UNLOADING ACCESS AISLE
3. THE MINIMUM LENGTH OF EACH PARKING SPACE SHALL BE 18 FEET (5486 MM).
4. THE LOADING AND UNLOADING ACCESS AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE. WITHIN THE BLUE BORDER, HATCHED LINES A MAXIMUM OF 36 INCHES (914MM) ON CENTER SHALL BE PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH 5-FOOT (1524 MM) WIDE LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES (305MM) HIGH AND LOCATED SO THAT IT IS VISIBLE FROM THE ADJACENT VEHICULAR WAY.

NOTE: SEE FIGURES 11A-2A, 11A-2B AND 11A-2C.

1109A.8.6 VAN ACCESSIBLE PARKING SPACE. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VANACCESSIBLE AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
1. EACH VAN-ACCESSIBLE PARKING SPACE SHALL BE 17 FEET (5181 MM) WIDE MINIMUM, AND SHALL PROVIDE EITHER OF THE FOLLOWING:
1.1. A 12-FOOT (3658 MM) WIDE MINIMUM PARKING AREA AND A 5-FOOT (1524 MM) WIDE MINIMUM LOADING AND UNLOADING ACCESS AISLE.
1.2 A 9-FOOT (2743 MM) WIDE MINIMUM PARKING AREA AND AN 8-FOOT (2438 MM) WIDE MINIMUM LOADING AND UNLOADING ACCESS AISLE.
ACCESS AISLES SHALL BE LOCATED ON THE PASSENGER SIDE OF THE VEHICLE WITH THE VEHICLE PARKED IN THE FORWARD POSITION, AND SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE.
2. THE MINIMUM LENGTH OF EACH SPACE SHALL BE 18 FEET (5486 MM).
3. EACH SPACE SHALL BE DESIGNATED "VAN ACCESSIBLE" AS REQUIRED BY SECTION 1109A.8.8.
4. ALL VAN ACCESSIBLE SPACES MAY BE GROUPED ON ONE LEVEL OF A MULTILEVEL PARKING FACILITY.
5. THE LOADING AND UNLOADING ACCESS AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE. WITHIN THE BLUE BORDER, HATCHED LINES A MAXIMUM OF 36 INCHES (914MM) ON CENTER SHALL BE PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES (305MM) HIGH AND LOCATED SO THAT IT IS VISIBLE FROM THE ADJACENT VEHICULAR WAY.

NOTE: SEE FIGURES 11A-2A, 11A-2B AND 11A-2C.

1109A.8.7 ADJACENT PARKING. PARKING SPACES ADJACENT TO ACCESSIBLE PARKING SPACES SHALL NOT BE CONSIDERED AS LOADING AND UNLOADING ACCESS AISLES.

1109A.8.8. IDENTIFICATION. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED WITH SIGNAGE AND SURFACE MARKING IN ACCORDANCE WITH SECTIONS 1109A.8.8.1 AND 1109A.8.8.2.

1109A.8.8.1 PARKING SIGNAGE**.** EACH ACCESSIBLE PARKING SPACE RESERVED FOR PERSON WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTIVE SIGN CONSISTING OF THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" COMPLYING WITH SECTION 1143A.8. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES (4516 MM ^2) IN AREA, AND SHALL BE POSTED 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BOTTOM OF THE SIGN. SIGNS LOCATED ON ACCESSIBLE ROUTES SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SURFACE OF THE ACCESSIBLE ROUTE, MEASURED TO THE BOTTOM OF THE SIGN.

SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES SHALL BE VISIBLE FROM EACH PARKING SPACE THEY SERVE, AND SHALL BE PERMANENTLY POSTED IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.

VAN ACCESSIBLE SPACES SHALL COMPLY WITH SECTION 1109A.8.6 AND SHALL HAVE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE STATING "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY.

AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17 INCHES (432 MM) BY 22 INCHES (559 MM) IN SIZE WITH LETTERING NOT LESS THAN 1 INCH (25.4 MM) IN HEIGHT, AND SHALL CLEARLY AND CONSPICUOUSLY STATE THE FOLLOWING:
"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__________."
BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

1109A.8.8.1 PARKING SIGNAGE. IN ADDITION TO THE ABOVE REQUIREMENTS, EACH ACCESSIBLE PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION COMLPYING WITH EITHER OF THE FOLLOWING.
1. THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE, AND SHALL BE MARKED WITH THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" IN WHITE OR A SUITABLE CONTRASTING COLOR. THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SHALL BE 36 INCHES (914 MM) WIDE BY 36 INCHES (914 MM) HIGH MINIMUM, WITH THE CENTERLINE 6 INCHES (152 MM) MAXIMUM FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE, AND ITS LOWER SIDE ALIGNED WITH THE END OF THE PARKING SPACE.
2. THE PARKING SPACE SHALL BE MARKED WITH THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" IN WHITE ON A BLUE BACKGROUND, 36 INCHES (914 MM) WIDE BY 36 INCHES (914 MM) HIGH MINIMUM IN SIZE. THE CENTERLINE OF THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SHALL BE 6 INCHES (152 MM) MAXIMUM FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE, AND ITS LOWER SIDE ALIGNED WITH THE END OF THE PARKING SPACE.

NOTE: SEE FIGURES 11A-2A, 11A-2B AND 11A-2C.

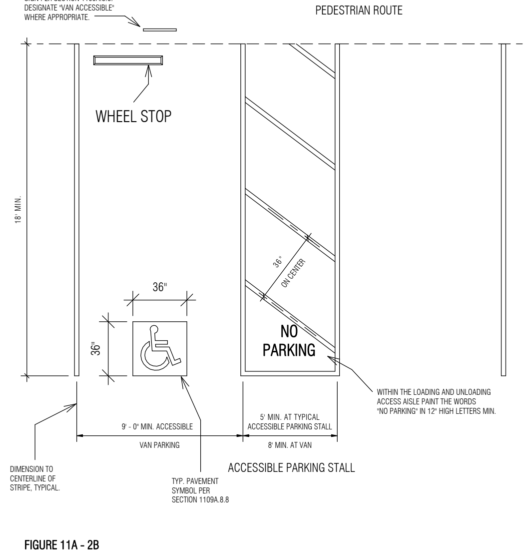


FIGURE 11A - 2B
SINGLE AND VAN ACCESSIBLE PARKING STALLS

B. ACCESSIBLE ROUTE OF TRAVEL (DOORS & CORRIDORS)

SECTION 1119A INTERIOR ACCESSIBLE ROUTES

1119A.1 GENERAL. WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AND ACCESSIBLE ROUTE SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, ACCESSIBLE BUILDING ENTRANCES AND TO COVERED MULTIFAMILY DWELLING UNITS. THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC AND OTHER BUILDING RESIDENTS. ACCESSIBLE ROUTES SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHER SPACES USED FOR SIMILAR PURPOSES EXCEPT WITHIN AN INDIVIDUAL DWELLING UNIT. INTERIOR ACCESSIBLE ROUTES SHALL BE PROVIDED AS FOLLOWS:

1. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE.
2. AT LEAST ONCE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES, ELEMENTS AND COVERED MULTIFAMILY DWELLING UNITS.
3. AN ACCESSIBLE ROUTE SHALL CONNECT AT LEAST ONE ACCESSIBLE PRIMARY ENTRANCE OF EACH COVERED MULTIFAMILY DWELLING UNIT WITH INTERIOR AND EXTERIOR SPACES AND FACILITIES THAT SERVE THE UNIT.
4. WHERE ELEVATORS ARE PROVIDED FOR VERTICAL ACCESS, ALL ELEVATORS SHALL BE ACCESSIBLE.

1119A.2 FLOOR AND GROUND SURFACES. IF CARPET OR CARPET TILE IS USED IN A COMMON USE AREA OR PUBLIC USE AREA ON A GROUND OR FLOOR SURFACE, IT SHALL HAVE FIRM BACKING OR NO BACKING. THE MAXIMUM PILE HEIGHT SHALL BE 1/2 INCH (12.7 MM). EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 1111A REQUIREMENTS FOR CHANGES IN LEVEL.

1119A.2.1 RECESSED DOORMATS. RECESSED DOORMATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC.

1119A.3 WIDTHS. INTERIOR ACCESSIBLE ROUTES SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44 INCHES (1118MM) IN WIDTH. INTERIOR ACCESSIBLE ROUTES SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN WIDTH.

IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND A CORNER OR AN OBSTRUCTION, THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS SPECIFIED IN SECTION 1138A.1.5.

1119A.4 INTERIOR ACCESSIBLE ROUTES OVER 200 FEET. INTERIOR ACCESSIBLE ROUTES THAT EXCEED 200 FEET (60 960 MM) IN LENGTH SHALL COMPLY WITH SECTION 1138A.1.2. SEE FIGURE 11A-1L.

1119A.5 CHANGES IN ELEVATION. INTERIOR ACCESSIBLE ROUTES WHICH HAVE CHANGES IN ELEVATION SHALL BE TRANSITIONED AND COMPLY WITH SECTION 1121A OR 1122A.

EXCEPTION: DOORS AND THRESHOLDS AS PROVIDED IN SECTION 1126A.

SECTION 1121A CHANGES IN LEVEL ON ACCESSIBLE ROUTES

1121A.1 CHANGES IN LEVEL NOT EXCEEDING 1/2 INCH. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH (12.7 MM). WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE). CHANGES IN LEVEL NOT EXCEEDING 1/4 INCH (6.35 MM) MAY BE VERTICAL.

1121A.2 CHANGES GREATER THAN 1/2 INCH. CHANGES IN LEVEL GREATER THAN 1/2 INCH (12.7 MM) SHALL BE MADE BY MEANS OF A SLOPED SURFACE NOT GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE), OR A CURB RAMP, RAMP, ELEVATOR OR PLATFORM (WHEELCHAIR) LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. WHEN STAIRS ARE LOCATED ALONG OR ADJACENT TO AN ACCESSIBLE ROUTE THEY SHALL COMPLY WITH SECTION 1123A FOR INTERIOR STAIRWAYS.

SECTION 1126A DOORS, GATES AND WINDOWS

1126A.1 WIDTH AND HEIGHT OF DOORS AND GATES. DOORWAYS WHICH PROVIDE ACCESS TO COMMON USE AREAS OR COVERED MULTIFAMILY DWELLINGS SHALL COMPLY WITH THE FOLLOWING:
1. PERMIT THE INSTALLATION OF A DOOR OR GATE NOT LESS THAN 36 INCHES (914 MM) IN WIDTH, NOT LESS THAN 80 INCHES (2032 MM) IN HEIGHT, AND PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
2. DOORS OR GATES SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES.
3. A PAIR OF DOORS OR GATES, MANUAL OR AUTOMATIC, MUST HAVE AT LEAST ONE LEAF WHICH PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM), MEASURED WITH THE DOOR OR GATE POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
4. THE WIDTH OF ANY COMPONENT IN THE EGRESS SYSTEM SHALL NOT BE LESS THAN THE MINIMUM WIDTH REQUIRED BY SECTION1005. REVOLVING DOORS SHALL NOT BE USED AS REQUIRED ENTRANCES FOR PERSONS WITH DISABILITIES.
5. REVOLVING DOORS OR GATES SHALL NOT BE USED AS REQUIRED ENTRANCES FOR PERSONS WITH DISABILITIES, AND SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.

1126A.2 LEVEL FLOOR OR LANDING. THE FLOOR OR LANDING ON EACH SIDE OF AN EXIT DOOR OR GATE SHALL BE LEVEL. (SEE CHAPTER 10).

1126A.2.1 THRESHOLDS AND CHANGES IN ELEVATION. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH (12.7MM) LOWER THAN THE TOP OF THE THRESHOLD OF THE DOORWAY. (SEE FIGURE 11A-8I). CHANGES IN LEVEL BETWEEN 1/4 INCH (6.35 MM) AND 1/2 INCH(12.7 MM) SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). CHANGES IN LEVEL GREATER THAN 1/2 INCH (12.7 MM) SHALL BE ACCOMPLISHED BY MEANS OF A RAMP (SEE SECTION 1122A).

1126A.3 MANEUVERING CLEARANCES.

1126A.3.1 GENERAL. THE MINIMUM MANEUVERING CLEARANCE AT FOORS OR GATES SHALL COMPLY WITH SECTIONS 1126A.3.2, 1126A..3.3, AND 1126A.3.4. THE FLOOR ORLANDING AREA WITHIN THE REQUIRED MANEUVERING CLEARANCE SHALL BE LEVEL AND CLEAR. THE REQUIRED LENGTH SHALL BE LEVEL AND CLEAR. THE REQUIRED LENGTH SHALL BE MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR OR GATE IN ITS CLOSED POSITION. MANUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCES (STRIKE EDGE MANEUVERING CLEARANCES).

1126A.3.2 SWINGING DOORS AND GATES.

1126A.3.2.1 FRONT APPROACH. THE FOLLOWING PROVISIONS SHALL APPLY TO SWINGING DOORS WITH FRONT APPROACH:
1. **PULL SIDE APPROACH.** THE LEVEL FLOOR OR LANDING SHALL EXTEND IN THE DIRECTION OF THE DOOR SWING AT LEAST 60 INCHES (1524 MM). (SEE FIGURE 11A-8A(A).)
2. **PUSH SIDE APPROACH.** THE LEVEL FLOOR OR LANDING SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES (1219 MM). (SEE FIGURE 11A-8A(A).)
3. **DOORS AND GATES WITH PUSH SIDE APPROACH HAVING BOTH A CLOSER AND A LATCH.** DOORS OR GATES WITH A PUSH SIDE APPROACH HAVING BOTH A CLOSER AND A LATCH SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 12 INCHES (305 MM) PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR. (SEE FIGURE 11A-8A(A).)
4. **STRIKE EDGE MANEUVERING SPACE.** THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WICH THE DOOR OR GATE SWINGS SHALL EXTEND AT LEAST 24 INCHES (610 MM) PAST THE STRIKE EDGE FOR EXTERIOR DOORS OR GATES AND AT LEAST 18 INCHES (457 MM) PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR OR GATE. (SEE FIGURE 11A-8A(B).)

1126A.3.2.2 HINGE SIDE APPROACH. THE FOLLOWING PROVISIONS SHALL APPLY TO SWINGING DOORS OR GATES WITH HINGE SIDE APPROACH:
1. **PULL SIDE APPROACH.** DOORS OR GATES WITH PULL SIDE APPROACH SHALL BE PROVIDED WITH A LEVEL FLOOR OR LANDING NOT LESS THAN 60INCHES (1524 MM) IN DEPTH. A CLEAR AND LEVEL AREA SHALL EXTEND A MINIMUM OF 36 INCHES (914MM) PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR OR GATE. (SEE FIGURE 11A-8B(B).)
2. **PUSH SIDE APPROACH.** DOORS OR GATES WITH PUSH SIDE APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 44 INCHES (1118MM) IN DEPTH, AND SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 54 INCHES(1372 MM) FROM THE STRIKE EDGE OF THE DOOR JAMB PAST THE HINGE SIDE OF THE DOOR OR GATE. DOORS OR GATES WITH A LATCH AND CLOSER SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 48 INCHES (1219 MM) DEPTH AT THE PUSH SIDE OF THE DOOR OR GATE. (SEE FIGURE 11A-8A(B).).

1126A.3.2.3 LATCH SIDE APPROACH. THE FOLLOWING PROVISIONS SHALL APPLY TO SWINGING DOORS OR GATES WITH LATCH SIDE APPROACH:
1. **PULL SIDE APPROACH.** DOORS OR GATES WITH PULL SIDE APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 60 INCHES (1524MM) IN DEPTH, AND SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 24 INCHES (610 MM) PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR OR GATE. (SEE FIGURE 11A-8A(C).)
2. **PUSH SIDE APPROACH.** DOORS OR GATES WITH PUSH SIDE APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 44 INCHES (1118 MM)IN DEPTH, AND SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 24 INCHES (610MM) PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR OR GATE. DOORS OR GATES WITH A CLOSER SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 48 INCHES (1219 MM) DEPTH AT THE PUSH SIDE OF THE DOOR. (SEE FIGURE 11A-8C).

1126A.3.3 SPACE BETWEEN CONSECUTIVE DOORS OR GATES. THE MINIMUM SPACE BETWEEN TWO HINGED OR PIVOTED DOORS OR GATES IN SERIES, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MINIMUM OF 48 INCHES (1219 MM) PLUS THE WIDTH OF THE DOOR OR GATE SWINGING INTO THE SPACE. DOORS OR GATES IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS OR GATES. (SEE FIGURES 11A-8G AND 11A-8H).

WHERE THE DOOR OPENS INTO A STAIR OR SMOKE PROOF ENCLOSURE, THE LANDING NEED NOT HAVE A MINIMUM LENGTH OF 60 INCHES (1524 MM). (SEE FIGURE 11A-8H).

1126A.3.4 DOORWAYS WITHOUT DOORS OR GATES, SLIDING DOORS, AND FOLDING DOORS. DOORWAYS LESS THAN 36 INCHES (914 MM) WIDE WITHOUT DOORS OR GATES, SLIDING DOORS, OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH THIS SECTION.

1126A.3.4.1 FRONT APPROACH. THE LEVEL FLOOR OR LANDING SHALL EXTEND AT LEAST 48 INCHES (1219 MM) ON EACH SIDE, PERPENDICULAR TO THE DOORWAY. STRIKE EDGE MANEUVERING CLEARANCE FOR FRONT APPRACH IS NOT REQUIRED. (SEE FIGURE 11A-8B(A).)

1126A.3.4.2 SIDE APPROACH. DOORWAYS WITHOUT DOORS OR GATES, AND SIDE APPROACH, SHALL BE PROVIDED WITH LEVEL FLOOR OR LANDINGEXTENDING 42 INCHES (1067 MM) MINIMUM IN DEPTH. THE LEVEL FLOOR OR LANDING SHALL EXTEND A MINIMUM OF 22 INCHEA (559 MM) BEYOND THE POCKET/HINGE SIDE. (SEE FIGURE 11A-8B(B).)

1126A.3.4.4. STOP/LATCH SIDE APPROACH. DOORS WITH STOP OR LATCH APPROACH SHALL BE PROVIDED WITH A LEVEL FLOOR OR LANDING NOT LESS THAN 42 INCHES (1067 MM) IN DEPTH. THE LEVEL FLOOR OR LANDING SHALL EXTEND A MINIMUM OF 24 INCHES (610 MM) BEYOND THE STOP/LATCH SIDE. (SEE FIGURE 11A-8B(C).)

1126A.3.4.5 RECESSED DOORS OR GATES. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES (457 MM) OF THE LATCH SIDE OF AN INTERIOR DOORWAY, PROJECCTS MORE THAN 8 INCHES (203 MM) BEYOND THE FACE OF THE FOOR OR GATE, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE. (SEE FIGURE 11A-8C.)

1126A.4 CLOSER-EFFORT TO OPERATE DOORS OR GATES. MAXIMUM EFFORT TO OPERATE DOORS OR GATES SHALL NOT EXCEED 81/2 POUNDS (38 N) FOR EXTERIOR DOORS OR GATES AND 5 POUNDS (22 N) FOR INTERIOR DOORS OR GATES, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS OR GATES AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OR GATE OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15 POUNDS (66.7 N).

1126A.4.1 DOOR OR GATE CLOSER. IF THE DOOR OR GATE HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR OR GATE WILL TAKE AT LEAST 5 SECONDS MINIMUM TO MOVE A POSITION OF 12 DEGREES FROM THE LATCH.

1126A.4.2 SPRING HINGES. SPRING HINGES SHALL BE ADJUSTED SO THA TFROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

1126A.5 TYPE OF LATCH AND LOCK. THE TYPE OF LATCH AND LOCK REQUIRED FOR ALL DOORS SHALL BE IN ACCORDANCE WITH SECTION 1126A.6 AND CHAPTER 10, SECTION 1008.

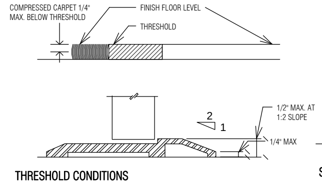
1126A.6 HAND-ACTIVATED DOOR OR GATE HARDWARE. HAND-ACTIVATED DOOR OR GATE LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES (762 MM) AND 44 INCHES (1118 MM) ABOVE THE FLOOR. LATCHING AND LOCKING DOORS OR GATES THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARD-WARE. LOCKED EXIT DOORS OR GATES SHALL OPERATE CONSISTENT WITH SECTION1126A.4, IN THE DIRECTION OF EGRESS. WHEN SLIDING DOORS ARE IN FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

EXCEPTION: ACCESS GATES IN BARRIER WALLS AND FENCES PROTECTING POOLS, SPAS, AND HOT TUBS SHALL BE PERMITTED TO HAVE OPERABLE PARTS OF THE RELEASE OF LATCH ON SELF-LATCHING DEVICES AT 54 INCHES (1372 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND PROVIDED THE SELF-LATCHING DEVICES ARE NOT ALSO SELF-LOCKING DEVICES OPERATED BY MEANS OF A KEY, ELECTRIC OPENER, OR INTERGRAL COMBINATION LOCK.

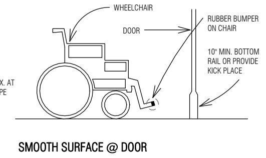
1126A.6.1 LEVER TYPE HARDWARE. THE LEVER OR LEVER OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH (12.7 MM) OF THE DOOR OR GATE TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS. EXCEPTION: GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD OF 10 OR LESS.

1126A.7 SMOOTH SURFACE. SWINGING DOOR OR GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

EXCEPTION:
1. AUTOMATIC AND SLIDING DOORS OR GATES.
2. TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MINMIUM FROM THE HORIZONTAL.
3. DOORS OR GATES THAT DO NOT EXTEND TO WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND.



THRESHOLD CONDITIONS



SMOOTH SURFACE @ DOOR

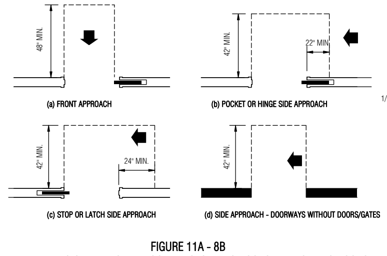


FIGURE 11A - 8B
MANEUVERING CLEARANCE AT DOORWAYS, SLIDING DOORS AND FOLDING DOORS.

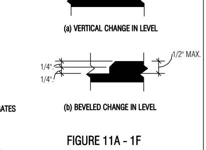


FIGURE 11A - 1F
CHANGE IN LEVEL

GENERAL HARDWARE NOTES:

1. ALL DOORS SHALL COMPLY WITH UBC 1004, CBC 1133B.7, INCLUDING BUT NOT LIMITED TO:

- NEW INTERIOR DOORS SHALL HAVE MAXIMUM OPENING FORCE OF 5 POUNDS.

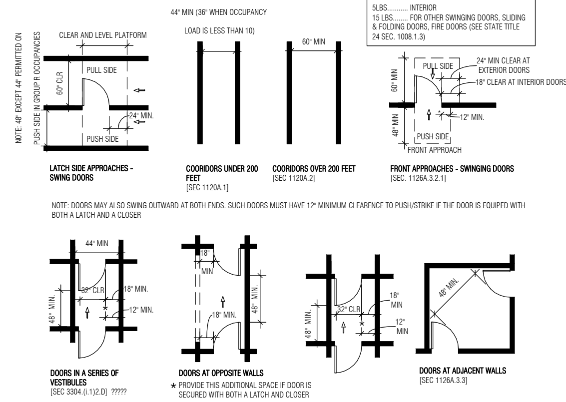
- NO THRESHOLD SHALL BE MORE THAN 1/2 INCHES IN HEIGHT ABOVE SURROUNDING FLOOR/LANDING., W/ MAX BEVEL OF 1:2

- ALL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.

- ALL DOORS TO BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE CENTERED BETWEEN 30" AND 44" A.F.F.

MAX. DOOR CLOSURE PRESSURES

5LBS........... INTERIOR
15 LBS........ FOR OTHER SWINGING DOORS, SLIDING & FOLDING DOORS, FIRE DOORS (SEE STATE TITLE 24 SEC. 1008.1.3)



C. RAMPS

SECTION 1122A INTERIOR RAMPS AND LANDINGS ON ACCESSIBLE ROUTES

1122A.1 WIDTH. THE CLEAR WIDTH OF RAMPS SHALL BE CONSISTENT WITH THE REQUIREMENTS IN CHAPTER 10 OF THIS CODE, BUT IN NO CASE SHALL BE LESS THAN 48 INCHES (1219 MM) HANDRAILS MAY PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP AT EACH SIDE 3 1/2 INCHES (89 MM) MAXIMUM AT THE HANDRAIL HEIGHT. CURBS, WHEEL GUIDES AND/OR APPURTENANCES SHALL NOT PROJECT INTO THR REQUIRED CLEAR WIDTH OF RAMPS.
EXCEPTION: THE CLEAR WIDTH OF RAMPS SERVING ACCESSIBLE ENTRANCES TO COVERED MULTIFAMILY DWELLINGS WITH AN OCCUPANT LOAD OF 10 OR LESS MAY BE 36 INCHES (914 MM) MINIMUM BETWEEN HAND RAILS.
NOTE: SEE SECTION 1122A.5.2.4 FOR HAND RAIL PROJECTIONS.

1122A.2 SLOPE. THE MAXIMUM SLOPE OF RAMPS ON AN ACCESSIBLE ROUTE SHALL BE NO GREATER THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33 PERCENT SLOPE). 1122A.2.1 CROSS SLOPE. THE CROSS SLOPE OF RAMP SURFACES SHALL NOT EXCEED 1/4 INCH (6.35 MM) PER FOOT (2.083 PERCENT SLOPE).1122A.3 LANDINGS. RAMP LANDINGS SHALL BE LEVEL AND COMPLY WITH THIS SECTION.

1122A.2.1 CROSS SLOPE. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083-PERCENT SLOPE)

1122A.3 LANDINGS. RAMP LANDINGS SHALL BE LEVEL AND COMPLY WITH THIS SECTION. (SEE FIGURE 11A-6C.)

1122A.3.1 LOCATION OF LANDINGS. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30 INCHES (762 MM) OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION. LANDINGS ARE NOT CONSIDERED IN DETERMINING THE MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP.
NOTE: SEE 1122A.3.1 FOR EXAMPLES OF RAMP DIMENSIONS.

1122A.3.2 SIZE OF TOP LANDINGS. TOP LANDINGS SHALL NOT BE LESS THAN 60 INCHES (1524 MM) WIDE. TOP LANDINGS SHALL HAVE A MINIMUM LENGTH OF NOT LESS THAN 60 INCHES (1524MM) IN THE DIRECTION OF THE RAMP RUN. SEE SECTION 1126A.3 FOR MANEUVERING CLEARANCES AT DOORS. (SEE FIGURE 11A-6C.)

1122A.3.3 SIZE OF BOTTOM AND INTERMEDIATE LANDINGS. THE MINIMUM WIDTH OF BOTTOM AND INTERMEDIATE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE RAMP.
INTERMEDIATE LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60 INCHES (1524 MM).
BOTTOM LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72 INCHES (1829 MM).

1122A.3.4 ENCROACHMENT OF DOORS. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE LANDING TO LESS THAN 42 INCHES (1067 MM) AND SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3 INCHES (76.2 MM) WHEN FULLY OPEN. (SEE FIGURE 11A-6D.)

1122A.3.5 STRIKE EDGE EXTENSION. THE WIDTH OF THE LANDING SHALL COMPLY WITH SECTION 1126A.3 FOR MANEUVERING CLEARANCE AT DOORS.
WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCE REQUIRED BY SECTION 1126A.3 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA.

1122A.3.6 CHANGE OF DIRECTION. INTERMEDIATE LANDINGS AT A CHANGE OF DIRECTION SHALL BE SIZED TO PROVIDE 60 INCHES TURNING SPACE COMPLYING SECTION 1138A.1.3. INTERMEDIATE LANDINGS AT A CHANGE OF DIRECTION IN EXCESS OF 30 DEGREES SHALL HAVE A LENGTH IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72 INCHES (1829 MM). (SEE FIGURES 11A-6C AND 11A-6D.)

1122A.3.7 OTHER INTERMEDIATE LANDINGS. OTHER INTERMEDIATE LANDINGS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60 INCHES (1524 MM). (SEE FIGURE 11A-6C.)

1122A.4 RAMP HEIGHT. RAMPS MORE THAN 30 INCHES (762 MM) ABOVE THE ADJACENT FLOOR OR GROUND AND OPEN ON ONE OR BOTH SIDES SHALL BE PROVIDED WITH A GUARD AS REQUIRED BY SECTION 1013. GUARDRAILS SHALL BE CONTINUOUS FROM THE TOP OF THE RAMP TO THE BOTTOM OF THE RAMP.

1122A.5 RAMP HANDRAILS.

1122A.5.1 WHERE REQUIRED. HANDRAILS SHALL BE PROVIDED AT EACH SIDE OF RAMPS WHEN THE SLOPE EXCEEDS 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE).
EXCEPTIONS:
1. CURB RAMPS.
2. RAMPS THAT SERVE AN INDIVIDUAL DWELLING UNIT MAY HAVE ONE HANDRAIL, EXCEPT THAT RAMPS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAILS PROVIDED ON THE OPEN SIDE OR SIDES.

1122A.5.2 HANDRAIL CONFIGURATION.

1122A.5.2.1 HANDRAIL HEIGHTS. THE TOP OF HANDRAILS SHALL BE 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE RAMP SURFACE.

1122A.5.2.2 HANDRAIL CONTINUITY. HANDRAILS ON ALL RAMPS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG RAMPS SHALL BE CONTINUOUS BETWEEN RAMP RUNS.

1122A.5.2.3 HANDRAIL EXTENSIONS. HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES (305 MM) HORIZONTALLY ABOVE LANDINGS, BEYOND THE TOP AND BOTTOM OF THE RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN. HANDRAIL EXTENSIONS SHALL BE IN THE SAME DIRECTION ARE THE RAMP RUNS. (SEE FIGURE 11A-5A.)

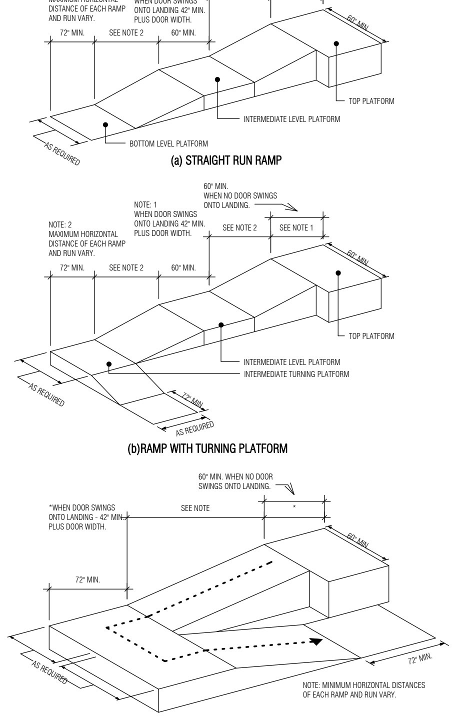


FIGURE 11A - 6C
RAMP DIMENSIONS

C. RAMPS (CONTINUED)

1122A.5.2.4 HANDRAIL PROJECTIONS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SCPE OF 1 1/2 INCHES (38.1 MM) MINIMUM BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3 INCHES (457 MM) ABOVE THE TOP OF THE RAIL. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. (SEE FIGURE 11A-6B).

1122A.5.2.5 HANDRAIL GRIPPING SURFACES. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH, AND SHALL BE CONTINUOUS ALONG THEIR LENGTH, AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHEN PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1 1/2 INCHES (38 MM) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE. THE DISTANCE BETWEEN HORIZONTAL PROJECTIONS AND THE BOTTOM OF THE GRIPPING SURFACE SHALL BE PERMITTED TO BE REDUCED BY 1/8 INCH (3.2 MM) FOR EACH 1/2 INCH (12.7 MM) OF ADDITIONAL HANDRAIL PERIMETER DIMENSION THAT EXCEEDS 4 INCHES (102 MM).
HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS, AND SHALL HAVE ROUNDED EDGES.
EXCEPTION: WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH SLOPES NOT STEEPER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL, THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL BE PERMITTED TO BE OBSTRUCTED ALONG THEIR ENTIRE LENGTH WHERE THEY ARE INTEGRAL TO CRASH RAILS OR BUMPER GUARDS.

1122A.5.2.6 CROSS SECTION. HANDRAIL GRIPPING SURFACES SHALL COMPLY WITH THIS SECTION, OR THE SHAPE SHALL PROVIDE EQUIVALENT GRIPPING SURFACE.
1. **CIRCULAR CROSS SECTION**. THE HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL NOT BE LESS THAN 1 1/4 INCHES (31.75 MM) NOR MORE THAN 2 INCHES (50.8 MM) IN CROSS-SECTIONAL DIMENSION.
2. **NONCIRCULAR CROSS SECTION.** HANDRAIL GRIPPING SURFACES WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES (102 MM) MINIMUM AND 6 1/4 INCHES (159 MM) MAXIMUM, AND A CROSS-DIMENSION OF 2 1/4 INCHES (57 MM) MAXIMUM.

1122A5.2.7 FITTINGS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

1122A.6 EDGE PROTECTION. RAMPS AND RAMP LANDINGS SHALL BE PROVIDED WITH A CONTINUOUS AND UNINTERRUPTED BARRIER ON EACH SIDE ALONG THE ENTIRE LENGTH IN COMPLIANCE WITH SECTIONS 1010.10 AND 1010.10.1. (SEE FIGURE 11A-5A.)
NOTE: EXTENDED FLOORS OR GROUND SURFACES, AS PERMITTED IN SECTION 1010.10.2, ARE NOT ALLOWED FOR RAMPS AND RAMP LANDINGS PROVIDING ACCESS TO, OR EGRESS FROM, BUILDINGS OR FACILITIES WHERE ACCESSIBILITY IS REQUIRED.

11B-405 RAMPS

11B-405.1 GENERAL. RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 11B-405.

EXCEPTION: IN ASSEMBLY AREAS, AISLE RAMPS ADJACENT TO SEATING AND NOT SERVING ELEMENTS REQUIRED TO BE ON AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-405.

11B-405.2 SLOPE. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

EXCEPTION: RESERVED.11B-405.3 CROSS SLOPE. CROSS SLOPE OF RAMP RUNS SHALL NOT BESTEEPER THAN 1:48.11B-405.4 FLOOR OR GROUND SURFACES. FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.

11B-405.5 CLEAR WIDTH. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES (1219 MM) MINIMUM.

EXCEPTIONS:
1. WITHIN EMPLOYEE WORK AREAS, THE REQUIRED CLEAR WIDTH OF RAMPS THAT ARE A PART OF COMMON USE CIRCULATION PATHS SHALL BE PERMITTED TO BE DECREASED BY WORK AREA EQUIPMENT PROVIDED THAT THE DECREASE IS ESSENTIAL TO THE FUNCTION OF THE WORK BEING PER-FORMED.
2. HANDRAILS MAY PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP AT EACH SIDE 31/2 INCHES (89 MM) MAXIMUM AT THE HANDRAIL HEIGHT.
3. THE CLEAR WIDTH OF RAMPS IN RESIDENTIAL USES SERVING AN OCCUPANT LOAD OF FIFTY OR LESS SHALL BE 36 INCHES (914 MM) MINIMUM BETWEEN HANDRAILS.

11B-405.6 RISE. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (762 MM) MAXIMUM.

11B-405.7 LANDINGS. RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH SECTION 11B-405.7.

11B-405.7.1 SLOPE. LANDINGS SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED.
EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

11B-405.7.2 WIDTH. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

11B-405.7.2.1: TOP LANDINGS SHALL BE 60 INCHES (1524MM) WIDE MINIMUM.11B-405.7.3 LENGTH. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES (1524 MM) LONG MINIMUM.

11B-405.7.3.1: BOTTOM LANDINGS SHALL EXTEND 72 INCHES (1829 MM) MINIMUM IN THE DIRECTION OF RAMP RUN.

11B-405.7.4 CHANGE IN DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES (1525 MM) MINIMUM BY 72 INCHES (1829MM) MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN.
11B-405.10 WET CONDITIONS. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

11B-406 CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

11B-406.1 GENERAL. CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS ON ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 11B-406. CURB RAMPS MAY BE PERPENDICULAR, PARALLEL, OR A COMBINATION OF PERPENDICULAR AND PARALLEL.
11B-406.1.1 PERPENDICULAR CURB RAMPS. PERPENDICULAR CURB RAMPS SHALL COMPLY WITH SECTION 11B-406.2.

11B-406.1.2 PARALLEL CURB RAMPS. PARALLEL CURB RAMPS SHALL COMPLY WITH SECTION 11B-406.3.

