

GENERAL ARCHITECTURAL NOTES

GENERAL	STORMWATER - BEST MANAGEMENT PRACTICE (IF APPLICABLE)	MEANS OF EGRESS (IF APPLICABLE)
<div><div>1.</div><div>THESE DRAWINGS AND SPECIFICATIONS AND COPIES, OR ANY OTHER ACCESSORIES THEREOF, ARE LEGAL INSTRUMENTS OF SERVICE FOR USE BY THE OWNER AND AUTHORIZED REPRESENTATIVES ON THE DESIGNATED PROPERTY ONLY.</div><div>2.</div><div>ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE CURRENT EDITION OF ALL CODES AND AMENDMENTS OF THE MUNICIPALITY HAVING JURISDICTION OVER THIS PROJECT AND ALL OTHER GOVERNING AGENCIES' REQUIREMENTS.</div><div>3.</div><div>CONTRACTOR SHALL COMPLY WITH THE REGULATIONS OF THE OCCUPATION SAFETY AND HEALTH ACT AND/OR EQUIVALENT ACTS GOVERNING THE PROJECT.</div><div>4.</div><div>ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH SUBCONTRACTOR BEFORE THAT SUBCONTRACTOR BEGINS WORK. ANY ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND GENERAL CONTRACTOR BEFORE CONSTRUCTION COMMENCES.</div><div>5.</div><div>ACCESSIBILITY AND USABILITY FOR THE PHYSICALLY HANDICAPPED SHALL CONFORM TO STATE OF CALIFORNIA HANDICAP LAWS AS STIPULATED BY TITLE 24 (APPLICABLE TO PROJECTS IN THE STATE OF CALIFORNIA ONLY) AND SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (APPLICABLE TO PROJECTS WITHIN THE FEDERAL UNITED STATES OR ITS TERRITORIES) OR EQUIVALENT APPLICABLE REGULATIONS GOVERNING THIS PROJECT.</div><div>6.</div><div>CONTRACTOR SHALL PROVIDE TEMPORARY TOILET AND OTHER TEMPORARY FACILITIES AS REQUIRED. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH ARE NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.</div><div>8.</div><div>ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. NOTE THAT DIMENSIONS ARE TO FACE OF WALL, UNLESS OBVIOUSLY SHOWN, OR MARKED CENTERLINE OF WALL OR COLUMN. CONTRACTOR SHALL NOT SCALE FROM THE DRAWINGS.</div><div>9.</div><div>TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE GIVEN.</div><div>10.</div><div>PROVIDE PEDESTRIAN AND PROPERTY PROTECTION BARRICADES AND/OR CANOPIES AS REQUIRED BY THE LOCAL AUTHORITIES, OR AS NECESSARY FOR PEDESTRIAN SAFETY. A PERMIT IS REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS FOR A PROTECTION FENCE OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE.</div><div>11.</div><div>THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEANUP OF THE SITE AND OF ALL DEBRIS, WHETHER CREATED BY THEIR WORK, OR BY THE FAILURE OF THEIR SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK.</div><div>12.</div><div>IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPERVISE ALL CUTTING AND PATCHING OF FINISHED WORK ALREADY INSTALLED, IF MADE NECESSARY BY ERRORS, CHANGES, OR OTHER REASONS; ALL REPLACEMENT WORK SHALL MATCH ORIGINAL SURFACES.</div><div>13.</div><div>CONTRACTOR SHALL PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.</div><div>14.</div><div>(IF APPLICABLE) ALL SURVEY DATA SHOWN ON DRAWINGS IS BASED ON THE WORK OF AN APPROPRIATELY LICENSED SURVEYOR AND OR AN EQUIVALENT LICENSED REGISTRANT OR BODY PROVIDING THE INFORMATION HEREIN. NOTIFY THE ARCHITECT OR SURVEYOR OF RECORD SHALL ANY DISCREPANCIES ARISE.</div><div>15.</div><div>(IF APPLICABLE) SOILS INVESTIGATIONS HAVE BEEN OR SHALL BE PERFORMED BY AN APPROPRIATELY LICENSED GEOTECHNICAL ENGINEER OR EQUIVALENT LICENSED REGISTRANT.