

# JUMP CLUB

## 10003 COMMERCE AVE., TUJUNGA CA 91042

### SCOPE OF WORK

(E) PRINT SHOP (10003) CONVERT TO JUMP CLUB AND  
 (E) VIDEO STORE (10007) CONVERT TO CLUB CAFE

### LEGEND

|      |   |
|------|---|
| A0.0 | COVER SHEET   |
| A1.0 | SITE PLAN   |
| A1.1 | VALMONT SITE PLAN (SIGNED COVENANT FOR VALET PARKING) |
| A2.0 | FLOOR PLANS   |
| A2.1 | OCCUPANT LOAD DIAGRAM, EGRESS PLAN                    |
| A2.2 | SECTIONS  |
| A3.0 | DETAILS   |
| A4.0 | ELEVATIONS  |
| DA1  | ACCESSIBILITY NOTES                                   |
| DA2  | ACCESSIBILITY DETAILS                                 |
| DA3  | ACCESSIBILITY DETAILS                                 |

### APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA PLUMBING CODE  
 2019 CALIFORNIA FIRE CODE  
 2019 CALIFORNIA ENERGY CODE  
 2019 CALIFORNIA GREEN BUILDING CODE  
 2020 LAMC

### GENERAL INFORMATION

Site address: 10003 COMMERCE AVE., TUJUNGA, CA 91042  
 Owner: **DMKV LLC**  
 10003 COMMERCE AVE., TUJUNGA, CA 91042  
 Engineer/Designer: **K&M ENGINEERING AND DESIGN CORP.**  
 6854 FOOTHILL BLVD., TUJUNGA, CA 91042

### LEGAL DESCRIPTION

DESCRIPTION: COMMERCIAL  
 ZONE: C2-1L  
 ASSESSORS PARCEL NO. (APN): 2568008028  
 TRACT (lots 52,53,54 and 55): TR 6021  
 BLOCK: NONE  
 LOT #: 52,53,54 AND 55  
 ARB (LOT CUT REFERENCE): NONE  
 FIRE SPRINKLER: YES, NFPA 13-compliant (903.3.1.1 LABC)

### PROJECT PLANNING DATA

LOT SIZE: 14,516.4 SQ.FT.  
 TOTAL BUILDING GROSS AREA: 9,313 SQ.FT.  
 (N) JUMP CLUB: 6,500 SQ.FT.  
 (N) CAFE: 900 SQ.FT.  
 (E) VIDEO STORE: 1,913 SQ.FT.  
 TOTAL BUILDING NET AREA: 8,820 SQ.FT.  
 (N) JUMP CLUB: 6,200 SQ.FT.  
 (N) CAFE: 890 SQ.FT.  
 (E) VIDEO STORE: 1,730 SQ.FT.  
 OCCUPANCY GROUP/  
 TYPE OF CONSTRUCTION:  
 (N) JUMP CLUB (UNIT 10003): A-3/ III-B  
 (N) CAFE (UNIT 10007): A-2/ V-B  
 (E) VIDEO STORE (UNIT 10009,10011): M / V-B

NUMBER OF STORIES: ONE  
 HEIGHT TO HIGHEST POINT: ± 29'-0"  
 HIGH FIRE ZONE: NO

### PARKING ANALYSIS

(E) VIDEO STORE( UNITS 10009,10011): 1,730 SF(net area) / 250 = 7  
 (N) JUMP CLUB (UNIT 10003): 6,200 SF(net area)- 5,000 SF Per ZI2498 Incentive= 1,200 SF / 100 = 12  
 (N) CAFE (UNIT 10007): 890 SF(net area) / 200 =4

TOTAL REQUIRED PARKING : 23

#### PROVIDED (ON SITE):

COMPACT STALL: 3  
 VAN ACCESSIBLE: 1  
 BICYCLE PARKING SPACES:  
 LONG TERM: 2 SPACES  
 SHORT TERM: 2 SPACES ] = 1 PARKING STALL

TOTAL PROVIDED ON SITE: 5

REMAINING 18 STANDARD STALLS TO BE PROVIDED  
 VIA VALET PARKING SERVICE @ LOCATION BELOW VIA COVENANT (SEE SHEET A1.1 FOR PARKING LAYOUT & INFO):

- 7216 VALMONT ST., LOS ANGELES CA 91042  
 APN:2568008029  
 (DISTANCE FROM JUMP CLUB: 350 FEET)

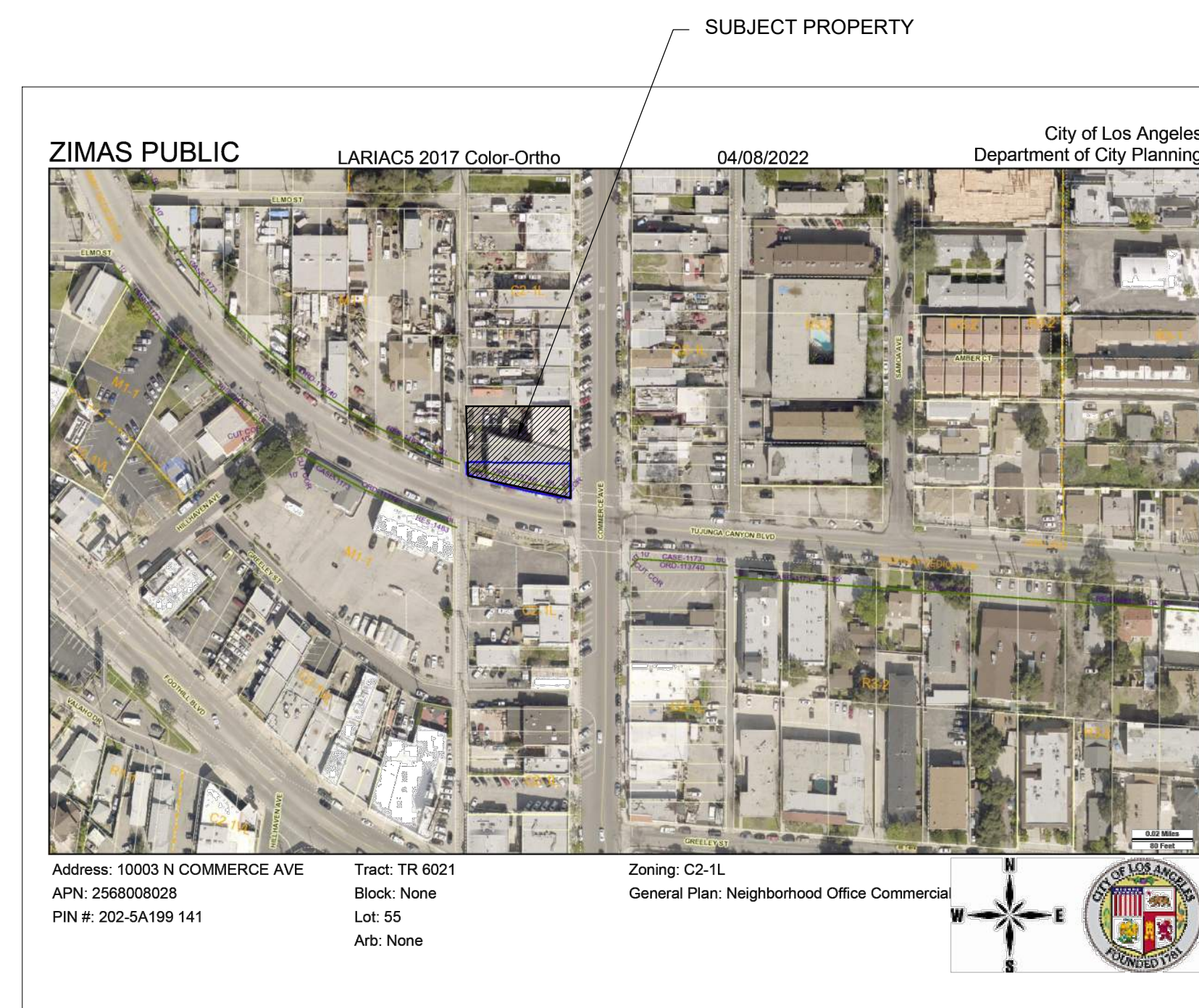
### EGRESS ANALYSIS

SEE A2.1 SHEET / EGRESS PLAN

### PLUMBING FIXTURE CALCULATION:

SEE A2.0 SHEET/ PLUMBING FIXTURE TABLE

### VICINITY MAP:



### REVISIONS:

| NO. |                |
|-----|----------------|
| 1   | 06-14-2022 PC1 |
|     |                |
|     |                |
|     |                |
|     |                |
|     |                |

### PROJECT

LOCATION:

10003 COMMERCE AVE.  
 TUJUNGA, CA 91042

DESCRIPTION:

CHANGE OF USE

OWNER:

DMKV LLC

ALL DESIGN, SPECIFICATIONS, DETAILS AND INFORMATION PRESENTED ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF K&M ENGINEERING AND DESIGN, CORP. AND SHALL NOT BE USED IN ANY OTHER WORK OR PROJECT EXCEPT PROVIDED BY AN AGREEMENT OR WRITTEN CONSENT OF K&M ENGINEERING AND DESIGN, CORP.