11B-406.1.3 BLENDED TRANSITIONS. BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-406.4.

11B-406.1.4 ISLANDS. ISLANDS SHALL COMPLY WITH SECTION11B-406.6.

11B-406.2 PERPENDICULAR CURB RAMPS. PERPENDICULAR CURB RAMPS SHALL COMPLY WITH SECTIONS 11B-406.2 AND 11B-406.5.

11B-406.2.1 SLOPE. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

11B-406.2.2 SIDES OF CURB RAMPS. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10.
11B-406.4 BLENDED TRANSITIONS. BLENDED TRANSITIONS SHALL COMPLY WITH SECTIONS 11B-406.4 AND 11B-406.5.

11B-406.4.1 SLOPE. BLENDED TRANSITIONS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:20.

11B-406.5 COMMON REQUIREMENTS. CURB RAMPS AND BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-406.5.

11B-406.5.1 LOCATION. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

EXCEPTION: DIAGONAL CURB RAMPS SHALL COMPLY WITH SECTION 11B-406.5.9.

11B-406.5.2 WIDTH. THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 48 INCHES (1219 MM) MINIMUM.

11B-406.5.3 LANDINGS. LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS. THE LANDING CLEAR LENGTH SHALL BE 48 INCHES (1219 MM) MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES, OR THE BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.

EXCEPTION: PARALLEL CURB RAMPS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-406.5.3.
11B-406.5.4 FLOOR OR GROUND SURFACES. FLOOR OR GROUND SURFACES OF CURB RAMPS AND BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-405.4.

11B-406.5.5 WET CONDITIONS. CURB RAMPS AND BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-405.10.

11B-406.5.6 GRADE BREAKS. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

11B-406.5.7 CROSS SLOPE. THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 MAXIMUM.

11B-406.5.8 COUNTER SLOPE. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES (610 MM) OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.
1B-406.5.9 CLEAR SPACE AT DIAGONAL CURB RAMPS. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48INCHES (1219 MM) MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE THE 48 INCHES (1219 MM) MINIMUM CLEAR SPACE WITHIN THE MARKINGS.

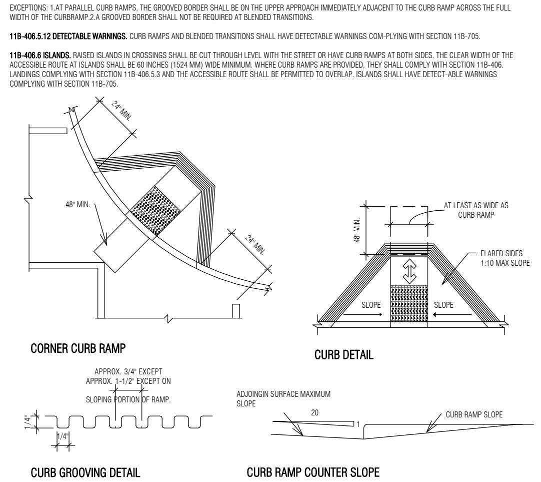
11B-406.5.10 DIAGONAL CURB RAMPS. DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES (610 MM) LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.

11B-406.5.11 GROOVED BORDER. CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES (305 MM) WIDE ALONG THE TOP OF THE CURB RAMP AT THE LEVEL SURFACE OF THE TOP LANDING AND AT THE OUTSIDE EDGES OF THE FLARED SIDES. THE GROOVED BORDER SHALL CONSIST OF A SERIES OF GROOVES 1/4 INCH (6.4 MM) WIDE BY 1/4 INCH (6.4 MM) DEEP, AT 3/4 INCH (19 MM) ON CENTER.

EXCEPTIONS: 1.AT PARALLEL CURB RAMPS, THE GROOVED BORDER SHALL BE ON THE UPPER APPROACH IMMEDIATELY ADJACENT TO THE CURB RAMP ACROSS THE FULL WIDTH OF THE CURBRAMP.2.A GROOVED BORDER SHALL NOT BE REQUIRED AT BLENDED TRANSITIONS.

11B-406.5.12 DETECTABLE WARNINGS. CURB RAMPS AND BLENDED TRANSITIONS SHALL HAVE DETECTABLE WARNINGS COM-PLYING WITH SECTION 11B-705.

11B-406.6 ISLANDS. RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES. THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE AT ISLANDS SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM. WHERE CURB RAMPS ARE PROVIDED, THEY SHALL COMPLY WITH SECTION 11B-406. LANDINGS COMPLYING WITH SECTION 11B-406.5.3 AND THE ACCESSIBLE ROUTE SHALL BE PERMITTED TO OVERLAP. ISLANDS SHALL HAVE DETECT-ABLE WARNINGS COMPLYING WITH SECTION 11B-705.



D. ELEVATORS

SECTION 1124A ELEVATORS AND PLATFORM (WHEELCHAIR) LIFTS

1124A.1 GENERAL. ELEVATORS PROVIDED IN COVERED MULTIFAMILY BUILDINGS SHALL BE ACCESSIBLE. ELEVATORS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THIS CHAPTER, ASME A17.1 (SAFETY CODE FOR ELEVATORS AND ESCALATORS), TITLE 8, OF THE CALIFORNIA CODE OF REGULATIONS, UNDER "ELEVATOR SAFETY ORDERS," AND ANY OTHER APPLICABLE SAFETY REGULATIONS OF OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION.

EXCEPTION: PRIVATE ELEVATORS SERVING ONLY ONE DWELLING UNIT.

1124A.2 LOCATION. PASSENGER ELEVATORS SHALL BE LOCATED ON A MAJOR OR ACCESSIBLE ROUTE AND PROVISIONS SHALL BE MADE TO ENSURE THAT THEY REMAIN ACCESSIBLE AND USABLE AT ALL TIMES THAT THE BUILDING IS OCCUPIED.

1124A.3 SIZE OF CAB AND CONTROL LOCATIONS.

1124A.3.1 GENERAL. ELEVATORS SERVING COVERED MULTIFAMILY BUILDINGS SHALL BE SIZED TO ACCOMMODATE A WHEELCHAIR IN ACCORDANCE WITH THIS SECTION.

EXCEPTION: WHEN THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH ANY REQUIREMENT OF THIS SECTION WOULD CREATE AN UNREASONABLE HARDSHIP, AN EXCEPTION TO THE REQUIREMENT SHALL BE GRANTED WHEN EQUIVALENT FACILITATION IS PROVIDED, AND WHERE IT CAN BE DEMONSTRATED THAT A PERSON USING A WHEELCHAIR CAN ENTER AND OPERATE THE ELEVATOR

1124A.3.2 CAR INSIDE. THE ELEVATOR CAR SHALL BE DESIGNED TO COMPLY WITH ONE OF THE FOLLOWING:
1. **DOOR CENTERED ON THE WALL**. WHEN THE DOOR IS CENTERED ON THE CAR WALL, IT SHALL PROVIDE A CLEAR WIDTH OF 42 INCHES (1067 MM) MINIMUM, AND THE CLEAR DISTANCE BETWEEN CAR SIDE WALLS SHALL BE 80 INCHES (2032 MM) MINIMUM. THE CLEAR DISTANCE BETWEEN THE BACK WALL AND THE RETURN PANEL SHALL BE 51 INCHES (1294 MM) MINIMUM. THE CLEAR DISTANCE BETWEEN THE BACK WALL AND THE INSIDE FACE OF THE DOOR SHALL BE 54 INCHES (1372 MM) MINIMUM.
2. **DOOR NOT CENTERED ON THE WALL.** WHEN THE DOOR IS NOT CENTERED ON THE CAR WALL, IT SHALL PROVIDE A CLEAR WIDTH OF 36 UNCHES (914 MM) MINIMUM, AND THE CLEAR DISTANCE BETWEEN CAR SIDE WALLS SHALL BE 68 INCHES (1727 MINIMUM. THE CLEAR SITANCE BETWEEN THE BACK WALL AND THE RETURN PANEL SHALL BE 51 INCHES (1295) MINIMUM. THE CLEAR DISTANCE BETWEEN THE BACK WALL AND THE INSDIE FACE OF THEDOOR SHALL BE 54 INCHES (1372 MM) MINIMUM.
3. **DOOR AT ANY LOCATION.** AND ELEVATOR DOOR WITH 36 INCHES (914 MM) MINIMUM CLEAR WIDTH MAY BE INSTALLED AT ANY LOCATION IF OF THE THE FOLLOWING IS MET:
3.1. THE CAR INSIDE, WITH THE DOOR CLOSED, SHALL PROVICE A TURNING CLEAR SPACE AT LEAST 60 INCHES (1524 MM) IN DIAMETER TO ALLOW FOR THE TURNING OF A WHEELCHAIR.
3.3. THE CLEAR DISTANCE BETWEEN CAR SIDE WALLS SHALL BE 54 INCHES (1372 MM) MINIMUM. THE CLEAR DISTANCE BETWEEN THE BACK WALL AND THE INSIDE FACE OF THE DOOR SHALL BE 80 INCHES (2032 MM) MINIMUM.
NOTE: SEE TABLE 1124A.3.2 AND FIGURE 11A-7A.
1124A.3.2.1 DOOR SIZE. ELEVATOR DOORS SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 36 INCHES (914 MM).

D. ELEVATORS (CONTINUED).

1124A.3.3 CAR CONTROLS.

1124A.3.3.1 CAR CONTROL LOCATION. ELEVATOR FLOOR BUTTONS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 1138A.3. EXCEPT FOR PHOTOELECTRIC TUBE BYPASS SWITCHES, EMERGENCY CONTROLS, INCLUDING THE EMERGENCY STOP AND ALARM, SHALL BE GROUPED IN OR ADJACENT TO THE BOTTOM OF THE PANEL AND SHALL BE NO LOWER THAN 35 INCHES (889 MM) FROM THE FLOOR. FOR MULTIPLE CONTROLS ONLY, ONE SET MUST COMPLY WITH THESE HEIGHT REQUIREMENTS. FLOOR BUTTONS SHALL BE PROVIDED WITH VISUAL INDICATORS TO SHOW WHEN EACH CALL IS REGISTERED. THE VISUAL INDICATORS SHALL BE EXTINGUISHED WHEN EACH CALL IS ANSWERED.

1124A.3.3.2 CAR CONTROL BUTTONS. PASSENGER ELEVATOR CAR CONTROLS SHALL HAVE A MINIMUM DIMENSION OF 3/4 INCH (19.1 MM) AND SHALL BE RAISED 1/8 INCH (3.2 MM) PLUS OR MINUS 1/32 INCH (0.8 MM) ABOVE THE SURROUNDING SURFACE.

CONTROL BUTTONS SHALL BE ILLUMINATED, SHALL HAVE SQUARE SHOULDERS AND SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE.
ALL CONTROL BUTTONS SHALL BE DESIGNATED BY A 5/8-INCH MINIMUM (15.9 MM) RAISED CHARACTERS AND STANDARD RAISED SYMBOLS THAT COMPLY WITH SECTIONS 1143A.6 AND1143A.7 IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON. CONTRACTED GRADE 2 BRAILLE THAT CONFORMS TO SECTION1143A.7 SHALL BE LOCATED IMMEDIATELY BELOW THE NUMERAL, CHARACTER OR SYMBOL. A MINIMUM CLEAR SPACE OF 3/8 INCH (9.5 MM) OR OTHER SUITABLE MEANS OF SEPARATION SHALL BE PROVIDED BETWEEN ROWS OF CONTROL BUTTONS. (SEE FIGURE 11A-7B.)

THE RAISED CHARACTERS AND SYMBOLS SHALL BE WHITE ON A BLACK BACKGROUND. CONTROLS AND EMERGENCY EQUIPMENT IDENTIFIED BY RAISED SYMBOLS SHALL INCLUDE, BUT NOT BE LIMITED TO, "DOOR OPEN," "DOOR CLOSE," "ALARM BELL," "EMERGENCY STOP" AND "TELEPHONE." THE CALL BUTTON FOR THE MAIN ENTRY FLOOR SHALL BE DESIGNATED BY A RAISED STAR AT THE LEFT OF THE FLOOR DESIGNATION. 1124A.3.4 EMERGENCY TELEPHONE. THE EMERGENCY TELEPHONE HANDSET SHALL BE POSITIONED NO HIGHER THAN 48INCHES (1219 MM) ABOVE THE FLOOR, AND THE HANDSET CORD SHALL BE A MINIMUM OF 29 INCHES (737 MM) IN LENGTH. IF THE TELEPHONE SYSTEM IS LOCATED IN A CLOSED COMPARTMENT, THE COMPARTMENT DOOR HARDWARE SHALL CONFORM TO THE PROVISIONS OF SECTION 1138A.4.4. EMERGENCY INTERCOMMUNICATION SHALL NOT REQUIRE VOICE COMMUNICATION.

1124A.4 HALL CALL BUTTONS. CALL OPERATION BUTTONS AND KEYPADS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 1138A.3, MEASURED TO THE CENTERLINE OF THE HIGHEST OPERABLE PART. BUTTONS SHALL HAVE SQUARE SHOULDERS, SHALL BE A MINIMUM OF 3/4 INCH (19.1 MM) IN SIZE, AND SHALL BE RAISED 1/8 INCH (3.2 MM) PLUS OR MINUS 1/32 INCH (0.8 MM) ABOVE THE SURROUNDING SURFACE. THE BUTTON DESIGNATING THE "UP" DIRECTION SHALL BE ON TOP. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 1138A.1.4 SHALL BE PROVIDED AT CALL CONTROLS.

VISUAL INDICATION SHALL BE PROVIDED TO SHOW EACH CALL REGISTERED AND EXTINGUISHED WHEN ANSWERED. OBJECTS ADJACENT TO AND BELOW, HALL CALL BUTTONS SHALL NOT PROJECT MORE THAN 4INCHES (101.6 MM) FROM THE WALL. HALL CALL BUTTONS SHALL BE INTERNALLY ILLUMINATED WITH A WHITE LIGHT OVER THE ENTIRE SURFACE OF THE BUTTON.

1124A.5 MINIMUM ILLUMINATION. THE MINIMUM ILLUMINATION AT THE CAR CONTROLS THRESHOLD AND THE LANDING WHEN THE CAR AND LANDING DOORS ARE OPEN SHALL NOT BE LESS THAN 5 FOOT-CANDLES (54 LX).

1124A.6 HALL LANTERN. A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOIST-WAY ENTRANCE INDICATING TO THE PROSPECTIVE PASSENGER THE CAR ANSWERING THE CALL AND ITS DIRECTION OF TRAVEL AS FOLLOWS:
1.THE VISUAL SIGNAL FOR EACH DIRECTION SHALL BE A MINIMUM OF 21/2 INCHES (63.5 MM) HIGH BY 21/2 INCHES (63.5 MM)WIDE, AND VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTON.
2. THE AUDIBLE SIGNAL SHALL SOUND ONCE FOR THE THE "UP" DIRECTION AND TWICE FOR THE "DOWN" DIRECTION OR OF A CONFIGURATION WHICH DISTINGUISHES UPBTWEEN UP AND DOWN ELEVATOR TRAVEL. AUDIBLE SIGNALS SHALL HAVE A FREQUENCT OF 1500 Hz MAXIMUM. VERBAL ANNUNCIATORS SHALL HAVE A FREQUENCT OF 300 Hz MINIMUM AND 300 Hz MAXIMUM. THE AUDIBLE SIGNAL AND VERBAL ANNUNCIATOR SHAL BE 10 dB MINIMUM ABOVE AMBIENT, BUT SHALL NOT EXCEES 80 dB, MEASURED AT THE HALL CALL BUTTON.
3. THE CENTER LINE OF THE FIXTURE SHALL BE LOCATED A MINIMUM OF 6 FEET (1829 MM) IN HEIGHT ABOVE THE FINISH FLOOR.
4. THE USE OF IN-CAR LANTERNS, LOCATED IN OR ON THE CAR DOOR JAMBS, VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTONS AND CONFORMING TO THE ABOVE REQUIREMENTS OF THIS SECTION, SHALL BE ACCEPTABLE.
NOTE: THE USE OF ARROW SHAPES ARE PREFERRED FOR VISIBLE SIGNALS.

1124A.7 DOOR DELAY.

1124A.7.1 HALL CALL. THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL (LANTERN AND AUDIBLE SIGNAL) UNTIL THE DOORS OF THE CAR START TO CLOSE SHALL BE CALCULATED BY THE FOLLOWING EQUATIONS, BUT SHALL BE NO LESS THAN 5 SECONDS:

T = D / (1.5 FT/S) OR T = D / (445 MM/S)

WHERE T IS THE TOTAL TIME IN SECONDS AND D IS THE DISTANCE FROM A POINT IN THE LOBBY OR LANDING AREA 60 INCHES(1524 MM) DIRECTLY IN FRONT OF THE FARTHEST CALL BUTTON CON-TROLLING THAT CAR TO THE CENTERLINE OF ITS HOIST-WAY DOOR (SEE FIGURE 11A-7D). FOR CARS WITH IN-CAR LANTERNS, T BEGINS WHEN THE LANTERN IS VISIBLE FROM THE VICINITY OF HALL CALL BUTTONS AND AN AUDIBLE SIGNAL IS SOUNDED.

1124A.7.2 DOOR DELAY FOR CAR CALLS. THE MINIMUM ACCEPTABLE TIME FOR THE DOOR TO REMAIN FULLY OPEN AFTER RECEIVING A CALL SHALL NOT BE LESS THAN 5 SECONDS.

1124A.8 DOORJAMB MARKING. THE FLOOR LEVEL AT ALL ELEVATOR HOIST-WAY ENTRANCES SHALL BE DESIGNATED BY RAISED CHARACTERS PROVIDED ON BOTH JAMBS. CHARACTERS SHALL BE 2 INCHES (50.8MM) IN HEIGHT LOCATED WITH THE CENTERLINE 48 INCHES (1219 MM) MINIMUM ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS, AND 60 INCHES (1524 MM) MAXIMUM ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

1124A.9 DOOR PROTECTIVE AND REOPENING DEVICES. DOORS CLOSED BY AUTOMATIC MEANS SHALL BE PROVIDED WITH A DOOR-REOPENING DEVICE THAT WILL FUNCTION TO STOP AND REOPEN A CAR DOOR AND ADJACENT HOIST-WAY DOOR IN CASE THE CAR DOOR IS OBSTRUCTED WHILE CLOSING.

THIS REOPENING DEVICE SHALL ALSO BE CAPABLE OF SENSING AN OBJECT OR PERSON IN THE PATH OF A CLOSING DOOR WITHOUT REQUIRING CONTACT FOR ACTIVATION AT A NOMINAL 5 INCHES AND 29 INCHES (127 MM AND 737 MM) ABOVE THE FLOOR.

DOOR-REOPENING DEVICES SHALL REMAIN EFFECTIVE FOR A PERIOD OF NOT LESS THAN 20 SECONDS. AFTER SUCH AN INTERVAL, THE DOORS MAY CLOSE IN ACCORDANCE WITH THE REQUIREMENTS OF ASMEA17.

1.1124A.10 OPERATION AND LEVELING. THE ELEVATOR SHALL BE AUTOMATIC AND BE PROVIDED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO THE FLOOR LANDINGS WITHIN A TOLERANCE OF PLUS OR MINUS 1/2 INCH (12.7 MM) UNDER RATED LOADING TO ZERO LOADING CONDITIONS. THIS SELF-LEVELING SHALL, WITHIN ITS ZONE, BE ENTIRELY AUTOMATIC AND INDEPENDENT OF THE OPERATING DEVICE AND SHALL CORRECT THE OVER TRAVEL OR UNDER-TRAVEL. THE CAR SHALL ALSO BE MAINTAINED APPROXIMATELY LEVEL WITH THE LANDING, IRRESPECTIVE OF LOAD.

THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF THE HOIST-WAY LANDING SHALL BE NO GREATER THAN 11/4 INCHES (31.75 MM).

1124A.11 PLATFORM (WHEELCHAIR) LIFTS.

1124A.11.1 GENERAL. PLATFORM (WHEELCHAIR) LIFTS MAY BE PROVIDED BETWEEN LEVELS, IN LIEU OF PASSENGER ELEVATORS, WHEN THE VERTICAL DISTANCE BETWEEN LANDINGS, AS WELL AS THE STRUCTURAL DESIGN AND SAFEGUARDS ARE AS ALLOWED BY ASME A18.1, (SAFETY STANDARD FOR PLATFORM LIFTS AND STAIRWAY CHAIR LIFTS), CALIFORNIA CODE OF REGULATIONS, TITLE 8 (TITLE 8 ELEVATOR SAFETY ORDERS), AND ANY APPLICABLE SAFETY REGULATIONS OF OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION.

IF LIFTS ARE PROVIDED, THEY SHALL BE DESIGNED AND CONSTRUCTED TO FACILITATE UNASSISTED ENTRY, OPERATION AND EXIT FROM THE LIFT, AND SHALL COMPLY WITH RESTRICTIONS AND ENHANCEMENTS OF THIS SECTION IN CONJUNCTION WITH TITLE 8 OF THE CALIFORNIA CODE OF REGULATIONS.

1124A.11.2 SIZE AND CLEAR FLOOR SPACE. PLATFORM (WHEEL-CHAIR) LIFTS SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE A WHEELCHAIR IN ACCORDANCE WITH SECTION 1138A.1.4.

1124A.11.3 LIFT ACCESS. THERE SHALL BE A LEVEL AND CLEAR FLOOR AREA OR LANDING AT EACH FLOOR OR LEVEL SERVED BY PLAT-FORM (WHEELCHAIR) LIFTS. CLEAR FLOOR AREAS OR LANDINGS SHALL MEET THE APPLICABLE "ACCESSIBLE ROUTE" REQUIREMENTS.

1124A.11.4 STANDBY POWER. TO ENSURE CONTINUED OPERATION IN CASE OF PRIMARY POWER LOSS, PLATFORM (WHEELCHAIR) LIFTS SHALL BE PROVIDED WITH STANDBY POWER OR WITH SELF-RECHARGEABLE BATTERY POWER THAT PROVIDES SUFFICIENT POWER TO OPERATE ALL PLATFORM LIFT FUNCTIONS FOR A MINIMUM OF FIVE UPWARD AND DOWNWARD TRIPS.

1124A.11.5 OPENNESS. PLATFORM (WHEELCHAIR) LIFTS ON AN ACCESSIBLE MEANS OF EGRESS SHALL NOT BE INSTALLED IN A FULLY ENCLOSED HOIST-WAY.

1124A.11.6 DOORS AND GATES. LIFTS SHALL HAVE LOW ENERGY POWER-OPERATED DOORS OR GATES, WHICH SHALL REMAIN OPEN FOR 20 SECONDS MINIMUM. END DOORS SHALL HAVE 32 INCHES (813 MM) MINIMUM CLEAR OPENING WIDTH. SIDE DOORS CLEAR OPENING WIDTH SHALL BE 42 INCHES (1067 MM) MINIMUM.
EXCEPTION: LIFTS HAVING DOORS OR GATES ON OPPOSITE SIDES SHALL BE PERMITTED TO HAVE SELF-CLOSING MANUAL DOORS OR GATES.

1124A.11.7 RESTRICTION SIGN. A SIGN COMPLYING WITH SECTION 1143A SHALL BE SECURELY FASTENED IN A CONSPICUOUS PLACE AT EACH LANDING AND ON THE PLATFORM. THE SIGN SHALL STATE "NO FREIGHT" IN LETTERS NOT LESS THAN 5/8 INCH (16MM) HIGH AND INCLUDE THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY."

SECTION 3001 GENERAL

3001.1 SCOPE. THIS CHAPTER GOVERNS THE DESIGN, CONSTRUCTION, INSTALLATION, ALTERATION AND REPAIR OF ELEVATORS AND CONVEYING SYSTEMS AND THEIR COMPONENTS.
EXCEPTION: [DSA-AC] FOR ACCESSIBILITY REQUIREMENTS FOR PLATFORM LIFTS AND ELEVATORS, *SEE CALIFORNIA CODE OF REGULATIONS, TITLE 8 AND TITLE 24, PART 2, CHAPTER 11 B, SECTIONS 11B-206.6, 11B-206.7, 11B-407 AND 11B-410.*

3001.2 REFERENCED STANDARDS. EXCEPT AS OTHERWISE PROVIDED FOR IN THIS CODE, THE DESIGN, CONSTRUCTION, INSTALLATION, ALTERATION, REPAIR AND MAINTENANCE OF ELEVATORS AND CONVEYING SYSTEMS AND THEIR COMPONENTS SHALL CONFORM TO *CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS*, ASME A90.1, ASME B20.1, ALI ALCTV, AND ASCE 24 FOR CONSTRUCTION IN FLOOD HAZARD AREAS ESTABLISHED IN SECTION 1612.3.

3001.3 ACCESSIBILITY. PASSENGER ELEVATORS AND PLATFORM (WHEELCHAIR) LIFTS REQUIRED TO BE ACCESSIBLE BY CHAPTER LLA OR 11 B SHALL CONFOFFIL TO CHAPTER LLA FOR APPLICATIONS LISTED IN SECTION 1.8.2.1.2 REGULATED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OR CHAPTER 11 B FOR APPLICATIONS LISTED IN SECTION 1.9.1 REGULATED BY THE DIVISION OF THE STATE ARCHITECT-ACCESS COMPLIANCE.

3001.4 CHANGE IN USE. A CHANGE IN USE OF AN ELEVATOR FROM FREIGHT TO PASSENGER, PASSENGER TO FREIGHT, OR FROM ONE FREIGHT CLASS TO ANOTHER FREIGHT CLASS SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS.

3001.5 ELEVATORS UTILIZED TO TRANSPORT HAZARDOUS MATERIALS. ELEVATORS UTILIZED TO TRANSPORT HAZARDOUS MATERIALS SHALL ALSO COMPLY WITH THE CALIFORNIA FIRE CODE SECTION 2703.10.4

SECTION 3002 HOISTWAY ENCLOSURES

3002.1 HOISTWAY ENCLOSURE PROTECTION. ELEVATOR, DUMB-WAITER AND OTHER HOISTWAY ENCLOSURES SHALL BE SHAFT ENCLOSURES COMPLYING WITH SECTION 713.

3002.1.1 OPENING PROTECTIVES. OPENINGS IN HOISTWAY ENCLOSURES SHALL BE PROTECTED AS REQUIRED IN CHAPTER 7.

EXCEPTION: THE ELEVATOR CAR DOORS AND THE ASSOCIATED HOISTWAY ENCLOSURE DOORS AT THE FLOOR LEVEL DESIGNATED FOR RECALL IN ACCORDANCE WITH SECTION 3003.2 SHALL BE PERMITTED TO REMAIN OPEN DURING PHASE I EMERGENCY RECALL OPERATION.

3002.1.2 HARDWARE. HARDWARE ON OPENING PROTECTIVES SHALL BE OF AN APPROVED TYPE INSTALLED AS TESTED, EXCEPT THAT APPROVED INTERLOCKS, MECHANICAL LOCKS AND ELECTRIC CONTACTS, DOOR AND GATE ELECTRIC CONTACTS AND DOOR-OPERATING MECHANISMS SHALL BE EXEMPT FROM THE FIRE TEST REQUIREMENTS.

3002.2 NUMBER OF ELEVATOR CARS IN A HOISTWAY. WHERE FOUR OR MORE ELEVATOR CARS SERVE ALL OR THE SAME PORTION OF A BUILDING, THE ELEVATORS SHALL BE LOCATED IN NO FEWER THAN TWO SEPARATE HOISTWAYS. NOT MORE THAN FOUR ELEVATOR CARS SHALL BE LOCATED IN ANY SINGLE HOISTWAY ENCLOSURE.

3002.3 EMERGENCY SIGNS. AN APPROVED PICTORIAL SIGN OF A STANDARDIZED DESIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIT STAIRWAYS AND NOT TO USE THE ELEVATORS IN CASE OF FIRE. THE SIGN SHALL READ: IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS.

EXCEPTIONS:
1. THE EMERGENCY SIGN SHALL NOT BE REQUIRED FOR ELEVATORS THAT ARE PART OF AN ACCESSIBLE MEANS OF EGRESS COMPLYING WITH SECTION 1007 A.
2. THE EMERGENCY SIGN SHALL NOT BE REQUIRED FOR ELEVATORS THAT ARE USED FOR OCCUPANT SELF-EVACUATION IN ACCORDANCE WITH SECTION 3008.

3002.4 ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER. WHERE ELEVATORS ARE PROVIDED IN BUILDINGS FOUR OR MORE STORIES ABOVE, OR FOUR OR MORE STORIES BELOW, GRADE PLANE, AT LEAST ONE ELEVATOR SHALL BE PROVIDED FOR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24 INCHES BY 84 INCHES (610 MM BY 2134 MM) WITH NOT LESS THAN 5-INCH (127 MM) RADIUS CORNERS, IN THE HORIZONTAL, OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTER-NATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE). THE SYMBOL SHALL NOT BE LESS THAN 3 INCHES (76 MM) IN HEIGHT AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME.
THE FOLLOWING CALIFORNIA SECTIONS REPLACE THE CORRESPONDING MODEL CODE SECTION FOR APPLICATIONS SPECIFIED IN SECTION 1.11 FOR THE OFFICE OF THE STATE FIRE MARSHAL.

3002.4A GENERAL STRETCHER REQUIREMENTS. ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF SECTION 3002.4A.
EXCEPTIONS:
1. ELEVATORS IN STRUCTURES USED ONLY BY MAINTENANCE AND OPERATING PERSONNEL. 2. ELEVATORS IN JAILS AND PENAL INSTITUTIONS.
3. ELEVATORS IN BUILDINGS OR STRUCTURES WHERE EACH LANDING IS AT GROUND LEVEL OR IS ACCESSIBLE AT GRADE LEVEL OR BY A RAMP.
4. ELEVATOR(S) IN TWO-STORY BUILDINGS OR STRUCTURES EQUIPPED WITH STAIRS OF A CONFIGURATION THAT WILL ACCOMMODATE THE CARRYING OF THE GURNEY OR STRETCHER AS PERMITTED BY THE LOCAL JURISDICTIONAL AUTHORITY.
5. ELEVATORS IN BUILDINGS OR STRUCTURES LESS THAN FOUR STORIES IN HEIGHT FOR WHICH THE LOCAL JURISDICTIONAL AUTHORITY HAS GRANTED AN EXCEPTION IN THE FORM OF A WRITTEN DOCUMENT.

3002.4.1A GURNEY SIZE. THE MEDICAL EMERGENCY SERVICE ELEVATOR SHALL ACCOMMODATE THE LOADING AND TRANSPORT OF AN AMBULANCE GURNEY OR STRETCHER [MAXIMUM SIZE 24 INCHES BY 84 INCHES (610 MM BY 2134 MM) WITH NOT LESS THAN 5-INCH (127 MM) RADIUS COMERS] IN THE HORIZONTAL POSITION.

3002.4.2A HOISTWAY DOORS. THE HOISTWAY LANDING OPENINGS SHALL BE PROVIDED WITH POWER-OPERATED DOORS.

3002.4.3A ELEVATOR ENTRANCE OPENINGS AND CAR SIZE. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24-INCH BY 84-INCH (610 MM BY 2134 MM) AMBULANCE GURNEY OR STRETCHER WITH NOT LESS THAN 5-INCH (127 MM) RADIUS CORNERS, IN THE HORIZONTAL, OPEN POSITION, SHALL BE PROVIDED WITH A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80 INCHES BY 54 INCHES (2032 MM BY 1372 MM), AND A MINIMUM DISTANCE FROM WALL TO RETURN PANEL NOT LESS THAN 51 INCHES (1295 MM) WITH A 42-INCH (1067 MM) SIDE SLIDE DOOR.
EXCEPTION: THE ELEVATOR CAR DIMENSIONS AND/OR THE CLEAR ENTRANCE OPENING DIMENSIONS MAY BE ALTERED "WHERE IT CAN BE DEMONSTRATED TO THE LOCAL JURISDICTIONAL AUTHORITY'S SATISFACTION THAT THE PROPOSED CONFIGURATION WILL HANDLE THE DESIGNATED GURNEY OR STRETCHER WITH EQUIVALENT EASE. DOCUMENTATION FROM THE LOCAL AUTHORITY SHALL BE PROVIDED TO THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD.

3002.4.4A ELEVATOR RECALL. THE ELEVATOR(S) DESIGNATED THE MEDICAL EMERGENCY ELEVATOR SHALL BE EQUIPPED WITH A KEY SWITCH TO RECALL THE ELEVATOR NONSTOP TO THE MAIN FLOOR. FOR THE PURPOSE OF THIS SECTION, ELEVATORS IN COMPLIANCE WITH SECTION 3003.2 SHALL BE ACCEPTABLE.

3002.4.5A DESIGNATION. MEDICAL EMERGENCY ELEVATORS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL (STAR OF LIFE) FOR EMERGENCY MEDICAL SERVICES.

3002.4.6A SYMBOL SIZE. THE SYMBOL SHALL NOT BE LESS THAN 3 INCHES (76 MM) IN SIZE.

3002.4.7A SYMBOL LOCATION. A SYMBOL SHALL BE PERMANENTLY ATTACHED TO EACH SIDE OF THE HOISTWAY DOORFRAME ON THE PORTION OF THE FRAME AT RIGHT ANGLES TO THE HALLWAY OR LANDING AREA. EACH SYMBOL SHALL BE NOT LESS THAN 78 INCHES (1981 MM) AND NOT MORE THAN 84 INCHES (2134 MM) ABOVE THE FLOOR LEVEL AT THE THRESHOLD.

3002.5 EMERGENCY DOORS. EMERGENCY DOORS IN BLIND HOISTWAYS AS DESCRIBED IN ASME A17.1-2004, SECTION 2.11.1.2, AND ACCESS PANELS AS DESCRIBED IN ASME A17.1-2004, SECTION 2.11.1.4, ARE PROHIBITED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION J, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS.

3002.6 PROHIBITED DOORS. DOORS, OTHER THAN HOISTWAY DOORS AND THE ELEVATOR CAR DOOR, SHALL BE PROHIBITED AT THE POINT OF ACCESS TO AN ELEVATOR CAR UNLESS SUCH DOORS ARE READILY OPEN-ABLE FROM THE CAR SIDE WITHOUT A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT.

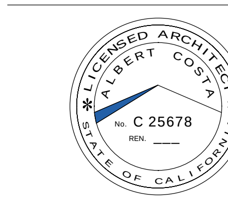
3002.7 COMMON ENCLOSURE WITH STAIRWAY. ELEVATORS SHALL NOT BE IN A COMMON SHAFT ENCLOSURE WITH A STAIRWAY.
EXCEPTION: ELEVATORS WITHIN OPEN PARKING GARAGES NEED NOT BE SEPARATED FROM STAIRWAY ENCLOSURES.

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D. ELEVATORS (CONTINUED).

3002.8 GLASS IN ELEVATOR ENCLOSURES. GLASS IN ELEVATOR ENCLOSURES SHALL COMPLY WITH SECTION 2409.1.

3002.9 PHOTOELECTRIC TUBE BYPASS SWITCH.

3002.9.1 ELEVATORS EQUIPPED WITH PHOTOELECTRIC TUBE DEVICES WHICH CONTROL THE CLOSING OF AUTOMATIC, POWER-OPERATED CAR OR HOISTWAY DOORS, OR BOTH, SHALL HAVE A SWITCH IN THE CAR WHICH, WHEN ACTUATED, WILL RENDER THE PHOTOELECTRIC TUBE DEVICE INEFFECTIVE.

3002.9.2 THE SWITCH SHALL BE CONSTANT-PRESSURE TYPE, REQUIRING NOT LESS THAN 10 POUNDS (44.5N) OR MORE THAN 15 POUNDS (66.7 N) PRESSURE TO ACTUATE.

3002.9.3 THE SWITCH SHALL BE LOCATED NOT LESS THAN 6 FEET (1829 MM) OR MORE THAN 6 FEET 6 INCHES (1981 MM) ABOVE THE CAR FLOOR AND SHALL BE LOCATED IN OR ADJACENT TO THE OPERATING PANEL.

3002.9.4 THE SWITCH SHALL BE CLEARLY LABELED TO BE USED IN CASE OF FIRE ONLY. 3002.9.5 SWITCHES SHALL BE KEPT IN WORKING ORDER OR BE REMOVED WHEN EXISTING INSTALLATIONS ARE ARRANGED TO COM-PLY WITH SECTION 3002.9.5, EXCEPTION 1 OR 2.

EXCEPTIONS:
1. ELEVATORS INSTALLED AND MAINTAINED IN COMPLIANCE WITH SECTION 3003.
2. WHERE ALTERNATE MEANS ACCEPTABLE TO THE FIRE AUTHORITY HAVING JURISDICTION ARE PROVIDED THAT WILL ENSURE THE DOORS CAN CLOSE UNDER ADVERSE SMOKE CONDITIONS.