</div><div>16.</div><div>THERE SHALL NOT BE EXPOSED PIPE, CONDUIT, DUCTS, VENTS, ETC. IN DESIGNATED FINISH SPACE OR AT BUILDING EXTERIOR, UNLESS NOTED AS EXPOSED CONSTRUCTION ON FINISH SCHEDULE OR SPECIFIED ON PLANS.</div><div>17.</div><div>ALL ADDENDA, CHANGE ORDERS, BULLETINS, AND NOTICES, IF ISSUED LATER, SHALL BE CONSIDERED AS PART OF THE WORK.</div><div>18.</div><div>IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSIONS FROM THE DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING OR INTENT, THE ARCHITECT SHALL BE NOTIFIED. ORDER TO PROVIDE A WRITTEN CLARIFICATION.</div><div>19.</div><div>WHERE FACTORY PRIMED ITEMS OCCUR, SUCH AS GRILLES, DIFFUSERS, METAL TRIM AND ACCESSORIES, ETC. PAINT TO MATCH THE ADJACENT SURFACE OR AS SPECIFIED AS DIRECTED BY THE ARCHITECT.</div><div>20.</div><div>IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL BY THE LOCAL BUILDING INSPECTOR FOR ALL CONCEALED WORK BEFORE CONCEALING SAID WORK.</div><div>21.</div><div>PROVIDE BACKING FOR ALL CABINETS OR WALL-HUNG EQUIPMENT.</div><div>22.</div><div>ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE, OR LESS THAN 6" ABOVE THE GROUND, SHALL BE PRESSURE TREATED WOOD.</div><div>23.</div><div>ALL EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. ALL FLASHING, COUNTERFLASHING, AND COPING WHEN OF METAL, SHALL MEET THE GAUGES SPECIFIED, BUT NO LESS THAN 24 GA. GALVANIZED.</div><div>24.</div><div>ALL GLAZING WITHIN 18" OF A FLOOR SHALL BE TEMPERED.</div><div>25.</div><div>NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND SHALL BE ALLOWED WITHOUT ENGINEERED SHORING PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE SUCH PLANS AND OBTAIN REQUIRED APPROVALS.</div><div>26.</div><div>FIRE BLOCK AT MID-HEIGHT OF WALLS OVER 8'-0" HIGH.</div><div>27.</div><div>PROVIDE WATERPROOF MEMBRANE OVER ALL EXTERIOR BUILDING WALLS BELOW GRADE. CARRY WATERPROOF MEMBRANE 6" ABOVE FINISHED GRADE. INSTALL PROTECTION BOARD PRIOR TO BACKFILLING.</div><div>28.</div><div>THE CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE, SCAFFOLDING OR FALSEWORK MORE THAN THREE-STORIES OR 36 FEET IN HEIGHT, REQUIRES A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.</div><div>29.</div><div>CONTRACTOR SHALL OBTAIN SEPARATE PERMIT FOR SIGNS & YARD WALL. PROVIDE SHOP DRAWINGS AND CALCULATIONS TO APPROPRIATE MUNICIPALITY DEPARTMENT AS REQUIRED TO SECURE PERMIT. ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.</div><div>30.</div><div>EXIT DOOR SHALL NOT BE LESS THAN 36" IN WIDTH AND NOT LESS THAN 6'-8" CLEAR IN HEIGHT. PROJECTIONS INCLUDING PANIC HARDWARE SHALL NOT REDUCE THE OPENING TO LESS THAN 32" IN WIDTH.</div><div>31.</div><div>THE EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.</div><div>32.</div><div>INTERIOR WALL AND CEILING FINISHES FOR RECREATION AREAS SHALL NOT EXCEED A FLAME SPREAD CLASSIFICATION OF 200 (CLASS III).</div><div>33.</div><div>ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, ETC.)</div><div>34.</div><div>PROVIDE ILLUMINATED EXIT SIGNS AND DIRECTIONALLY ILLUMINATED EXIT SIGNS WITH MIN. 6" HIGH X 3/4" STROKE BLOCK LETTERS IN CONTRASTING BACKGROUND. LOCATIONS AS SHOWN ON PLANS AND AS REQUIRED BY FIRE DEPARTMENT INSPECTOR. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THEY ARE CLEARLY VISIBLE.</div><div>35.</div><div>EXIT PATH LIGHTING SHALL BE PROVIDED FOR HALLWAY, EXIT PASSAGE WAY AND EGRESS TO PUBLIC WAY ANYTIME THE BUILDING IS OCCUPIED.</div><div>36.</div><div>PROVIDE ACCESS PANELS FOR MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT AS INDICATED ON DRAWINGS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO STARTING WORK. PANEL FINISHES SHALL BE SELECTED BY THE ARCHITECT FROM A STANDARD COLOR PALETTE U.N.O.</div><div>37.</div><div>ALL ELECTRICAL & TELEPHONE CONDUITS, PLUMBING PIPES ARE TO BE CONCEALED IN WALLS. ALL PANELS, OUTLETS, OR J-BOXES METAL OR CMU WALLS SHALL BE RECESSED FLUSH WITH WALL FINISH, U.N.O.</div><div>38.</div><div>POST OCCUPANT LOAD SIGNS IN RECREATIONAL AND VOCATIONAL ROOM AS REQUIRED BY CODE.</div><div>39.</div><div>THE CONTRACTOR SHALL PAY FOR ALL SURCHARGES, CONNECTION FEES, METER FEES, OR ANY MISC. FEES IMPOSED/REQUIRED BY UTILITY COMPANIES AS PART OF THEIR CONDITION OF SERVICES.</div><div>40.</div><div>ALL EXPOSED EXTERIOR METAL FABRICATIONS SHALL BE SHOP GALVANIZED PER ASTM A153, A123, AND A386, U.N.O. FOR REPAIR OF DAMAGED GALVANIZED SURFACES RESULTING FROM WELDING USE GALVALLOY METHOD IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.</div><div>41.</div><div>THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC. OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-whether OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.</div></div>	<div><div>0.</div><div>CONTRACTOR MUST COMPLY WITH THE FOLLOWING STANDARDS:</div><div>1.</div><div>ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE OR WIND.</div><div>2.</div><div>STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.</div><div>3.</div><div>FUELS, SOILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.</div><div>4.</div><div>EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.</div><div>5.</div><div>TRASH AND CONSTRUCTION-RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.</div><div>6.</div><div>SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS BEING DEPOSITED INTO THE PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.</div></div> <div><div>ACCESSIBILITY (IF APPLICABLE)</div><div><div>1.</div><div>ALL ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD I.S.O. ACCESSIBILITY SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.</div><div>2.</div><div>MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND ALL THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS.</div><div>3.</div><div>THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15 INCHES ABOVE THE FLOOR OR WORKING PLATFORM.</div><div>4.</div><div>THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLES, APPLIANCES, OR COOLING, HEATING AND VENTILATION EQUIPMENT SHALL BE MORE THAN 4FEET ABOVE THE FLOOR OR WORKING PLATFORM.</div><div>5.</div><div>THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48-INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.</div><div>6.</div><div>THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED AS THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THESE BUILDING STANDARDS. THE SYMBOL SPECIFIED SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.</div><div>7.