DRAWN BY: AA

CHECKED BY: HM

DATE: 10-26-22

SCALE: N/A

JOB NO.: 2022-040

COVER SHEET

SHEET:

A0.0

**GENERAL NOTES:**

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CBC , CRC OR CBC/MC, CPC , AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THE CITY OF LA LOCAL AMENDMENTS.
- SEPARATE PERMITS MAY BE REQUIRED OF MECHANICAL , ELECTRICAL , PLUMBING , SHORING, GRADING AND DEMOLITION.
- ALL PROPERTY LINES , EASEMENTS , AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN .
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND / OR FOUNDATION TRENCHING . ( BMC 9-1-2-3302.4)
- WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-2-3305.1)
- THE FINISH GRADE SHALL SLOPE A MIN . OF 5% , OR 4" TO POINT 10 FEET FROM BUILDING FOUNDATION , OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION . SWALES SHALL SLOPE A MINIMUM OF 2% . (CBC 1804.4, CRC R 401.3 )
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2 % . (CBC 1806.7.4,CRC R 403.1.7.3)
- AS PER 2019 ENERGY STANDARDS 150.0(n) PROVIDE:
  - A 120 V ELECTRICAL RECEPTACLE WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE WITH NO OBSTRUCTIONS.
  - A CATEGORY III OR IV VENT , OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN OUTSIDE AND WATER HEAT.
  - A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE ON WATER HEATER FOR NATURAL DRAINING.
  - A GAS SUPPLY LINE WITH CAPACITY OF AT LEAST 200,000 BTU/HR.
- R-7.7 INSULATION SHALL BE INSTALLED ON THE FIRST 5 FEET OF HOT AND COLD-WATER PIPES.
- ALL HOT WATER PIPING 3/2" OR LARGER, FROM THE WATER HEATER TO THE KITCHEN FIXTURES, SHALL HAVE R-7.7 INSULATION.
- 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.
- AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.@ (PER ORDINANCE 170,158 AND 180.670) SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE (7) 2 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. @ (1209.2.3, 2406.4.5, R307.2, R308.4)
- A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION (LAMC 57.122)
- CARBON MONOXIDE ALARM IS REQUIRED PER (915.2.1, R315)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN A ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS. (R314.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- UNDERGROUND CONDUITS, CABLES, MAIN LINES AND OTHER HAZARDS MAY EXIST. CONTACT "UNDERGROUND SERVICE ALERT" TOLL FREE AT 1-800-227-2600, MINIMUM (2) WORKING DAYS BEFORE YOU DIG.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCING WORK.
- FRAMING NOTES AS PER 2019 CBC. (SEE STRUCTURAL DRAWINGS).
- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN ONE (1) YEAR FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)
- EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL.
- IF REQUIRED, FIRE SPRINKLER PLANS APPROVED BY THE CITY'S FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF FRAMING INSPECTION.

**BUILDING CODE NOTES:**

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMER, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP THE CONSTRUCTION SHALL NOT BE WITHIN 10 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.
  - AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (INCLUDE COMMERCIAL ADDITION AND TI WORK OVER \$10,000)( SEPARATE PLUMBING PERMIT IS REQUIRED. ORDINANCE 170,158.
  - PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOWER WATER CONSUMPTION.
  - A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- ADDITIONAL NOTES:**
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
  - EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX)
  - INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER INSTRUCTIONS AND SECTION 2702. 1013.5
  - EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. 1013.3
  - EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. 1013.6.3
  - EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1010.1.9.3 FOR EXCEPTIONS.
  - DOOR HANDLES LOCK AND OTHER OPERATION DEVICES SHALL BE INSTALLED AT A MIN 34" AND A MAX 48" ABOVE THE FINISHED FLOOR.
  - THE DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
  - ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 & 1010.1.9.12.
  - THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
  - THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
  - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATED THE FOLLOWING AREAS:
    - AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    - CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
    - EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    - INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    - EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS TO HAVE TWO OR MORE EXITS.

**SITE PLAN KEY NOTES**

|    |   |
|----|---|
| 1  | ASPHALT PAVING  |
| 2  | FIRE HYDRANT  |
| 3  | STREET LIGHT  |
| 4  | EXISTING POWER POLE   |
| 5  | WHEELCHAIR SYMBOL   |
| 6  | ACCESSIBLE PATH OF TRAVEL                                     |
| 7  | ACCESSIBLE LIFT   |
| 8  | CONCRETE WHEEL STOP   |
| 9  | ACCESSIBLE PARKING SIGN, POST MOUNTED AT 5'-0" A.F.F.         |
| 10 | 10' B.L. ORD-113740   |
| 11 | 400 SQ.FT LOADING ZONE DOCK                                   |
| 12 | A DOUBLE STRIPPING OF STALLS SHALL BE PER SECTION 12.21A.5(i) |



**REVISIONS:**

| NO. | DESCRIPTION    |
|-----|----------------|
| 1   | 06-14-2022 PC1 |
|     |                |
|     |                |
|     |                |
|     |                |

**PROJECT**

LOCATION:  
**10003 COMMERCE AVE.  
TUJUNGA, CA 91042**

DESCRIPTION:  
**CHANGE OF USE**

OWNER:  
**DMKV LLC**

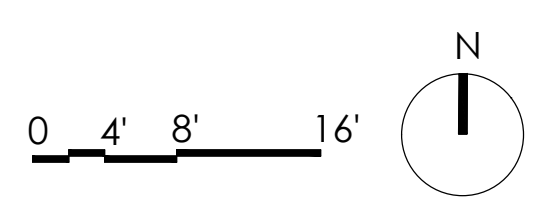
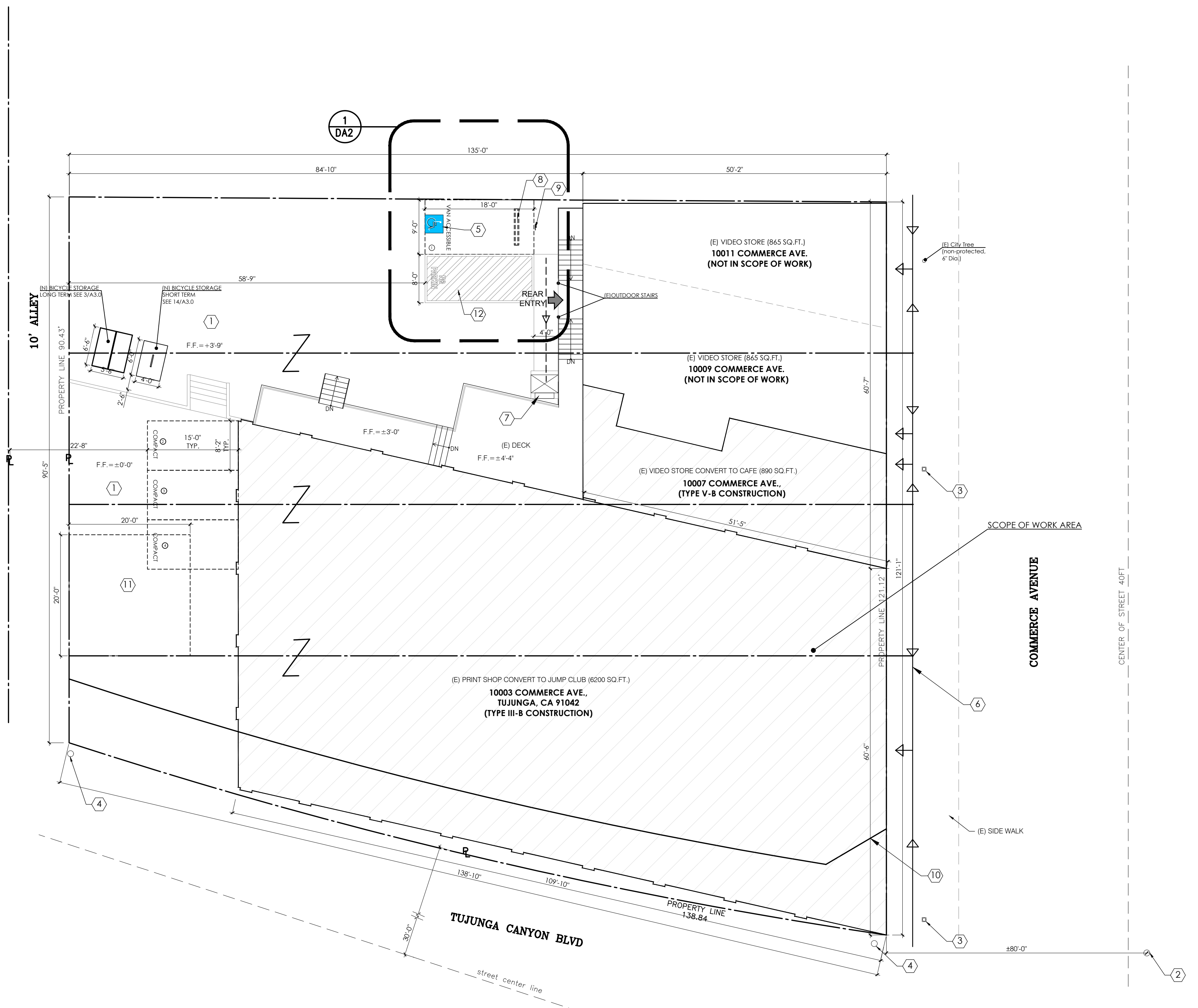
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DRAWN BY: AA  
CHECKED BY: HM  
DATE: 10-26-22  
SCALE: AS NOTED  
JOB NO.: 2022-040