SECTION 3003 EMERGENCY OPERATIONS

[F] 3003.1 STANDBY POWER. IN BUILDINGS AND STRUCTURES WHERE STANDBY POWER IS REQUIRED OR FURNISHED TO OPERATE AN ELEVATOR, THE OPERATION SHALL BE IN ACCORDANCE WITH SECTIONS 3003.1.1 THROUGH 3003.1.4.

[F] 3003.1.1 MANUAL TRANSFER. STANDBY POWER SHALL BE MANUALLY TRANSFERABLE TO ALL ELEVATORS IN EACH BANK.

[F] 3003.1.2 ONE ELEVATOR. WHERE ONLY ONE ELEVATOR IS INSTALLED, THE ELEVATOR SHALL AUTOMATICALLY TRANSFER TO STANDBY POWER WITHIN 60 SECONDS AFTER FAILURE OF NORMAL POWER.

[F] 3003.1.3 TWO OR MORE ELEVATORS. WHERE TWO OR MORE ELEVATORS ARE CONTROLLED BY A COMMON OPERATING SYSTEM, ALL ELEVATORS SHALL AUTOMATICALLY TRANSFER TO STANDBY POWER WITHIN 60 SECONDS AFTER FAILURE OF NORMAL POWER WHERE THE STANDBY POWER SOURCE IS OF SUFFICIENT CAPACITY TO OPERATE ALL ELEVATORS AT THE SAME TIME. WHERE THE STANDBY POWER SOURCE IS NOT OF SUFFICIENT CAPACITY TO OPERATE ALL ELEVATORS AT THE SAME TIME, ALL ELEVATORS SHALL TRANSFER TO STANDBY POWER IN SEQUENCE, RETURN TO THE DESIGNATED LANDING AND DISCONNECT FROM THE STANDBY POWER SOURCE. AFTER ALL ELEVATORS HAVE BEEN RETURNED TO THE DESIGNATED LEVEL, AT LEAST ONE ELEVATOR SHALL REMAIN OPERABLE FROM THE STANDBY POWER SOURCE.

[F] 3003.1.4 VENTING. WHERE STANDBY POWER IS CONNECTED TO ELEVATORS, THE MACHINE ROOM VENTILATION OR AIR CONDITIONING SHALL BE CONNECTED TO THE STANDBY POWER SOURCE.

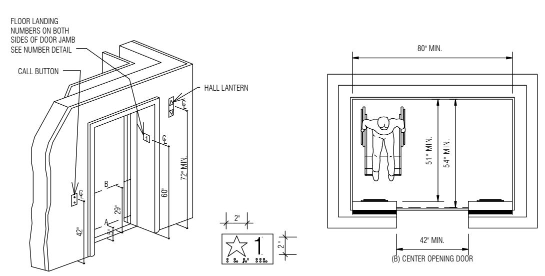
[F] 3003.2 FIRE-FIGHTERS' EMERGENCY OPERATION. ELEVATORS SHALL BE PROVIDED WITH PHASE I EMERGENCY RECALL OPERATION AND PHASE II EMERGENCY IN-CAR OPERATION IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS.

3003.2.1 FLOOR NUMBERS. ELEVATOR HOISTWAYS SHALL HAVE A FLOOR NUMBER NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT, PLACED ON THE WALLS AND/OR DOORS OF THE HOISTWAY AT INTERVALS SUCH THAT A PERSON IN A STALLED ELEVATOR, UPON OPENING THE CAR DOOR, CAN DETERMINE THE FLOOR POSITION.

3003.2.1.1 FIRE SIGNS. ALL AUTOMATIC ELEVATORS SHALL HAVE NOT LESS THAN ONE SIGN AT EACH LANDING PRINTED ON A CONTRASTING BACKGROUND IN LETTERS NOT LESS THAN 1/2 INCH (12.7 MM) HIGH TO READ: IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR.

3003.2.1.2 CALL AND CAR OPERATION BUTTONS. AUTOMATIC PASSENGER ELEVATORS SHALL HAVE CALL AND CAR OPERATION BUTTONS WITHIN 60 INCHES (1524 MM) OF THE FLOOR. EMERGENCY TELEPHONES SHALL ALSO BE WITHIN 60 INCHES (1524 MM) OF THE FLOOR.

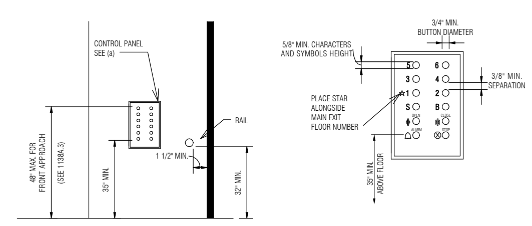
[F] 3003.3 STANDARDIZED FIRE SERVICE ELEVATOR KEYS. ALL ELEVATORS SHALL BE EQUIPPED TO OPERATE WITH A STANDARDIZED FIRE SERVICE ELEVATOR KEY IN ACCORDANCE WITH THE *CALIFORNIA FIRE CODE*.



ELEVATOR ENTRANCES

NUMBER DETAIL

FIGURE 11A - 7A
MINIMUM DIMENSIONS OF ELEVATOR CARS



(b) MAXIMUM INSTALLATION HEIGHTS ABOVE CAB FLOOR

(a) ELEVATOR CONTROL PANEL DETAIL

FIGURE 11A - 7B
ELEVATOR CONTROL PANEL

E. ACCESSIBLE ROUTE WITHIN COVERED MULTIFAMILY DWELLING UNITS

SECTION 1130A ACCESSIBLE ROUTE WITHIN COVERED MULTIFAMILY DWELLING UNITS

1130A.1 GENERAL. AN ACCESSIBLE ROUTE SHALL BE PROVIDED THROUGH ALL ROOMS AND SPACES OF THE DWELLING UNIT. THE ACCESSIBLE ROUTE SHALL PASS THROUGH THE PRIMARY ENTRY DOOR, AND SHALL CONNECT WITH ALL ADDITIONAL EXTERIOR DOORS, REQUIRED CLEAR FLOOR SPACES AT KITCHEN APPLIANCES AND BATHROOM FIXTURES. FOR THE PURPOSE OF THIS SECTION, "ACCESSIBLE ROUTES" MAY INCLUDE HALLWAYS, CORRIDORS AND RAMPS.

EXCEPTION: AN ACCESSIBLE ROUTE IS NOT REQUIRED FROM THE INTERIOR OF THE UNIT INTO A BASEMENT OR GARAGE, EXCEPT AS PROVIDED IN SECTION 1105A.1.
1130A.2 WIDTH. THE ACCESSIBLE ROUTE INTO AND THROUGHOUT COVERED MULTIFAMILY DWELLING UNITS SHALL BE AT LEAST 36 INCHES (914 MM) WIDE.

SECTION 1131A CHANGES IN LEVEL ON ACCESSIBLE ROUTES

1131A.1 CHANGES IN LEVEL NOT EXCEEDING 1/2 INCH. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH (12.7 MM). WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE). CHANGES IN LEVEL NOT EXCEEDING 1/4 INCH (6.35 MM) MAY BE VERTICAL.

1131A.2 CHANGES GREATER THAN 1/2 INCH. CHANGES IN LEVEL GREATER THAN 1/2 INCH (12.7 MM) SHALL BE MADE BY MEANS OF A SLOPED SURFACE NOT GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE), OR A RAMP, ELEVATOR OR PLATFORM (WHEELCHAIR) LIFT. SEE SECTION 1122A FOR RAMPS AND SECTION 1124A.11 FOR PLATFORM (WHEELCHAIR) LIFTS.

SECTION 1132A DOORS

1132A.1 PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS. THE WIDTH AND HEIGHT OF PRIMARY ENTRY DOORS AND ALL REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 1126A.1. THE REQUIREMENTS OF SECTIONS 1126A.3 SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES (E.G., ENTRY OR EXIT DOORS WHICH OPEN FROM THE COVERED MULTI-FAMILY DWELLING UNIT INTO A CORRIDOR, HALLWAY OR LOBBY, OR DIRECTLY TO THE OUTSIDE).

1132A.2 INTERIOR DOORS AND SECONDARY EXTERIOR DOORS. EXCEPT AS ALLOWED BY SECTION 1109A.2, INTERIOR DOORS INTENDED FOR USER PASSAGE AND SECONDARY EXTERIOR DOORS SHALL COMPLY WITH THIS SECTION. THE PROVISIONS OF THIS SECTION SHALL APPLY TO THE DWELLING UNIT SIDE OF DOORS LEADING FROM THE INTERIOR OF THE DWELLING UNIT TO AN UNFINISHED BASEMENT OR AN ATTACHED GARAGE.

1132A.3 WIDTH AND HEIGHT OF INTERIOR DOORS AND SECONDARY EXTERIOR DOORS. DOORS SHALL COMPLY WITH THE FOLLOWING:
1. DOORS SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2032 MM)IN HEIGHT.
2. SWINGING DOORS SHALL PROVIDE A NET CLEAR OPENING WIDTH OF NOT LESS THAN 32 INCHES (813 MM), MEASURED WITH THE DOOR OR DOORS POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
3. SWINGING DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES.
4. A NOMINAL 32-INCH (813 MM) CLEAR OPENING PROVIDED BY A STANDARD 6-FOOT WIDE (1829 MM) SLIDING PATIO DOOR ASSEMBLY IS ACCEPTABLE.
5. A PAIR OF DOORS, MANUAL OR AUTOMATIC, MUST HAVE AT LEAST ONE LEAF WHICH PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
6. THE WIDTH OF ANY COMPONENT IN THE MEANS OF EGRESS SYSTEM SHALL NOT BE LESS THAN THE MINIMUM WIDTH REQUIRED BY SECTION 1005.

1132A.4 LEVEL FLOOR OR LANDING. SEE ALSO CHAPTER 10. THE FLOOR OR LANDING ON EACH SIDE OF A DOOR SHALL BE LEVEL. PRIMARY ENTRY DOORS, REQUIRED EXIT DOORS OR SECONDARY EXTERIOR DOORS WITH CHANGES IN HEIGHT BETWEEN THE INTERIOR SURFACE OR FLOOR LEVEL AND THE EXTERIOR SURFACE OR FLOOR LEVEL SHALL COMPLY WITH THE FOLLOWING:
1. EXTERIOR LANDINGS OF IMPERVIOUS CONSTRUCTION (E.G., CONCRETE, BRICK, FLAGSTONE) SERVING PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS ARE LIMITED TO NOT MORE THAN 1/2 INCH (12.7 MM) OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 1131A.
2. EXTERIOR LANDINGS OF PERVIOUS CONSTRUCTION (E.G., WOOD DECKING WITH SPACES) SHALL BE THE SAME LEVEL AS THE INTERIOR LANDING, EXCEPT THAT SECONDARY EXTERIOR DOORS MAY HAVE NO MORE THAN 1/2 INCH (12.7 MM) OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 1131A.
3. SECONDARY EXTERIOR DOORS ONTO DECKS, PATIOS OR BALCONY SURFACES CONSTRUCTED OF IMPERVIOUS MATERIALS (E.G., CONCRETE, BRICK, FLAGSTONE) MAY HAVE A MAXIMUM CHANGE IN HEIGHT FROM THE INTERIOR LANDING OF 4 INCHES (101.6 MM).CHANGES IN HEIGHT GREATER THAN 1/2 INCH (12.7 MM) SHALL BE ACCOMPLISHED BY MEANS OF A RAMP COMPLYING WITH SECTION 1114A OR BY MEANS OF A PLATFORM CONSTRUCTED TO THE LEVEL OF THE FLOOR AS ILLUSTRATED IN FIGURE 11A-8J.
4. SECONDARY EXTERIOR DOORS ONTO DECKS, PATIOS OR BALCONY SURFACES CONSTRUCTED OF IMPERVIOUS MATERIALS (E.G., CONCRETE, BRICK, FLAGSTONE) MAY HAVE A MAXIMUM CHANGE IN HEIGHT FROM THE INTERIOR LANDING OF 1 INCH (25.4 MM),PROVIDED A RAMP WITH A MAXIMUM SLOPE OF 1:8 IS PERMANENTLY INSTALLED. (SEE FIGURE 11A-8K.)
5. IN BUILDINGS CONTAINING COVERED MULTIFAMILY DWELLING UNITS, THE FLOOR OR LANDING IMMEDIATELY OUTSIDE THE ENTRY MAY BE SLOPED UP TO 1/4 INCH (6.35 MM) PER FOOT (12INCHES) (305 MM), IN A DIRECTION AWAY FROM THE PRIMARY ENTRANCE OF THE DWELLING UNIT FOR DRAINAGE.

1132A.4.1 THRESHOLDS. THRESHOLDS AT THE PRIMARY ENTRY AND REQUIRED EXIT DOORS SHALL BE NO HIGHER THAN 1/2 INCH (12.7 MM). THRESHOLDS AT SECONDARY EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKS, SHALL BE NO HIGHER THAN ¾ INCH (19.05 MM). CHANGES IN HEIGHT AT INTERIOR DOOR THRESHOLDS (E.G., FLOOR MATERIAL CHANGES AT DOOR THRESH-OLDS) SHALL NOT EXCEED 1/2 INCH (12.7 MM). THRESHOLDS SHALL COMPLY WITH THE FOLLOWING:
1. THRESHOLDS WITH A CHANGE IN HEIGHT OF NOT MORE THAN1/4 INCH (6.35 MM) MAY BE VERTICAL.
2. THRESHOLDS WITH A CHANGE IN HEIGHT BETWEEN 1/4 INCH(6.35 MM) AND 3/4 INCH (19.05 MM) SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE).

1132A.5 MANEUVERING CLEARANCES AT DOORS.

1132A.5.1 GENERAL. THE FLOOR OR LANDING ON THE DWELLING UNIT SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOOR SHALL HAVE A MINIMUM LENGTH OF NOT LESS THAN 44 INCHES (1118 MM). SECTION 1126A.3 SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON PUBLIC USE SPACES. MANUEVERING CLEARANCES AT INTERIOR DOORS SHALL PROVIDE A MINIMUM LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42 INCHES (1067 MM) MEASURED AT A RIGHT ANGLE TO THE PLANT OF THE DOOR IN ITS CLOSED POSITION.
EXCEPTION: A 39-INCH (991 MM) LENGTH IS ACCEPTABLE AT INTERIOR DOORS WHEN A MINIMUM CLEAR OPENING WIDTH OF 34 INCHEA (864 MM IS PROVIDED).

1132A.5.2 STRIKE EDGE MANEUVERING SPACE AT DOORS. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18 INCHES (457 MM) PAST THE STRIKE EDGE FOR ALL DOORS. THE WIDTH OF THE LEVEL AREA AT THE EXTERIOR SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 1126A.
NOTES:
1. SEE SECTION 1134A FOR BATHROOMS THAT ARE REQUIRED TO BE ACCESSIBLE.
2. TWENTY-FOUR INCHES (610 MM) IS PREFERRED FOR STRIKE EDGE CLEARANCE.

1132A.6 CLOSER-EFFORT TO OPERATE DOORS. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 81/2 POUNDS (38 N) FOR EXTERIOR DOORS AND 5 POUNDS (22 N) FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15 POUNDS (66.7 N).

E. ACCESSIBLE ROUTE WITHIN COVERED MULTIFAMILY DWELLING UNITS (CONTINUED)

1132A.7 TYPE OF LOCK OR LATCH. THE TYPE OF LATCH AND LOCK REQUIRED FOR ALL DOORS SHALL BE IN ACCORDANCE WITH SECTION 1132A.8 AND CHAPTER 10, SECTION 1008.

1132A.8 HAND-ACTIVATED DOOR HARDWARE. HAND-ACTIVATED DOOR LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES (762 MM) AND 44 INCHES (1118 MM) ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PAS-SAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARD-WARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 1132A.6, IN THE DIRECTION OF EGRESS.

1132A.8.1 LEVER-TYPE HARDWARE. THE LEVER OR LEVER OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH (12.7 MM) OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS IN GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD GREATER THAN 10.

1132A.9 SMOOTH SURFACE. SWINGING DOOR OR GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCHE (1.6 MM) OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES REATED BY ADDED KICK PLACES SHALL BE CAPPED.
EXCEPTIONS:
1. AUTOMATIC DOORS.
2. TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MINIMUM FROM THE HORIZONTAL.
3. DOORS OR GATES THAT DO NOT EXTEND TO WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR.

1132A.10 DOOR SIGNAL DEVICES. EVERY PRIMARY ENTRANCE TO A COVERED MULTIFAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAXIMUM OF 48 INCHES (1219 MM) ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.

F. KITCHENS WITHIN COVERED MULTIFAMILY DWELLING UNITS

SECTION 1133A KITCHENS

1133A.1 GENERAL. KITCHENS SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THIS SECTION. (SEE FIGURE 11A-10A.)

1133A.2 CLEAR FLOOR SPACE. CLEAR FLOOR SPACE AT KITCHENS SHALL COMPLY WITH THE FOLLOWING:
1. A CLEAR FLOOR SPACE AT LEAST 30 INCHES (762 MM) BY 48 INCHES (1219 MM) THAT ALLOWS A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT THE RANGE OR COOKTOP.
2. A CLEAR FLOOR SPACE AT LEAST 30 INCHES (762 MM) BY 48 INCHES (1219 MM) THAT ALLOWS EITHER A PARALLEL OR FOR-WARD APPROACH SHALL BE PROVIDED AT THE KITCHEN SINK AND ALL OTHER FIXTURES OR APPLIANCES INCLUDING THE OVEN, DISHWASHER, REFRIGERATOR/FREEZER AND TRASH COMPACTOR.
3. A CLEAR FLOOR SPACE AT LEAST 30 INCHES (762 MM) BY 48 INCHES (1219 MM) THAT ALLOWS EITHER A PARALLEL OR A FORWARD APPROACH SHALL BE PROVIDED AT THE WORK SURFACE REQUIRED BY SECTION 1133A.4.
4. THE CENTERLINE OF THE 30-INCH (762 MM) BY 48-INCH (1219 MM) CLEAR FLOOR SPACE PROVIDED FOR PARALLEL OR FORWARD APPROACH SHALL BE ALIGNED WITH THE CENTERLINE OF THE WORK SPACE, APPPLIANCE OR FIXTURE.

1133A.2.1 CLEAR WIDTH. KITCHENS SHALL HAVE A MINIMUM CLEAR WIDTH MEASURED BETWEEN ANY CABINET, COUNTERTOP OR THE FACE OF ANY APPLIANCE (EXCLUDING HANDLES AND CONTROLS) THAT PROJECTS INTO THE KITCHEN AND THE OPPOSING CABINET, COUNTERTOP, APPLIANCE OR WALL AS FOLLOWS:
1. U-SHAPED KITCHENS, DESIGNED WITH PARALLEL APPROACH AT A RANGE OR COOKTOP LOCATED AT THE BASE OF THE U, SHALL HAVE A MINIMUM CLEAR WIDTH OF AT LEAST 60INCHES (1524 MM). (SEE FIGURE 11A-10A.)
2. U-SHAPED KITCHENS, DESIGNED WITH A COOKTOP OR SINK LOCATED AT THE BASE OF THE U, WHICH PROVIDES A KNEE AND TOE SPACE IN ACCORDANCE WITH SECTION 1133A.7TO ALLOW FOR A FORWARD APPROACH, SHALL HAVE A CLEAR WIDTH OF AT LEAST 48 INCHES (1219 MM). (SEE FIGURE11A-10A.)
3. ALL OTHER KITCHEN DESIGNS SHALL PROVIDE A MINIMUM CLEAR WIDTH OF AT LEAST 48 INCHES (1219 MM). (SEE FIGURE 11A-10A.)

1133A.3 REMOVABLE BASE CABINETS. SINKS AND WORK SURFACES REWUIRED BY SECTION 1133A.4 (SEE ITEM 1 AND ITEM 2) SHALL BE PROVIDED WITH KNEE AND TOE SPACE COMPLYING WITH SECTION 1133A.7. BASE CABINETS (INCLUDING TOEBOARD AND SHELVING) DIRECTLYU UNDER KITCHEN SINNKS AND WORK SURFACES SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE KNEE AND TOE SPACE. THE FINISH FLOOR BENEATH KITCHEN SINKS AND WORK SURFACES SHALL BE EXTENDED TO THE WALL.

1133A.4 COUNTERTOPS. KITCHEN COUNTERTOPS SHALL COMPLY WITH THIS SECTION AND SHALL BE PROVIDED WITH THE FOLLOWING:
1. A MINIMUM LINEAR LENGTH OF 30 INCHES (762 MM) OF COUNTERTOP SHALL BE PROVIDED FOR THE KITCHEN SINK INSTALLATION.
2. A MINIMUM LINEAR LENGTH OF 30 INCHES (762 MM) OF COUNTERTOP SHALL BE PROVIDED FOR A WORK SURFACE.
3. SINKS AND WORK SURFACES MAY BE A SINGER INTEGRAL UNIT A MINIMUM OF 60 INCHES (1524 MM) IN LENGTH OR BE SEPARATE COMPONENTS.
EXCEPTION: TWO 15-INCH (381 MM) WIDE MINIMUM BREAD BOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30 INCHEA (762 MM) OF COUNTERTOP WORK SURFACE.

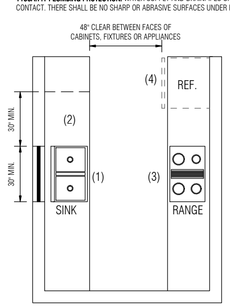
1133A.4.1 REPOSITIONABLE COUNTERTOPS. REPOSITIONABLE COUNTERTOPS SHALL BE PROVIDED IN A MINIMUM OF 5 PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS. REPOSITIONABLE COUNTERTOPS SHALL COMPLY WITH THE FOLLOWING:
1. SINKS AND WORK SURFACES REQUIRED BY SECTION 1133A.4 SHALL BE DESIGNED TO ENABLE REPOSITIONING TO A MINIMUM HEIGHT OF 28 INCHES (711 MM).
2. BASE CABINETS DIRECTLY UNDER THE SINKS AND WORK SURFACES SHALL BE REMOVABLE AS REQUIRED IN SECTION 1133A.3.
3. THE SIDES OF ADJACENT CABINETS AND THE BACK WALL, WHICH MAY BECOME EXPOSED TO MOISTURE OR FOOD HANDLING WHEN A COUNTERTOP IS LOWERED, SHALL BE CONSTRUCTED OF DURABLE, NONABSORBENT MATERIALS APPROPRIATE FOR SUCH USES.
4. FINISHED FLOORING SHALL BE EXTENDED TO THE WALL BENEATH THE SINK AND WORK SURFACE.
EXCEPTIONS:
1. STONE, CULTURED STONE AND TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS.
2. TWO 15-INCH (381 MM) WIDE MINIMUM WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30 INCHES (762 MM) OF COUNTERTOP WORK SURFACE, AND USED WITHOUT MEETING THE REPOSITIOINING REQUIREMENTS.

1133A.5 LOWER SHELVING. LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED IN THE KITCHEN AT A HEIGHT OF NO MORE THAN 48 INCHES (1219 MM) ABOVE THE FLOOR.

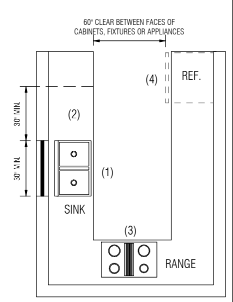
1133A.6 KITCHEN SINK FAUCET CONTROLS. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS (22.2N). LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

1133A.7 KNEE AND TOE SPACE. KNEE AND TOE SPACE, WHEN REQUIRED BY SECTION 1133A, SHALL COMPLY WITH SECTION 1138A.2 ANDTHE FOLLOWING:
1. THE KNEE AND TOE SPACE SHALL BE CLEAR AND UNOBSTRUCTED, OR REMOVABLE BASE CABINETS IN COMPLIANCE WITH SECTION 1133A.3 SHALL BE PROVIDED.
2. THE KNEE AND TOE SPACE SHALL BE 30 INCHES (762 MM) WIDE MINIMUM, CENTERED ON THE SINK, COUNTERTOP OR APPLIANCE.
3. A CLEAR FLOOR SPACE SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE MORE THAN 19 INCHES (483 MM).

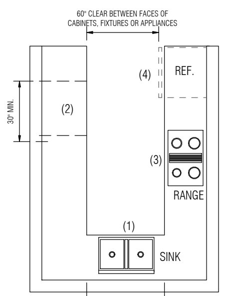
1133A.7.1 PLUMBING PROTECTION. WATER SUPPLY AND DRAINPIPES UNDER KITCHEN SINKS SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER KITCHEN SINKS.



(a) TYPICAL KITCHEN



(b) "U" SHAPED KITCHEN WITH RANGE AT THE BASE



(1) 30" MINIMUM COUNTERTOP SPACE FOR SINK INSTALLATION WITH REMOVABLE BASE CABINET AND FINISH FLOORING BENEATH THE SINK; 30" x 48" MINIMUM CLEAR FLOOR SPACE TO ALLOW PARALLEL OR FORWARD APPROACH.
(2) 30" MINIMUM COUNTERTOP FOR WORK SURFACE WITH REMOUVABLE BASE CABINET AND FINISH FLOORING BENEATH; 30" x 48" MINIMUM CLEAR FLOOR SPACE TO ALLOW PARALLEL OR FORWARD APPROACH.
(3) 30" x 48" MINIMUM CLEAR FLOOR SPACE ADJACENT TO RANGE TO ALLOW PARALLEL APPROACH.
(4) 30" x 48" CLEAR FLOOR SPACE AT REFRIGERATOR, DISHWASHER, TRASH COMPACTOR OR OTHER APPLIANCES TO ALLOW PARALLEL OR FORWARD APPROACH.

(c) "U" SHAPED KITCHEN WITH SINK AT THE BASE

FIGURE 11A - 10A
KITCHEN SPECIFICATIONS

G. COMMON USE BATHING & TOILET FACILITIES

11B-601 GENERAL

11B-601.1 SCOPE. THE PROVISIONS OF DIVISION 6 SHALL APPLY WHERE REQUIRED BY DIVISION 2 OR WHERE REFERENCED BY A REQUIREMENT IN THIS CHAPTER.

11B-602 DRINKING FOUNTAINS

11B-602.1 GENERAL. DRINKING FOUNTAINS SHALL COMPLY WITH SECTIONS 11B-307 AND 11B-602.

11B-602.2 CLEAR FLOOR SPACE. UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 SHALL BE PROVIDED.

EXCEPTION: A PARALLEL APPROACH COMPLYING WITH SECTION11B-305 SHALL BE PERMITTED AT UNITS FOR CHILDREN'S USE WHERE THE SPOUT IS 30 INCHES (762 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND AND IS 3½ INCHES (89 MM) MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.

11B-602.3 OPERABLE PARTS. OPERABLE PARTS SHALL COMPLY WITH SECTION 11B-309. THE FLOW OF WATER SHALL BE ACTIVATED BY A MANUALLY OPERATED SYSTEM THAT IS FRONT MOUNTED OR SIDE MOUNTED AND LOCATED WITHIN 6 INCHES (152 MM) OF THE FRONT EDGE OF THE FOUNTAIN OR AN AUTOMATIC ELECTRONICALLY CONTROLLED DEVICE.

11B-602.4 SPOUT HEIGHT. SPOUT OUTLETS SHALL BE 36 INCHES (914 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

11B-602.5 SPOUT LOCATION. THE SPOUT SHALL BE LOCATED 15 INCHES (381 MM) MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES (127 MM) MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.

11B-602.6 WATER FLOW. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES (102 MM) HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES (127 MM) 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 (76 MM) OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES (76 MM) AND 5 INCHES (127 MM) MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.

11B-602.7 DRINKING FOUNTAINS FOR STANDING PERSONS. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38INCHES (965 MM) MINIMUM AND 43 INCHES (1092 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

11B-602.8 DEPTH. WALL- AND POST-MOUNTED CANTILEVERED DRINKING FOUNTAINS SHALL BE 18 INCHES (457 MM) MINIMUM AND19 INCHES (483 MM) MAXIMUM IN DEPTH.

11B-602.9 PEDESTRIAN PROTECTION. 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 WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES (813 MM) WIDE MINIMUM AND 18 INCHES (457 MM) DEEP MINI-MUM, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES (152 MM) VERTICALLY FROM THE FLOOR OR GROUND SURFACE.

11B-603 TOILET AND BATHING ROOMS

11B-603.1 GENERAL. TOILET AND BATHING ROOMS SHALL COMPLY WITH SECTION 11B-603.

11B-603.2 CLEARANCES. CLEARANCES SHALL COMPLY WITH SECTION11B-603.2.

11B-603.2.1 TURNING SPACE. TURNING SPACE COMPLYING WITH SECTION 11B-304 SHALL BE PROVIDED WITHIN THE ROOM.

11B-603.2.2 OVERLAP. REQUIRED CLEAR FLOOR SPACES, CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP.

G. COMMON USE BATHING & TOILET FACILITIES (CONTINUED)

11B-603.2.3 DOOR SWING. DOORS 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 (305 MM) MAXIMUM.

EXCEPTIONS:
1. RESERVED.
2. WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.

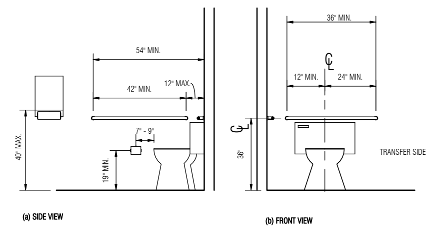
11B-603.3 MIRRORS. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1016 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES (889 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

1B-603.4 COAT HOOKS, SHELVES AND MEDICINE CABINETS. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308. SHELVES SHALL BE LOCATED 40 INCHES (1016 MM) MINIMUM AND 48 INCHES (1219 MM) MAXIMUM ABOVE THE FINISH FLOOR. MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR.

11B-603.5 ACCESSORIES. 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 (1016 MM) MAXIMUM ABOVE THE FINISH FLOOR.

EXCEPTION: BABY CHANGING TABLES ARE NOT REQUIRED TO COMPLY WITH SECTION 11B-603.5

11B-603.6 GUEST ROOM TOILET AND BATHING ROOMS. TOILET AND BATHING ROOMS WITHIN GUEST ROOMS THAT ARE NOT REQUIRED TO PROVIDE MOBILITY FEATURES COMPLYING WITH SECTION 11B-806.2 SHALL PROVIDE ALL TOILET AND BATHING FIXTURES IN A LOCATION THAT ALLOWS A PERSON USING A WHEELCHAIR MEASURING 30 INCHES BY48 INCHES (762 MM BY 1219 MM) TO TOUCH THE WHEELCHAIR TO ANY LAVATORY, URINAL, WATER CLOSET, TUB, SAUNA, SHOWER STALL AND ANY OTHER SIMILAR SANITARY INSTALLATION, IF PROVIDED.



(a) SIDE VIEW

(b) FRONT VIEW

FIGURE 11A - 8B
WATER CLOSETS

EXCEPT FOR DOOR WIDTHS AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44" SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE PEOPLE W/ DISABILITIES AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48" AS MEASURED AT RIGHT ANGLE TO COMPARTMENT DOORS IN ITS CLOSED POSITION.

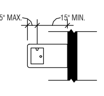


FIGURE 11B-602.5
DRINKING FOUNTAIN SPOUT LOCATION

G. COMMON USE BATHING & TOILET FACILITIES (CONTINUED)

11B-604 WATER CLOSETS AND TOILET COMPARTMENTS

11B-604.1 GENERAL. WATER CLOSETS AND TOILET COMPARTMENTS SHALL COMPLY WITH SECTIONS 11B-604.2 THROUGH 11B-604.8.

EXCEPTION: WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE SHALL BE PERMITTED TO COMPLY WITH SECTION11B-604.9.

11B-604.2 LOCATION. THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTER-LINE OF THE WATER CLOSET SHALL BE 17 INCHES (432 MM) MINIMUM TO 18 INCHES (457 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES (432 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM FROM THE SIDEWALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN SECTION 11B-604.8.2. WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-HAND APPROACH

11B-604.3 CLEARANCE. CLEARANCES AROUND WATER CLOSETS AND IN TOILET COMPARTMENTS SHALL COMPLY WITH SECTION 11B-604.3.

11B-604.3.1 SIZE. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1524 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1422 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.

EXCEPTION: IN RESIDENTIAL DWELLING UNITS COMPLYING WITH SECTION 11B-233.3.1.1, MANEUVERING SPACE IN FRONT OF THE WATER CLOSET SHALL BE A MINIMUM 60 INCHES (1524 MM) WIDE AND 36 INCHES (914 MM) DEEP.

11B-604.3.2 OVERLAP. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

EXCEPTION: IN RESIDENTIAL DWELLING UNITS, A LAVATORY COMPLYING WITH SECTION 11B-606 SHALL BE PERMITTED ON THE REAR WALL 18 INCHES (457 MM) MINIMUM FROM THE WATER CLOSET CENTERLINE WHERE THE CLEARANCE AT THE WATER CLOSET IS 66 INCHES (1676 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.

11B-604.4 SEATS. THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES (432 MM) MINIMUM AND 19INCHES (483 MM) MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION. SEATS SHALL BE 2 INCHES (51 MM) HIGH MAXIMUM.

EXCEPTIONS:
1. RESERVED.
2. IN RESIDENTIAL DWELLING UNITS, THE HEIGHT OF WATER CLOSETS SHALL BE PERMITTED TO BE 15 INCHES (381 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE SEAT.
3. A 3-INCH (76 MM) HIGH SEAT SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15 INCHES (381 MM) HIGH.

11B-604.5 GRAB BARS. GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH SECTION 11B-609. GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL. WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT, AN L-SHAPED GRAB BAR MEETING THE DIMENSIONAL REQUIREMENTS OF SECTIONS 11B-604.5.1 AND 11B-604.5.2 SHALL BE PERMITTED.

EXCEPTIONS:
1. RESERVED.
2. IN RESIDENTIAL DWELLING UNITS, GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN TOILET OR BATHROOMS PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS COMPLYING WITH SECTION 11B-604.5.3.IN DETENTION OR CORRECTION FACILITIES, GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN HOUSING OR HOLDING CELLS THAT ARE SPECIALLY DESIGNED WITHOUT PROTRUSIONS FOR PURPOSES OF SUICIDE PREVENTION.

11B-604.5.1 SIDE WALL. THE SIDE WALL GRAB BAR SHALL BE 42INCHES (1067 MM) LONG MINIMUM, LOCATED 12 INCHES (305MM) MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES(1372 MM) MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24 INCHES (610 MM) MINIMUM IN FRONT OF THE WATER CLOSET.

11B-604.5.2 REAR WALL. THE REAR WALL GRAB BAR SHALL BE 36INCHES (914 MM) LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES (305 MM) MINIMUM ON ONE SIDE AND 24 INCHES (610 MM) MINIMUM ON THE OTHER SIDE.

EXCEPTIONS:
1. THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 INCHES (610 MM) LONG MINIMUM, CENTERED ON THE WATER CLOSET, WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 INCHES (914 MM) MINIMUM DUE TO THE LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.
2. WHERE AN ADMINISTRATIVE AUTHORITY REQUIRES FLUSH CONTROLS FOR FLUSH VALVES TO BE LOCATED IN A POSITION THAT CONFLICTS WITH THE LOCATION OF THE REAR GRAB BAR, THEN THE REAR GRAB BAR SHALL BE PERMITTED TO BE SPLIT OR SHIFTED TO THE OPEN SIDE OF THE TOILET AREA.

11B-604.6 FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 EXCEPT THEY SHALL BE LOCATED 44 INCHES(1118 MM) MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B-604.8.2.

11B-604.7 DISPENSERS. TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE 7 INCHES (178 MM) MINIMUM AND 9 INCHES (229 MM) 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 (483MM) MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

11B-604.8 TOILET COMPARTMENTS. WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF SECTIONS11B-604.8.1 AND 11B-604.8.3. COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH SECTION11B-603. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTIONS 11B-604.8.2 AND 11B-604.8.3.

11B-604.8.1 WHEELCHAIR ACCESSIBLE COMPARTMENTS. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTION 11B-604.8.1.11B-604.8.1.1 SIZE. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES(1422 MM) DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 INCHES (1499 MM) DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL ADDITIONALLY PROVIDE MANEUVERING SPACE COMPLYING WITH SECTION 11B-604.8.1.1.1, 11B-604.8.1.1.2, OR 11B-604.8.1.1.3, AS APPLICABLE. WHEELCHAIR ACCESSIBLE COMPARTMENTS FOR CHILDREN'S USE SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 59INCHES (1499 MM) DEEP MINIMUM FOR WALL HUNG AND FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL.