</div><div>IF EMERGENCY WARNING SYSTEMS ARE REQUIRED, THEY SHALL ACTIVATE A MEANS OF WARNING TO THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 50 FLASHES PER MINUTE.</div><div>8.</div><div>AT SINKS, FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PUNCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5LB/F. 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.</div><div>9.</div><div>THE SURFACE OF RAMPS SHALL BE SLIP RESISTANT.</div></div></div> <div><div>SOUND</div><div><div>1.</div><div>SEPARATE ALL ELECTRICAL AND SIGNAL OUTLET BOXES IN ACOUSTICAL WALLS LOCATED ON OPPOSITE WALL SURFACES HORIZONTALLY BY 12" AND SEPARATED BY A STUD. BACK AND SIDES OF BOXES TO BE SEALED WITH 1/4" RESISTANT SEALANT AND BACKED BY OUTLET BOX PADS AND BY MINIMUM 2" THICK FIBER INSULATION.</div><div>2.</div><div>ALL RIGID CONDUIT, DUCTS, PLUMBIGN PIPES AND APPLIANCE VENTS LOCATED IN ACOUSTICAL WALLS SHALL BE ISOLATED FORM THE STRUCTURE WITH RESILIENT SLEEVES, MOUNTS OR 1/4" RESILIENT MATERIAL OR AS DETAILED.</div><div>3.</div><div>ALL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES ARE TO BE UNED.</div><div>4.</div><div>AN APPROVED PERMANENT, RESILIENT ACOUSTICAL SEALANT IS TO BE INSTALLED ALONG JOINT BETWEEN FLOOR AND ACOUSTICAL WALLS.</div><div>5.</div><div>ALL PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR CEILING ASSEMBLIES SHALL BE SEALED WITH AN APPROVED RESILIENT SEALANT AS SPECIFIED.</div><div>6.</div><div>MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOINT SPACES WHENEVER PLUMBING PIPING OR DUCTWORK PENETRATES A FLOOR/CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR/CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL EXTEND 12" BEYOND THE PIPE OR DUCT.</div><div>7.</div><div>PROVIDE 3"(R11) SOUND ATTENUATION BATT INSULATION IN ALL WALLS OF RESTROOMS, MECHANICAL ROOMS, ELECTRICAL ROOMS, DUCT SHAFTS, U.N.O.</div></div></div> <div><div>FIRE</div><div><div>1.</div><div>ALL EXIT DOORS AND EXIT GATES MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. FLUSH OR SURFACE BOLTS ARE PROHIBITED.</div><div>2.</div><div>PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE DEPARTMENT FIELD INSPECTOR DURING CONSTRUCTION. PROVIDE PERMANENT FIRE EXTINGUISHERS IN NUMBER, SIZE, AND LOCATION AS SPECIFIED BY THE FIRE DEPARTMENT WITH ARCHITECTS APPROVAL PRIOR TO INSTALLATION. ALL SUCH PERMANENT EXTINGUISHERS SHALL BE IN RECESSED CABINETS.</div><div>3.</div><div>THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FIRE RATED SPACES TO THE REQUIREMENTS OF THE APPLICABLE CODES AND STANDARDS. PROVIDE COMBINATION FIRE DAMPERS PER UBC STANDARDS 43-7 AND ACCESS PANELS FOR DUCTS AND A.C. FIXTURES WHEN PASSING THROUGH THESE SPACES. PROVIDE APPROPRIATE FIRE RATED ENCLOSURE BEHIND RECESSED LIGHT FIXTURES, WHERE REQUIRED.</div><div>4.</div><div>PROVIDE OUTSIDE EARTHQUAKE AUTO SHUT-OFF GAS SHUT-OFF VALVES, CONSPICUOUSLY MARKED.</div><div>5.</div><div>EXIT LIGHTING SHALL BE PROVIDED GIVING MINIMUM VALUE OF ONE FOOT-CANDLE AT FLOOR LEVEL.</div><div>6.</div><div>CORRIDORS AND AISLES IN PUBLIC AREAS SHALL PROVIDE A MINIMUM 44" CLEAR WIDTH TO PUBLIC RIGHT OF WAY.</div><div>7.</div><div>T.V. ANTENNA CROSS ARMS OR OTHER ROOF OBSERVATION SHALL BE LOCATED 7'-0" MINIMUM ABOVE FLAT ROOF AREAS.</div><div>8.