**PROPOSED SITE PLAN**

SHEET:  
**A1.0**



**PROPOSED SITE PLAN**  
3/32"=1'-0"



NOTE: REMAINING 18 STANDARD STALLS TO BE PROVIDED VIA VALET PARKING SERVICE @7216 VALMONT ST- APN #2568008029

**1 GRADING APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY**

CITY OF LOS ANGELES

1. LEASE LOT: 205 & 204 TRACT: Los Terrinton

2. PROJECT: 7216 Valmont St. Zone: R-5

3. TYPE OF BUILDING: Masonic Temple

4. OWNER: Tujunga Masonic Temple Assoc.

5. CONTRACTOR: H. L. Standefer

6. CITY ENGINEER: [Signature]

7. COUNTY ENGINEER: [Signature]

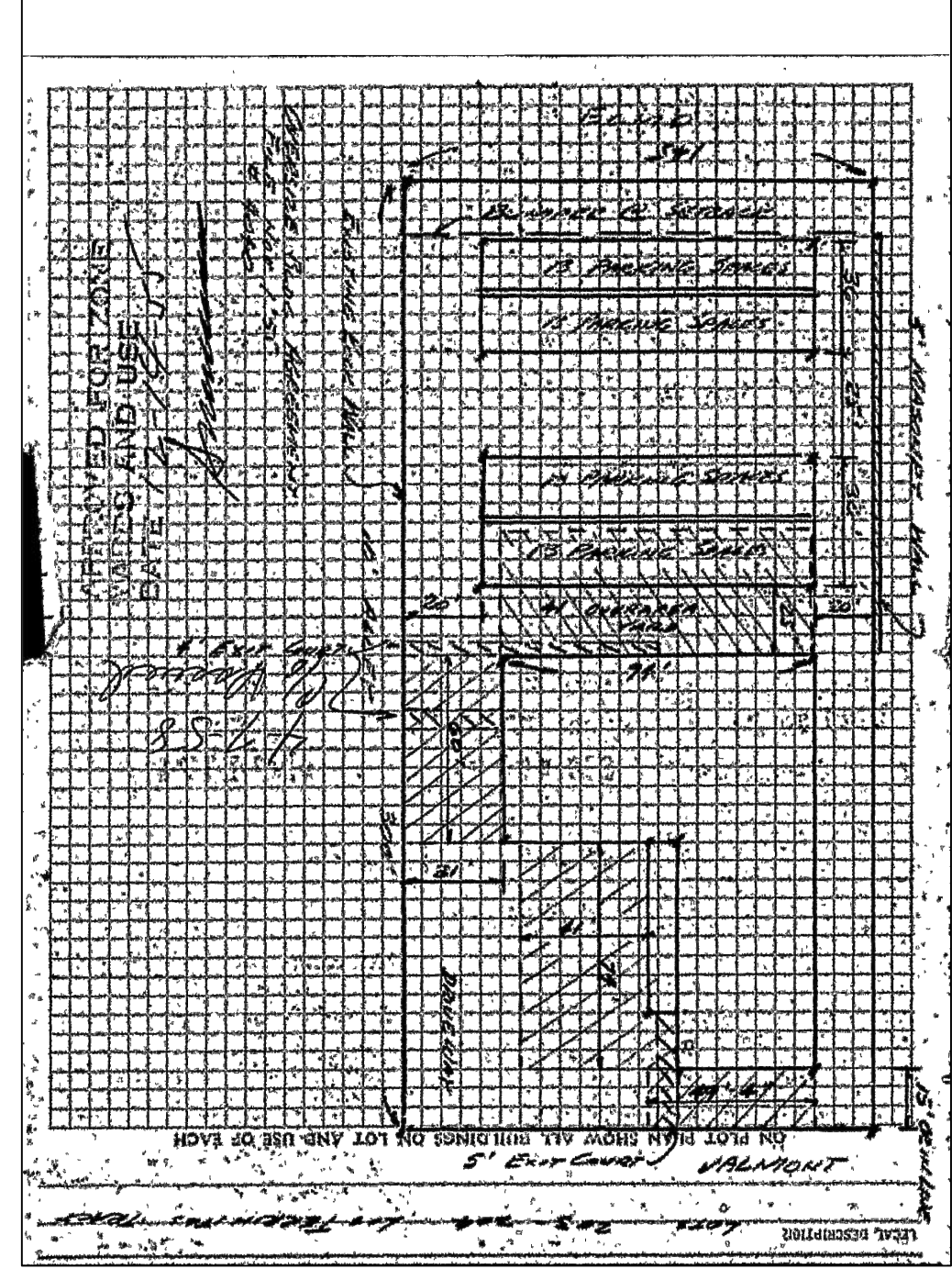
8. CONTRACTOR'S ADDRESS: August 30, 1965

9. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE THE NEW BUILDING: \$65,000

10. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to worker's compensation insurance.

11. MATERIALS: CONCRETE, STEEL, ROOFING, SPRINKLERS, etc.

12. INSTRUCTIONS: 1. Applicant to Complete Approved Items Only. 2. Not to be Required on Back of Original.



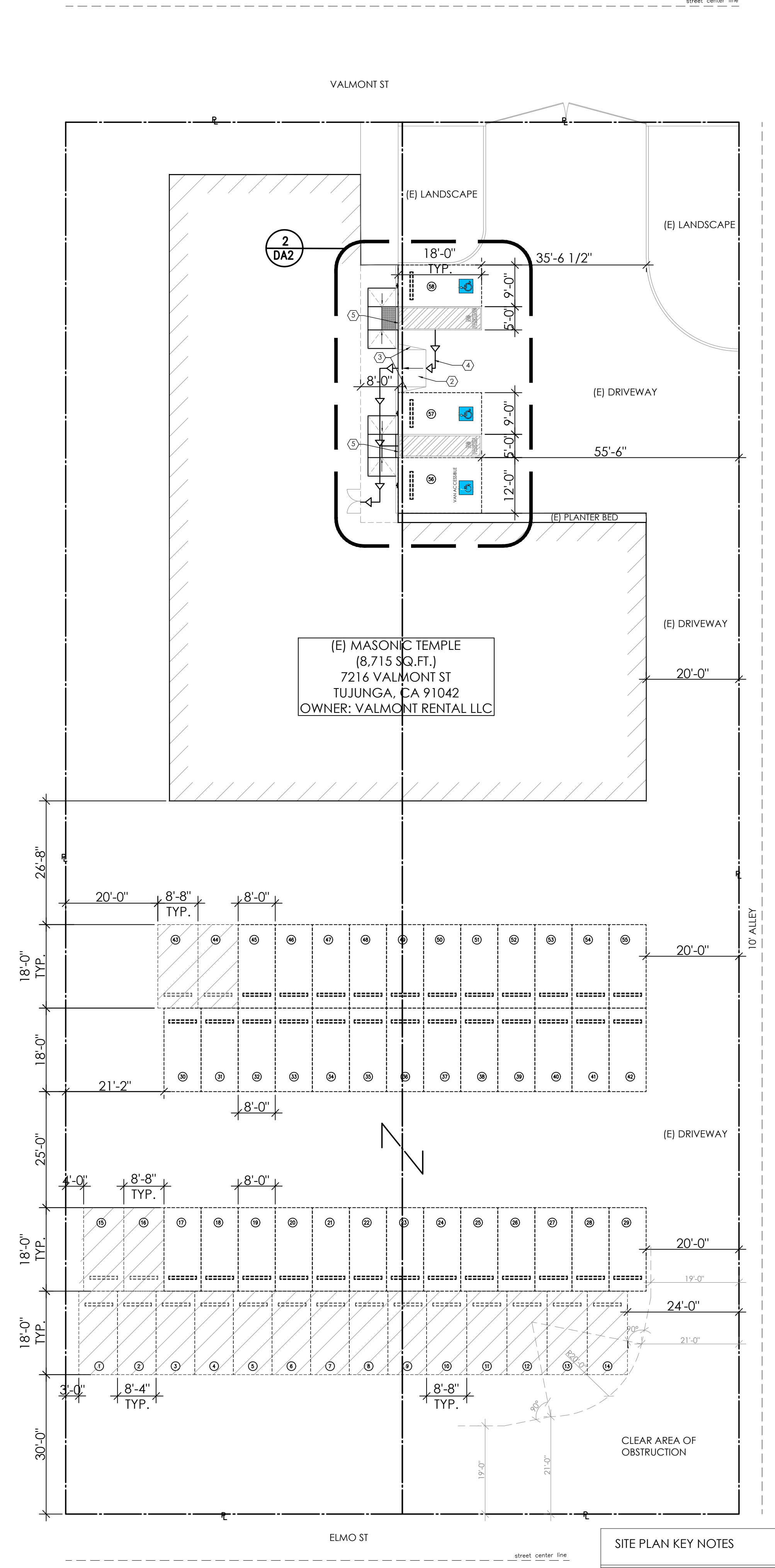
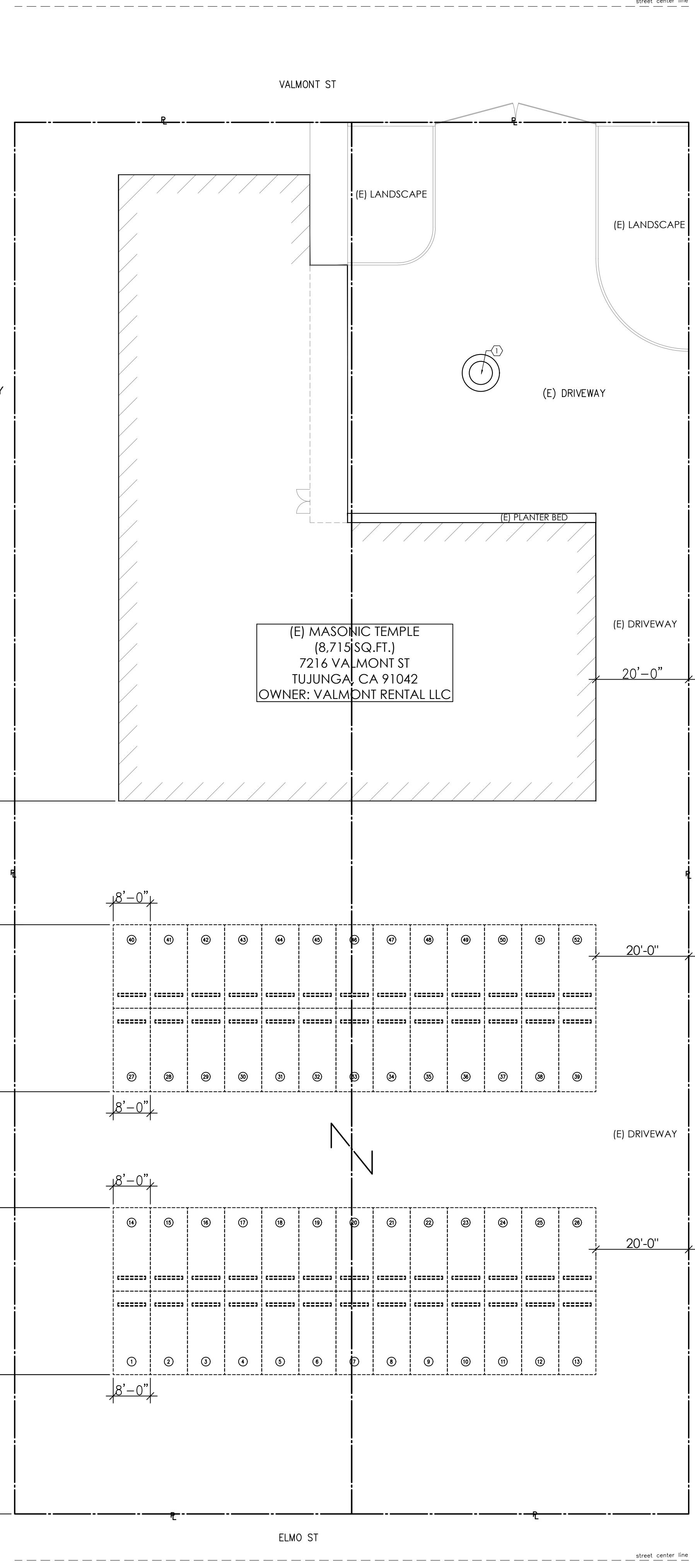
**PARKING NOTE:**

REMAINING 18 STANDARD STALLS REQUIRED FOR "JUMP CLUB" TO BE PROVIDED VIA VALET PARKING SERVICE @ LOCATIONS BELOW:

- 7216 VALMONT ST., LOS ANGELES CA 91042 APN:2568008029 (52 PARKING STALLS PER PERMIT) (DISTANCE FROM JUMP CLUB: 350 FEET)

**PARKING TABULATION:**

| USER                               | PARKING ANALYSIS                | VAN ACCESSIBLE PARKING REQUIREMENT | ACCESSIBLE PARKING REQUIREMENT | PARKING REQUIREMENT  |
|------------------------------------|---------------------------------|------------------------------------|--------------------------------|--|
| JUMP CLUB, DMKV LLC                | SEE PARKING ANALYSIS A0.0 SHEET | SEE PARKING ANALYSIS A0.0 SHEET    | -                              | 18 STALLS TO BE RESTRIPE FOR STANDARD PARKING #10-16, 43-44 (8'-8"X18'-0") #1-9 (8'-4"X18'-0") |
| MASONIC TEMPLE                     | 8715 SF/500= 18 STALL           | 1 (NEW) STALL #56                  | 2 (NEW) STALL #57-58           | 37 (EXISTING- 8'-0"X18'-0"): #17-42 / 45-55  |
| TOTAL PARKING @7216 VALMONT ST: 58 |                                 |                                    |                                |  |



- SITE PLAN KEY NOTES**
- (1) (E) WATER FOUNTAIN TO BE REMOVED
  - (2) (N) RAMP 1:12 MAX SLOPE
  - (3) (N) FLARED SIDES 1:10 MAX SLOPE
  - (4) ACCESSIBLE PATH OF TRAVEL
  - (5) SEE SHEET DA2/#2 FOR PARALLEL CURB RAMP DETAIL



**REVISIONS:**

| NO. | DATE       | DESCRIPTION |
|-----|------------|-------------|
| 1   | 06-14-2022 | PC1         |

**PROJECT**

LOCATION:  
7216 VALMONT ST., TUJUNGA, CA 91042  
OFFSITE PARKING FOR: 10003 COMMERCE AVE., TUJUNGA, CA 91042

DESCRIPTION:  
COVENANT FOR VALET PARKING

OWNER:  
VALMONT RENTAL LLC

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DRAWN BY: AA  
CHECKED BY: HM  
DATE: 10-26-22  
SCALE: AS NOTED  
JOB NO.: 2022-040

**SITE PLAN VALMONT**

SHEET:  
**A1.1**

**REVISIONS:**

| NO. | DESCRIPTION    |
|-----|----------------|
| 1   | 06-14-2022 PC1 |

**PROJECT**

LOCATION:  
**10003 COMMERCE AVE.  
TUCUNGA, CA 91042**

DESCRIPTION:  
**CHANGE OF USE**

OWNER:  
**DMKV LLC**

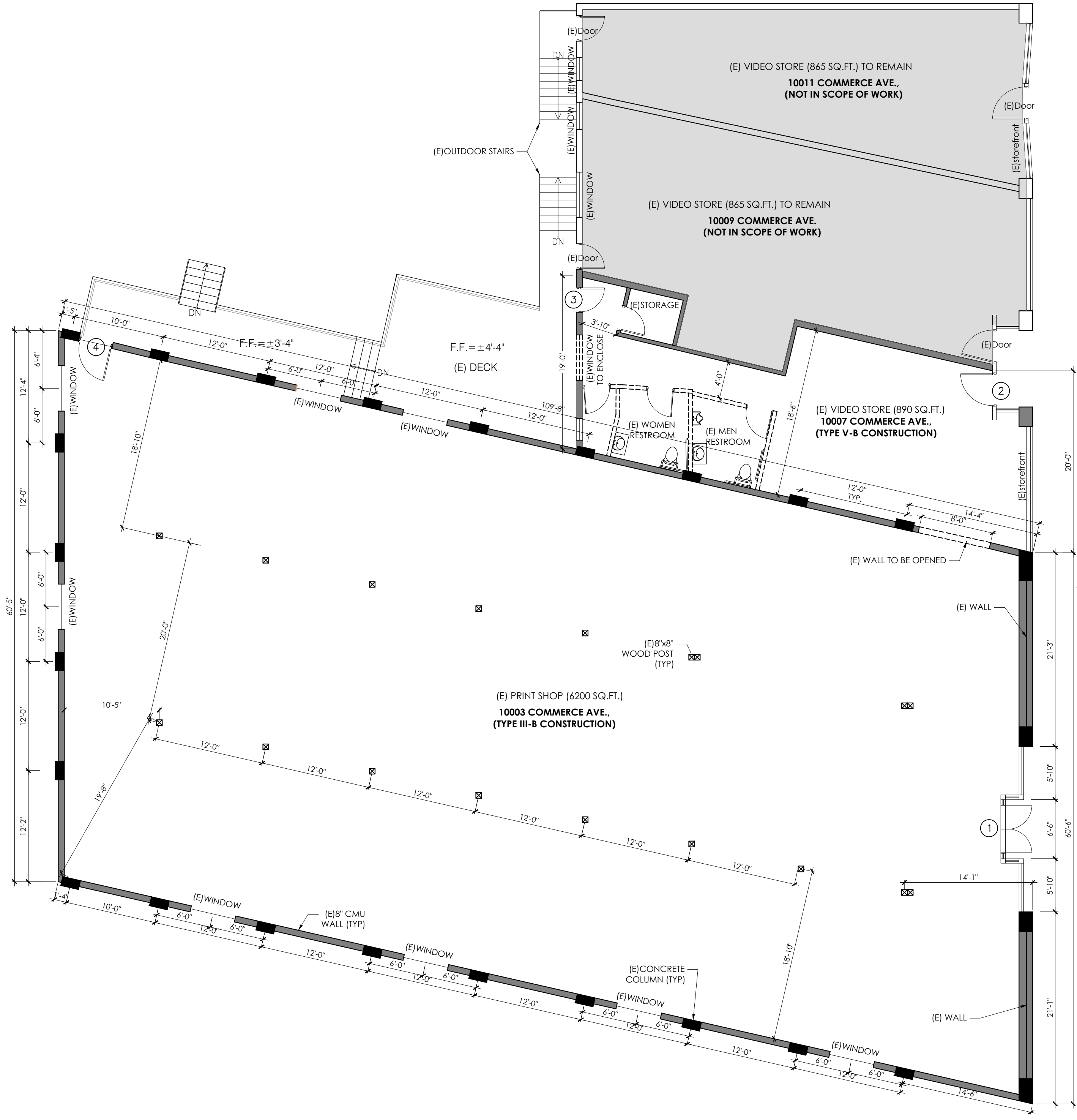
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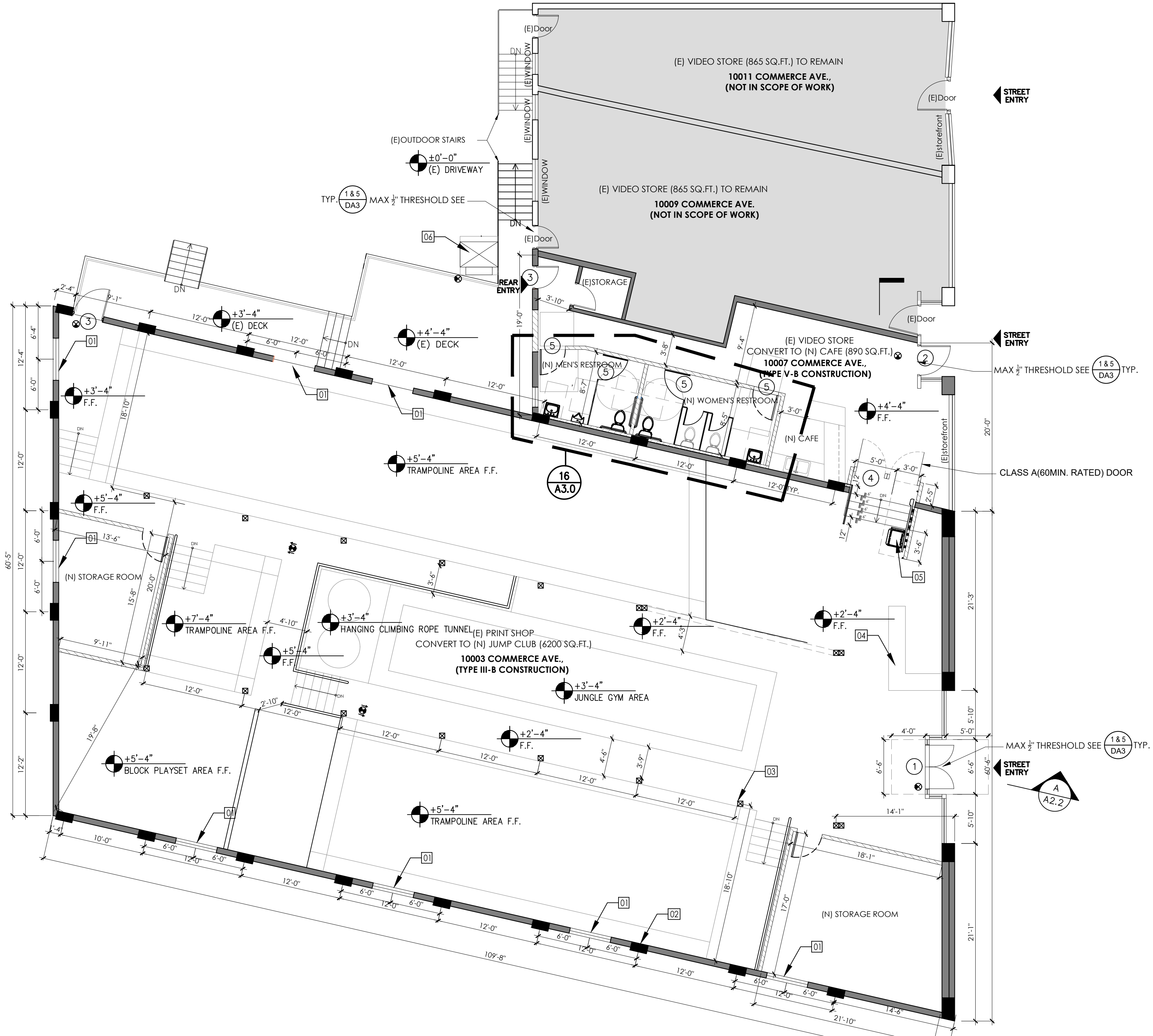
DRAWN BY: VK  
CHECKED BY: HM  
DATE: 10-26-22  
SCALE: AS NOTED  
JOB NO.: 2022-040