11B-604.8.1.1.1 MANEUVERING SPACE WITH IN-SWINGING DOOR. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH AN IN-SWINGING DOOR, A MINIMUM 60 INCHES (1524 MM) WIDE BY 36 INCHES (914 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE CLEARANCE REQUIRED IN SECTION 11B-604.8.1.1. SEE FIGURES 11B-604.8.1.1.2 (B) AND 11B-604.8.1.1.3 (B).

11B-604.8.1.1.2 MANEUVERING SPACE WITH SIDE-OPENING DOOR. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH A DOOR LOCATED IN THE SIDE WALL OR PARTITION, EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES (1524 MM) WIDE AND 60 INCHES (1524 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. SEE FIGURE 11B-604.8.1.1.2.

11B-604.8.1.1.3 MANEUVERING SPACE WITH END-OPENING DOOR. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH A DOOR LOCATED IN THE FRONT WALL OR PARTITION (FACING THE WATER CLOSET), EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. SEE FIGURE 11B-604.8.1.1.3

11B-604.8.1.2 DOORS. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 11B-404 EXCEPT THAT IF THE APPROACH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES (1219 MM) MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES (102 MM) MAXIMUM FROM THE SIDEWALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES (102 MM) MAXIMUM FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH SECTION 11B-404.2.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF MANEUVERING SPACE WHICH DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WATER CLOSET.

EXCEPTION: WHEN LOCATED AT THE SIDE OF A TOILET COMPARTMENT, THE TOILET COMPARTMENT DOOR OPENING SHALL PROVIDE A CLEAR WIDTH OF 34 INCHES (864 MM) MINIMUM.

11B-604.8.1.3 APPROACH. COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET.

11B-604.8.1.4 TOE CLEARANCE. AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES (229 MM) MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES (152 MM) DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF12 INCHES (305 MM) MINIMUM ABOVE THE FINISH FLOOR.

EXCEPTION: TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 INCHES (1676 MM) WIDE.

11B-604.8.1.5 GRAB BARS. GRAB BARS SHALL COMPLY WITH SECTION 11B-609. A SIDE-WALL GRAB BAR COMPLYING WITH SECTION 11B-604.5.1 SHALL BE PROVIDED AND SHALL BE LOCATED ON THE WALL CLOSEST TO THE WATER CLOSET. IN ADDITION, A REAR-WALL GRAB BAR COMPLYING WITH SECTION 11B-604.5.2 SHALL BE PROVIDED. WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT, AN L-SHAPED GRAB BAR MEETING THE DIMENSIONAL REQUIREMENTS OF SECTIONS 11B-604.5.1 AND 11B-604.5.2 SHALL BE PERMITTED.

11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTION 11B-604.8.2.

11B-604.8.2.1 SIZE. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE A DEPTH OF 60 INCHES (1524 MM) MINI-MUM AND A WIDTH OF 35 INCHES (889 MM) MINIMUM AND37 INCHES (940 MM) MAXIMUM.

11B-604.8.2.2 DOORS. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 11B-404, EXCEPT THAT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 44 INCHES (1118 MM) MINIMUM. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH SECTION 11B-404.2.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA.

11B-604.8.2.3 GRAB BARS. GRAB BARS SHALL COMPLY WITH SECTION 11B-609. A SIDE-WALL GRAB BAR COMPLYING WITH SECTION 11B-604.5.1 SHALL BE PROVIDED ON BOTH SIDES OF THE COMPARTMENT.

11B-604.8.3 COAT HOOKS AND SHELVES. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308. SHELVES SHALL BE LOCATED 40 INCHES (1016 MM) MINIMUM AND 48 INCHES (1219 MM) MAXIMUM ABOVE THE FINISH FLOOR.

11B-604.9 WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE. WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE SHALL COMPLY WITH SECTION 11B-604.9.

G. COMMON USE BATHING & TOILET FACILITIES (CONTINUED)

11B-604.9.1 LOCATION. THE WATER CLOSET SHALL BE LOCATED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 12 INCHES (305 MM) MINIMUM AND 18 INCHES (457 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES (432 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN SECTION 11B-604.8.2. COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET.

11B-604.9.2 CLEARANCE. CLEARANCE AROUND A WATER CLOSET SHALL COMPLY WITH SECTION 11B-604.3.

11B-604.9.3 HEIGHT. THE HEIGHT OF WATER CLOSETS SHALL BE11 INCHES (279 MM) MINIMUM AND 17 INCHES (432 MM) MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

11B-604.9.4 GRAB BARS. GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH SECTION 11B-604.5.

11B-604.9.5 FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTIONS 11B-309.2 AND 11B-309.4 AND SHALL BE INSTALLED 36 INCHES (914 MM) MAXIMUM ABOVE THE FINISH FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B-604.8.2.

11B-604.9.6 DISPENSERS. TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE 7 INCHES (178MM) MINIMUM AND 9 INCHES (229 MM) MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 14 INCHES (356MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM ABOVE THE FINISH FLOOR. THERE SHALL BE A CLEARANCE OF 1½ INCHES (38 MM) MINIMUM BELOW THE GRAB BAR. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.11B-604.9.7 TOILET COMPARTMENTS. TOILET COMPARTMENTS SHALL COMPLY WITH SECTION 11B-604.8.

11B-605 URINALS

1B-605.1 GENERAL. URINALS SHALL COMPLY WITH SECTION 11B-605.

11B-605.2 HEIGHT AND DEPTH. URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES (432 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 131/2INCHES (343 MM) DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.

11B-605.3 CLEAR FLOOR SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.

11B-605.4 FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES (1118 MM) ABOVE THE FINISH FLOOR.

11B-606 LAVATORIES AND SINKS

11B-606.1 GENERAL. LAVATORIES AND SINKS SHALL COMPLY WITH SECTION 11B-606.

11B-606.2 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 SHALL BE PROVIDED.

EXCEPTIONS:
1. A PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED AND TO WET BARS.
2. RESERVED.
3. IN RESIDENTIAL DWELLING UNITS, CABINETRY SHALL BE PER-MITTED UNDER LAVATORIES AND KITCHEN SINKS PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE;
(B) THE FINISH FLOOR EXTENDS UNDER THE CABINETRY; AND
(C) THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
4. A KNEE CLEARANCE OF 24 INCHES (610 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SHALL BE PERMITTED AT LAVATORIES AND SINKS USED PRIMARILY BY CHILDREN 6 THROUGH 12 YEARS WHERE THE RIM OR COUNTER SURFACE IS 31 INCHES (787 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
5. A PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 SHALL BE PERMITTED TO LAVATORIES AND SINKS USED PRIMARILY BY CHILDREN 5 YEARS AND YOUNGER.
6. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.
7. NO MORE THAN ONE BOWL OF A MULTI-BOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 SHALL BE PROVIDED.

EXCEPTIONS:
1. A PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED AND TO WET BARS.
2. RESERVED.
3. IN RESIDENTIAL DWELLING UNITS, CABINETRY SHALL BE PER-MITTED UNDER LAVATORIES AND KITCHEN SINKS PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE;
(B) THE FINISH FLOOR EXTENDS UNDER THE CABINETRY; AND
(C) THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
4. A KNEE CLEARANCE OF 24 INCHES (610 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SHALL BE PERMITTED AT LAVATORIES AND SINKS USED PRIMARILY BY CHILDREN 6 THROUGH 12 YEARS WHERE THE RIM OR COUNTER SURFACE IS 31 INCHES (787 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
5. A PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 SHALL BE PERMITTED TO LAVATORIES AND SINKS USED PRIMARILY BY CHILDREN 5 YEARS AND YOUNGER.
6. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.

7. NO MORE THAN ONE BOWL OF A MULTI-BOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

11B-606.3 HEIGHT. LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES (864 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTIONS:
1. RESERVED.
2. IN RESIDENTIAL DWELLING UNIT KITCHENS, SINKS THAT ARE ADJUSTABLE TO VARIABLE HEIGHTS, 29 INCHES (737 MM) MINIMUM AND 36 INCHES (914 MM) MAXIMUM, SHALL BE PERMITTED WHERE ROUGH-IN PLUMBING PERMITS CONNECTIONS OF SUPPLY AND DRAIN PIPES FOR SINKS MOUNTED AT THE HEIGHT OF 29 INCHES (737 MM).11B-606.4 FAUCETS. CONTROLS FOR FAUCETS SHALL COMPLY WITH SECTION 11B-309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

11B-606.5 EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

11B-606.6 ADJACENT SIDE WALL OR PARTITION. LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION, SHALL BE A MINI-MUM OF 18 INCHES (457 MM) TO THE CENTERLINE OF THE FIXTURE.11B-606.7 SINK DEPTH. SINKS SHALL BE 6½ INCHES (165 MM) DEEP MAXIMUM.

11B-606.7 SINK DEPTH. WHERE A FORWARD APPROACH IS REQUIRED AT A SINK, KNEE AND TOE CLEARANCE SHALL BE PROVIDED IN COMPLIANCE WITH SECTION 11B-306.

11B-607 BATHTUBS

11B-607.1 GENERAL. BATHTUBS SHALL COMPLY WITH SECTION11B-607.11B-607.2 CLEARANCE. CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 48 INCHES (1219MM) WIDE MINIMUM FOR FORWARD APPROACH AND 30 INCHES (762MM) WIDE MINIMUM FOR PARALLEL APPROACH. A LAVATORY COMPLYING WITH SECTION 11B-606 SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE. WHERE A PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND 12 INCHES (305 MM) MINIMUM BEYOND THE WALL AT THE HEAD END OF THE BATHTUB.

11B-607.3 SEAT. A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED. SEATS SHALL COMPLY WITH SECTION 11B-610.

11B-607.4 GRAB BARS. GRAB BARS FOR BATHTUBS SHALL COMPLY WITH SECTION 11B-609 AND SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-607.4.1 OR 11B-607.4.2. WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT, AN L-SHAPED OR U-SHAPED GRAB BAR MEETING THE DIMENSIONAL REQUIREMENTS OF SECTION 11B-607.4.1 OR 11B-607.4.2 SHALL BE PERMITTED.

EXCEPTIONS:
1.RESERVED.
2. IN RESIDENTIAL DWELLING UNITS, GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN BATHTUBS LOCATED IN BATHING FACILITIES PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS COMPLYING WITH SECTION 11B-607.4.

11B-607.4.1 BATHTUBS WITH PERMANENT SEATS. FOR BATH-TUBS WITH PERMANENT SEATS, GRAB BARS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-607.4.1.

11B-607.4.1.1 BACK WALL. TWO GRAB BARS SHALL BE INSTALLED ON THE BACK WALL, ONE LOCATED IN ACCORDANCE WITH SECTION 11B-609.4 AND THE OTHER LOCATED 8 INCHES(203 MM) MINIMUM AND 10 INCHES (254 MM) MAXIMUM ABOVE THE RIM OF THE BATHTUB. EACH GRAB BAR SHALL BE INSTALLED 15 INCHES (381 MM) MAXIMUM FROM THE HEAD END WALL AND 12 INCHES (305 MM) MAXIMUM FROM THE CONTROL END WALL.

11B-607.4.1.2 CONTROL END WALL. A GRAB BAR 24 INCHES (610 MM) LONG MINIMUM SHALL BE INSTALLED ON THE CONTROL END WALL AT THE FRONT EDGE OF THE BATHTUB.

11B-607.4.2 BATHTUBS WITHOUT PERMANENT SEATS. FOR BATHTUBS WITHOUT PERMANENT SEATS, GRAB BARS SHALL COMPLY WITH SECTION 11B-607.4.2.

11B-607.4.2.1 BACK WALL. TWO GRAB BARS SHALL BE INSTALLED ON THE BACK WALL, ONE LOCATED IN ACCORDANCE WITH SECTION 11B-609.4 AND THE OTHER LOCATED 8 INCHES (203 MM) MINIMUM AND 10 INCHES (254 MM) MAXIMUM ABOVE THE RIM OF THE BATHTUB. EACH GRAB BAR SHALL BE 24 INCHES (610 MM) LONG MINIMUM AND SHALL BE INSTALLED24 INCHES (610 MM) MAXIMUM FROM THE HEAD END WALL AND 12 INCHES (305 MM) MAXIMUM FROM THE CONTROL END WALL.

11B-607.4.2.2 CONTROL END WALL. A GRAB BAR 24 INCHES (610 MM) LONG MINIMUM SHALL BE INSTALLED ON THE CONTROL END WALL AT THE FRONT EDGE OF THE BATHTUB.

11B-607.4.2.3 HEAD END WALL. A GRAB BAR 12 INCHES (305 MM) LONG MINIMUM SHALL BE INSTALLED ON THE HEAD END WALL AT THE FRONT EDGE OF THE BATHTUB.

11B-607.5 CONTROLS. CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE LOCATED ON AN END WALL. CONTROLS SHALL BE BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. CONTROLS SHALL COMPLY WITH SECTION 11B-309.4.

11B-607.6 SHOWER SPRAY UNIT AND WATER. A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES (1499 MM) LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. BATHTUB SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F (49°C) MAXIMUM.

11B-607.7 BATHTUB ENCLOSURES. ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS, FAUCETS, SHOWER AND SPRAY UNITS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE OPEN FACE OF THE BATHTUB.

11B-608 SHOWER COMPARTMENTS

11B-608.1 GENERAL. SHOWER COMPARTMENTS SHALL COMPLY WITH SECTION 11B-608.

11B-608.2 SIZE AND CLEARANCES FOR SHOWER COMPARTMENTS. SHOWER COMPARTMENTS SHALL HAVE SIZES AND CLEARANCES COM-PLYING WITH SECTION 11B-608.2.

11B-608.2.1 RESERVED.

11B-608.2.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS. STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 30 INCHES (762 MM) WIDE MINIMUM BY 60 INCHES (1524MM) DEEP MINIMUM CLEAR INSIDE DIMENSIONS MEASURED AT CENTER POINTS OF OPPOSING SIDES WITH A FULL OPENING WIDTH ON THE LONG SIDE.

11B-608.2.2.1 CLEARANCE. A 36 INCH (914 MM) WIDE MINIMUM BY 60 INCH (1524 MM) LONG MINIMUM CLEARANCE SHALL BE PROVIDED ADJACENT TO THE OPEN FACE OF THE SHOWER COMPARTMENT.
EXCEPTION: RESERVED.

11B-608.2.3 ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS. ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 36 INCHES (914 MM) WIDE AND 60 INCHES (1524 MM) DEEP MINIMUM CLEAR INSIDE DIMENSIONS MEASURED AT CENTER POINTS OF OPPOSING SIDES. A 36 INCH (914 MM) WIDE MINIMUM ENTRY SHALL BE PROVIDED AT ONE END OF THE LONG SIDE OF THE COMPARTMENT.

11B-608.3 GRAB BARS. GRAB BARS SHALL COMPLY WITH SECTION 11B-609 AND SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-608.3. WHERE MULTIPLE GRAB BARS ARE USED, REQUIRED HORIZONTAL GRAB BARS SHALL BE INSTALLED AT THE SAME HEIGHT ABOVE THE FINISH FLOOR. WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT, AN L-SHAPED OR U-SHAPED GRAB BAR MEETING THE DIMENSIONAL REQUIREMENTS OF SECTION 11B-608.3.2 OR 11B-608.3.3 SHALL BE PERMITTED.

EXCEPTIONS:
1. RESERVED.
2. IN RESIDENTIAL DWELLING UNITS, GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN SHOWERS LOCATED IN BATHING FACILITIES PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS COMPLYING WITH SECTION 11B-608.3.

11B-608.3.1 RESERVED.

11B-608.3.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS. GRAB BARS SHALL BE PROVIDED ON THE BACK WALL AND THE SIDE WALL OPPOSITE THE SEAT. GRAB BARS SHALL NOT BE PRO-VIDED ABOVE THE SEAT. GRAB BARS SHALL BE INSTALLED 6 INCHES (152 MM) MAXIMUM FROM ADJACENT WALLS.

11B-608.3.3 ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS. IN ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS, GRAB BARS SHALL BE PROVIDED ON THE BACK WALL AND THE SIDEWALL FARTHEST FROM THE COMPARTMENT ENTRY. GRAB BARS SHALL NOT BE PROVIDED ABOVE THE SEAT. GRAB BARS SHALL BE INSTALLED 6 INCHES (152 MM) MAXIMUM FROM ADJACENT WALLS.

11B-608.4 SEATS. A FOLDING SEAT SHALL BE PROVIDED IN ROLL-IN TYPE SHOWERS. SEATS SHALL COMPLY WITH SECTION 11B-610.EXCEPTION: IN RESIDENTIAL DWELLING UNITS, SEATS SHALL NOT BE REQUIRED IN SHOWER COMPARTMENTS PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS SO AS TO PERMIT THE INSTALLATION OF SEATS COMPLYING WITH SECTION 11B-608.4.

11B-608.5 CONTROLS. CONTROLS, FAUCETS, AND SHOWER SPRAY UNITS SHALL COMPLY WITH SECTION 11B-309.4. CONTROLS AND FAUCETS SHALL BE OF A SINGLE-LEVER DESIGN.

G. COMMON USE BATHING & TOILET FACILITIES (CONTINUED)

11B-608.5.1 RESERVED.

11B-608.5.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS. IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, OPERABLE PARTS OF CONTROLS AND FAUCETS SHALL BE INSTALLED ON THE BACK WALL OF THE COMPARTMENT ADJACENT TO THE SEAT WALL 19 INCHES (483 MM) MINIMUM AND 27 INCHES (686 MM) MAXIMUM FROM THE SEAT WALL; AND SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES (1219 MM) ABOVE THE SHOWER FLOOR, WITH THEIR CENTERLINE AT 39 INCHES (991 MM) TO 41 INCHES (1041 MM) ABOVE THE SHOWER FLOOR.

OPERABLE PARTS OF THE SHOWER SPRAY UNIT, INCLUDING THE HANDLE, SHALL BE INSTALLED ON THE BACK WALL ADJACENT TO THE SEAT WALL 19 INCHES (483 MM) MINIMUM AND 27 INCHES (686 MM) MAXIMUM FROM THE SEAT WALL; AND SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES (1219MM) ABOVE THE SHOWER FLOOR.

11B-608.5.3 ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS. IN ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS, OPERABLE PARTS OF CONTROLS AND FAUCETS SHALL BE INSTALLED ON THE SIDE WALL OF THE COMPARTMENT ADJACENT TO THE SEAT WALL 19 INCHES (483 MM) MINIMUM AND 27 INCHES (686 MM) MAXIMUM FROM THE SEAT WALL; AND SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES (1219 MM) ABOVE THE SHOWER FLOOR, WITH THEIR CENTERLINE AT 39 INCHES (991 MM) TO 41 INCHES (1041 MM) ABOVE THE SHOWER FLOOR.

OPERABLE PARTS OF THE SHOWER SPRAY UNIT, INCLUDING THE HANDLE, SHALL BE INSTALLED ON THE SIDE WALL OF THE COMPARTMENT ADJACENT TO THE SEAT WALL 17 INCHES (432 MM) MINI-MUM AND 19 INCHES (483 MM) MAXIMUM FROM THE SEAT WALL OR ON THE BACK WALL OPPOSITE THE SEAT 15 INCHES (381 MM) MAXIMUM, LEFT OR RIGHT, OF THE CENTERLINE OF THE SEAT; AND SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48INCHES (1219 MM) ABOVE THE SHOWER FLOOR.

11B-608.6 SHOWER SPRAY UNIT AND WATER. A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES (1499 MM) LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F (49°C) MAXIMUM.

EXCEPTION: WHERE SUBJECT TO EXCESSIVE VANDALISM, TWO FIXED SHOWER HEADS SHALL BE INSTALLED INSTEAD OF A HAND-HELD SPRAY UNIT IN FACILITIES THAT ARE NOT TRANSIENT LODGING GUEST ROOMS. EACH SHOWER HEAD SHALL BE INSTALLED SO IT CAN BE OPERATED INDEPENDENTLY OF THE OTHER AND SHALL HAVE SWIVEL ANGLE ADJUSTMENTS, BOTH VERTICALLY AND HORIZONTALLY.

11B-608.7 THRESHOLDS. THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE ½ INCH (12.7 MM) HIGH MAXIMUM IN ACCORDANCE WITH SECTION 11B-303.

EXCEPTION: RESERVED.

11B-608.8 SHOWER ENCLOSURES. ENCLOSURES FOR SHOWER COMPARTMENTS SHALL NOT OBSTRUCT CONTROLS, FAUCETS, AND SHOWER SPRAY UNITS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS.

1B-608.9 SHOWER FLOOR OR GROUND SURFACE. FLOOR OR GROUND SURFACES OF SHOWERS SHALL COMPLY WITH SECTION 11B-302.1 AND SHALL BE SLOPED 1:48 MAXIMUM IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE 1/4 INCH (6.4 MM) MAXIMUM AND FLUSH WITH THE FLOOR SURFACE.

11B-608.10 SOAP DISH. WHERE A SOAP DISH IS PROVIDED, IT SHALL BE LOCATED ON THE CONTROL WALL AT 40 INCHES (1016 MM) MAXIMUM ABOVE THE SHOWER FLOOR, AND WITHIN THE REACH LIMITS FROM THE SEAT.

11B-609 GRAB BARS

11B-609.1 GENERAL. GRAB BARS IN TOILET FACILITIES AND BATHING FACILITIES SHALL COMPLY WITH SECTION 11B-609.11B-609.2 CROSS SECTION. GRAB BARS SHALL HAVE A CROSS SECTION COMPLYING WITH SECTION 11B-609.2.1 OR 11B-609.2.2.

11B-609.2.1 CIRCULAR CROSS SECTION. GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 11/4INCHES (32 MM) MINIMUM AND 2 INCHES (51 MM) MAXI-MUM.

11B-609.2.2 NON-CIRCULAR CROSS SECTION. GRAB BARS WITH NON-CIRCULAR CROSS SECTIONS SHALL HAVE A CROSS-SECTION DIMENSION OF 2 INCHES (51 MM) MAXIMUM AND A PERIMETER DIMENSION OF 4 INCHES (102 MM) MINIMUM AND 4.8 INCHES (122 MM) MAXIMUM.

11B-609.3 SPACING. THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 11/2 INCHES (38 MM). THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 11/2INCHES (38 MM) MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 INCHES (305 MM) MINIMUM.

EXCEPTIONS:
1. THE SPACE BETWEEN THE GRAB BARS AND SHOWER CONTROLS, SHOWER FITTINGS, AND OTHER GRAB BARS ABOVE SHALL BE PERMITTED TO BE 11/2 INCHES (38 MM) MINIMUM.
2. FOR L-SHAPED OR U-SHAPED GRAB BARS COMPLYING WITH SECTION 11B-609.9 THE SPACE BETWEEN THE WALLS AND THE GRAB BAR SHALL BE 11/2 INCHES (38 MM) MINI-MUM FOR A DISTANCE OF 6 INCHES ON EITHER SIDE OF THE INSIDE CORNER BETWEEN TWO ADJACENT WALL SURFACES.

11B-609.4 POSITION OF GRAB BARS. GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES (838 MM) MINIMUM AND 36INCHES (914 MM) MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE, EXCEPT THAT AT WATER CLOSETS FOR CHILDREN'S USE COMPLYING WITH SECTION 11B-604.9, GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION 18 INCHES (457MM) MINIMUM AND 27 INCHES (686 MM) MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE. THE HEIGHT OF THE LOWER GRAB BAR ON THE BACK WALL OF A BATHTUB SHALL COMPLY WITH SECTION 11B-607.4.1.1 OR 11B-607.4.2.1.

11B-609.5 SURFACE HAZARDS. GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.

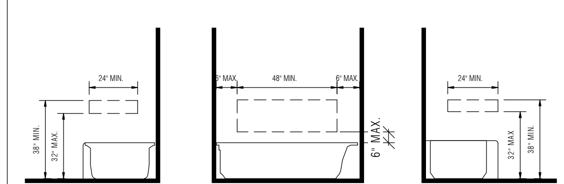
11B-609.6 FITTINGS. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

11B-609.7 INSTALLATION. GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE SPECIFIED LOCATIONS AND THAT DOES NOT OBSTRUCT THE REQUIRED CLEAR FLOOR SPACE.

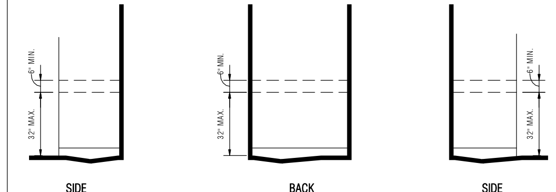
11B-609.8 STRUCTURAL STRENGTH. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (1112 N) IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.11B-609.9 ALTERNATE CONFIGURATION. L-SHAPED OR U-SHAPED GRAB BARS SHALL BE PERMITTED.



(a) GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS



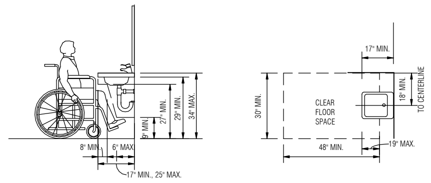
(b) GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS



(c) GRAB BAR REINFORCEMENT FOR ADAPTABLE SHOWERS

AREAS OUTLINED IN DASHED LINES REPRESENT LOCATION FOR FUTURE INSTALLATION OF GRAB BARS.

FIGURE 11A - 9G
REINFORCEMENT FOR GRAB BARS



(c) KNEE AND TOE SPACE FOR LAVATORIES

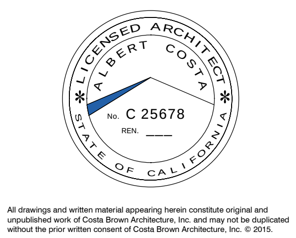
FIGURE 11A - 9D
KNEE AND TOE SPACE

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No.	Issue	Date
1	Planning Pre-Application	11/27/2013
2	Planning Study Session	01/16/2014
3	Planning Formal Application	04/02/2015
4	Revision To Plan Check	12/17/2015



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Date: 12/17/2015

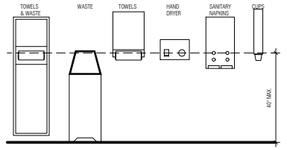
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Description:
ADA DETAILS

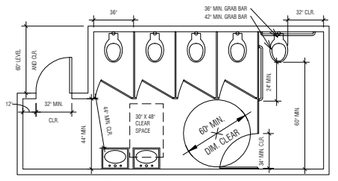
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G. COMMON USE BATHING & TOILET FACILITIES (CONTINUED)

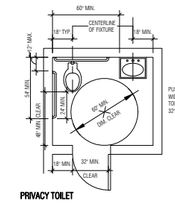


TOILET ACCESSORIES

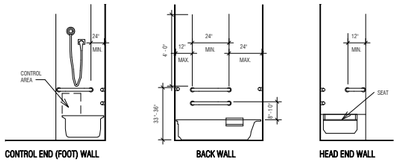


*PROVIDE THIS ADDITIONAL SPACE IF DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER

MULTIPLE ACCOMMODATION FACILITY

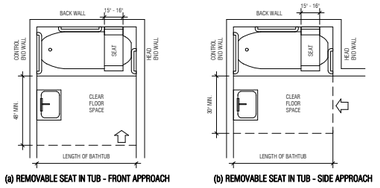


PRIVACY TOILET



(a) BATHTUB WITH REMOVABLE SEAT IN TUB

FIGURE 11A - 9F
GRAB BARS AT BATHTUBS



(a) REMOVABLE SEAT IN TUB - FRONT APPROACH **(b) REMOVABLE SEAT IN TUB - SIDE APPROACH**

FIGURE 11A - 9E
CLEAR FLOOR SPACE AT BATHTUBS

H. IDENTIFICATION SYMBOLS

11B-703.4.2 LOCATION. 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 (457 MM) MINIMUM BY 18INCHES (457 MM) MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHERE PROVIDED, SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE LOCATED AT THE ENTRANCE TO, AND OUTSIDE OF THE ROOM OR SPACE. WHERE PROVIDED, SIGNS IDENTIFYING EXITS SHALL BE LOCATED AT THE EXIT DOOR WHEN APPROACHES IN THE DIRECTION OF EGRESS TRAVEL.

EXCEPTION: IN ALTERATIONS WHERE SIGN INSTALLATION LOCATIONS IDENTIFIED IN SECTION 11B-703.4.2 ARE OBSTRUCTED OR OTHERWISE UNAVAILABLE FOR SIGN INSTALLATION, SIGNS WITH TACTILE CHARACTERS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.

11B-703.7.2.6 TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS. DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH SECTION 11B-703.7.2.6. THE SYMBOL SHALL BE MOUNTED AT 58 INCHES (1473 MM) MINIMUM AND 60INCHES (1524 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE CENTERLINE OF THE SYMBOL, WHERE A DOOR IS PROVIDED THE SYMBOL SHALL BE MOUNTED WITHIN 1 INCH (25 MM) OF THE VERTICAL CENTER-LINE OF THE DOOR.

EXCEPTION: GEOMETRIC SYMBOLS SHALL NOT BE REQUIRED AT INMATE TOILET ROOMS AND BATHING ROOMS IN DETENTION AND CORRECTIONAL FACILITIES WHERE ONLY ONE GENDER IS HOUSED.

11B-703.7.2.6.1 MEN'S TOILET AND BATHING FACILITIES. MEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE, 1/4 INCH (6.4 MM) THICK WITH EDGES 12 INCHES (305 MM) 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.

EXCEPTION: WITHIN SECURE PERIMETER OF DETENTION AND CORRECTIONAL FACILITIES, GEOMETRIC SYMBOLS SHALL NOT BE REQUIRED TO BE 1/4 INCH (6.4 MM) THICK.

11B-703.7.2.6.2 WOMEN'S TOILET AND BATHING FACILITIES. WOMEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH (6.4 MM) THICK AND 12INCHES (305 MM) IN DIAMETER. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

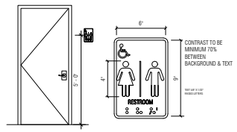
EXCEPTION: WITHIN SECURE PERIMETER OF DETENTION AND CORRECTIONAL FACILITIES, GEOMETRIC SYMBOLS SHALL NOT BE REQUIRED TO BE 1/4 INCH (6.4 MM) THICK.

11B-703.7.2.6.3 UNISEX TOILET AND BATHING FACILITIES. UNISEX TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH (6.4 MM) THICK AND 12INCHES (305 MM) IN DIAMETER WITH A 1-INCH (6.4 MM)-THICK TRIANGLE WITH A VERTEX POINTING UPWARD SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12-INCH (305MM) 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.

EXCEPTION: WITHIN SECURE PERIMETER OF DETENTION AND CORRECTIONAL FACILITIES, GEOMETRIC SYMBOLS SHALL NOT BE REQUIRED TO BE 1/4 INCH (6.4 MM) THICK.

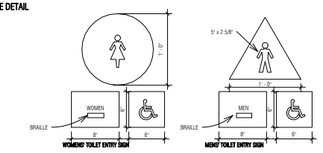
11B-703.7.2.6.4 EDGES AND CORNERS. EDGES OF SIGNS SHALL BE ROUNDED; CHAMFERED OR EASED. CORNERS OF SIGNS SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH (3.2MM).

11B-703.7.2.7 PEDESTRIAN TRAFFIC-CONTROL BUTTONS. POLE-SUPPORTED PEDESTRIAN TRAFFIC-CONTROL BUTTONS SHALL BE IDENTIFIED WITH COLOR CODING CONSISTING OF A TEXTURED HORIZONTAL YELLOW BAND 2 INCHES (51 MM) IN WIDTH ENCIRCLING THE POLE, AND A 1-INCH-WIDE (25 MM) DARK BORDER BAND ABOVE AND BELOW THIS YELLOW BAND. COLOR CODING SHALL BE PLACED IMMEDIATELY ABOVE THE CONTROL BUTTON. CONTROL BUTTONS SHALL BE LOCATED NO HIGHER THANAS INCHES (1219 MM) ABOVE THE GROUND SURFACE ADJACENT TO THE POLE.



SIGNAGE DETAIL

NOTES:
1. ALL RESTROOM ENTRANCES SHALL HAVE SIGNAGE THAT INCLUDES PICTOGRAMS OF WHEEL CHAIR ACCESSIBILITY AND UNIVERSAL MAN/WOMAN SYMBOLS. BORDER OF THE PICTOGRAMS SHALL BE 6' MIN. THE EQUIVALENT TEXT SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE. ALL LETTERS SHALL CONTRAST W/ THE BACKGROUND SIGN. SIGN SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR AT 60" AFF TO CENTER OF SIGN
2. EXPOSED HOT WATER AND DRAIN LINES UNDER THE LAVATORIES TO BE INSULATED



IDENTIFICATION SYMBOLS

I. INTERIOR STAIRWAYS

SECTION 1123A INTERIOR STAIRWAYS

1123A.1 GENERAL. INTERIOR STAIRWAYS SERVING BUILDINGS CONTAINING COVERED MULTIFAMILY DWELLING UNITS SHALL COMPLY WITH THIS SECTION.

1123A.2 OPEN RISERS. OPEN RISERS SHALL NOT BE PERMITTED ON INTERIOR STAIRWAYS.
EXCEPTION: STAIRWAYS WITHIN AN INDIVIDUAL DWELLING UNIT.

1123A.3 TREADS. ALL TREAD SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1119A.2. TREADS SHALL HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES AND NO ABRUPT EDGES AT THE NOSING (LOWER FROM EDGE).

1123A.4 NOSING. NOSING SHALL NOT PROJECT MORE THAN 1½ INCHES (31.8 MM) PAST THE FACE OF THE RISER BELOW. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT MORE THAN 30 DEGREES (0.52 RAD) FROM THE VERTICAL. (SEE FIGURE 11A-6A)

1123A.5 STRIPING FOR THE VISUALLY IMPAIRED. INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST.

THE STRIPE SHALL BE A MINIMUM OF 2 INCHES (50.8 MM) WIDE TO A MAXIMUM OF 4 INCHES (101.6 MM) WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH (25.4 MM) FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.

EXCEPTION: STRIPING IS NOT REQUIRED FOR STAIRWAYS WITHIN INDIVIDUAL DWELLING UNITS.

1123A.6 INTERIOR STAIRWAY HANDRAILS.

1123A.6.1 WHERE REQUIRED. STAIRWAYS SHALL HAVE HAND-RAILS ON EACH SIDE. INTERMEDIATE HANDRAILS SHALL BE LOCATED EQUIDISTANT FROM THE SIDES OF THE STAIRWAY AND COMPLY WITH SECTION 1012.9.
EXCEPTION: STAIRWAYS SERVING AN INDIVIDUAL DWELLING UNIT MAY HAVE ONE HANDRAIL, EXCEPT THAT STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAILS ON THE OPEN SIDE OR SIDES.

1123A.6.2 HANDRAIL CONFIGURATION.

1123A.6.2.1 HANDRAIL HEIGHTS. THE TOP OF HANDRAILS SHALL BE 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE NOSING OF THE TREADS.

1123A.6.2.2 HANDRAIL CONTINUITY. HANDRAILS ON ALL STAIRWAYS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS SHALL BE CONTINUOUS BETWEEN STAIR FLIGHTS.

1123A.6.2.3 HANDRAIL EXTENSIONS. AT THE TOP OF STAIR FLIGHTS, HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES (305 MM) HORIZONTAL ABOVE LANDINGS. BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING, EXTENSIONS HALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THEHANDRAIL OF AN ADJACENT STAIR FLIGHT.
AT THE BOTTOM OF STAIR FLIGHTS, HAND RAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. SUCH EXTION SHALL CONTINUE WITH 12 INCHES (305 MM) MINIMUM HORIZONTAL EXTENSION. SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT, OR SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE. HANDRAIL HORIZONTAL EXTENSIONS SHALL BE IN THE SAME DIRECTION AS THE STAIR FLIGHTS.
EXCEPTION: STAIRWAYS WITHIN AN INDIVIDUAL DWELLING UNIT.

1123A.6.2.4 HANDRAIL PROJECTIONS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1-1/2 INCHES (38.1MM) BETWEEN THE WALL AND THE HANDRAIL.

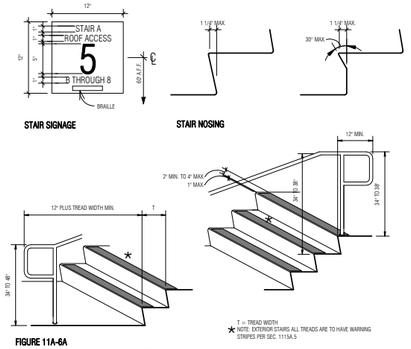
HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3 INCHES (76.2 MM) DEEP AND EXTENDS AT LEAST 18 INCHES (457 MM) ABOVE THE TOP OF THE RAIL. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. (SEE FIGURE 11A-6B). 1123A.6.2.5 HANDRAIL GRIPS. THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1¼ INCHES (31.75 MM) NOR MORE THAN 2 INCHES (50.8 MM) IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH (3.17MM). HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. (SEE FIGURE 11A-6B.)