</div><div>PROVIDE AREA FOR COMBUSTIBLE RUBBISH STORAGE.</div><div>9.</div><div>STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMMABLE GASES AND HAZARDOUS CHEMICALS SHALL COMPLY WITH UFC REGULATIONS.</div><div>10.</div><div>ROOF OBSTRUCTIONS SUCH AS ANTENNA, GUY WIRE, SOLAR PANEL, RAZOR RIBBON, FENCE, CABLE, OR OTHER OBSTRUCTIONS SHALL NOT PREVENT FIRE DEPARTMENT ACCESS IN THE EVENT OF FIRE.</div><div>11.</div><div>MAINTAIN FIRE RESISTIVE INTEGRITY AROUND PENETRATIONS INTO RATED ASSEMBLIES AS FOLLOWS:<div><div>A.</div><div>FOR LARGE OPENINGS (I.E. RECESSED LIGHT FIXTURES), CONSTRUCT 5/8" TYP. GYP. BOARD ENCLOSURE AROUND OBJECT.</div><div>B.</div><div>FOR WIDE GAPS OR CRACKS, USE FIRE SAFING INSULATION (OPENINGS RATHER THAN ONE INCH).</div><div>C.</div><div>FOR PIPE/CONDUIT PENETRATIONS, USE FLAME-STOPPING CAULKING OF RATING NOT LESS THAN THAT OF THE ASSEMBLY BEING PENETRATED. MATERIAL SHALL MEET REQUIREMENTS OF UL-1479. SEE SPECS SECTION 07840 FIRE STOPPING.</div></div></div></div></div>	<div><div>1.</div><div>THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THE BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1003.2.8. EXIT SIGNS SHALL BE READILY VISIBLE FROM THE DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.</div><div>2.</div><div>EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN TH FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE.</div><div>3.</div><div>THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRIC CODE.</div><div>4.</div><div>EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE OUT WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED. *APPLIES ALSO TO EXIT GATES*. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ON OPERATION.</div><div>5.</div><div>POST A SIGN ADJACENT TO THE REQUIRED MAIN DOOR WITH 1" LETTERING STATING "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". MAIN EXITS ONLY.</div></div> <div><div>SECURITY (IF APPLICABLE)</div><div><div>1.</div><div>ALL SECURITY OPENINGS SHALL COMPLY WITH APPLICABLE BUILDING CODES, INCLUDING THE FOLLOWING (AS APPLICABLE):<div><div>A.</div><div>ALL PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NONREMOVABLE HINGE PINS.</div><div>B.</div><div>DEADBOLTS SHALL CONTAIN HARDENED INSERTS.</div><div>C.</div><div>STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF 1/4"</div><div>D.</div><div>A HOOK SHAPED OR AN EXPANDING LUG DEADBOLT SHALL HAVE A MIN. THROW OF 1/2".</div><div>E.</div><div>CYLINDER GUARDS SHALL BE INSTALLED IN ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.</div><div>F.</div><div>ALL GLASS DOORS SHALL HAVE FULLY TEMPERED GLASS.</div><div>G.</div><div>PROVIDE DEADLOCKING LATCH KEY OPERATED LOCKS ON EXTERIOR.</div><div>H.</div><div>ALL GLAZING WITHIN 40" OF DOOR LOCK SHALL BE TEMPERED GLASS.</div><div>I.</div><div>DOOR STOPS OF IN-SWINGING EXTERIOR DOORS SHALL BE ONE PIECE CONSTRUCTION.</div><div>K.</div><div>SLIDING DOOR AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.</div><div>L.</div><div>SLIDING GLASS DOOR SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT WHEN ENGAGED WHEN SUBJECTED TO THE TEST SPECIFIED IN SECTION 6717.1.</div></div></div><div>2.</div><div>SEE THE DRAWINGS FOR SECURITY REQUIREMENTS AT HOLDING AND HIGH-SECURITY AREAS.</div></div></div>