**EXISTING/  
PROPOSED  
FLOOR PLAN**

SHEET:  
**A2.0**



**(E) FLOOR PLAN**  
1/8"=1'-0"



**PROPOSED FLOOR PLAN**  
1/8"=1'-0"

**PLUMBING FIXTURE CALC**

| AREA                    | SQUARE FOOTAGE | RATIO | TOTAL      |
|-------------------------|----------------|-------|------------|
| CAFE CUSTOMER AREA      | 352            | 1:30  | 11.73      |
| CAFE SERVICE AREA       | 75             | 1:200 | 0.37       |
| JUMP CLUB CUSTOMER AREA | 660            | 1:30  | 22         |
| JUMP CLUB SERVICE AREA  | 146            | 1:200 | 0.73       |
| STORAGE                 | 524            | 1:300 | 1.74       |
| JUMP AREA               | 2,060          | 1:30  | 68.6       |
| <b>TOTAL:</b>           |                |       | <b>106</b> |
| <b>TOTAL PER SEX:</b>   |                |       | <b>53</b>  |

| GENDER | FIXTURE      | REQUIRED                                       | PROVIDED |
|--------|--------------|--|----------|
| MALE   | WATER CLOSET | 1: 1-100<br>2: 101-200                         | 1        |
|        | URINALS      | 1: 1-100<br>2: 101-200                         | 1        |
| MALE   | LAVATORY     | 1: 1-200                                       | 1        |
| FEMALE | WATER CLOSET | 1: 1-25<br>2: 26-50<br>3: 51-100<br>4: 101-200 | 3        |
|        | LAVATORY     | 1: 1-100<br>2: 101-200                         | 1        |

**DOOR SCHEDULE**

| # | WIDTH | HEIGHT | FRAME | GLASS | HARDWARE | LOCATION | (N)/(E)  | NOTES                           |
|---|-------|--------|-------|-------|----------|----------|----------|---------------------------------|
| 1 | 5'-0" | 6'-8"  | METAL | YES   | PANIC    | EXTERIOR | EXISTING | MAIN ENTRANCE                   |
| 2 | 3'-6" | 6'-8"  | METAL | YES   | PANIC    | EXTERIOR | EXISTING | -                               |
| 3 | 3'-0" | 6'-8"  | HW    | -     | PANIC    | EXTERIOR | EXISTING | -                               |
| 4 | 8'-0" | 6'-8"  | HW    | -     | -        | INTERIOR | NEW      | SELF CLOSING 60 MIN. FIRE RATED |
| 5 | 2'-8" | 6'-8"  | WOOD  | -     | -        | INTERIOR | NEW      | -                               |

**EXISTING PRINT SHOP/VIDEO STORE OCCUPANCY LOAD**

| AREA                          | SQUARE FOOTAGE | LINEAL INCHES | RATIO | TOTAL     |
|-------------------------------|----------------|---------------|-------|-----------|
| BUSINESS AREA (E) PRINT SHOP  | 6,200          | -             | 1:150 | 42        |
| BUSINESS AREA (E) VIDEO STORE | 890            | -             | 1:150 | 6         |
| <b>TOTAL:</b>                 |                |               |       | <b>48</b> |

**KEYNOTES**

- 01 (E) WINDOW
- 02 (E) CONCRETE COLUMN TYP.
- 03 (E) 8"X8" WOOD POST TYP.
- 04 (N) HOST/ RECEPTION DESK, H=42"A.F.F.
- 05 (N) INCLINE WHEELCHAIR LIFT (SEE DETAIL 1/A2.2)
- 06 (N) HANDICAP LIFT

**LEGEND**

- (E) EXTERIOR WALL
- (E) INTERIOR WALL
- (E) INTERIOR WALL TO DEMO
- (N) INTERIOR WALL (SEE DETAIL 1/A2.2)
- EMERGENCY EXIT SIGN (BATTERY BACK-UP)
- DIRECTIONAL EXIT (ILLUMINATED ARROWS DIRECTION)

**REVISIONS:**

| NO. | DESCRIPTION    |
|-----|----------------|
| 1   | 06-14-2022 PC1 |

**PROJECT**

LOCATION:  
**10003 COMMERCE AVE.  
TUCUNGA, CA 91042**

DESCRIPTION:  
**CHANGE OF USE**

OWNER:  
**DMKV LLC**

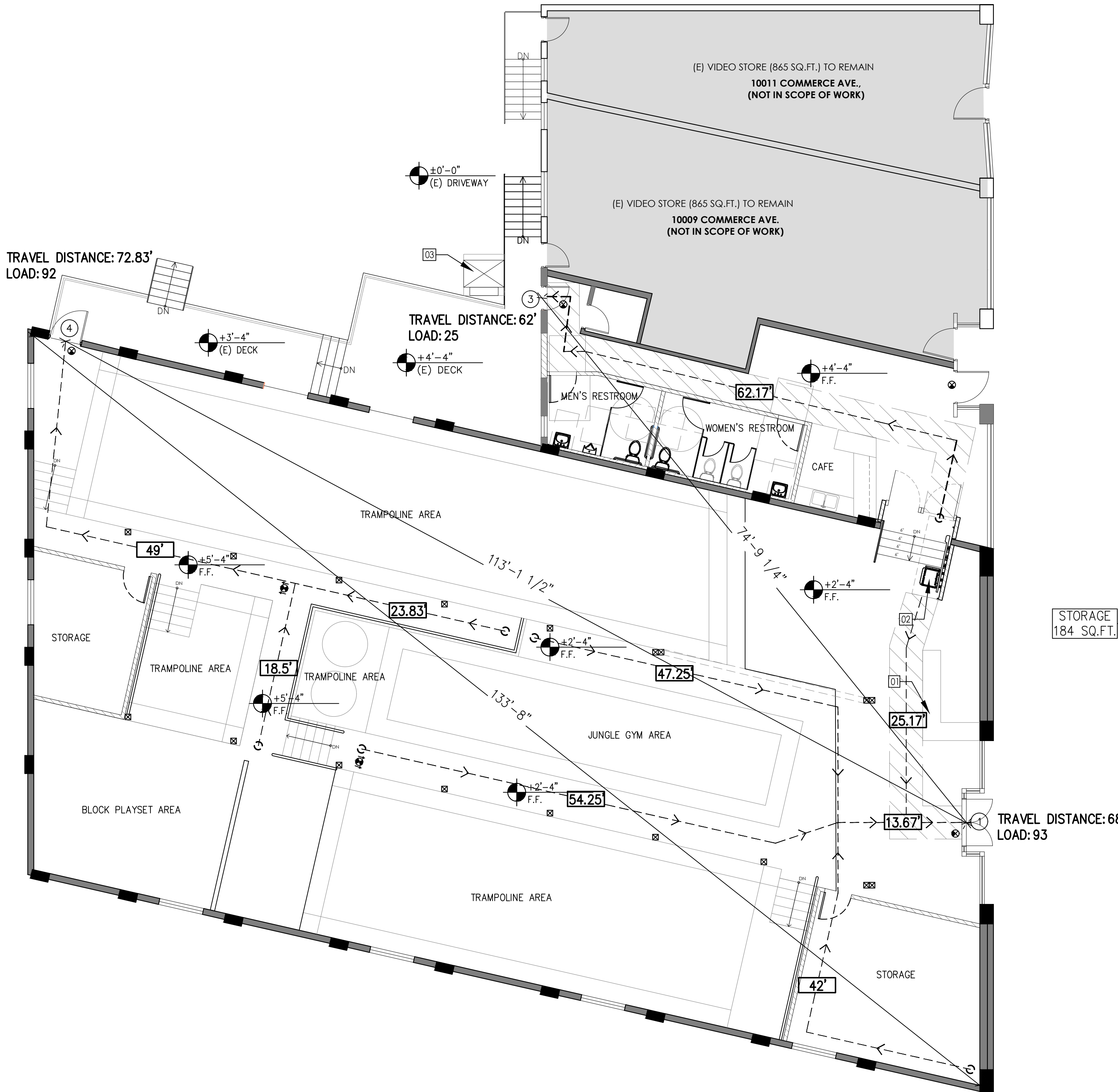
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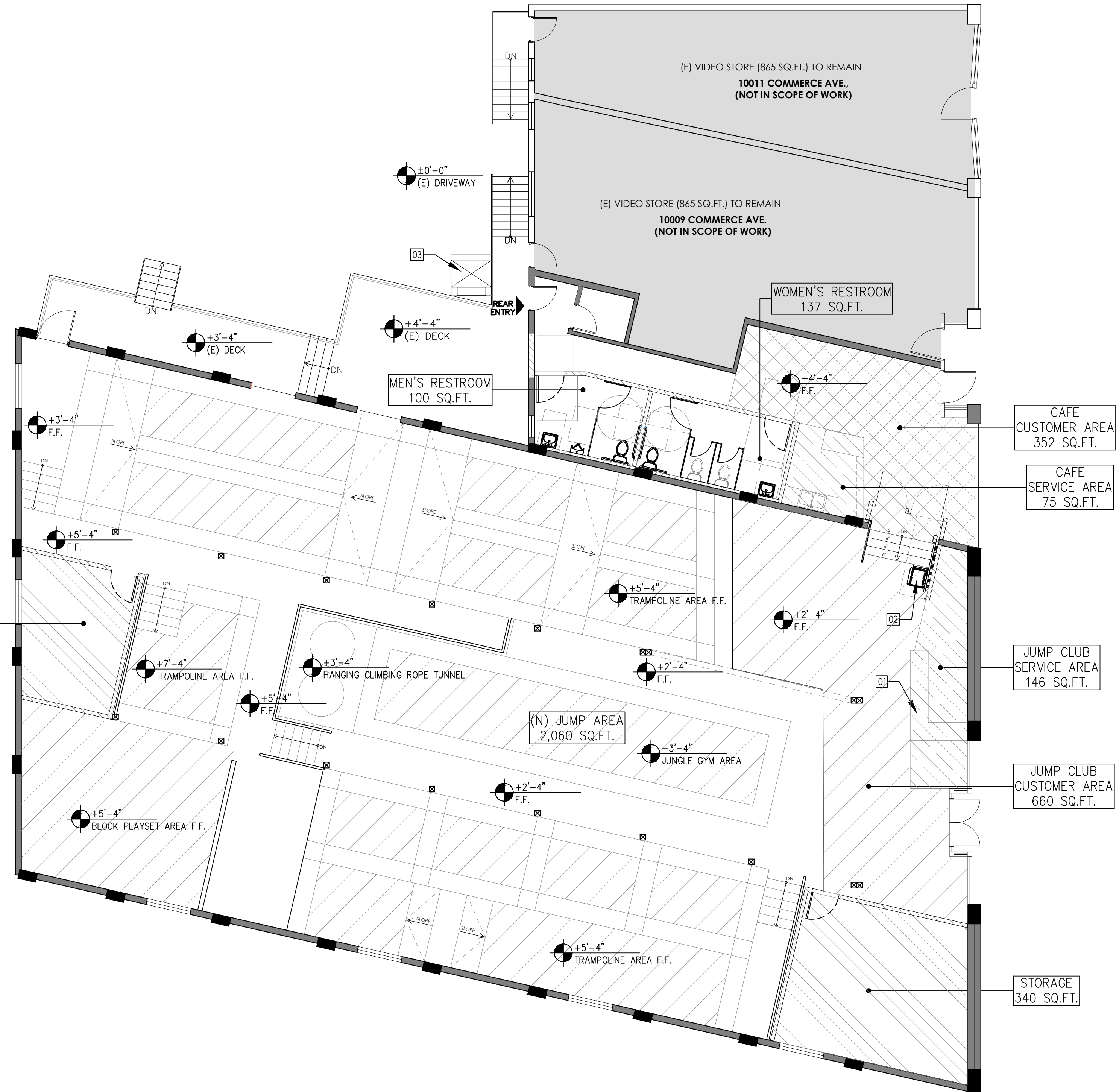
DRAWN BY: VK  
CHECKED BY: HM  
DATE: 10-26-22  
SCALE: AS NOTED  
JOB NO.: 2022-040