1123A.6.2.5 HANDRAIL GRIPPING SURFACES. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH, AND SHALL BE CONTINUOUS ALONG THEIR LENGTH, AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHEN PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1 1/2 INCHES (38 MM) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE. THE DISTANCE BETWEEN HORIZONTAL PROJECTIONS AND THE BOTTOM OF THE GRIPPING SURFACE SHALL BE PERMITTED TO BE REDUCED BY 1/8 INCH (3.2 MM) FOR EACH 1/2 INCH (12.7 MM) OF ADDITIONAL HANDRAIL PERIMETER DIMENSION THAT EXCEEDS 4 INCHES (102 MM).

HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS, AND SHALL HAVE ROUNDED EDGES.

1123A.6.2.6 CROSS SECTION. HANDRAIL GRIPPING SURFACES SHALL COMPLY WITH THIS SECTION, OR THE SHAPE SHALL PROVIDE EQUIVALENT GRIPPING SURFACE.
1. **CIRCULAR CROSS SECTION.** THE HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL NOT BE LESS THAN 1 1/4 INCHES (31.75 MM) NOR MORE THAN 2 INCHES (50.8 MM) IN CROSS-SECTIONAL DIMENSION.
2. **NONCIRCULAR CROSS SECTION.** HANDRAIL GRIPPING SURFACES WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES (102 MM) MINIMUM AND 6 1/4 INCHES (159 MM) MAXIMUM, AND A CROSS-DIMENSION OF 2 1/4 INCHES (57 MM) MAXIMUM.

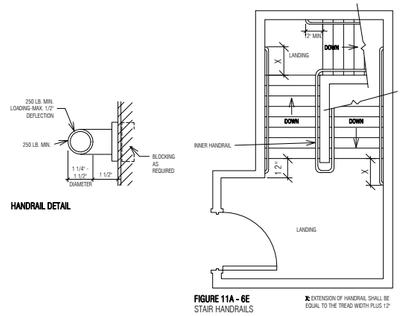
1123A6.2.7 FITTINGS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.



STAIR SIGNAGE **STAIR NOSING**

FIGURE 11A-6A
WARNING STRIPING AND HANDRAIL EXTENSIONS

J. OTHER BUILDING COMPONENTS (CONTINUED)



HANDRAIL DETAIL

FIGURE 11A - 6E
STAIR HANDRAILS

X: EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12"

11B-205 OPERABLE PARTS

11B-205.1 GENERAL. OPERABLE PARTS ON ACCESSIBLE ELEMENTS, ACCESSIBLE ROUTES, AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH SECTION 11B-309.

EXCEPTIONS:
1. OPERABLE PARTS THAT ARE INTENDED FOR USE ONLY BY SERVICE OR MAINTENANCE PERSONNEL SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.
2. ELECTRICAL OR COMMUNICATION RECEPTACLES SERVING A DEDICATED USE SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.
3. RESERVED
4. FLOOR ELECTRICAL RECEPTACLES SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.
5. HVAC DIFFUSERS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.
6. EXCEPT FOR LIGHT SWITCHES, WHERE REDUNDANT CONTROLS ARE PROVIDED FOR A SINGLE ELEMENT, ONE CONTROL IN EACH SPACE SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.
7. CLEATS AND OTHER BOAT SECUREMENT DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.3.
8. EXERCISE MACHINES AND EXERCISE EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.

11B-308 REACH RANGES

11B-308.1 GENERAL. REACH RANGES SHALL COMPLY WITH SECTION11B-308.

11B-308.1.1 ELECTRICAL SWITCHES. CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL COMPLY WITH SECTION 11B-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

11B-308.1.2 ELECTRICAL RECEPTACLE OUTLETS. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL COMPLY WITH SECTION 11B-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

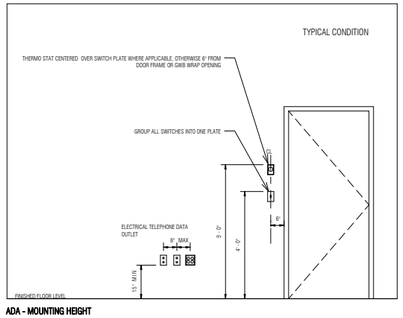
11B-309 OPERABLE PARTS

11B-309.1 GENERAL. OPERABLE PARTS SHALL COMPLY WITH SECTION 11B-309.

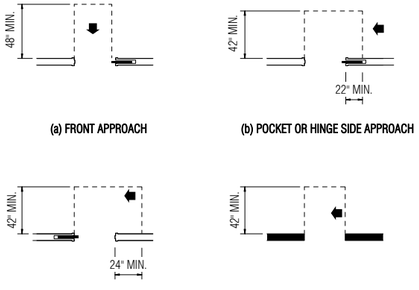
11B-309.2 CLEAR FLOOR SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 SHALL BE PROVIDED 11B-309.3 HEIGHT. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308.

11B-309.4 OPERATION. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM.

EXCEPTION: GAS PUMP NOZZLES SHALL NOT BE REQUIRED TO PROVIDE OPERABLE PARTS THAT HAVE AN ACTIVATING FORCE OF 5 POUNDS (22.2 N) MAXIMUM.



ADA - MOUNTING HEIGHT



(a) FRONT APPROACH **(b) POCKET OR HINGE SIDE APPROACH**

(c) STOP OR LATCH SIDE APPROACH **(d) SIDE APPROACH - DOORWAYS WITHOUT DOORS/GATES**

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

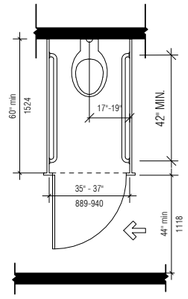
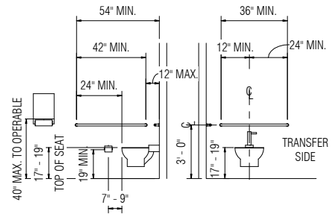


FIGURE 11B-604.8.2
AMBULATORY ACCESSIBLE TOILET COMPARTMENT



(a) SIDE VIEW

FIGURE 11B - 604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

(b) FRONT VIEW

FIGURE 11B - 604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS

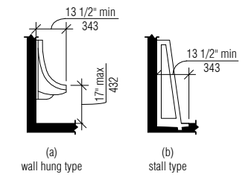


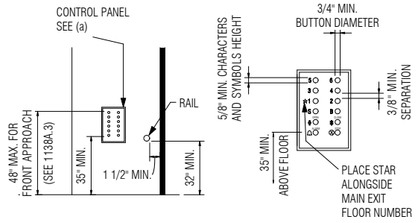
FIGURE 11B-605.2
HEIGHT AND DEPTH OF URINALS

NOTES:

- AN AUTOMATIC DOOR REOPENING DEVICE MUST BE LOCATED VERTICALLY AT 5" AND 29" ABOVE THE FINISH FLOOR, AND MUST BE ACTIVATED WHEN AN OBJECT PASSES THROUGH EITHER OF THE LINES.

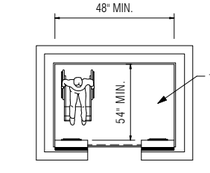
- RAISED NUMBERS AND LETTERS - WHITE ON BLACK BACKGROUND

- CONTROL BUTTONS TO BE RAISED 1/8" ABOVE THE SURROUNDING SURFACE, SQUARE SHOULDERS. AND ILLUMINATED



(b) MAXIMUM INSTALLATION HEIGHTS ABOVE CAB FLOOR **(a) ELEVATOR CONTROL PANEL DETAIL**

FIGURE 11B - 407
ELEVATOR CONTROL PANEL



(E)
EXCEPTION
EXISTING ELEVATOR CAR CONFIGURATION

FIGURE 11B - 407.4.1
ELEVATOR CAR DIMENSIONS

ELEVATOR NOTES:

-IF TELEPHONE IS IN CLOSED COMPARTMENT THEN DOOR MUST HAVE LEVER OR LOOP HARDWARE
-ELEVATOR MUST BE EQUIPPED WITH A DOOR REOPENING DEVICE THAT REOPENS DOOR WHEN OBSTRUCTED DURING CLOSING
-DOORS SHALL REMAIN FULLY OPEN WHEN ANSWERING A CALL FOR A MINIMUM OF 5 SECONDS
-MUST HAVE AN AUDIBLE AND VERBAL ANNOUNCEMENT OR SIGNAL THAT SOUNDS TO TELL THE PASSENGERS THE CAR IS STOPPING FOR PASSING A FLOOR.

AUDIBLE SIGNAL:
1 BELL = UP
2 BELLS = DOWN

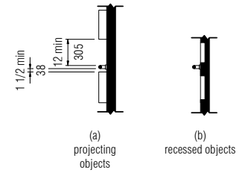


FIGURE 11B-609.3
SPACING OF GRAB BARS

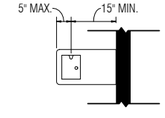


FIGURE 11B-602.5
DRINKING FOUNTAIN SPOUT LOCATION

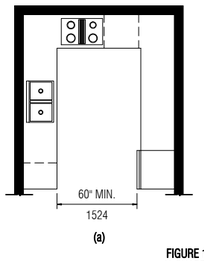


FIGURE 11B-804.2.2
U-SHAPED KITCHENS

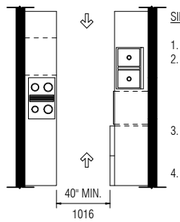


FIGURE 11B-804.2.1
PASS THROUGH KITCHENS

SINK ACCESSIBILITY NOTES:

1. EACH SINK SHALL BE A MAXIMUM OF 6 1/2" DEEP
2. HOT WATER & DRAIN PIPES EXPOSED UNDER SINKS SHALL BE INSTALLED OR OTHERWISE CONFIGURED SO AS TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
3. FAUCETS, LEVER-OPERATED, PUSH-TYPE, TOUCH-TYPE OR ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE DESIGNS.
4. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.

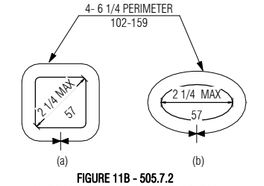


FIGURE 11B - 505.7.2
HANDRAIL NON-CIRCULAR CROSS SECTION

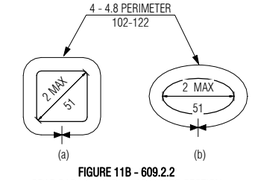


FIGURE 11B - 609.2.2
GRAB BAR NON-CIRCULAR CROSS SECTION

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1	Planning Pre-Application	11/27/2013
2	Planning Study Session	01/16/2014
3	Planning Formal Application	04/02/2015
4	Revision To Plan Check	12/17/2015

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Scale: As indicated

Description:

ADA DETAILS

NOT TO SCALE

Sheet Number:

A-0.7



1 SITE PLAN
1" = 20'-0"

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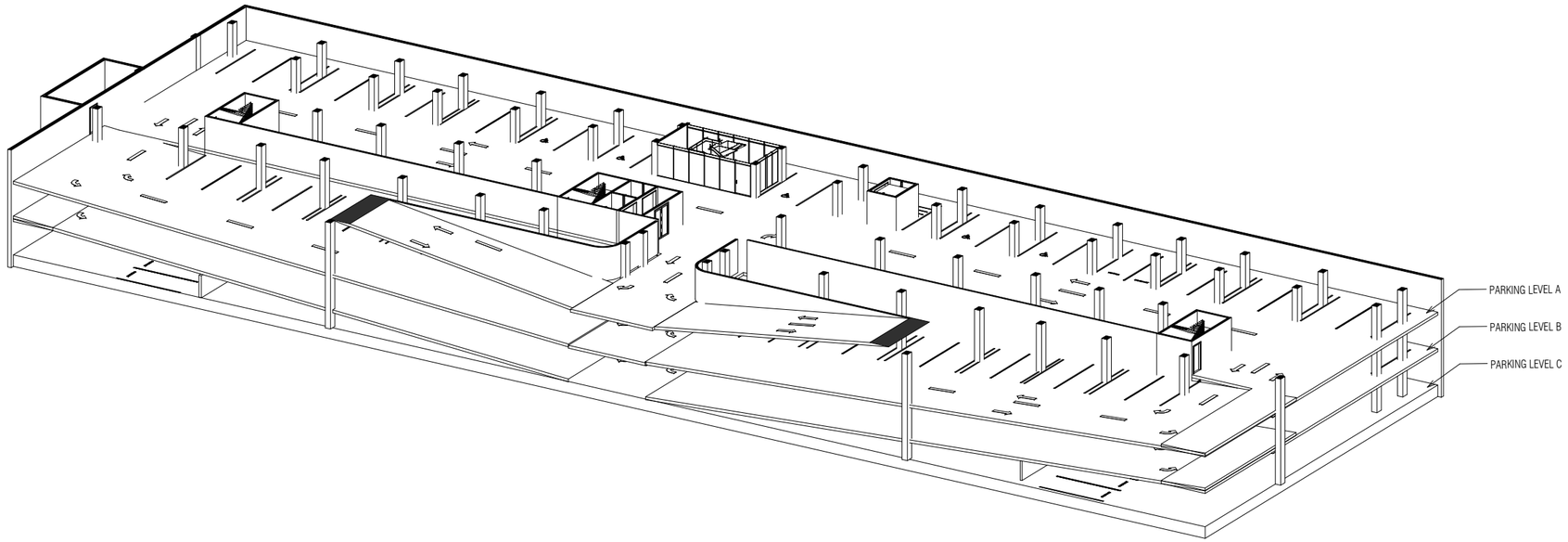
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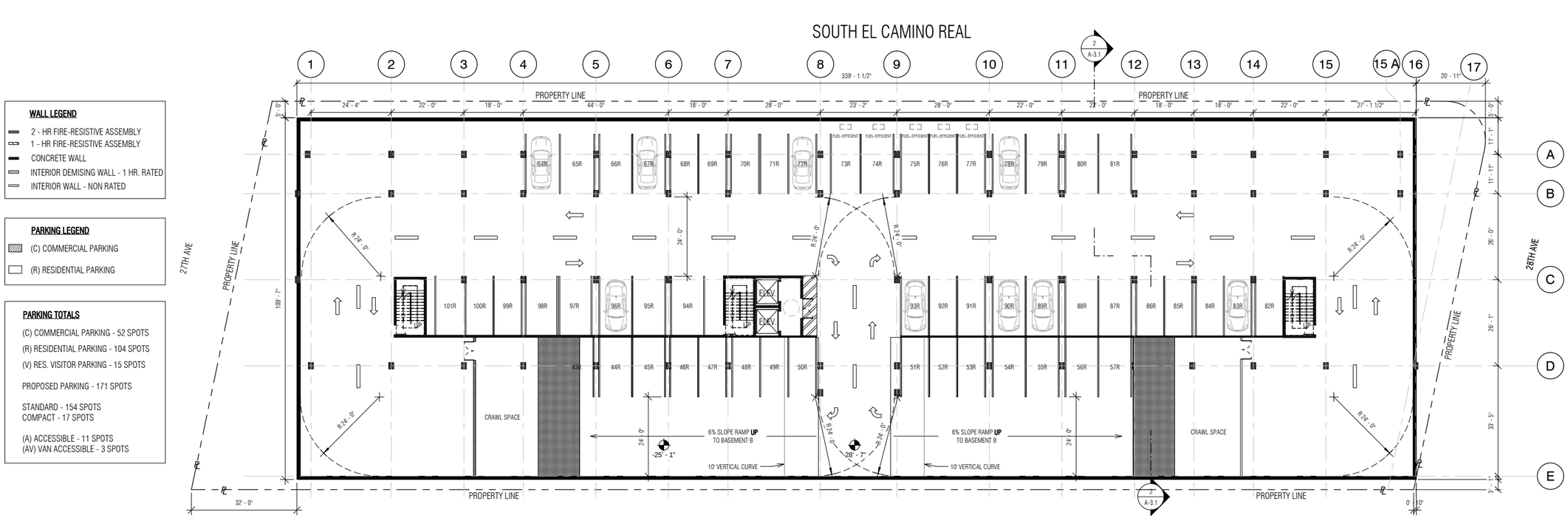
Scale: 1" = 20'-0"

Description:
SITE PLAN

Sheet Number:
A-1.0



2 Garage Axonometric View



1 Basement Level C - Residential Parking
1/16" = 1'-0"

0 8 16 32 64

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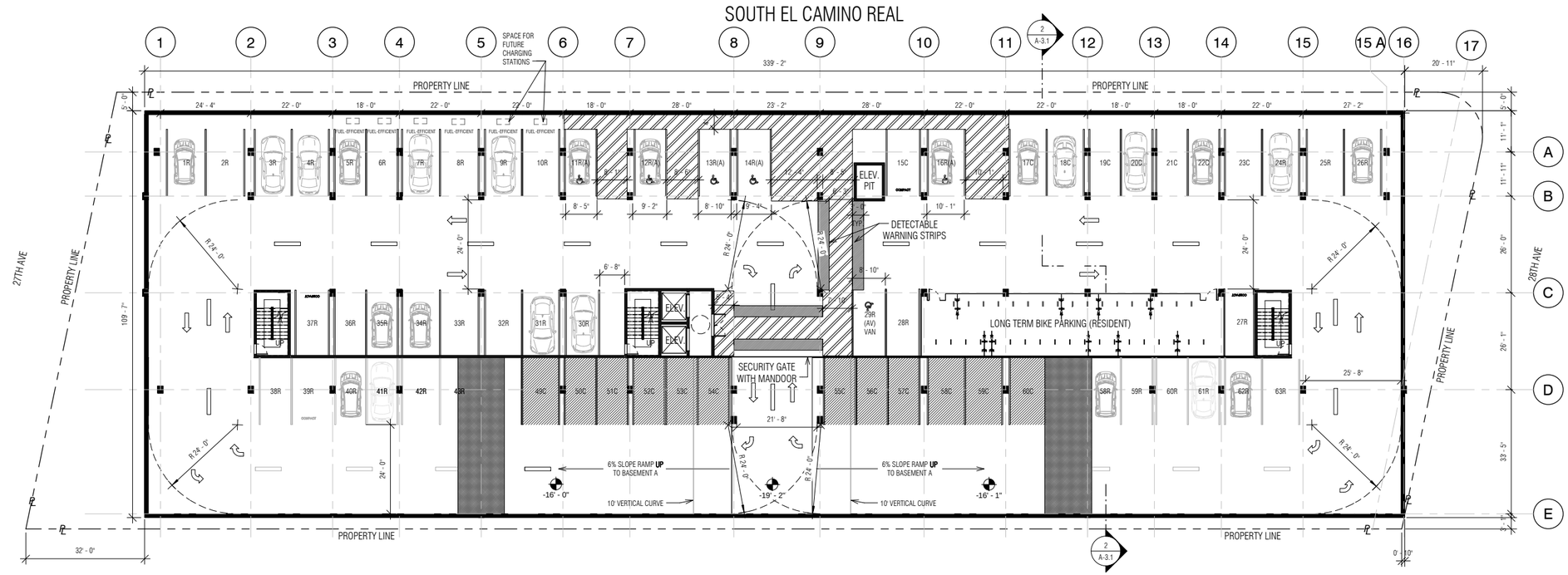
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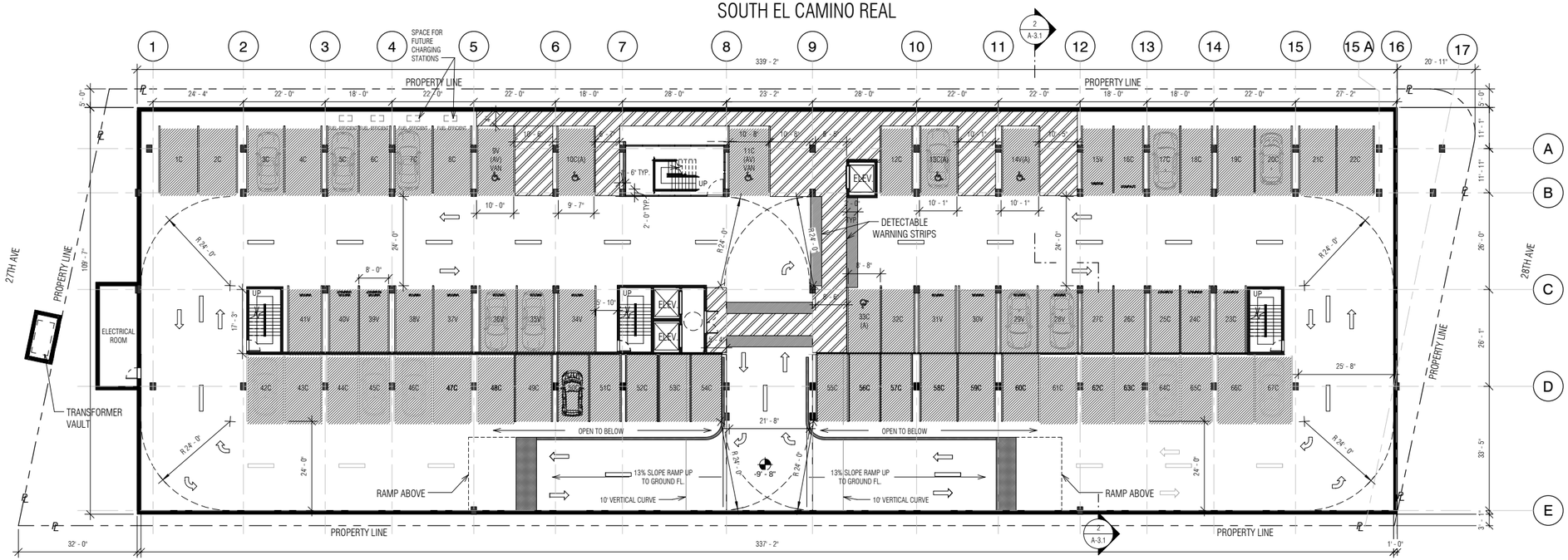
Scale: 1/16" = 1'-0"

Description:
FLOOR PLAN - PARKING LEVEL C AND AXO VIEW

Sheet Number:
A-1.1



2 Basement Level B - Residential Parking
1/16" = 1'-0"



1 Basement Level A - Commercial Parking/Visitor Parking
1/16" = 1'-0"

WALL LEGEND

- 2 - HR FIRE-RESISTIVE ASSEMBLY
- 1 - HR FIRE-RESISTIVE ASSEMBLY
- CONCRETE WALL
- INTERIOR DEMISING WALL - 1 HR. RATED
- INTERIOR WALL - NON RATED

PARKING LEGEND

- (C) COMMERCIAL PARKING
- (R) RESIDENTIAL PARKING

PARKING TOTALS

(C) COMMERCIAL PARKING - 52 SPOTS
(R) RESIDENTIAL PARKING - 104 SPOTS
(V) RES. VISITOR PARKING - 15 SPOTS

PROPOSED PARKING - 171 SPOTS

STANDARD - 154 SPOTS
COMPACT - 17 SPOTS

(A) ACCESSIBLE - 11 SPOTS
(AV) VAN ACCESSIBLE - 3 SPOTS

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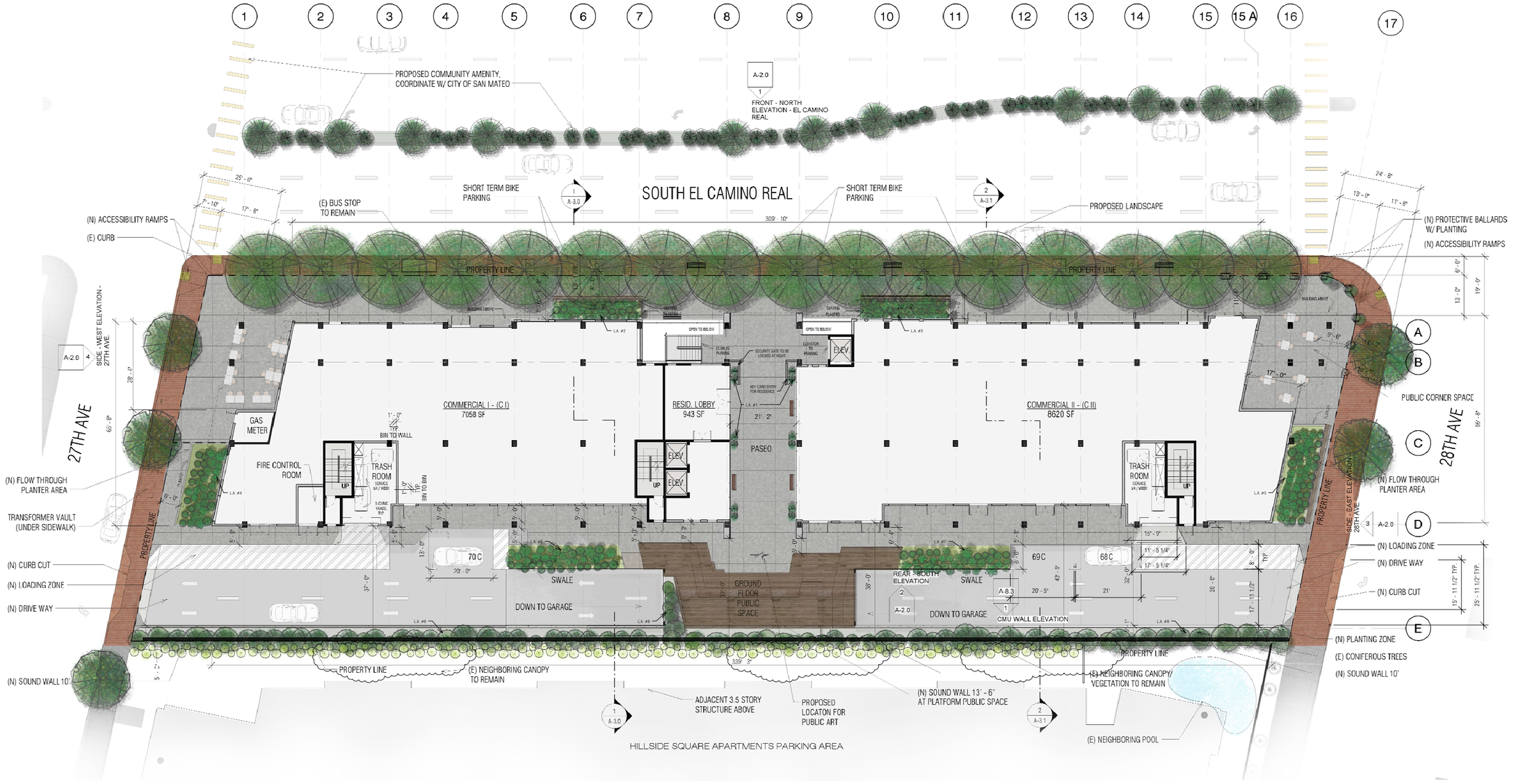
Scale: 1/16" = 1'-0"

Description:
FLOOR PLANS - PARKING LEVEL A AND B

Sheet Number:
A-1.2

WALL LEGEND

- 2 - HR FIRE-RESISTIVE ASSEMBLY
- 1 - HR FIRE-RESISTIVE ASSEMBLY
- CONCRETE WALL
- INTERIOR DEMISING WALL - 1 HR. RATED
- INTERIOR WALL - NON RATED



1 Ground Floor Level
1/16" = 1'-0"

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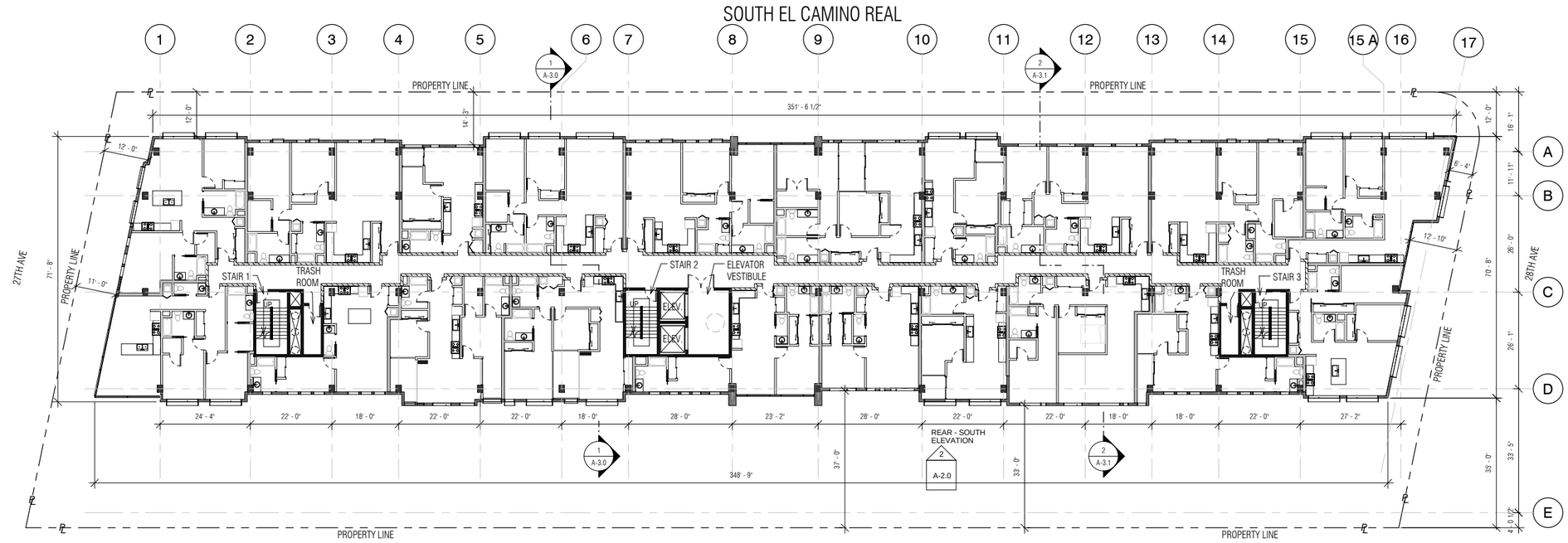
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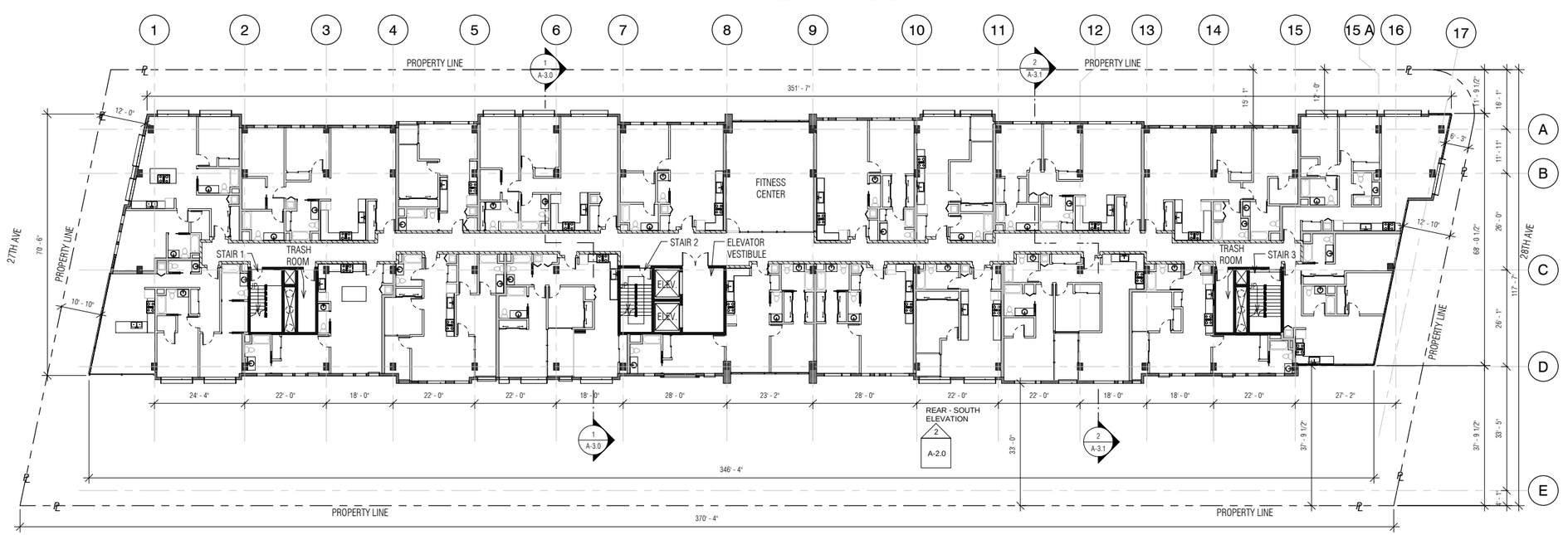
Scale: 1/16" = 1'-0"

Description:
GROUND FLOOR PLAN

Sheet Number:
A-1.3



2 Level 3
1/16" = 1'-0"



1 Level 2
1/16" = 1'-0"

WALL LEGEND

- 2 - HR FIRE-RESISTIVE ASSEMBLY
- 1 - HR FIRE-RESISTIVE ASSEMBLY
- CONCRETE WALL
- INTERIOR DEMISING WALL - 1 HR. RATED
- INTERIOR WALL - NON RATED

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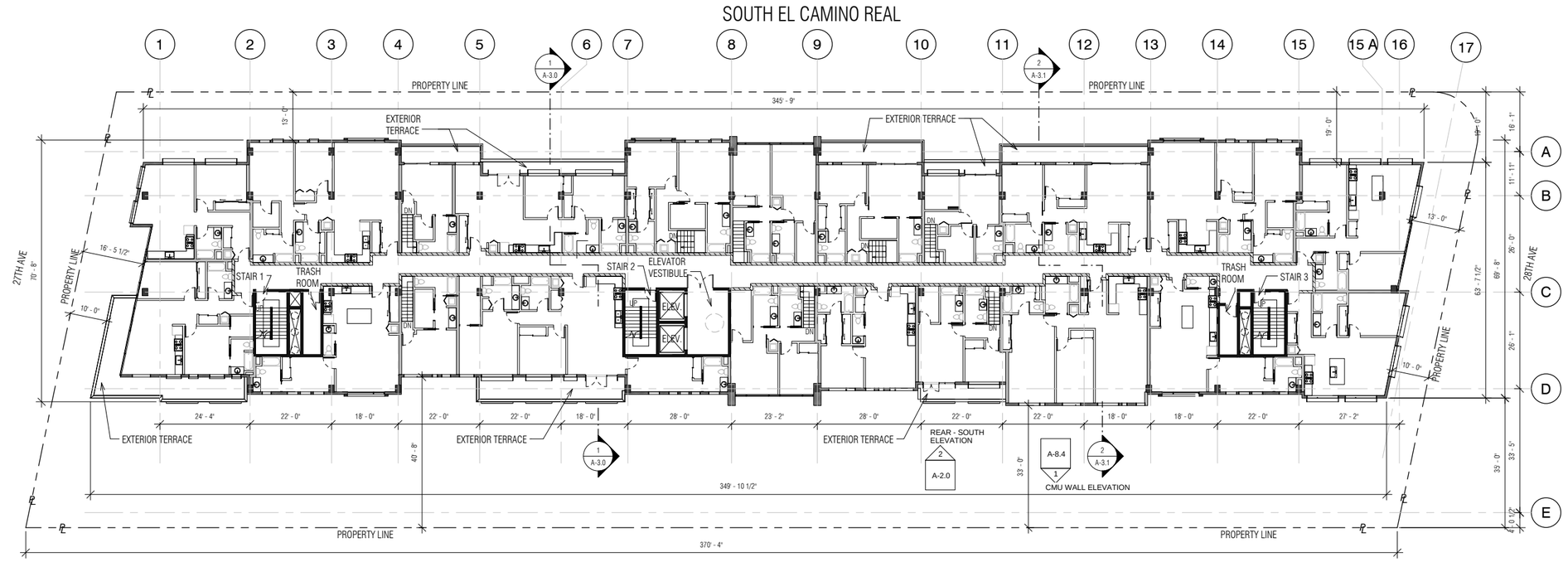
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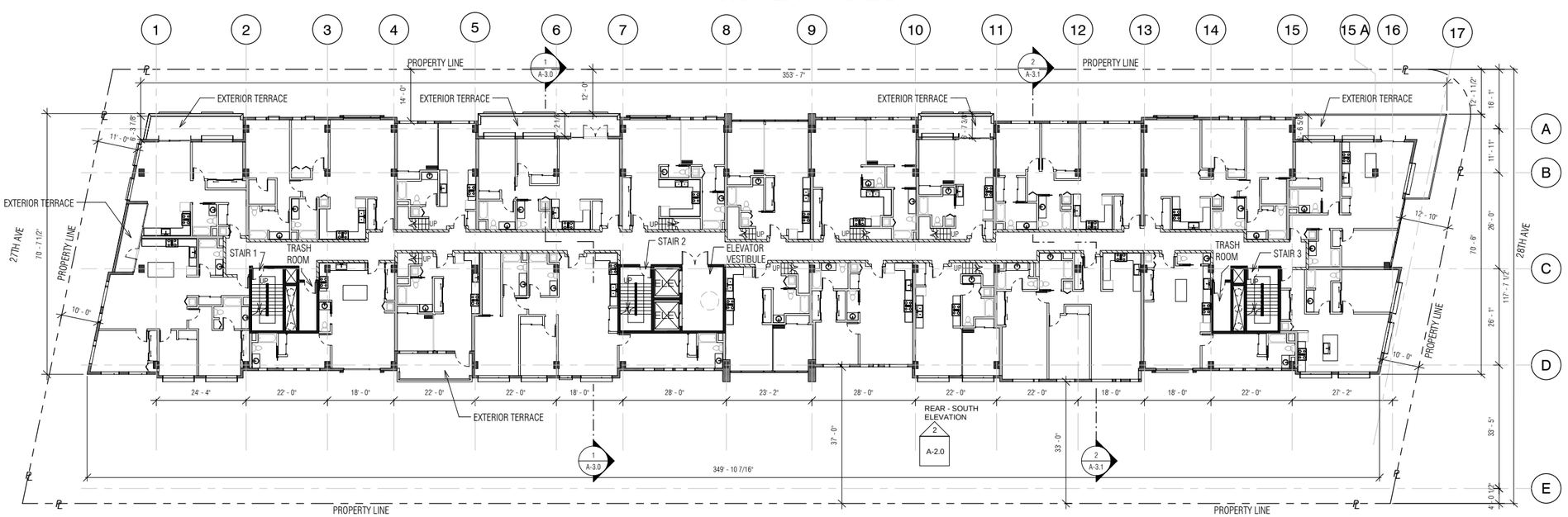
Scale: 1/16" = 1'-0"