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1. <https://apps.engineering.lacity.gov/techdocs/archmanual/menu.htm>

MUNICIPALITY APPROVAL BLOCK

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PLAN CHECK REVISIONS

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1	REVISION 1	10/18/2024
2	REVISION 2	
3	REVISION 3	
4	REVISION 4	
5	REVISION 5	

PROJECT NAME

MORRIS CONTAINERS

PROJECT ADDRESS

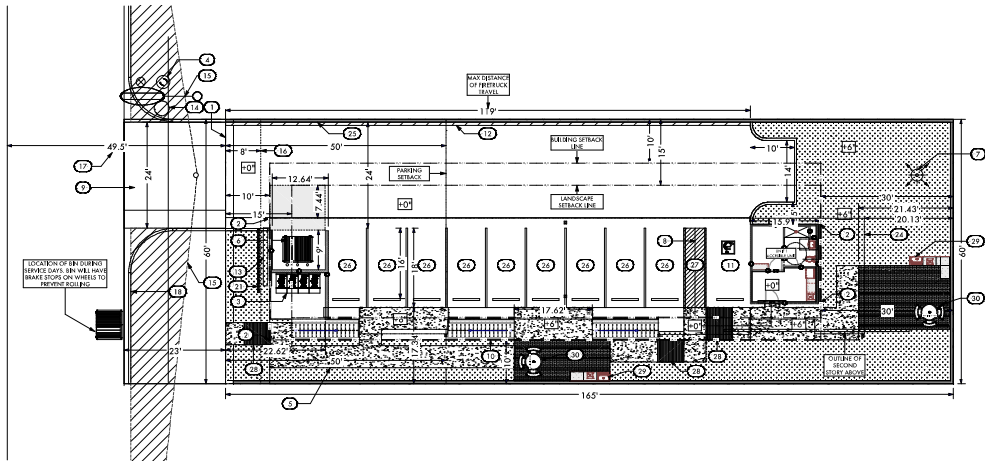
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SHEET TITLE

GENERAL NOTES & LIST OF ABBREVIATIONS

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SP-01 PLOT PLAN

SCALE: 1/20" = 1'-0"



SITE DATA

APN:	138-53-023
S/T/R:	22 1N 5E
ZONING:	T3N
DESCRIPTION:	MESA LOT 4 N 60° OF S 240° BLK 23
(NOT TO BE USED FOR LEGAL PURPOSES)	
LOT SIZE	9,910 SQ. FT. / 0.23 ACRES

SITE CALCULATIONS

SQUARE FOOTAGES

PROPOSED ROOF AREA			
	BLDG. CODE FLOOR AREA		
FIRST STORY - LIVABLE	311 SQ. FT.		
FIRST STORY - PARKING	2,524 SQ. FT.		
SECOND STORY - LIVABLE	2,436 SQ. FT.		
SECOND STORY - WALK/DECK	897 SQ. FT.		
TOTALS	6,168 SQ. FT.		
PARCEL SIZE	9,910 SQ. FT. (NET) 11,280 Sq. Ft. (GROSS)		