**O.C.I.  
DIAGRAM/  
EGRESS PLAN**

SHEET:  
**A2.1**



**EGRESS PLAN**  
1/8"=1'-0"



**OCCUPANT LOAD DIAGRAM**  
1/8"=1'-0"

**EGRESS CALCULATION**

MINIMUM REQUIRED DISTANCE BETWEEN EXIT DOORS AT INTERIOR (SPRINKLED BUILDING):  
DIAGONAL DIMENSION OF THE SPACE/3 =  $133.67/3 = 44.5'$

MINIMUM REQUIRED CLEAR WIDTH OF EGRESS DOORS = 32"  
CLEAR WIDTH OF PROVIDED DOORS:  
DOOR #1:  $60 - [2 \times 1] - 2 = 56"$   
DOOR #3&4:  $36 - [2 \times 1] - 2 = 32"$

1005.3.2 OTHER EGRESS COMPONENTS (DOOR #1)  
93 OCCUPANT LOAD X 0.2 = 18.6 INCHES REQUIRED  
(BASED ON 1 REQ. EXIT) = 56 INCHES PROVIDED

1005.3.2 OTHER EGRESS COMPONENTS (DOOR #3)  
25 OCCUPANT LOAD X 0.2 = 5 INCHES REQUIRED  
(BASED ON 1 REQ. EXIT) = 32 INCHES PROVIDED

1005.3.2 OTHER EGRESS COMPONENTS (DOOR #4)  
92 OCCUPANT LOAD X 0.2 = 18.4 INCHES REQUIRED  
(BASED ON 1 REQ. EXIT) = 32 INCHES PROVIDED

**JUMP CLUB & CAFE OCCUPANCY LOAD**

| AREA                    | SQUARE FOOTAGE | LINEAL INCHES | RATIO | TOTAL      |
|-------------------------|----------------|---------------|-------|------------|
| CAFE CUSTOMER AREA      | 352            | -             | 1:15  | 24         |
| CAFE SERVICE AREA       | 75             | -             | 1:200 | 1          |
| JUMP CLUB CUSTOMER AREA | 660            | -             | 1:15  | 44         |
| JUMP CLUB SERVICE AREA  | 146            | -             | 1:200 | 1          |
| STORAGE                 | 524            | -             | 1:300 | 2          |
| JUMP AREA               | 2,060          | -             | 1:15  | 138        |
| <b>TOTAL:</b>           |                |               |       | <b>210</b> |

- KEYNOTES**
- 01 (N) HOST/ RECEPTION DESK, H=42" A.F.F.
  - 02 (N) INCLINE WHEELCHAIR LIFT
  - 03 (N) HANDICAP LIFT
  - 04 NOT USED
- GENERAL NOTES**
1. ALL DOORS ARE SELF-CLOSING.
  2. DOORS TO REMAIN UNLOCKED WHEN THE SPACE IS OCCUPIED.
  3. ALL WINDOWS ARE FIXED.
  4. FLOOR SHALL BE SLIP RESISTANT.
  5. MILLWORK DESIGN AND FABRICATION BY OTHERS.
  6. CONTRACTOR TO VERIFY ALL MEASUREMENTS IN THE FIELD

**LEGEND**

|  |   |
|--|---|
|  | (E) EXTERIOR WALL                               |
|  | (E) INTERIOR WALL                               |
|  | (N) INTERIOR WALL (SEE DETAIL 1/A2.0)           |
|  | EMERGENCY EXIT SIGN (BATTERY BACK-UP)           |
|  | DIRECTIONAL EXIT (ILLUMINATED ARROWS DIRECTION) |
|  | 44" ADA PATH OF TRAVEL                          |
|  | EGRESS PATH, 36" MIN                            |

**REVISIONS:**

| NO. | DESCRIPTION    |
|-----|----------------|
| 1   | 06-14-2022 PC1 |
|     |                |
|     |                |
|     |                |

**PROJECT**

LOCATION:  
**10003 COMMERCE AVE.  
TUJUNGA, CA 91042**

DESCRIPTION:  
**CHANGE OF USE**

OWNER:  
**DMKV LLC**

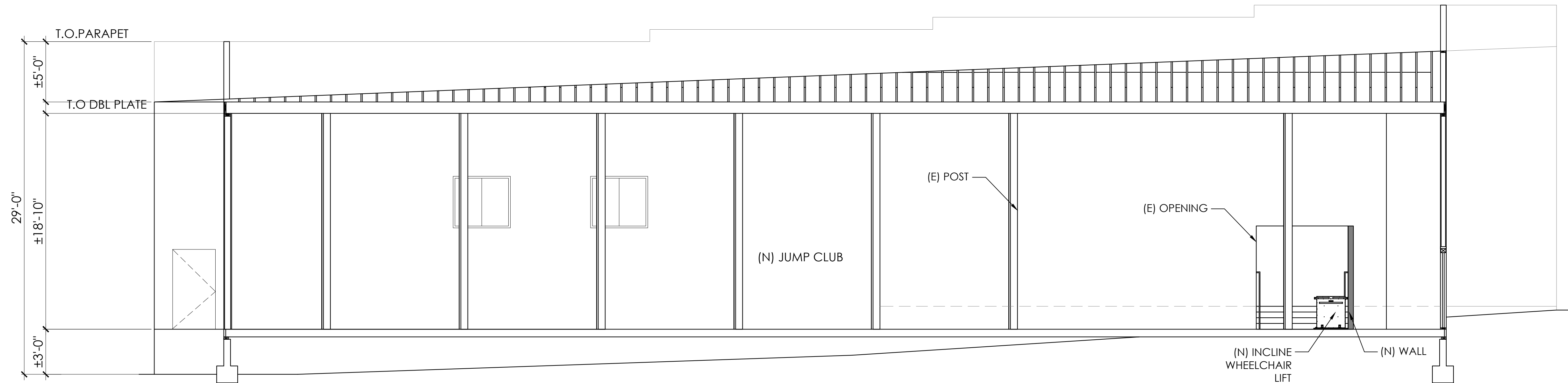
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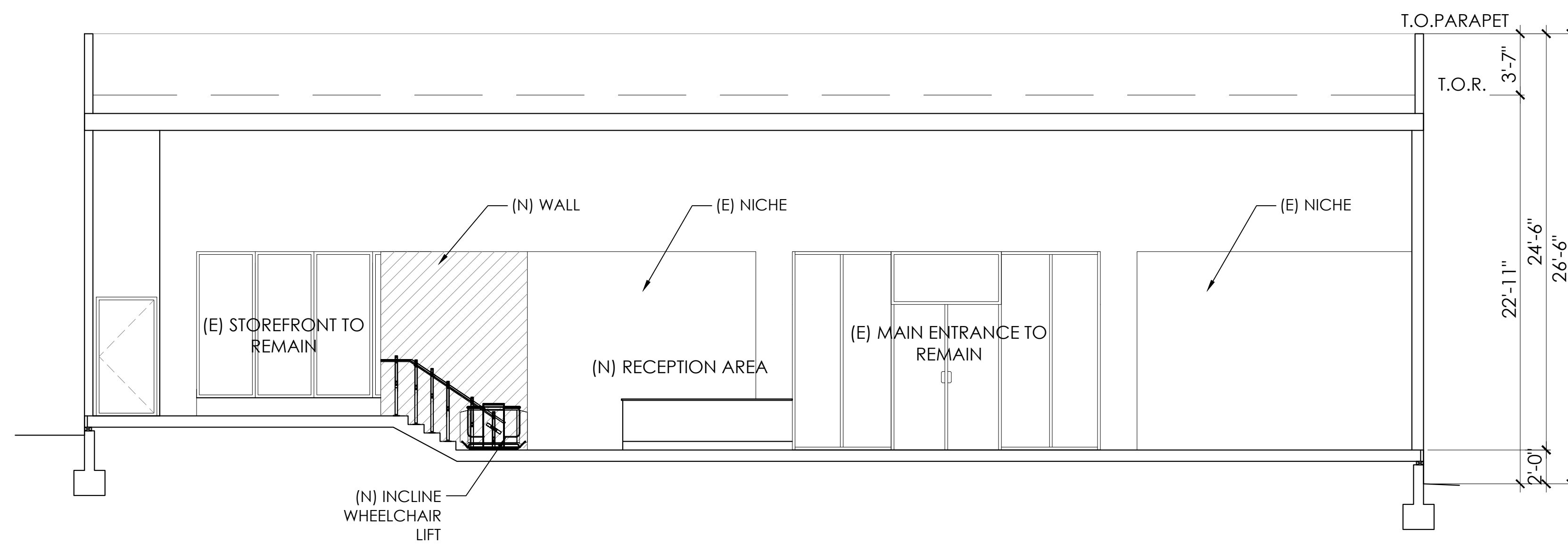
DRAWN BY: VK  
CHECKED BY: HM  
DATE: 10-26-22  
SCALE: AS NOTED  
JOB NO.: 2022-040