Description:
FLOOR PLANS - LEVEL 2 & 3

Sheet Number:
A-1.4



2 Level 5
1/16" = 1'-0"



1 Level 4
1/16" = 1'-0"

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Scale: 1/16" = 1'-0"

Description:
FLOOR PLANS - LEVEL 4 & 5

Sheet Number:
A-1.5

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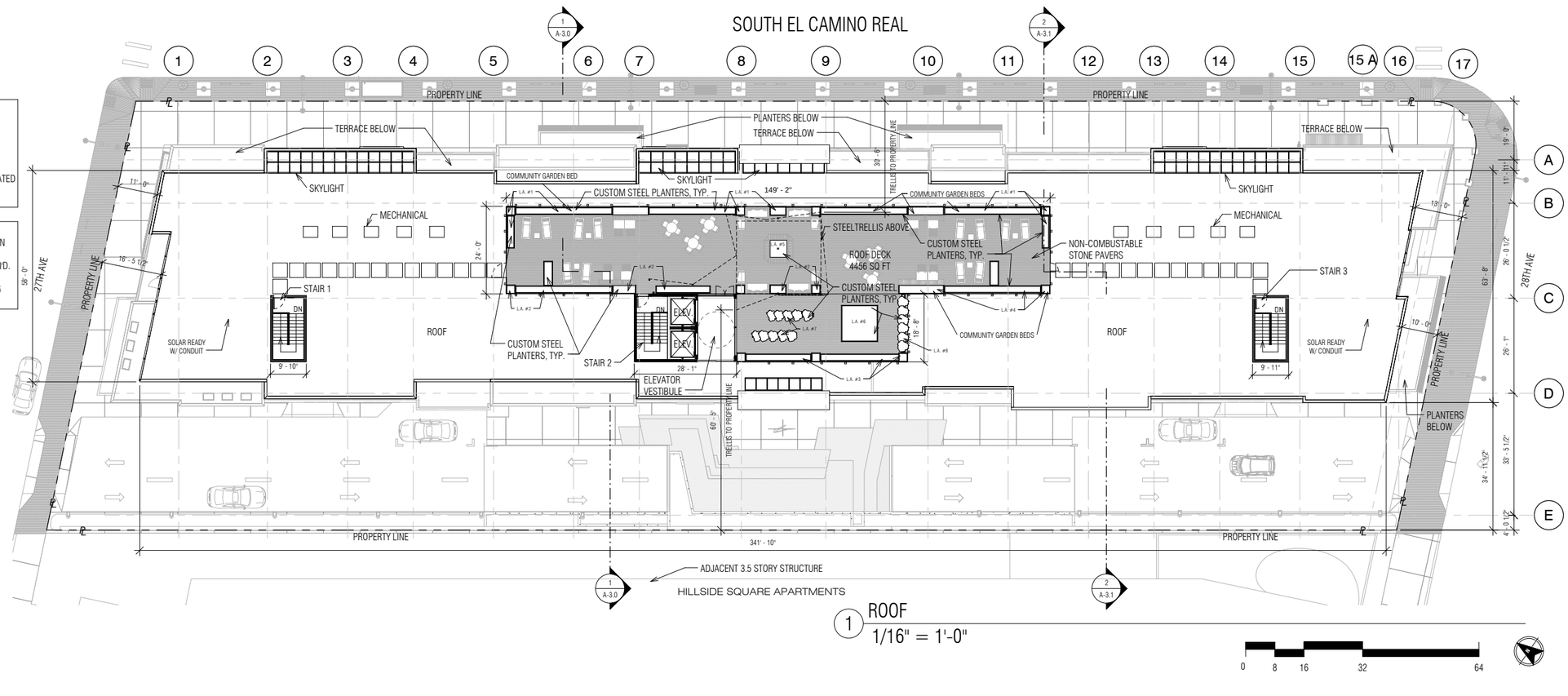
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WALL LEGEND

- 2 - HR FIRE-RESISTIVE ASSEMBLY
- 1 - HR FIRE-RESISTIVE ASSEMBLY
- CONCRETE WALL
- INTERIOR DEMISING WALL - 1 HR. RATED
- INTERIOR WALL - NON RATED

NOTE:
- ALL STAIR AND SHAFT ENCLOSURES ON ROOFTOP - 2 HOUR FIRE RATED, NONCOMBUSTIBLE MATERIALS AS REQ'D.
- ROOFDECK TO BE CONSTRUCTD USING NONCOMBUSTIBLE MATERIALS.



1 ROOF
1/16" = 1'-0"

0 8 16 32 64



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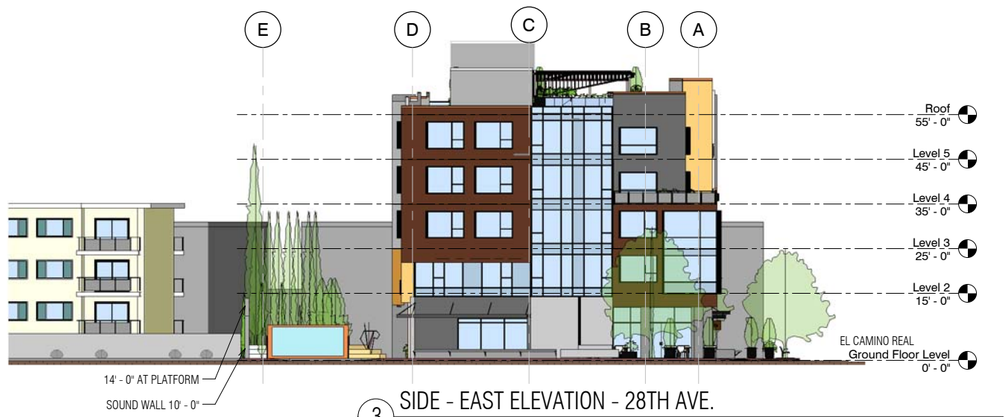
Scale: 1/16" = 1'-0"

Description:
ROOF PLAN

Sheet Number:
A-1.6



4 SIDE - WEST ELEVATION - 27TH AVE.
1/16" = 1'-0"



3 SIDE - EAST ELEVATION - 28TH AVE.
1/16" = 1'-0"



2 REAR - SOUTH ELEVATION
1/16" = 1'-0"



1 FRONT - NORTH ELEVATION - EL CAMINO REAL
1/16" = 1'-0"

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Scale: 1/16" = 1'-0"

Description:

BUILDING ELEVATIONS

Sheet Number:

A-2.0



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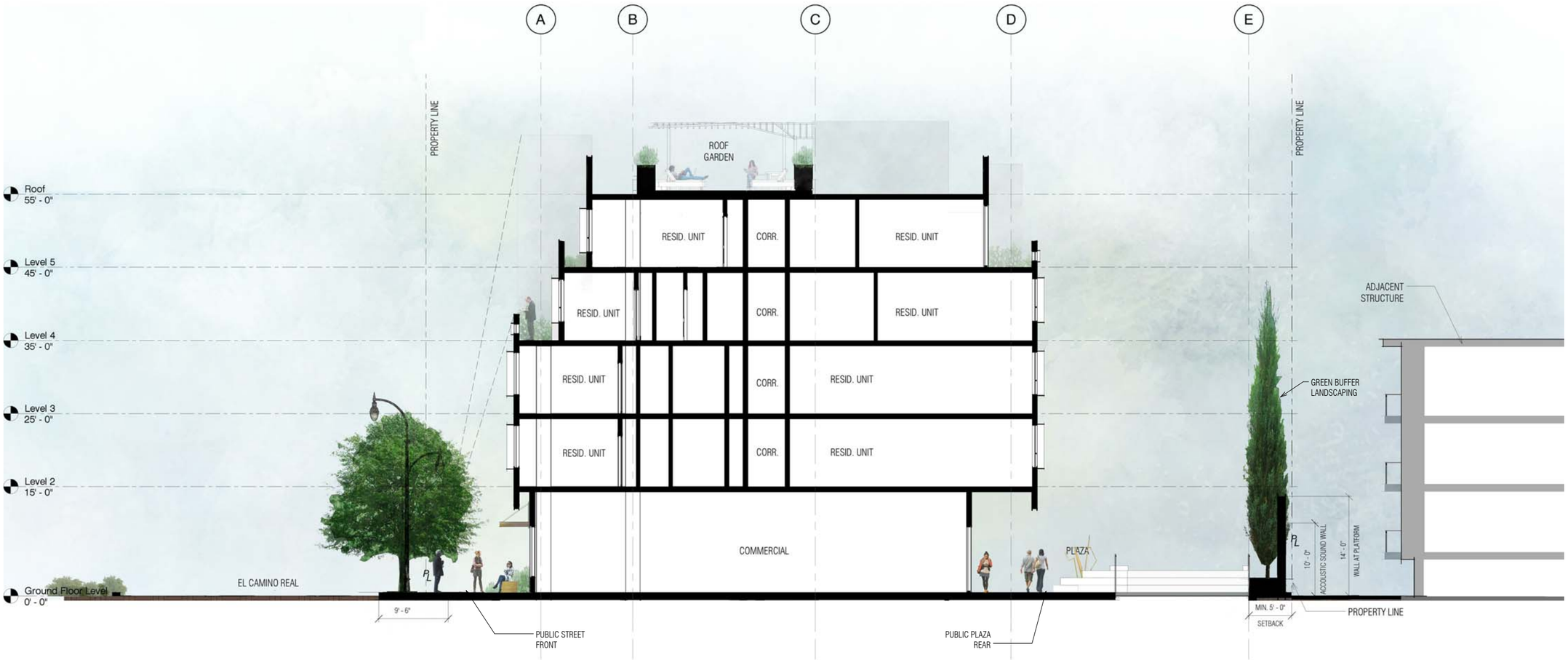
Scale:

Description:

RETAIL PROMENADE

Sheet Number:

A-2.1



1 SIDEWALK SECTION
1/8" = 1'-0"

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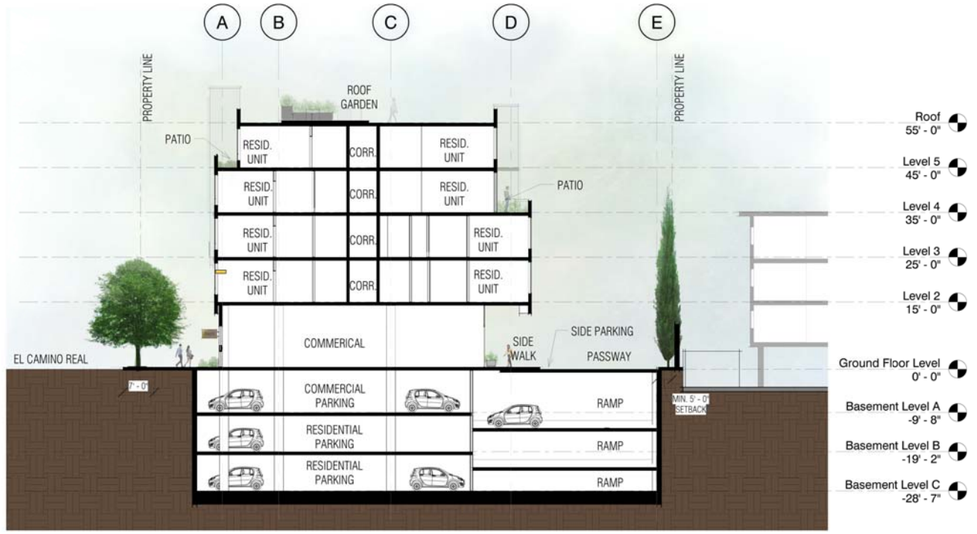
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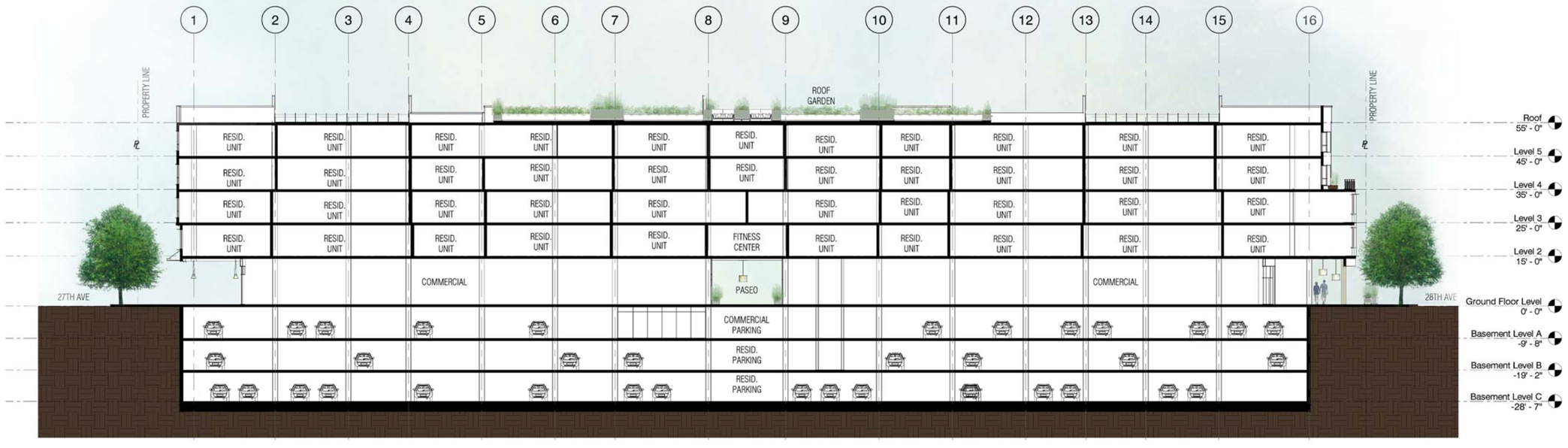
Scale: 1/8" = 1'-0"

Description:
SIDE WALK SECTION

Sheet Number:
A-3.0



2 CROSS SECTION
1/16" = 1'-0"



1 LONGITUDINAL SECTION
1/16" = 1'-0"

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HILLSDALE TERRACES

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
2	Planning Study Session	01/16/2014
3	Planning Formal Application	04/02/2015
4	Revision To Plan Check	12/17/2015

LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. STATE OF CALIFORNIA

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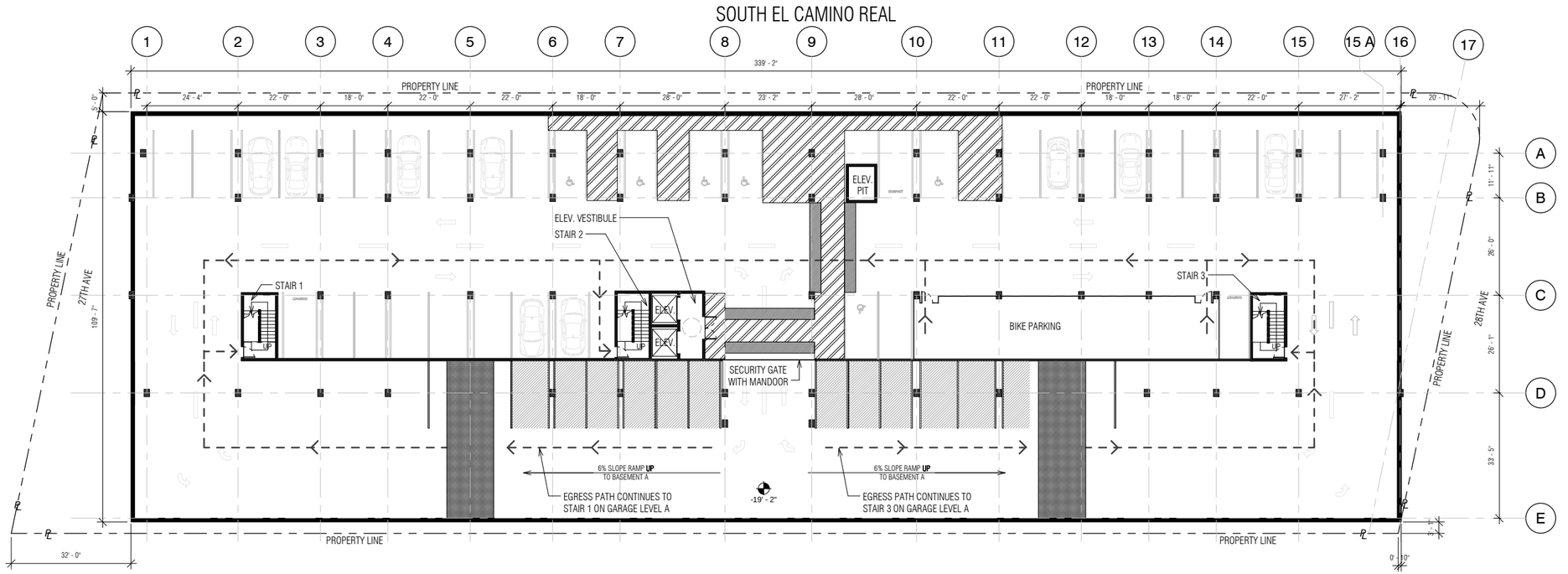
Scale: 1/16" = 1'-0"

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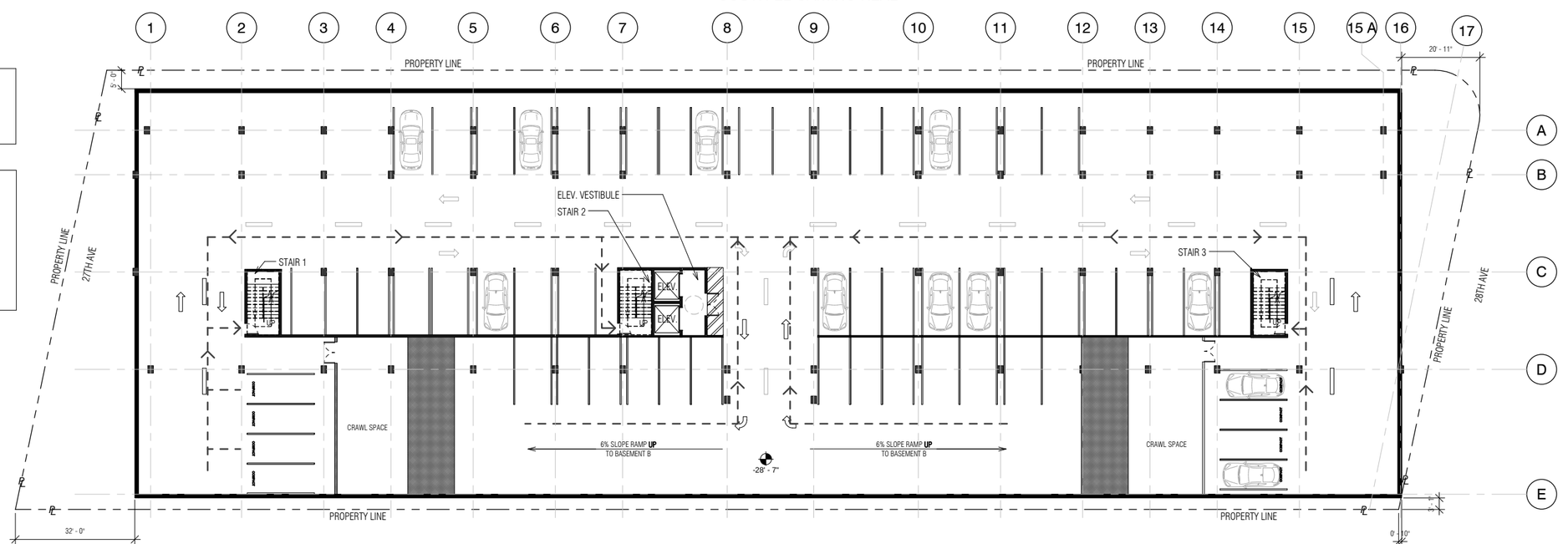
BUILDING SECTIONS

Sheet Number:

A-3.1



1 Basement Level B - Residential Parking - Egress
1/16" = 1'-0"



PARKING LEGEND

(C) COMMERCIAL PARKING

(R) RESIDENTIAL PARKING

LEGEND

EXTERIOR ACCESSIBLE ROUTE

EGRESS PATH

PROPERTY LINE

ACCESSIBLE ENTRANCE

NOTE : ALL REQUIRED EXITS FOR BUILDING SHALL BE ACCESSIBLE

3 Basement Level C - Residential Parking - Egress
1/16" = 1'-0"

0 8 16 32 64

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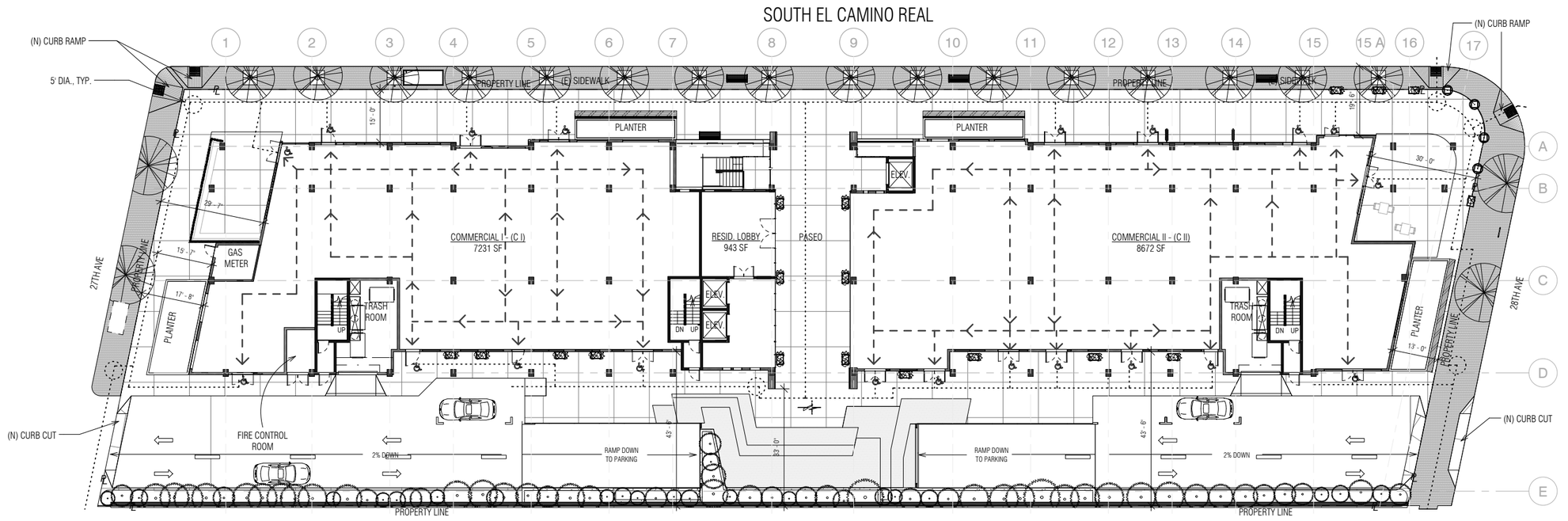
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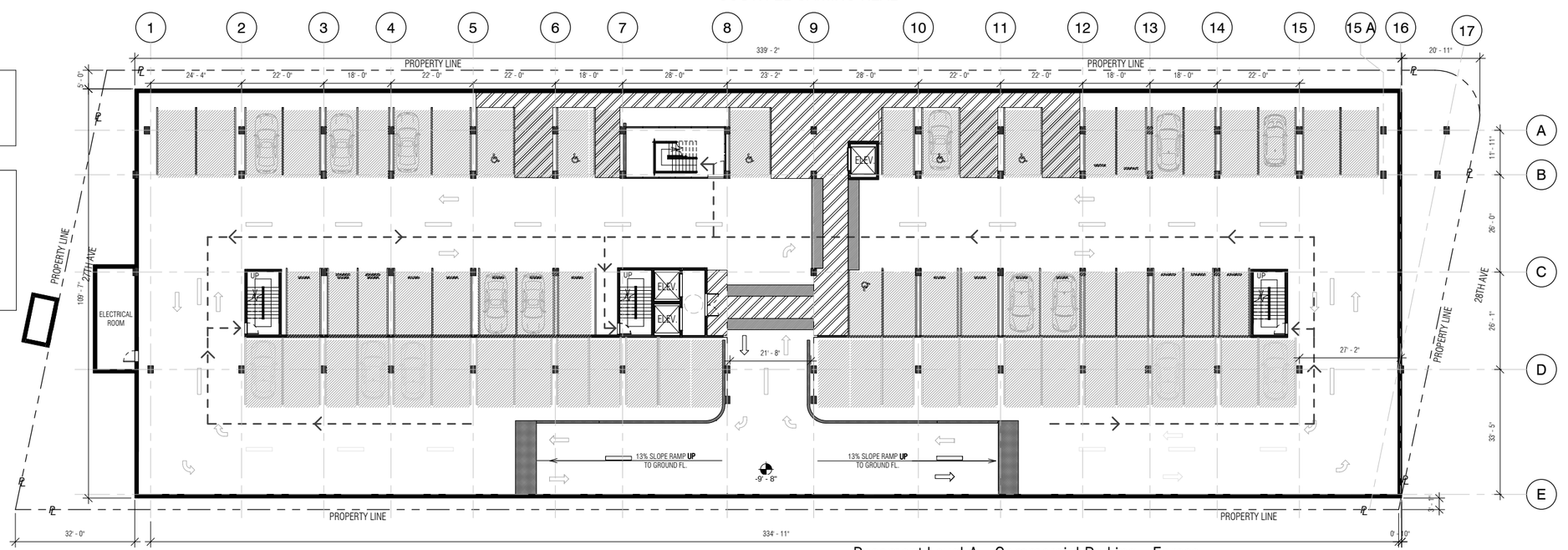
EGRESS PLANS - PARKING LEVEL C AND B

Sheet Number:

A-6.0



1 Ground Floor Level - Egress
1/16" = 1'-0"



2 Basement Level A - Commercial Parking - Egress
1/16" = 1'-0"

PARKING LEGEND
- (C) COMMERCIAL PARKING
- (R) RESIDENTIAL PARKING

LEGEND
- EXTERIOR ACCESSIBLE ROUTE
- EGRESS PATH
- PROPERTY LINE
- ACCESSIBLE ENTRANCE

NOTE : ALL REQUIRED EXITS FOR BUILDING SHALL BE ACCESSIBLE

0 8 16 32 64

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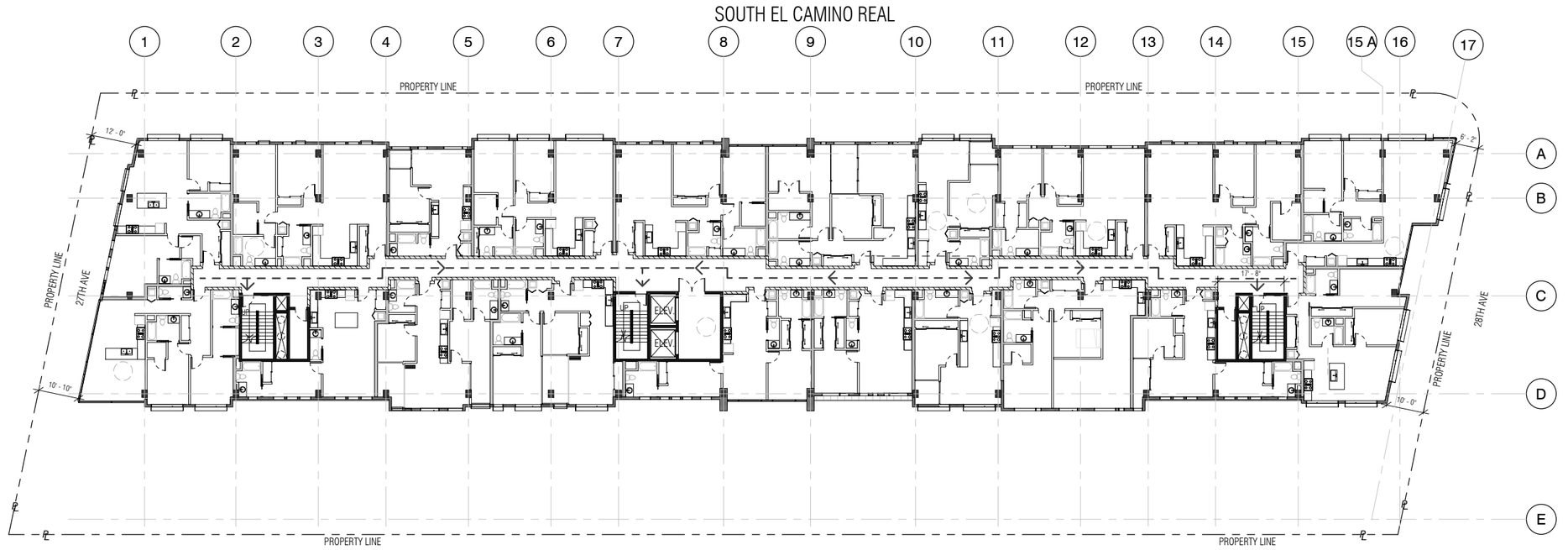
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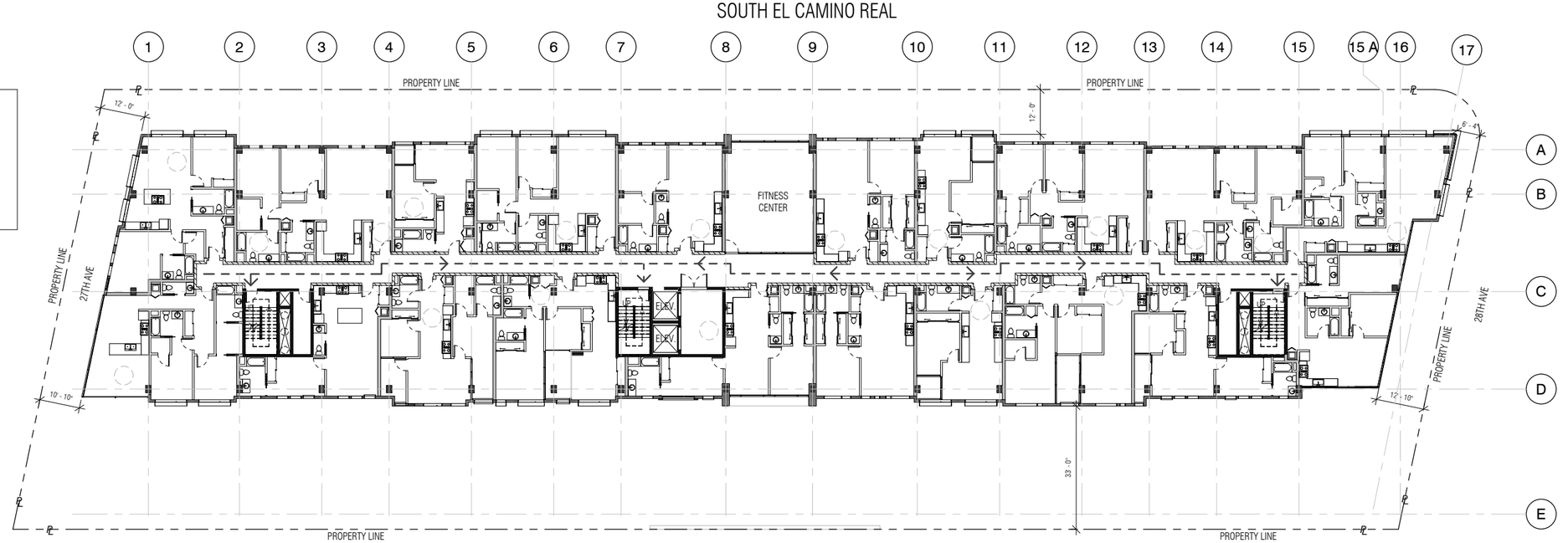
Scale: 1/16" = 1'-0"

Description:
EGRESS PLAN - GROUND FLOOR / PARKING LEVEL A

Sheet Number:
A-6.1



2 Level 3 - Egress
1/16" = 1'-0"



1 Level 2 - Egress
1/16" = 1'-0"

LEGEND

- EXTERIOR ACCESSIBLE ROUTE
- EGRESS PATH
- PROPERTY LINE
- ACCESSIBLE ENTRANCE

NOTE : ALL REQUIRED EXITS FOR BUILDING SHALL BE ACCESSIBLE

0 8 16 32 64

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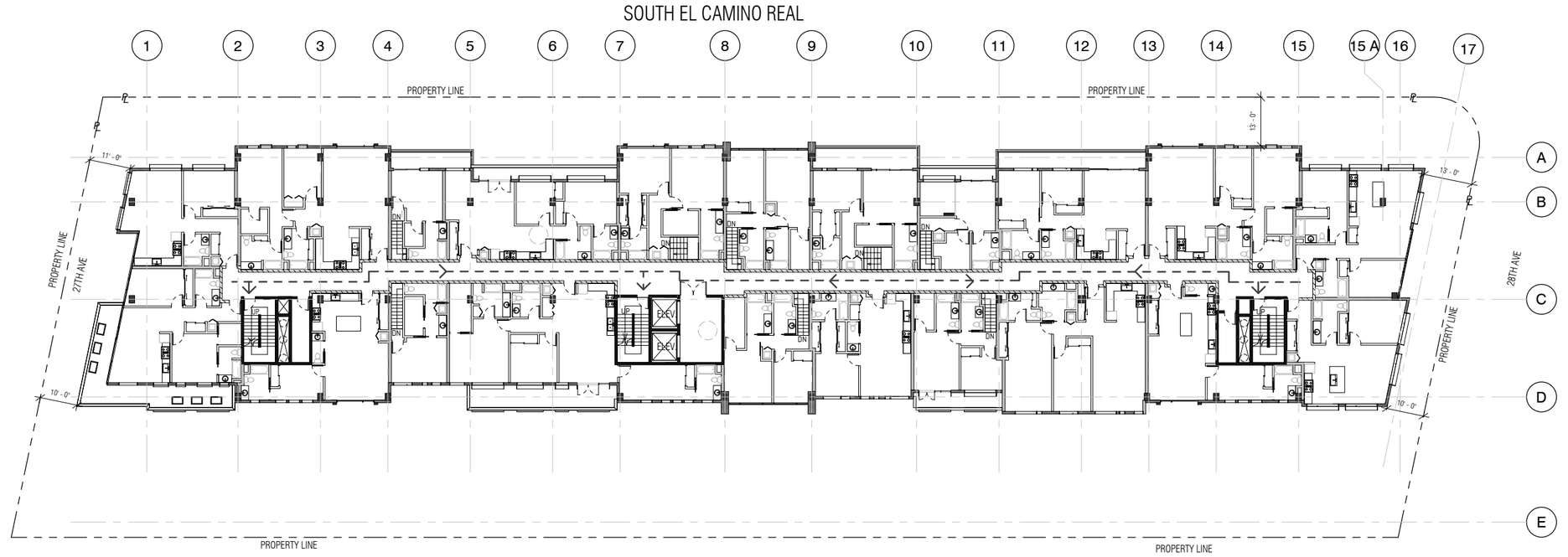
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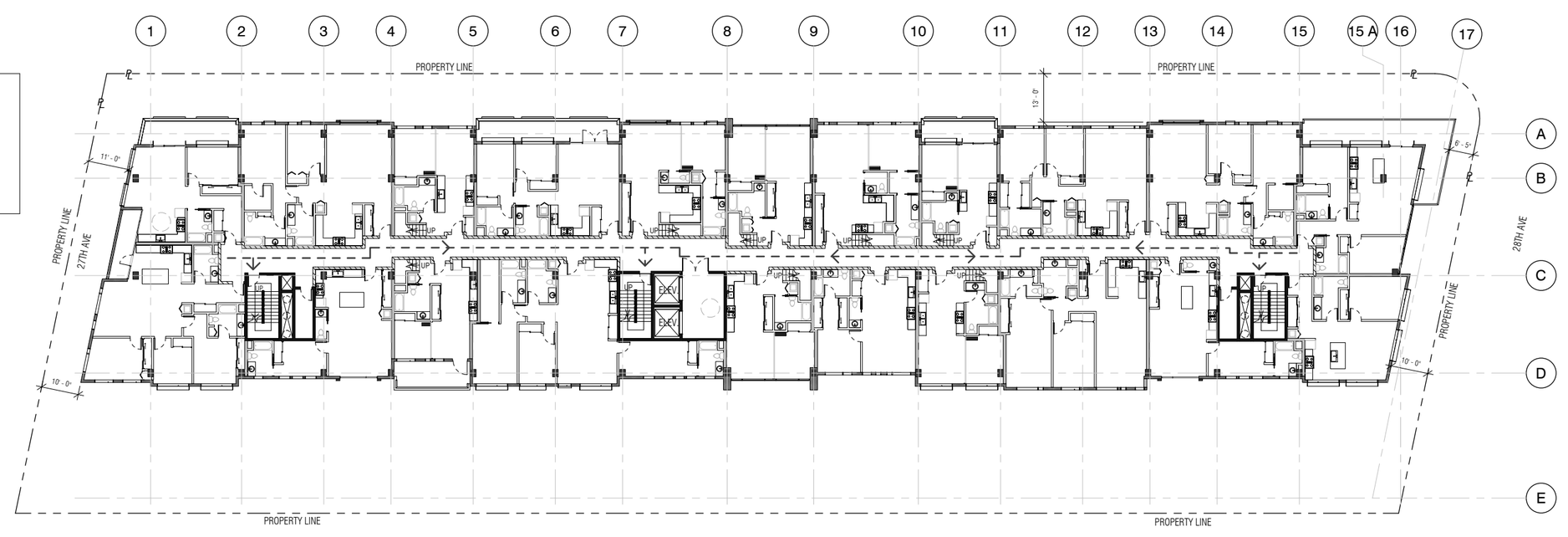
Scale: 1/16" = 1'-0"