KEYED NOTES

CALLOUT	NOTE
1	BOUNDARY LINE
2	BUILDING CORNERS
3	BICYCLE PARKING (INTERIOR TO BUILDING)
4	FIRE HYDRANT
5	CONCRETE SIDEWALK
6	REFUSE AREA PER COM STD DTL M-62.01 THROUGH M-62.09
7	RECEPTACLE IS TO BE RELOCATED TO EDGE OF STREET ON TRASH COLLECTION DAYS.
8	PRIVATE PEDESTRIAN LIGHTS
9	ACCESSIBLE ROUTE
10	CONCRETE DRIVEWAY PER COM STD DTL M-42; MODIFIED AS SHOWN; CIVIL TO COORDINATE WITH MESA HISTORIC PRESERVATION OFFICE DURING DESIGN.
11	EXTERIOR STAIRS, TYP.
12	11'-0" WIDE X 18'-0" VAN ACCESSIBLE PARKING SPACE (LOCATED ON FIRST FLOOR UNDER BUILDING)
13	FIRE LANE STRIPING (150'-0" MAX.) ANY SIGNING & STRIPING INSTALLATION AND MODIFICATIONS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
14	WALL MOUNTED LIGHT
15	EXISTING STREET LIGHT AND POWER POLE TO BE RELOCATED TO A MINIMUM OF 6 FEET FROM DRIVEWAY, SVI PER COM ENGINEERING DESIGN STANDARDS HG 2.3
16	8'-0" RUFF
17	49'-5" R.O.W.
18	EXISTING BACK OF CURB
19	3'-0" HIGH DECORATIVE CONCRETE SCREEN/BREEZE BLOCKS
20	OUTLINE OF OVERHANG CREATED BY STORAGE CONTAINERS ABOVE REPRESENTED AS DASHED LINE FOR CLARITY.
21	6'-0" HIGH BLOCK PERIMETER SITE WALL TO BE CONSTRUCTED AS SHOWN. PERIMETER WALL IS TO BE STUCCO'D AND PAINTED TO MATCH SITE WALLS PER COLORIZED ELEVATIONS.
22	9'-0" WIDE X 18'-0" PARKING SPOT, TYP.
23	5'-0" WIDE ACCESS AISLE
24	1:12 SLOPE MAX. ADA RAMP
25	BBQ BAR AND SINK
26	ADA PICNIC BENCH

MUNICIPALITY APPROVAL BLOCK

TEAM INFO

	FIRM NAME:	NORRIS ARCHITECTS, INC.
	CA ENTITY NO.:	4276634
	HQ ADDRESS:	475 WASHINGTON BLVD MARINA DEL REY, CALIFORNIA, 90292, USA
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PLAN CHECK REVIEW NUMBER