**SECTIONS**

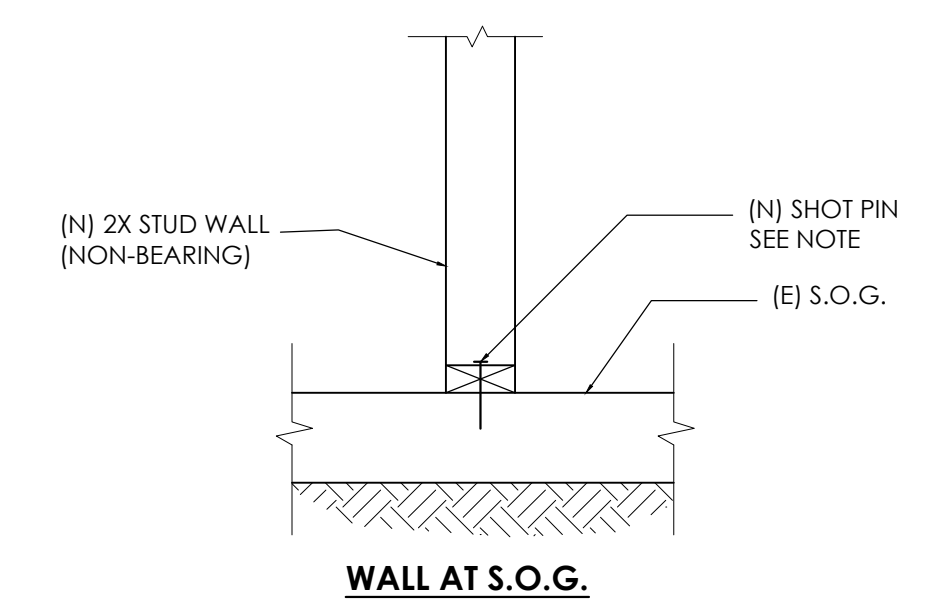
SHEET:  
**A2.2**



**SECTION A-A**  
3/16"=1'-0"



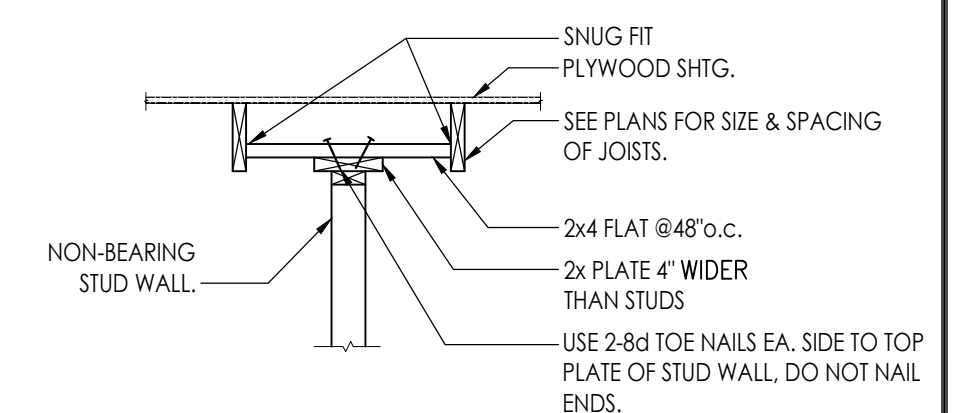
**SECTION B-B**  
3/16"=1'-0"



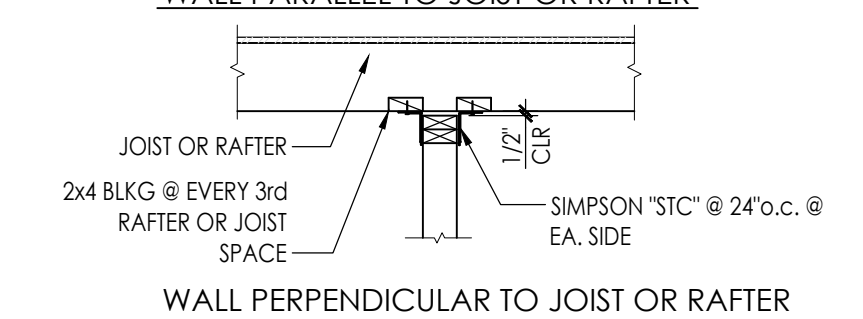
**NOTE:**

ALL INTERIOR NON-BEARING AND NON-SHEAR WALLS AND PARTITIONS WHERE ANCHOR BOLTS ARE NOT NOTED ARE TO BE SECURED WITH SHOT PINS U.N.O. SHOT PINS SHALL BE 0.145" DIA. x 2.875" SHANK LENGTH WITH METAL PLATE WASHER AT 36 INCHES O.C. THERE SHALL BE A MINIMUM OF TWO FASTENERS PER PIECE OF FOUNDATION PLATE 16" OR LONGER WITH ONE FASTENER LOCATED 6" FROM EACH END OF EACH PIECE.

**BOTTOM CONN. @ NON BEARING WALL**



**WALL PARALLEL TO JOIST OR RAFTER**



**HEAD CONN. @ NON BEARING WALL**

**REVISIONS:**

| NO. | DESCRIPTION |
|-----|-------------|
|     |             |
|     |             |
|     |             |
|     |             |
|     |             |