Description:
EGRESS PLANS - LEVEL 2 & 3

Sheet Number:
A-6.2



2 Level 5 - Egress
1/16" = 1'-0"



LEGEND

- EXTERIOR ACCESSIBLE ROUTE
- EGRESS PATH
- PROPERTY LINE
- ACCESSIBLE ENTRANCE

NOTE : ALL REQUIRED EXITS FOR BUILDING SHALL BE ACCESSIBLE

1 Level 4 - Egress
1/16" = 1'-0"

0 8 16 32 64

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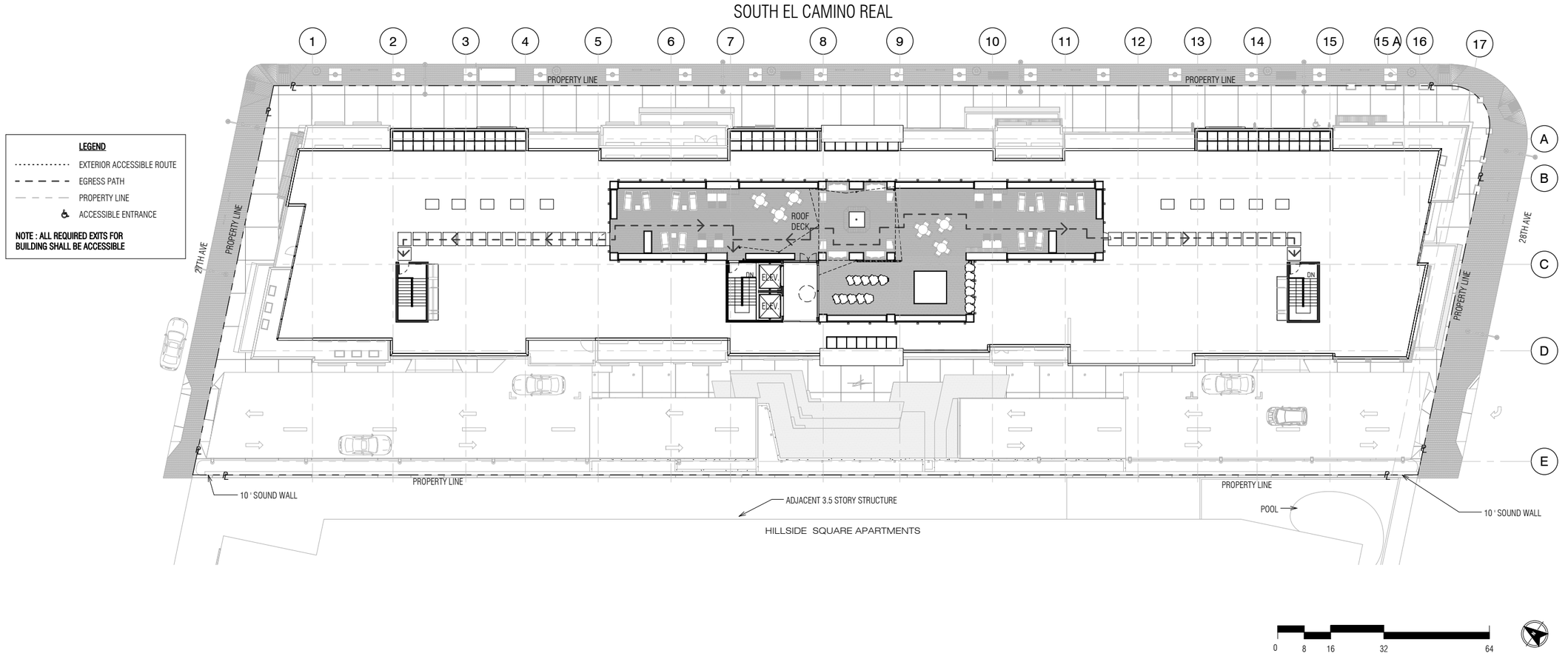
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Date: 12/17/2015

Scale: 1/16" = 1'-0"

Description:
EGRESS PLANS - LEVEL 4 & 5

Sheet Number:
A-6.3



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Scale: 1/16" = 1'-0"

Description:

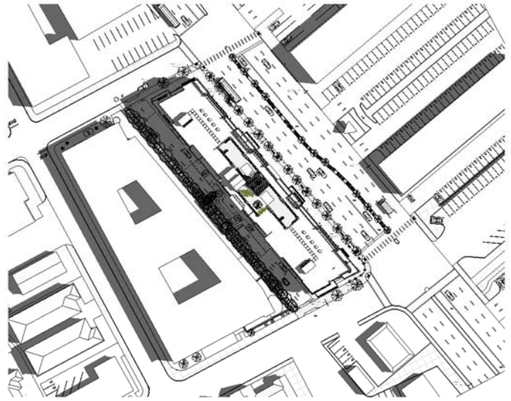
EGRESS ROOF PLAN

Sheet Number:

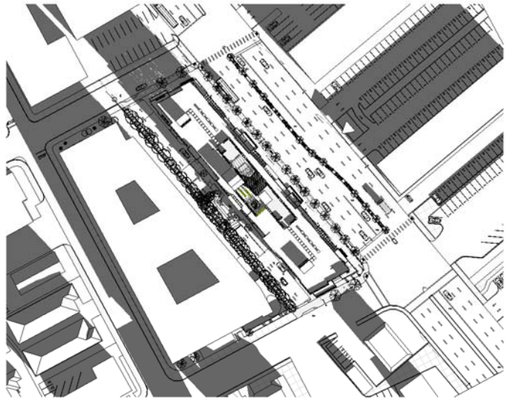
A-6.4



1 SPRING EQUINOX 9AM
1" = 100'-0"



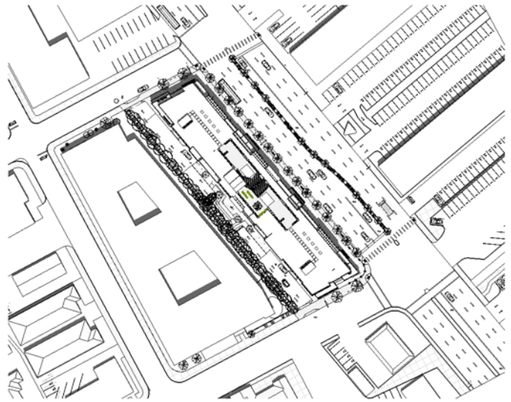
4 SUMMER SOLISTICE 9AM
1" = 100'-0"



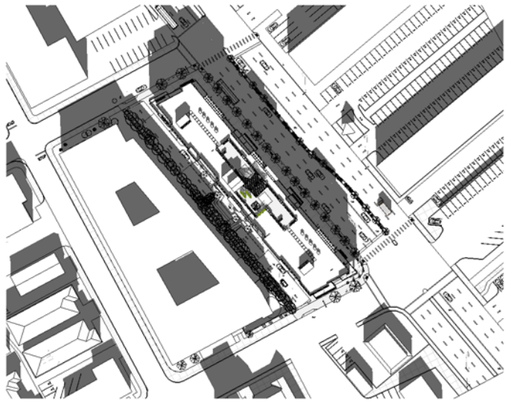
7 WINTER SOLISTICE 9AM
1" = 100'-0"



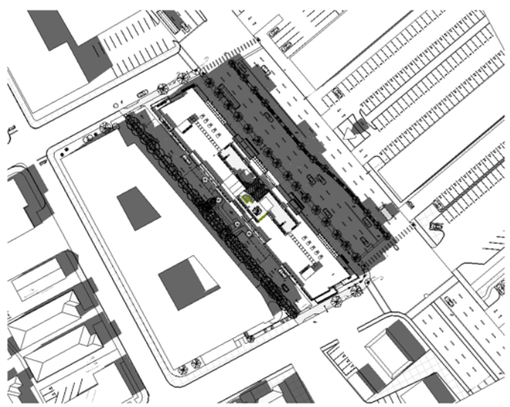
2 SPRING EQUINOX 12PM
1" = 100'-0"



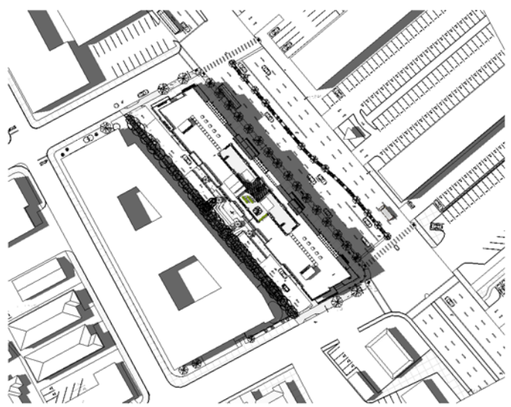
5 SUMMER SOLISTICE 12PM
1" = 100'-0"



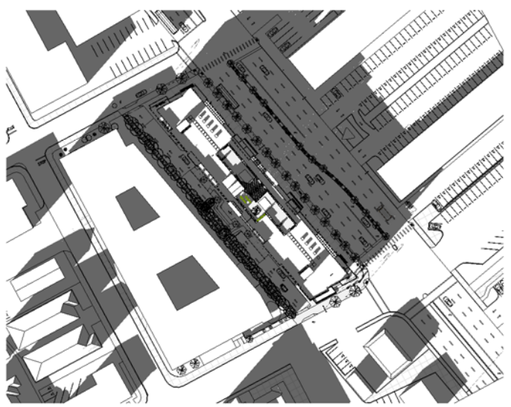
8 WINTER SOLISTICE 12PM
1" = 100'-0"



6 SPRING EQUINOX 3PM
1" = 100'-0"



3 SUMMER SOLISTICE 3PM
1" = 100'-0"



9 WINTER SOLISTICE 3PM
1" = 100'-0"

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Scale: 1" = 100'-0"

Description:
SHADOW STUDIES

Sheet Number:
A-7.0



1 NORTH ELEVATION - SUMMER SOLSTICE 9AM
1" = 50'-0"



2 NORTH ELEVATION - SPRING/FALL EQUINOX 9AM
1" = 50'-0"



3 NORTH ELEVATION - WINTER SOLSTICE 9AM
1" = 50'-0"



4 SOUTH ELEVATION - SUMMER SOLSTICE 3PM
1" = 50'-0"



5 SOUTH ELEVATION - SPRING/FALL EQUINOX 3PM
1" = 50'-0"



6 SOUTH ELEVATION - WINTER SOLSTICE 3PM
1" = 50'-0"

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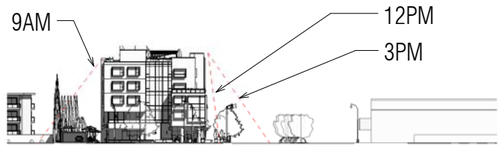
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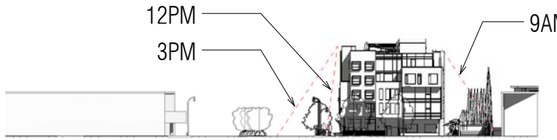
Scale: 1" = 50'-0"

Description:
SHADOW STUDY - NORTH/ SOUTH ELEVATION

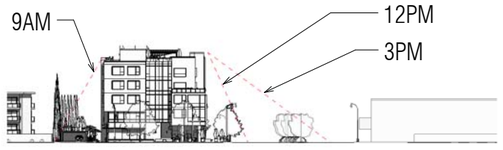
Sheet Number:
A-7.1



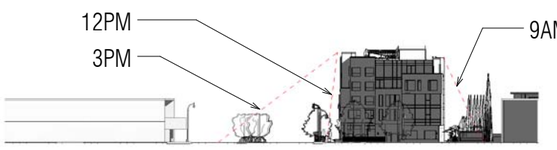
1 EAST ELEVATION - SUMMER SOLSTICE 9AM
1" = 50'-0"



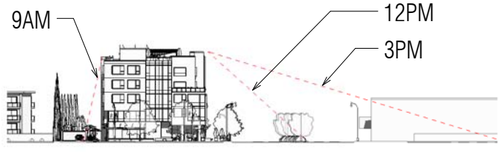
4 WEST ELEVATION - SUMMER SOLSTICE 3PM
1" = 50'-0"



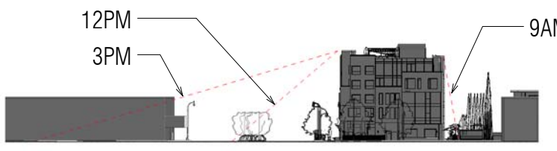
2 EAST ELEVATION - SPRING/FALL EQUINOX 9AM
1" = 50'-0"



5 WEST ELEVATION - SPRING/FALL EQUINOX 3PM
1" = 50'-0"



3 EAST ELEVATION - WINTER SOLSTICE 9AM
1" = 50'-0"



6 WEST ELEVATION - WINTER SOLSTICE 3PM
1" = 50'-0"

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Scale: 1" = 50'-0"

Description:
SHADOW STUDY - EAST/WEST ELEVATION

Sheet Number:
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Scale: 1" = 1'-0"

Description:

EXISTING SITE PHOTOS

Sheet Number:

A-7.3

Lighting Schedule

Mark	Item	Qty	Manufac.	Model #	Description	Material Finish	Dimensions	Addit'l Notes
L-1	**LED LIGHT**	**-**	**TMS LIGHTING**	**QS-CAL**	**CALVIN PENDANT**	**MATTE BLACK**	**16" D X 7 3/4"H**	**SUITABLE FOR WET LOCATION**
L-2	LED LIGHT	-	BEGA	4426P.537	SURFACE WALL - LINEAR W/ WHITE ACRYLIC DIFFUSER	POWDER COATED BLACK	25 5/8" X7 7/8" X 6 1/4"	SUITABLE FOR WET LOCATION
L-3	**LED LIGHT**	**-**	**BEGA**	**8062LED**	**SHIELDED BOLLARD WITH SYMMETRICAL LIGHT DISTRIBUTION**	**POWDER COATED BLACK**	**10 3/8" X 28 1/8" X 5 1/4"**	**SUITABLE FOR WET LOCATION**
L-4	LED LIGHT	-	HESS	LEDIA LL OD 36	RECESSED FRAMELESS LINEAR LED GLASS	ANODIZED ALUMINUM	19 5/8"L X 1 3/8"W	SUITABLE FOR WET LOCATION
L-5	**LED LIGHT**	**-**	**Q-TRAN LED**	**IQ-35-60-80-2.6**	**LED IP67 FLEXIBLE TAPE LIGHT**	**WARM WHITE**	**35'L X 1/2"W**	**DIMMABLE W/ MOTION SENSOR**
L-6	LED LIGHT	-	BEGA	9499LED	LED POLE TOP LUMINAIRES	POWDER COATED BLACK	17 3/8"L X 2 3/8"H X 10"W	OUTDOOR, 10' POLE
L-7	**LED LIGHT**	**-**	**PHILIPS**	**PSR LYTEPROFILE**	**6" RECESSED ROUND DOWNLIGHT**	**WHITE**	**6"Dia X 4 1/2"H**	**SUITABLE FOR WET LOCATION**

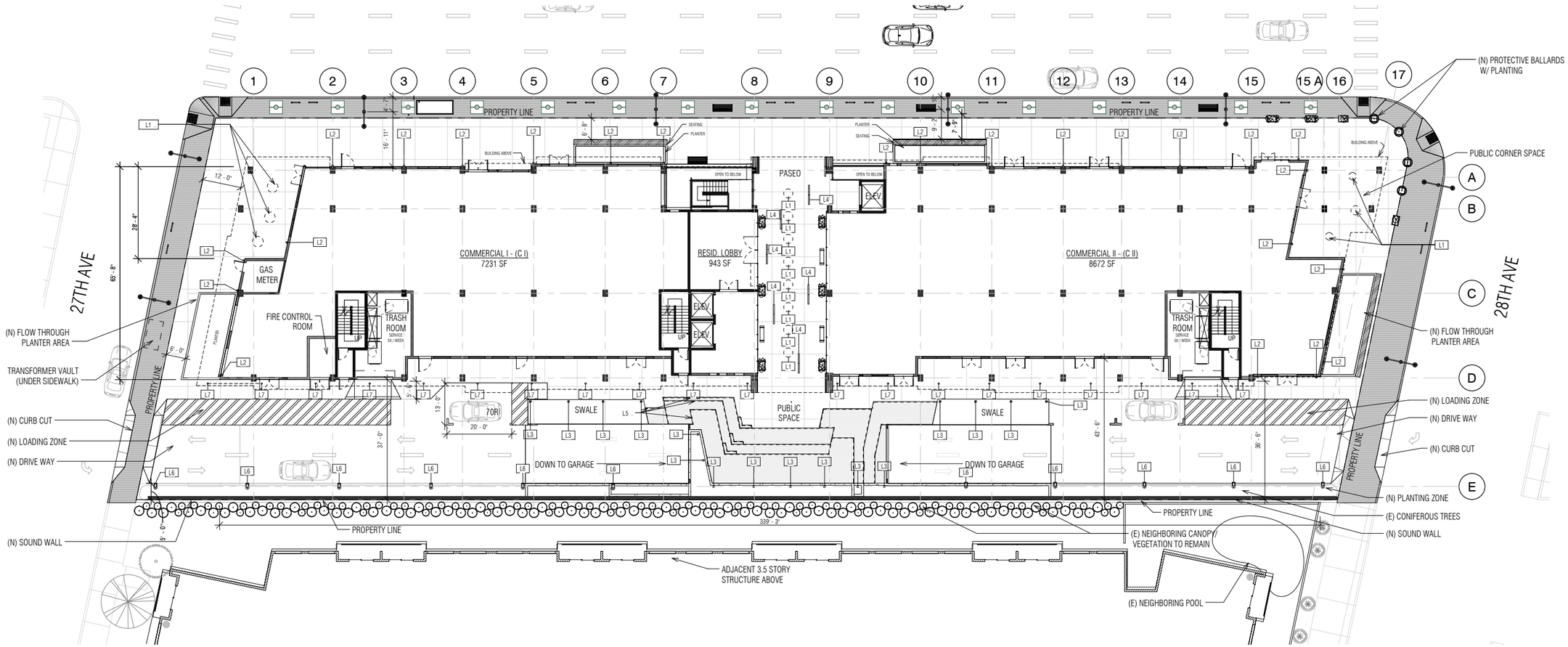


L-1 L-2 L-3 L-4 L-5 L-6 L-7

EXTERIOR LIGHT LEGEND

- OUTDOOR PENDANT LIGHT
- EXTERIOR LED WALL SCONCE
- BOLLARD LED LIGHT
- LINEAR RECESSED FLOOR LIGHT
- OUTDOOR LED STRIP LIGHT
- LED POLE TOP LUMINARIES
- RECESSED DOWNLIGHT

2 LIGHT IMAGES
3/64" = 1'-0"



1 Ground Floor - Lighting Plan
1/16" = 1'-0"

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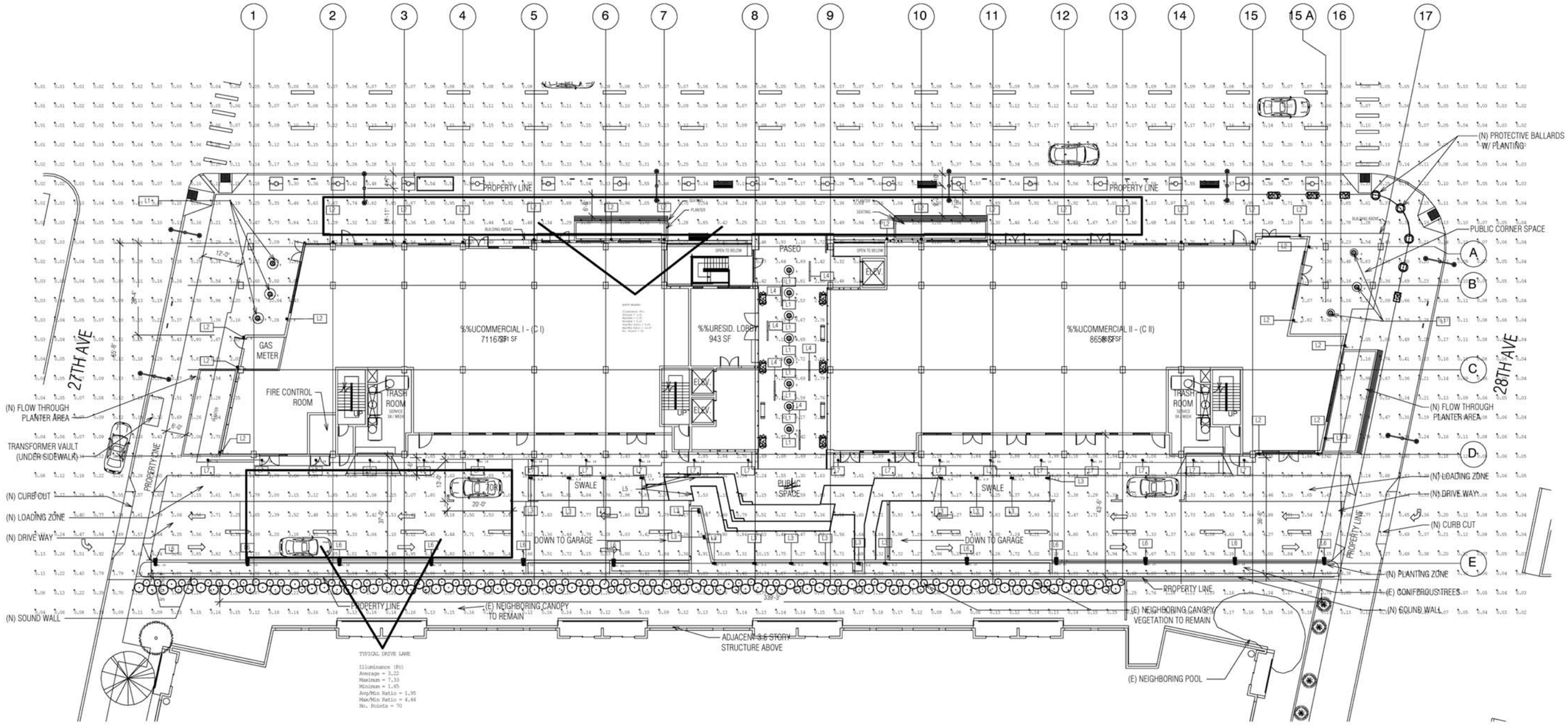
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Date: 12/17/2015

Scale: As indicated

Description:
EXTERIOR LIGHTING PLAN

Sheet Number:
A-8.1



Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	LDD	LLD	BF	Description	Filename
	14	L1	SINGLE	1073	0.900	1.000	0.900	1.000	TMS LIGHTING - CAL-0-16-19LED-C0x-40K-xxx-F15-x-x-x-x-x-x - SUSPENDED	CAL16-19LED.ies
	24	L2	SINGLE	2681	0.900	1.000	0.900	1.000	BEGA - 4426P_537 - WALL MOUNT	4426P_537.ies
	16	L3	SINGLE	1220	0.900	1.000	0.900	1.000	BEGA - 8062LED - BOLLARD	8062LED.ies
	11	L6	SINGLE	3386	0.900	1.000	0.900	1.000	BEGA - 9499LED-TYPE III - POLE MOUNT	9499LED_Type III.ies
	20	L7	SINGLE	1014	0.900	1.000	0.900	1.000	PHILIPS - LIGHTOLIER - P6RD10NZ10UVB-P6RD835VB-P6RDCL - RECESSED	P6RD10NZ10UVB-P6RD835VB-P6RDCL.ies

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
NORTH WALKWAY	Illuminance	Fc	1.01	1.92	0.18	5.61	10.67	84
TYPICAL DRIVE LANE	Illuminance	Fc	3.22	7.33	1.65	1.95	4.44	70

CALCULATIONS ONLY REPRESENT EQUIPMENT SHOWN IN SCHEDULE. ADDITIONAL CONTRIBUTION FROM EXISTING EQUIPMENT NOT INCLUDED

LIGHTING LAYOUT VERIFICATION

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: COSTA BROWN ARCHITECTURE; MARK ZANNAD
BY: APPLICATIONS ENGINEERING; DENNIS L. LAVANWAY
SALES REPRESENTATIVE: ALR; TIM HALEY

AGi32 lighting software by Lighting Analysts

AGI32 VERSION 16.4
AGI (C) 1999-2015 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL RD. SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION
2700 EL CAMINO REAL
SAN MATEO, CA

A 8.2

DRAWING NO. / INPUT FILE
12847HAL-REL-D SHEET.DWG / .A32

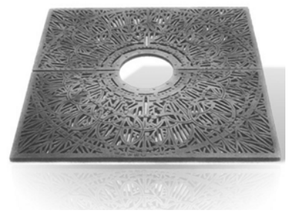
SCALE	SHEET	DATE	REV
1" = 16'	1 OF 1	9/10/2015	0

South El Camino Real Site Furnishing Schedule

Mark	Item	Qty	Manufac.	Model #	Description	Material Finish	Dimensions (l X w X h)	Add'l Notes
SF-1	TRASH CAN	6	VICTOR STANLEY INC	IRONSITES SERIES, S-424	36 GALLON CAPACITY, SURFACE MOUNTED	BLACK POWDER COAT	3'-6"D X 2'-11"	
SF-2	TREE GRATE	16	URBAN ACCESSORIES	OT-TITLE 24		POWDER COAT RAL 6004 (BLACK)	4' X 4'	CUSTOMIZED TO PROVIDE TWO 4" HOLES FOR BUBBLER ACCESS
SF-3	PLANTER	3	WABASH VALLEY			CERAMIC	2' X 3'	
SF-5	PLANTER	2	WABASH VALLEY			SLAT PATTERN, BLACK POWDER COAT	24" X 24" X 18"	
SF-7	BIKE RACK	14	WELLE	CIRCULAR RACK, INGROUND		STAINLESS STEEL	36" X 6" X 2'-8"	
SF-8	BENCH	4	WABASH VALLEY	ESTATE SERIES		SLAT PATTERN, BLACK POWDER COAT	3'-2 3/4" X 6'-2 3/4" X 35"	



SF-1



SF-2



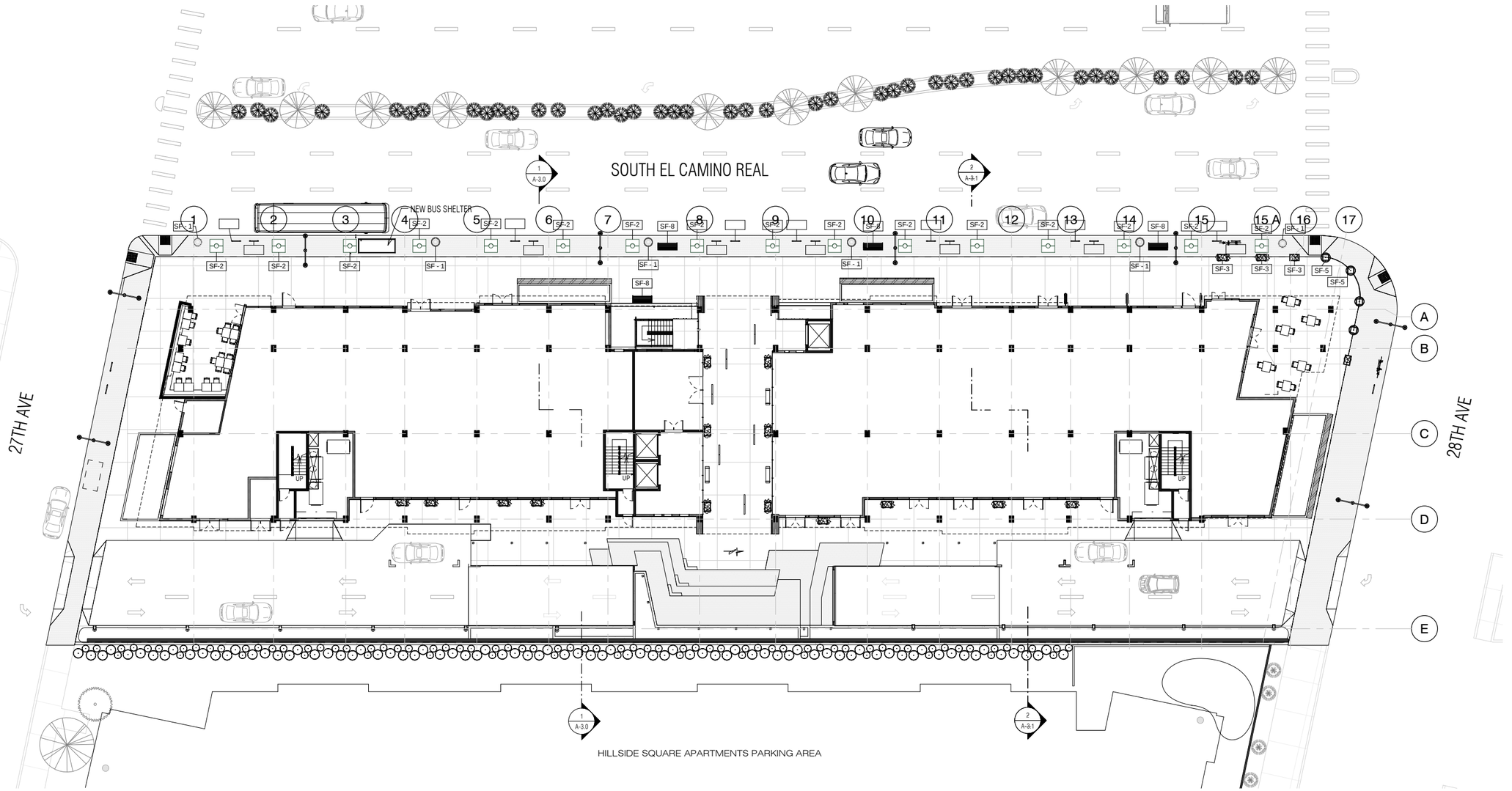
SF-3



SF-7



SF-8



1 Ground Floor - Hardscape Plan
1/16" = 1'-0"

Costa Brown Architecture
1620 Montgomery Street, Suite 300
San Francisco, CA 94111
Tel: 415 986 0101

HILLSDALE TERRACES
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
2	Planning Study Session	01/16/2014
3	Planning Formal Application	04/02/2015

LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. STATE OF CALIFORNIA

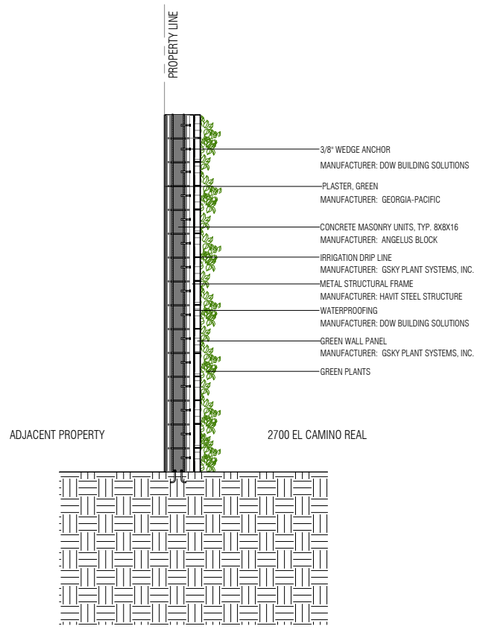
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Date: 04/02/2015

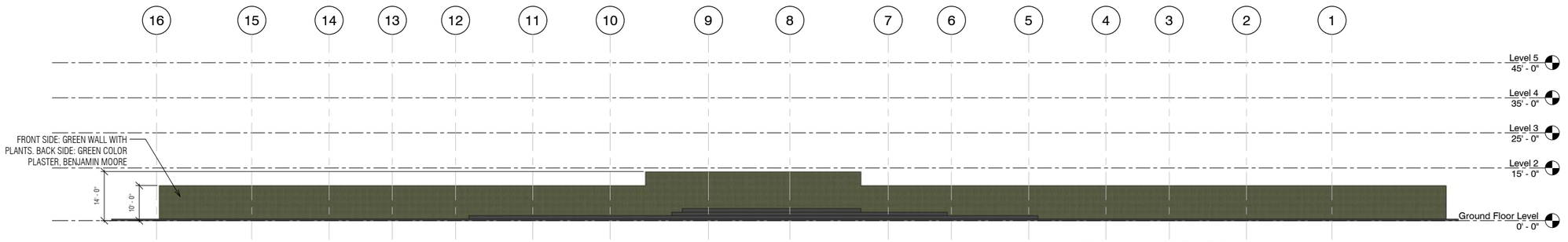
Scale: 1/16" = 1'-0"

Description:
SITE FURNISHINGS & HARDSCAPE PLAN

Sheet Number:
A-8.3



2 CMU Wall Section
1/2" = 1'-0"



1 CMU WALL ELEVATION
1/16" = 1'-0"

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HILLSDALE TERRACES

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LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. ———
STATE OF CALIFORNIA

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Date: 04/02/2015

Scale: As indicated

Description:

WALL ELEVATION AND SECTION ON SITE BOUNDARY

Sheet Number:

A-8.4

HILLDALE TERRACE
9.14.15

Required Tree Planting

Required Trees:

As per the requirements of the Zoning Code, Section 27.71 – Landscape, all projects must have a minimum ratio of **1 tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total. Any trees with a 6 inch or greater diameter that are being removed must be replaced with an equivalent value of trees. Values are to be determined as stated in Section 27.71.180 of the zoning code and recorded on the Tree Evaluation Schedule and/or any required arborist report.

Landscape Area: 4392 sq. ft. ÷ 400 = 10.98 (a)

Number of existing trees with a 6 inch or greater diameter **to be preserved:** 8 (b)

Landscape Unit (LU) value **deficit** from the Tree Evaluation Schedule: 42.75 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 45.73 (d)

New Trees:

A minimum number of trees equivalent to (a), above, must be planted (or existing on the site). In order to make up the required LU value from the removal of trees, additional or larger trees may be planted. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted

Quantity	Size	LU Value	Total LU Value
6	15 gallon	1	6
23	24 inch box	2	46
0	36 inch box	3	0
0	48 inch box	4	0

Total LU Value of new trees being proposed: 52. (e)

Fees Owed to the City Street Tree Planting Fund: (D IS LESS THAN E)

If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e = ___ x (the annually defined $ per LU value] = $ 284

Q:\CDD\Planning\FORMS\Trees Preservation & Site Development\Required Tree Planting Form.doc

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LFG PROPERTIES
HILLSDALE TERRACE
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

SCALE: NTS

DATE: 10/17/14



PLATANUS x ACERIFOLIA
DESIGNATED STREET TREE,
EL CAMINO REAL



ACE BUERGERIANUM
DESIGNATED STREET TREE,
27th AVE.