PRS22-00403

PLAN CHECK REVISIONS

NUMBER	DESCRIPTION	DATE
1	REVISION 1	10/18/2024
2	REVISION 2	
3	REVISION 3	
4	REVISION 4	
5	REVISION 5	

PROJECT NAME


MORRIS CONTAINERS

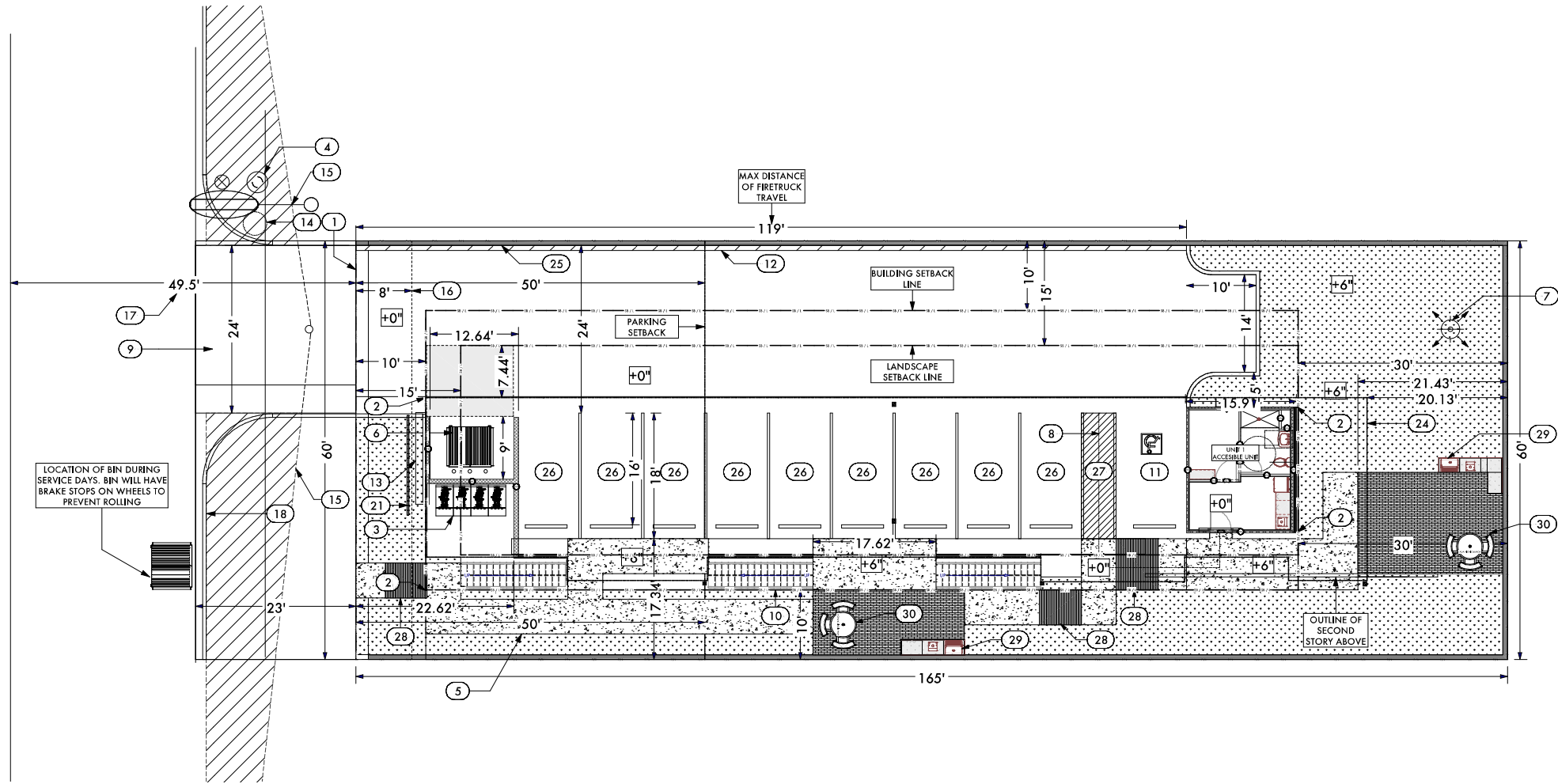
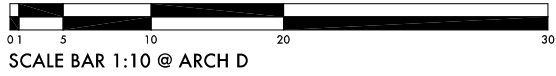
PROJECT ADDRESS

143 S MORRIS, MESA, AZ 85210

SHEET TITLE

PLOT PLAN

MUNICIPALITY REVIEW FILING NUMBER		#000000000	
SEAL & SIGNATURE:		DATE:	06/17/2024
		PROJECT NO.:	NA287AZ
		DRAWN BY:	NORRIS ARCHITECTS
		CHECKED BY:	NORRIS ARCHITECTS
		SHEET NO.:	
		C-100.00	
		SHEET NO.:	
SHEET SCALE:			
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SP-02 PLOT PLAN (EXPANDED)

SCALE: 1/10" = 1'-0"



TEAM INFO

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PLAN CHECK REVIEW NUMBER

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PLAN CHECK REVISIONS

NUMBER	DESCRIPTION	DATE
1	REVISION 1	10/18/2024
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3	REVISION 3	
4	REVISION 4	
5	REVISION 5	

PROJECT NAME


MORRIS CONTAINERS

PROJECT ADDRESS

143 S MORRIS, MESA, AZ 85210

SHEET TITLE

PLOT PLAN (EXPANDED)

MUNICIPALITY REVIEW FILING NUMBER		#000000000		
SEAL & SIGNATURE:		DATE:	06/17/2024	
		PROJECT NO.:	NA287AZ	
		DRAWN BY:	NORRIS ARCHITECTS	
		CHECKED BY:	NORRIS ARCHITECTS	
		SHEET NO.:		5 OF 25
				C-101.00
SHEET SCALE:		SHEET NO.:		
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