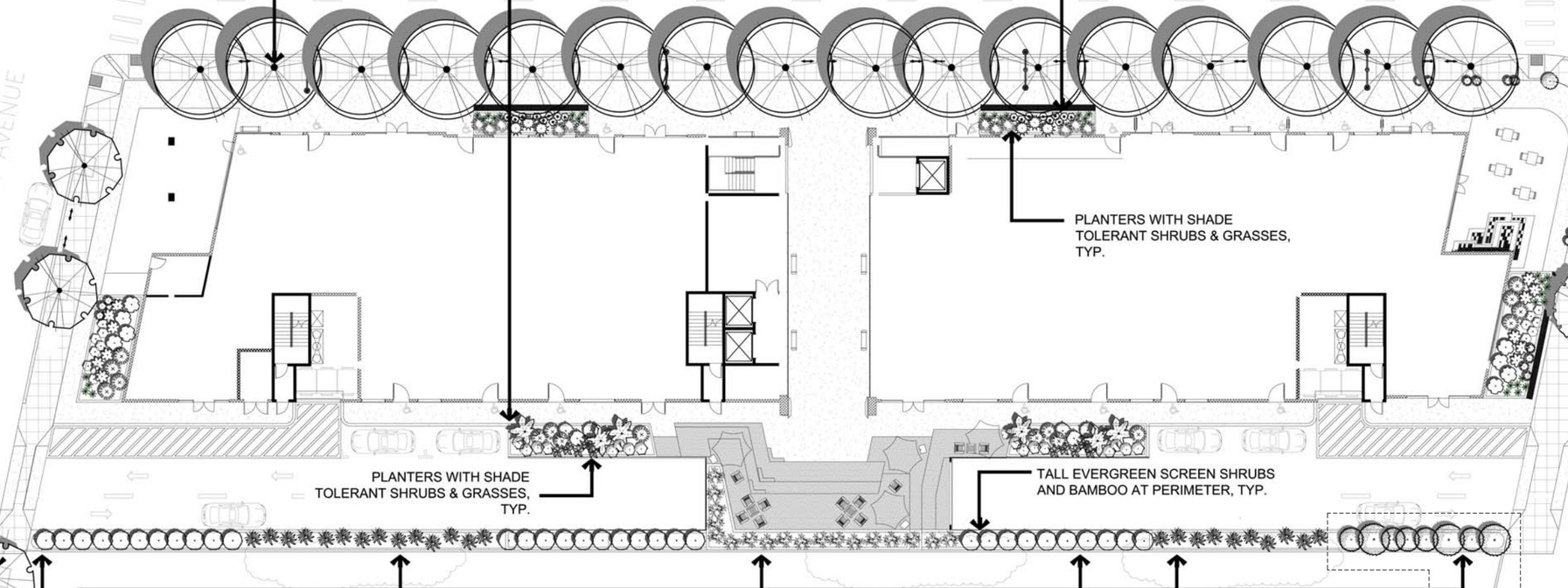
ZANTEDESCHIA, CHONDROPETALUM, PHILODENDRON,
LIRIOPE, CLIVIA, ASPARAGUS DENSIFLORUS



CLIVIA, CHONDROPETALUM,HEUCHERA, HAKONECHLOA,
DIETES BICOLOR, HELICTONTRICHON



ACE RUBRUM 'OCTOBER GLORY'
DESIGNATED STREET TREE, 28th
AVE.



PRUNUS CAROLINANA
'BRIGHT & TIGHT'



PHYLOSTACHYS BISSETTI
BISSETTI BAMBOO



BAMBUSA OLDHAMII
GIANT TIMBER BAMBOO



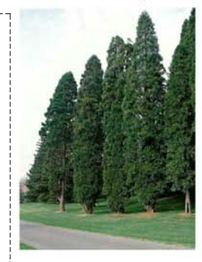
PRUNUS CAROLINANA
'BRIGHT & TIGHT'



PHYLOSTACHYS BISSETTI
BISSETTI BAMBOO



EXISTING CALOCEDRUS DECURENS
INCENSE CEDAR, TYP. OF 8



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LFG PROPERTIES

HILLSDALE TERRACE

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

CONCEPTUAL PLANTING PLAN - GROUND FLOOR

SCALE: 1/16" = 1'-0"

DATE: 10/17/14

0 8 16 32 64

L1.0



PRECAST LIGHTWEIGHT PLANTERS







SPECIMEN MULTI-TRUNK
LAGERSTROEMIA HYBRID



DWARF CITRUS TREES



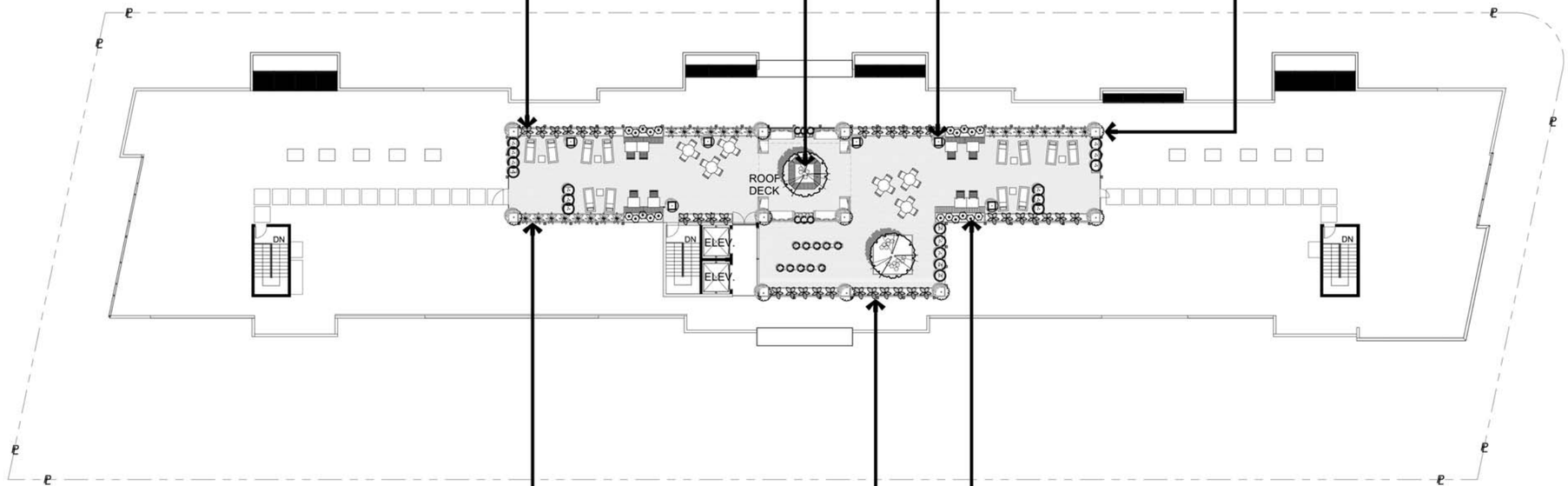
NON-FRUITING DWARF
OLIVE TREES







"LITTLE OLLIE" EVERGREEN SHRUB &
PRECAST LIGHTWEIGHT PLANTERS



SEMIARUNDINARI YASHADAKE
'KIMMEI'



BAMBUSA MULTIPLEX
'ALPHONSE KARR'



AEOMIUM HYBRIDS



PHORMIUM HYBRIDS



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LFG PROPERTIES

HILLSDALE TERRACE

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

CONCEPTUAL PLANTING PLAN - ROOF DECK

SCALE: 1/16" = 1'- 0 "

DATE: 10/17/14

0 8 16 32 64

L1.1

GROUND FLOOR / STREET LEVEL (PART-SHADE)

BAMBOO	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
BAM OLD	Bambusa oldhamii	Giant Timber Bamboo	5 gal	M
BAM TEX	Bambusa textilis	Weaver`s Bamboo	5 gal	M
PHY BIS	Phyllostachys bissettii	Bissett Bamboo	5 gal	M
PLE VIR	Pleioblastus viridistriatus	Dwarf Whitestripe Bamboo	5 gal	M

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AGA BLU	Agave x `Blue Glow`	Blue Glow Agave	5 gal	L
ASP SPR	Asparagus densiflorus `Sprengeri Compacta`	Sprenger Asparagus	5 gal	L
ASP ASP	Asparagus densiflorus `Sprengeri`	Sprenger Asparagus	5 gal	L
AUC NAN	Aucuba japonica `Nana` & 'Variegata Nana'	Dwarf Aucuba	5 gal	L
CHO TEC	Chondropetalum tectorum	Cape Rush	5 gal	M
CLI MIN	Clivia miniata `Flame` & 'San Marcos Yellow'	Kaffir Lily	1 gal	L
DIC ANT	Dicksonia antarctica	Tasmanian Tree Fern	5 gal	M
DIE BIC	Dietes bicolor	Fortnight Lily	5 gal	L
HAK MAC	Hakonechloa macra	Japanese Forest Grass	5 gal	M
HAK AUR	Hakonechloa macra `Aureola`	Golden Variegated Hakonechloa	5 gal	M
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	5 gal	L
HEU HYB	Heuchera Hybrids	Coral Bells	1 gal	M
HOS HYB	Hosta Hybrids	Plantain Lily	5 gal	M
JUN PAT	Juncus patens	California Gray Rush	1 gal	M
LIR GIG	Liriope gigantea	Giant Liriope	1 gal	M
LIR SUN	Liriope muscari `Silvery Sunproof`	Silvery Sunproof Blue Lilyturf	5 gal	M
LOR CHI	Loropetalum chinense	Loropetalum	5 gal	M
PHI BIP	Philodendron bipinnatifidum	Cut Leaf Philodendron	5 gal	M
PIT MAR	Pittosporum tenuifolium `Marjorie Channon`	Tawhiwhi	5 gal	M
PIT CRE	Pittosporum tobira `Cream De Mint` TM	Cream De Mint Dwarf Mock Orange	5 gal	L
PRU CAR	Prunus caroliniana 'Bright and Tight"	Carolina Laurel Cherry	5 gal	L
ZAN AET	Zantedeschia aethiopica	Common Calla	5 gal	H

DESIGNATED STREET TREES

STREET TREES	BOTANICAL NAME	COMMON NAME	CONT	QUANTITY
ACE BUE	Acer buergerianum	Trident Maple	24"box	3
ACE GLO	Acer rubrum `October Glory` TM	October Glory Maple	24"box	2
PLA ACE	Platanus x acerifolia	London Plane Tree	24"box	16

ROOF DECK / UPPER LEVEL (PART-SUN)

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
LAG HYB	Lagerstroemia hybrid	Crape Myrtle - multi trunk	24" bx	2
OLE EUR	Olea europea dwarf	Dwarf non-fruiting olive	15 gal	6

BAMBOO	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
BAM ALP	Bambusa multiplex `Alphonse Karr`	Alphonse Karr Bamboo	5 gal	M
SEM YAS	Semiarundinaria yashadake `Kimmei`	Red Cane Bamboo	5 gal	M

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
AEO KIW	Aeonium x `Kiwi`	Kiwi Aeonium	1 gal	L
AEO SUN	Aeonium x `Sunburst`	Aeonium	1 gal	L
AGA ATT	Agave attenuata	Agave	5 gal	L
ANI BUS	Anigozanthos x `Bush Baby`	Bush Baby Kangaroo Paw	1 gal	L
CAR NAN	Carissa macrocarpa `Nana`	Dwarf Natal Plum	1 gal	L
CHO TE2	Chondropetalum tectorum	Cape Rush	5 gal	M
CIT HYB	Citrus X lemon	Dwarf lemon tree	5 gal	M
DIE BIC	Dietes bicolor	Fortnight Lily	5 gal	L
EUP MAR	Euphorbia x martinii	Euphorbia	1 gal	M
EUP ASC	Euphorbia x martinii `Ascot Rainbow`	Rainbow Spurge	1 gal	M
FES GLA	Festuca glauca	Blue Fescue	1 gal	L
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	5 gal	L
LIB PER	Libertia peregrinans	NCN	1 gal	L
OLE LIT	Olea europaea `Little Ollie` TM	Little Ollie Olive	5 gal	L
PHO DAZ	Phormium tenax `Dazzler`	New Zealand Flax	5 gal	L
PHO MAO	Phormium tenax `Maori Queen`	New Zealand Flax	5 gal	L
PHO RAI	Phormium tenax `Rainbow Warrior`	New Zealand Flax	5 gal	L
PHO GOL	Phormium x `Gold Sword`	Gold Sword Flax	5 gal	L
PIT WHE	Pittosporum tobira `Wheelers Dwarf`	Wheeler`s Dwarf Mock Orange	5 gal	L

PLANTING & WATER USE DESIGN INTENT STATEMENT

THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES". THE PLANTING DESIGN UTILIZES DROUGHT TOLERANT PLANTS WITH SELECT LOW TO MEDIUM WATER-USE & SHADE TOLERANT ORNAMENTAL PLANTS THAT ARE ADAPTED TO THE LOCAL CONDITIONS. PLANTS ARE GROUPED BY HYDROZONE, EXPOSURE & LOCAL CLIMATIC CONDITIONS. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEDGING.

STREET TREES SHOWN ARE THE APPROVED/DESIGNATED SPECIES PER THE CITY OF SAN MATEO. DWARF ORNAMENTAL TREES ARE UTILIZED ON THE ROOF DECK.

THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS III, SANTA CLARA COUNTY WATER DISTRICT'S APPROVED PLANT LIST FOR STORM WATER TREATMENT.

NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.

THE IRRIGATION SYSTEMS WILL BE AUTOMATIC, LOW GALLON USE DRIP SYSTEM. LOW, MEDIUM AND HIGH WATER USE HYDROZONES WILL BE ON SEPARATE VALVE CIRCUITS. ALL NEW TREES WILL BE IRRIGATED WITH BUBBLERS ON A SEPARATE CIRCUIT. ALL EXISTING TREES TO REMAIN WILL BE IRRIGATED PER THE ARBORIST'S RECOMMENDATIONS.

THE REMOTE CONTROL VALVES WILL HAVE INTEGRAL PRESSURE REGULATORS TO PREVENT FLUCTUATIONS AND ENSURE CONSTANT APPLICATION RATES TO MINIMIZE OVER OR UNDER WATERING. THE ELECTRONIC IRRIGATION CONTROLLER WILL HAVE SEASON ADJUSTMENTS, MULTIPLE PROGRAMS AND APPLICATION CYCLES/START TIMES. A RAIN SWITCH WILL BE INSTALLED TO PREVENT IRRIGATION DURING RAINY PERIODS. A FLOW SENSOR AND MASTER VALVE WILL BE CONNECTED TO THE CONTROLLER TO ALLOW AUTOMATIC SHUT OFF OF ANY VALVE CIRCUIT OR MAIN LINE IN THE EVENT OF A PIPE BRAKE TO PREVENT WATER WASTE.

NEW TREES

PLEASE SEE ARBORIST'S REPORT & TREE EVALUATION ALONG WITH THE "REQUIRED TREE PLANTING FORM" INCLUDED WITH THIS SUBMITTAL.

SUMMARY BELOW AS FOLLOWS:

REQUIRED TREE PLANTING		
LANDSCAPE AREA	4392 SF	
NEW TREES REQUIRED	11	
EXISTING TREES TO REMAIN	8	
LU VALUE TO BE REPLACED	45.73	

NEW TREE PROVIDED		
QUANTITY	SIZE	LU VALUE
23	24" BOX TREES	46
6	15 GALLON	6
		TOTAL LU VALUE: 52

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LFG PROPERTIES
HILLSDALE TERRACE
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

CONCEPTUAL PLANT LIST & PLANTING NOTES

SCALE: NTS

DATE: 10/17/14

GROUND FLOOR / STREET LEVEL (PART-SHADE)


PITTOSPORUM 'MARJORIE CHANNON'


PRUNUS CAROLINANA 'BRIGHT N TIGHT'


BAMBUSA TEXTILIS


BAMBUSA OLDHAMII


HAKONECHLOA & HOSTAS


DIETES BICOLOR


DICKSONIA ANTARCTICA


AUCUBA JAPONICA


HEUCHERA & HAKONECHLOA MACRA


AGAVE 'BLUE GLOW'


CLIVIA MINATA




AGAVE 'BLUE GLOW'


CLIVIA MINATA


CHONDROPETALUM TECTORUM


PHILODENDRON BIPINNATIFIDUM


ASPARAGUS DENSIFLORUS 'SPRENGERI'


JUNCUS PATENS


PITTOSPORUM TOBIRA 'CREAM DE MINT'


ZANTEDESCHIA AETHIOPICA

ROOF DECK / UPPER LEVEL (PART-SUN)


SUCCULENTS IN PLANTER

AEONIUM & AGAVE


BAMBUSA MULTIPLEX


EUPHORBIA HYBRID


SEMIARUNDIARIA YASHADAKE


AEONIUM & PHORIUM


AGAVE ATTENUATA


SENECIO MANDRALISCAE


AEONIUM x SUNBURST


CHONDROPETALUM TECTORUM


DIETES BICOLOR


LIBERTIA PEREGRINANS


PITTOSPORUM TOBIRA 'WHEELERS DWF'




PHORIUM HYBRIDS


EUPHORBIA HYBRID


ANIGOZANTHOS


ANIGOZANTHOS


FESTUCA GLAUCA


HELICTOTRICHON SEMPERVIRENS

OLEA 'LITTLE OLLIE'

DWARF CITRUS IN POTS

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LFG PROPERTIES
HILLSDALE TERRACE
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

CONCEPTUAL PLANT IMAGES

SCALE: NTS

DATE: 10/17/14

L2.1

Arborwell
professional tree management

September 17, 2014

Winnie Lam
Hillsdale Terraces, LLC
159 El Camino Real
Millbrae, CA 94030

Re: Hillsdale Terrace Tree Evaluation Survey at 2700-2790 of S. El Camino Real, San Mateo, CA

Dear Ms. Lam,

On behalf of the Arborwell team, I would like to thank you for the opportunity to provide you with this tree evaluation survey for your upcoming planning submittal. This survey includes a *Tree Evaluation Schedule* and a *Tree Inventory Map*, along with the require planning submittal forms.

Site Description & Background

Hillsdale Terrace at 2700-2790 S. El Camino Real is a commercial property in the El Camino Real Corridor of San Mateo, California. The property encompasses an undeveloped lot on the southwest corner of the property and to the north of the lot, several small buildings that house commercial stores.

All *Major Vegetation*, defined as any tree with a trunk six (6) inches or greater measured at forty-eight (48) inches above natural grade, on-site was inventoried. Individual trees were mapped but not physically tagged onsite due to the small nature of the property.

There were thirty-nine (39) trees on-site or neighboring the property that are considered *Major Vegetation*. There are no Heritage Trees on the property, as defined by the City of San Mateo's Heritage Tree Ordinance §13.52.020, "any tree with a trunk diameter of sixteen (16) inches or more measured at forty-eight (48) inches above natural grade." Many, if not all, trees onsite were declining in health and will likely require removal. Site conditions may change over time.

Methodology

All individuals were identified in the field and identified with a number. Each tree was assessed on an individual basis and observations were made accordingly. *Major Vegetation* was recorded in *Tree Evaluation Schedule* and a *Tree Inventory Map*, mapped using ArcView® GIS.

A modified appraisal of the subject trees was performed under the direction of the *Guide for Plant Appraisal, 9th Edition* issued by the International Society of Arboriculture (ISA), Champaign, Illinois 2000, and adapted by the City of San Mateo to arrive at a LU Value. *The Species Classification and Group Assignment* (1992), a publication of the Western Chapter of the International Society of Arboriculture, was used to determine the species value. The appraised LU Value of the tree was determined using the City of San Mateo's *Tree Evaluation Schedule*.

The formula is as follows:

LU Value = (Species * Condition * Location) / 0.35) (Caliper Size * 0.70 if in allowable bldg. area * 1.25 if Heritage Tree)

Location: each tree was assigned a location value according to *The Guide for Plant Appraisal*, which includes the average of the *site rating* (10 to 100 percent), *contribution rating* (10 to 100 percent), and *placement rating* (10 to 100 percent). Because the trees are situated within a continuous landscape, the above ratings were assigned the following:

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1993 East Bayshore Road, Redwood City, CA 94063
Office: (888) 969-8733
Cell: (925) 518-2028
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Arborwell
professional tree management

September 17, 2014

- *Property Perimeter*: these trees serve as screen. Some have not been placed. They provide no shade, have had little maintenance, and contributed little to the long-term of the site – 20%
- *Parking Lot*: these trees were placed in the parking lot planting areas, yet have been improperly maintained – 40%
- *Street Trees*: while these trees are well placed, they are not maintained yearly – 70%
- *Landscaped Area*: these trees are well placed in high-visibility planting vaults but were not maintained regularly – 60%
- *Neighboring Property*: the trees were located on the neighboring property and yet influence the site – 40%

Species: each tree was assigned values in accordance with the species value corrected by the regional supplement for California, *Species Classification and Group Assignment*, available from the Western Chapter of the International Society of Arboriculture.

Condition: each tree has an assigned a value between 0% and 100% based on the derived value of health and structural conditions observed on the dates of inspection. Observations were recorded as *poor = 1, fair = 2, moderate = 3, good = 4,* and *excellent = 5* (see Exhibit 1 for *condition ratings*), and then both values were added together then multiplied by 10 to arrive at a percentage.

Appraisal Discussion & Conclusion

For the purpose of this report, the LU Value derived is an approximation of an individual tree's LU Value and does not represent absolute values based on the inherent subjectivity, and questionable results, of the *Tree Evaluation Schedule*. The total appraised LU Value for the existing Hillsdale Terrace property's trees is **49.024.** If a new development is being proposed, I recommend all trees on the site be removed and replaced with high-value specimens. Neighboring trees should be preserved in place.

Thank you again; we look forward to building a long lasting relationship and taking care of your trees. Please review this information and contact me with any questions or concerns regarding the information provided in this letter.

Sincerely,

Sam Oakley
ISA Certified Arborist, WE-9474A, TRAQ
ASCA Registered Consulting Arborist #556

2337 American Ave, Hayward, CA 94545
1993 East Bayshore Road, Redwood City, CA 94063
Office: (888) 969-8733
Cell: (925) 518-2028
www.arborwell.com

Tree Evaluation Schedule

FORMULA FOR LU VALUE: ____ x ____ x ____ / 0.35x ____ x ____ = ____

Ref.	Location	Species Name	Common Name	Major Vegetation (≥ 6" DBH)	Species Value %	Condition Value %	Location Value %	0.35	Caliper inches	0.70 if in allowable	1.25 if heritage tree	LU Value	Note
1	Unmaintained Landscape	*Liquidambar styraciflua*	Sweetgum	Yes	50	40	40	0.35	14	0.7	1	2.24	Branch Failure
2	Unmaintained Landscape	*Liquidambar styraciflua*	Sweetgum	Yes	50	40	40	0.35	12	0.7	1	1.92	Poor structure
3	Property Perimeter	*Calocedrus decurens*	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1	0.784	Raised
4	Property Perimeter	*Calocedrus decurens*	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1	0.784	Raised
5	Property Perimeter	*Calocedrus decurens*	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1	0.784	Raised
6	Property Perimeter	*Calocedrus decurens*	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1	0.784	Raised
7	Property Perimeter	*Calocedrus decurens*	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1	0.784	Raised
8	Property Perimeter	*Calocedrus decurens*	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1	0.784	Raised
9	Property Perimeter	*Calocedrus decurens*	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1	0.784	Raised
10	Property Perimeter	*Calocedrus decurens*	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1	0.784	Raised
11	Property Perimeter	*Calocedrus decurens*	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1	0.784	Raised
12	Property Perimeter	*Calocedrus decurens*	Incense Cedar	Yes	70	40	20	0.35	12	0.7	1	1.344	
13	Property Perimeter	*Calocedrus decurens*	Incense Cedar	Yes	70	40	20	0.35	12	0.7	1	1.344	
14	Property Perimeter	*Calocedrus decurens*	Incense Cedar	Yes	70	0	20	0.35	12	0.7	1	0	Dead
15	Property Perimeter	*Calocedrus decurens*	Incense Cedar	Yes	70	0	20	0.35	10	0.7	1	0	Dead
16	Neighboring Property	*Calocedrus decurens*	Incense Cedar	Yes	70	40	40	0.35	10	0.7	1	2.24	Poor structure
17	Property Perimeter	*Maytenus boaria*	Mayten	Yes	50	0	20	0.35	12	0.7	1	0	Dead
18	Property Perimeter	*Calocedrus decurens*	Incense Cedar	Yes	70	40	20	0.35	4	0.7	1	0.448	
19	Property Perimeter	*Maytenus boaria*	Mayten	Yes	50	40	20	0.35	4	0.7	1	0.32	
20	Parking Lot	*Maytenus boaria*	Mayten	Yes	50	40	40	0.35	14	0.7	1	2.24	
21	Parking Lot	*Calocedrus decurens*	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1	1.568	Topped
22	Parking Lot	*Calocedrus decurens*	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1	1.568	Topped
23	Parking Lot	*Calocedrus decurens*	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1	1.568	Topped
24	Parking Lot	*Calocedrus decurens*	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1	1.568	Topped
25	Parking Lot	*Calocedrus decurens*	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1	1.568	Topped
26	Parking Lot	*Calocedrus decurens*	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1	1.568	Topped
27	Parking Lot	*Calocedrus decurens*	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1	1.568	Topped
28	Parking Lot	*Calocedrus decurens*	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1	1.568	Topped
29	Landscaped Area	*Pyrus calleryana*	Ornamental Pear	Yes	50	50	60	0.35	4	0.7	1	1.2	Some blight
30	Landscaped Area	*Gleditsia tricanthos*	Honey Locust	Yes	30	30	60	0.35	6	0.7	1	0.648	Poor structure and health
31	Landscaped Area	*Gleditsia tricanthos*	Honey Locust	Yes	30	30	60	0.35	4	0.7	1	0.432	Poor structure and health
32	Landscaped Area	*Trachycarpus fortunei*	Windmill Palm	Yes	90	60	60	0.35	11	0.7	1	7.128	Stunted growth
33	Property Perimeter	*Callistemon citrinus*	Bottle Brush	Yes	50	60	20	0.35	10	0.7	1	1.2	Multiple stems
34	Property Perimeter	*Callistemon citrinus*	Bottle Brush	Yes	50	60	20	0.35	4	0.7	1	0.48	Multiple stems
35	Property Perimeter	*Callistemon citrinus*	Bottle Brush	Yes	50	60	20	0.35	12	0.7	1	1.44	Multiple stems
36	Neighboring Property	*Pinus radiata*	Monterey Pine	Yes	30	40	40	0.35	14	0.7	1	1.344	Topped
37	Neighboring Property	*Eucalyptus sideroxylon*	Red Ironbark Eucalyptus	Yes	10	40	40	0.35	12	0.7	1	0.384	Topped
38	Neighboring Property	*Eucalyptus sideroxylon*	Red Ironbark Eucalyptus	Yes	10	40	40	0.35	12	0.7	1	0.384	Topped
39	Neighboring Property	*Cinnamomum camphora*	Camphor	Yes	70	40	40	0.35	12	0.7	1	2.688	Topped



NOTE - CALOCEDRUS DECURENS TREES #3-10 TO BE PRESERVED

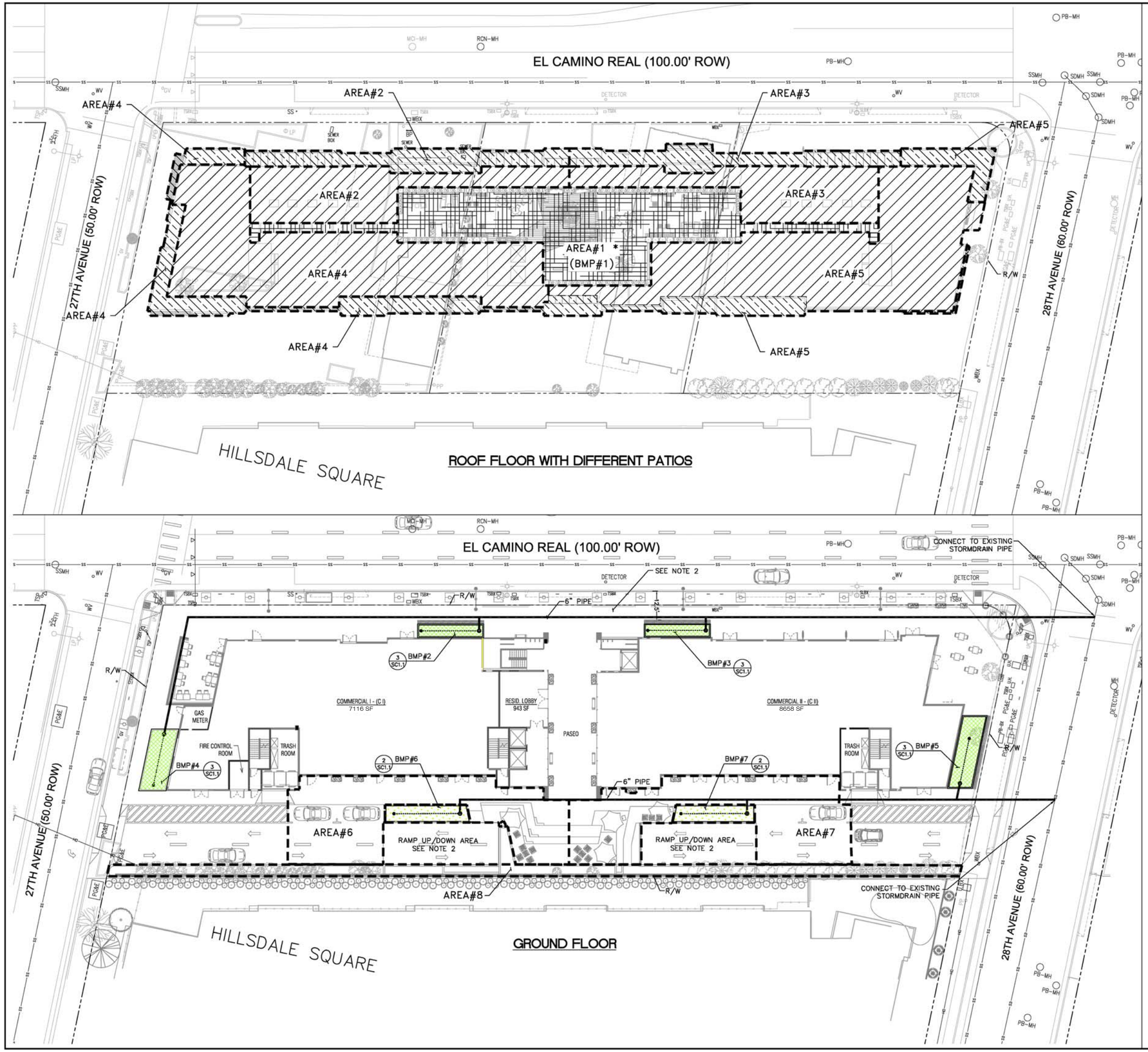
HILLSDALE TERRACE
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

TREE EVALUATION SCHEDULE

SCALE: NTS

DATE: 9/17/14

L 2.2



GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

LEGEND

- AREA#1 = DRAINAGE BOUNDARY
- = ROOF
- = PATIO/SKYLIGHT
- = BIO-RETENTION AREA
- = FLOW THROUGH PLANTER AREA
- = ROOF GARDEN COMBINED WITH PERMEABLE PAVER AND LANDSCAPE
- = LANDSCAPE

TREATMENT MEASURE SIZING TABLE

TREATMENT AREA	PROPOSED TREATMENT METHOD(BMP#)	DRAINAGE AREA (SF)	REQUIRED TREATMENT AREA (SF) 4% OF DRAINAGE AREA	PROVIDED TREATMENT MEASURE(SF)
AREA#1 *	SELF-TREATING (BMP#1)	4990	-	-
AREA#2	FLOW-THROUGH PLANTER(BMP#2)	3240	130	138
AREA#3	FLOW-THROUGH PLANTER(BMP#3)	3170	127	138
AREA#4	FLOW-THROUGH PLANTER(BMP#4)	7080	283	284
AREA#5	FLOW-THROUGH PLANTER(BMP#5)	6550	262	292
AREA#6	BIO-RETENTION AREA(BMP#6)	2300	92	236
AREA#7	BIO-RETENTION AREA(BMP#7)	2600	104	231
AREA#8	LANDSCAPE	1870		

NOTES
1) SIZING GUIDELINE FOR FLOW BASED TREATMENT IS 4%, PER COUNTY OF SAN MATEO STANDARDS.
2) FOR SIDEWALK ALONG EL CAMINO REAL, 27TH AVE, 28TH AVE, RAMP UP/DOWN, AND PORTION OF PRIVATE ROAD, THE PROJECT TEAM WOULD APPLY TREATMENT REDUCTION CREDIT, SEE SPECIAL PROJECT FORM FOR DETAILS.
3) SEE LANDSCAPE PLAN FOR ONSITE PROPOSED LANDSCAPE DESIGN.
4) DRAINAGE AREA 2, 3, 4 AND 5 CONTAIN ROOF AREAS, DIFFERENT FLOOR PATIO AREAS AND SKYLIGHT AREAS.

* ROOF DRAINAGE AREA COMBINED WITH LANDSCAPE AND PERMEABLE PAVER

GREEN
CIVIL ENGINEERING
GREEN-ENG@HOTMAIL.COM
204 E 2ND AVE #820
SAN MATEO, CA 94401

STORMWATER CONTROL PLAN

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

REV.	DESCRIPTION	DATE
1	1	1
1		
1		
1		
1		

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG WONG
NO. 73068
Exp. 12/31/2016
CIVIL
STATE OF CALIFORNIA

DATE: 02-17-2015
SCALE: AS SHOWN
DRAWN: CW
CHECK: CW
JOB: 2014022

~SHEET~
SC1.0

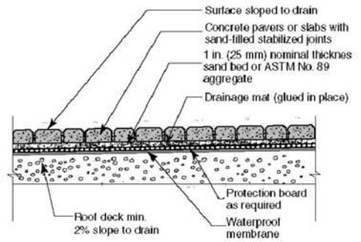
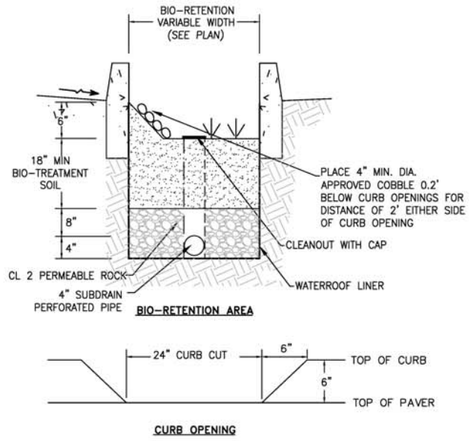
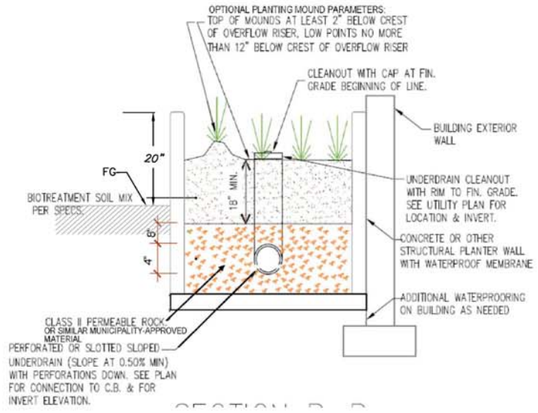


Figure 7. Sand-set concrete pavers or slabs for a pedestrian roof plaza deck. Units no larger than 12 x 12 in. (300 x 300 mm) length and width are recommended for sand-set applications to avoid tipping.

PERMEABLE PAVER (1 / SC1.1)
N.T.S.



BIO-RETENTION AREA (2 / SC1.1)
N.T.S.



FLOW THROUGH PLANTER (3 / SC1.1)
N.T.S.

GREEN
CIVIL ENGINEERING
GREEN-ENG@HOTMAIL.COM
204 E 2ND AVE #820
SAN MATEO, CA 94401

DETAIL SHEET

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

REV.	DESCRIPTION	DATE
–	–	–
–		
–		
–		

REGISTERED PROFESSIONAL ENGINEER
CHUN HANG WONG
NO. 73068
Exp. 12/31/2016
CIVIL
STATE OF CALIFORNIA

DATE:	02-17-2015
SCALE:	AS SHOWN
DRAWN:	CW
CHECK:	CW
JOB:	2014022

~SHEET~

SC1.1