**PROJECT**

LOCATION:  
**10003 COMMERCE AVE.  
TUJUNGA, CA 91042**

DESCRIPTION:  
**CHANGE OF USE**

OWNER:  
**DMKV LLC**

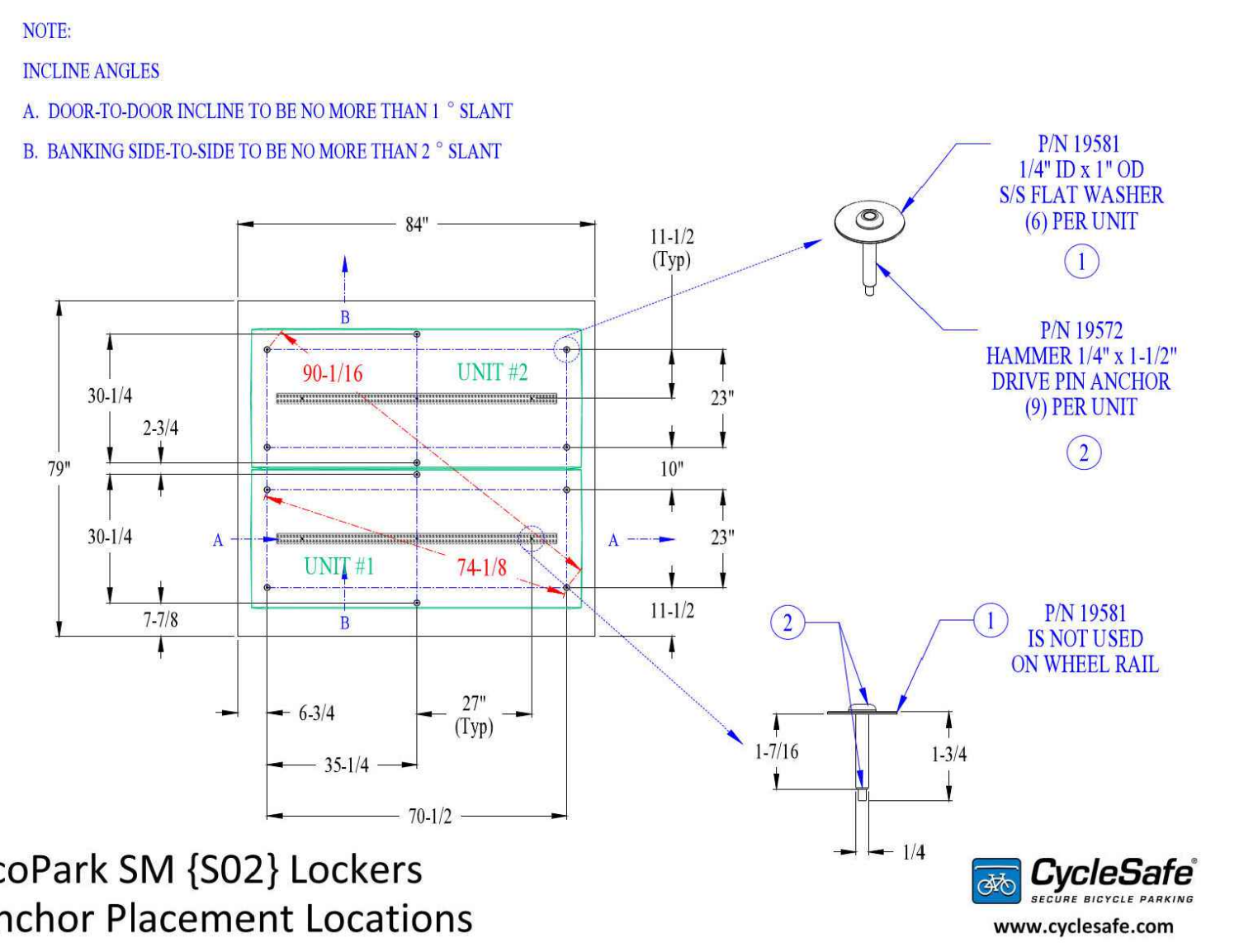
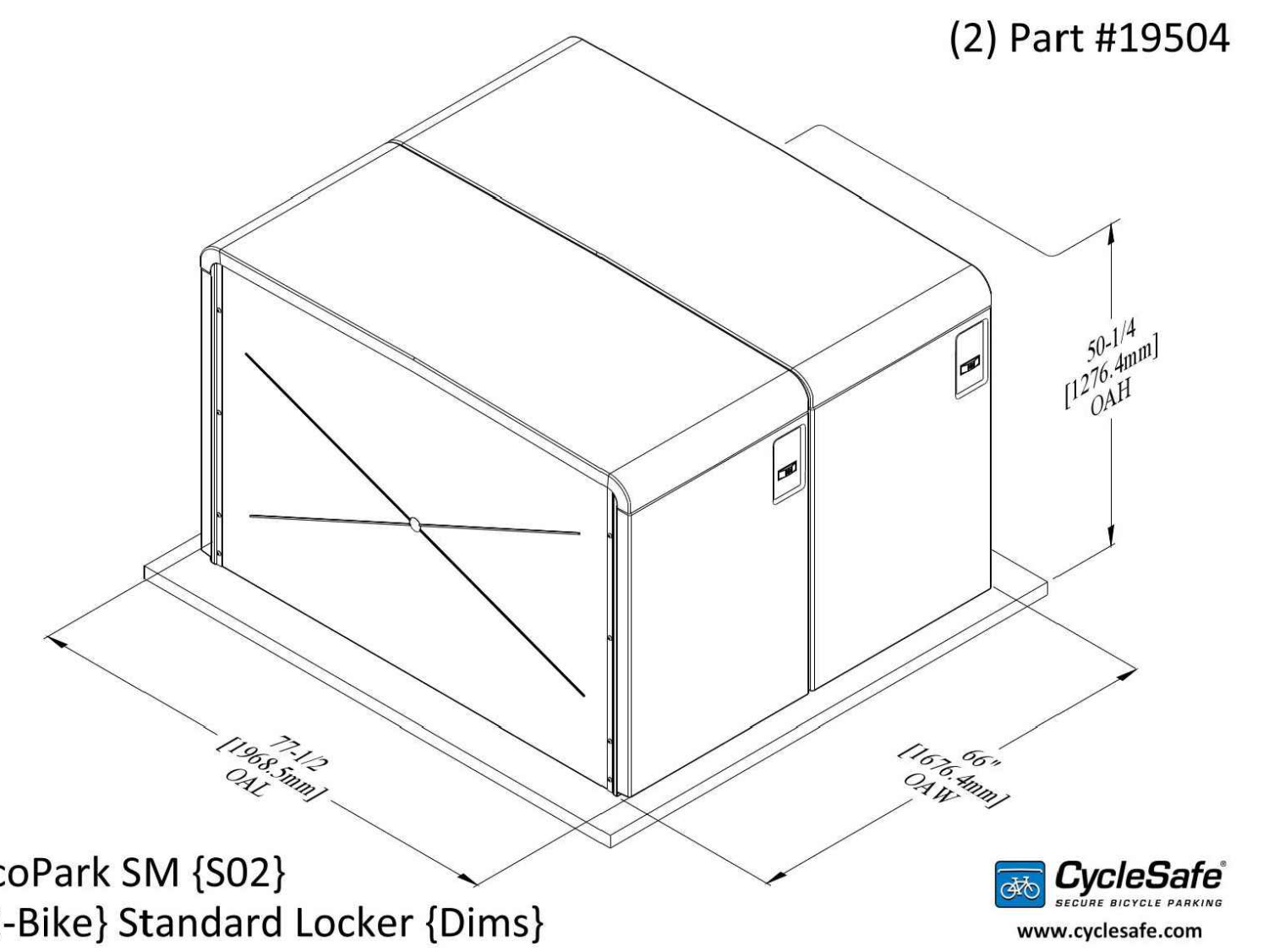
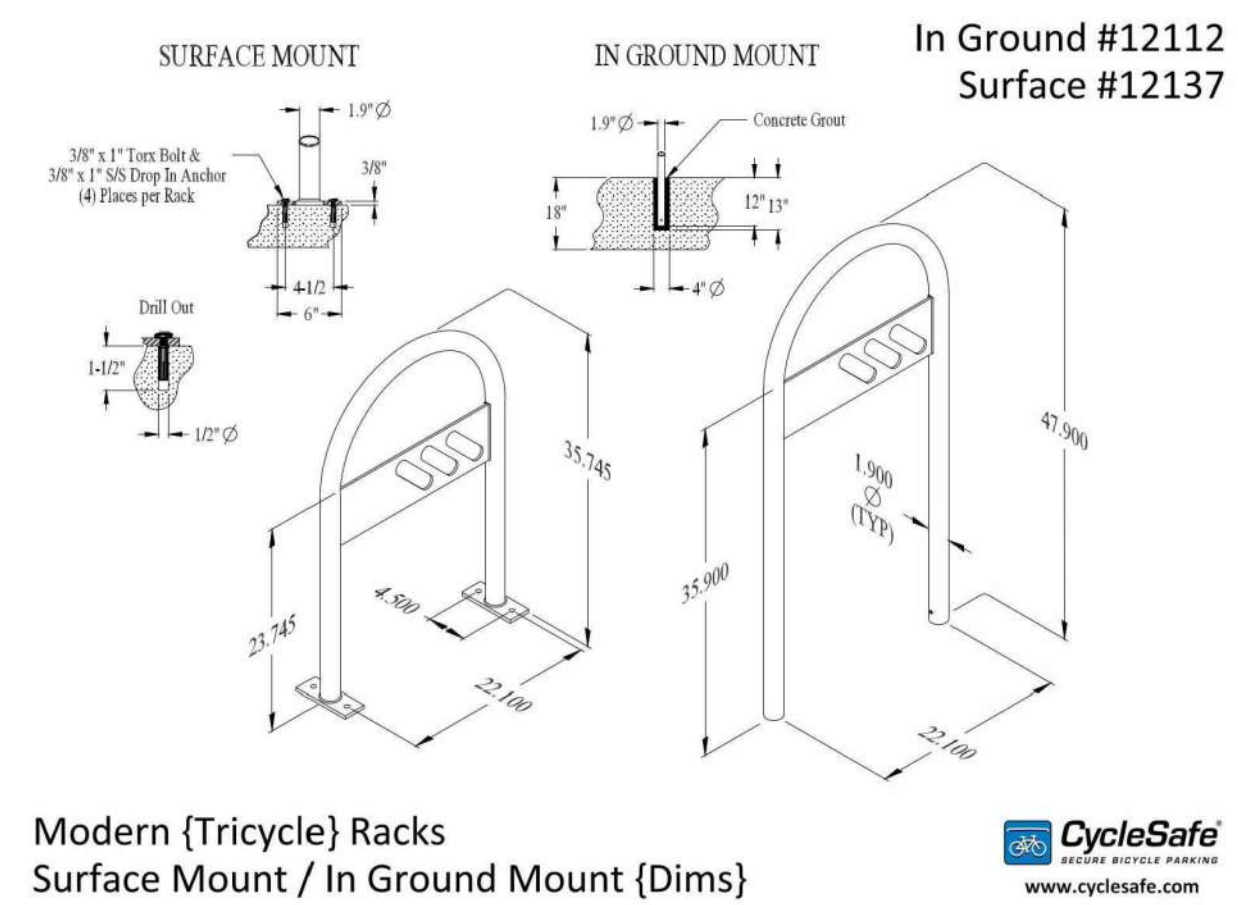
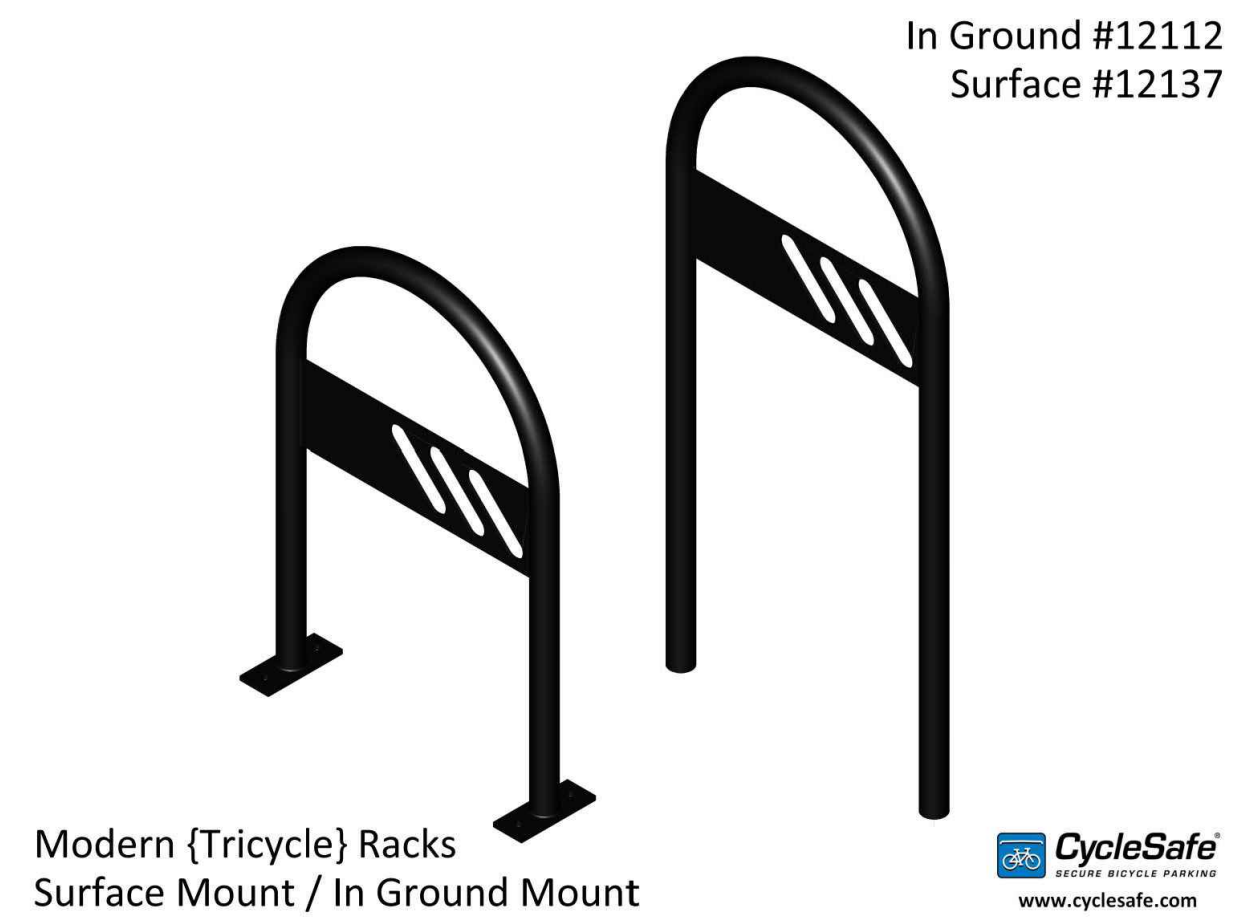
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CHECKED BY: HM  
DATE: 10-26-22  
SCALE: N/A  
JOB NO.: 2022-040

**DETAILS**

SHEET:  
**A3.0**

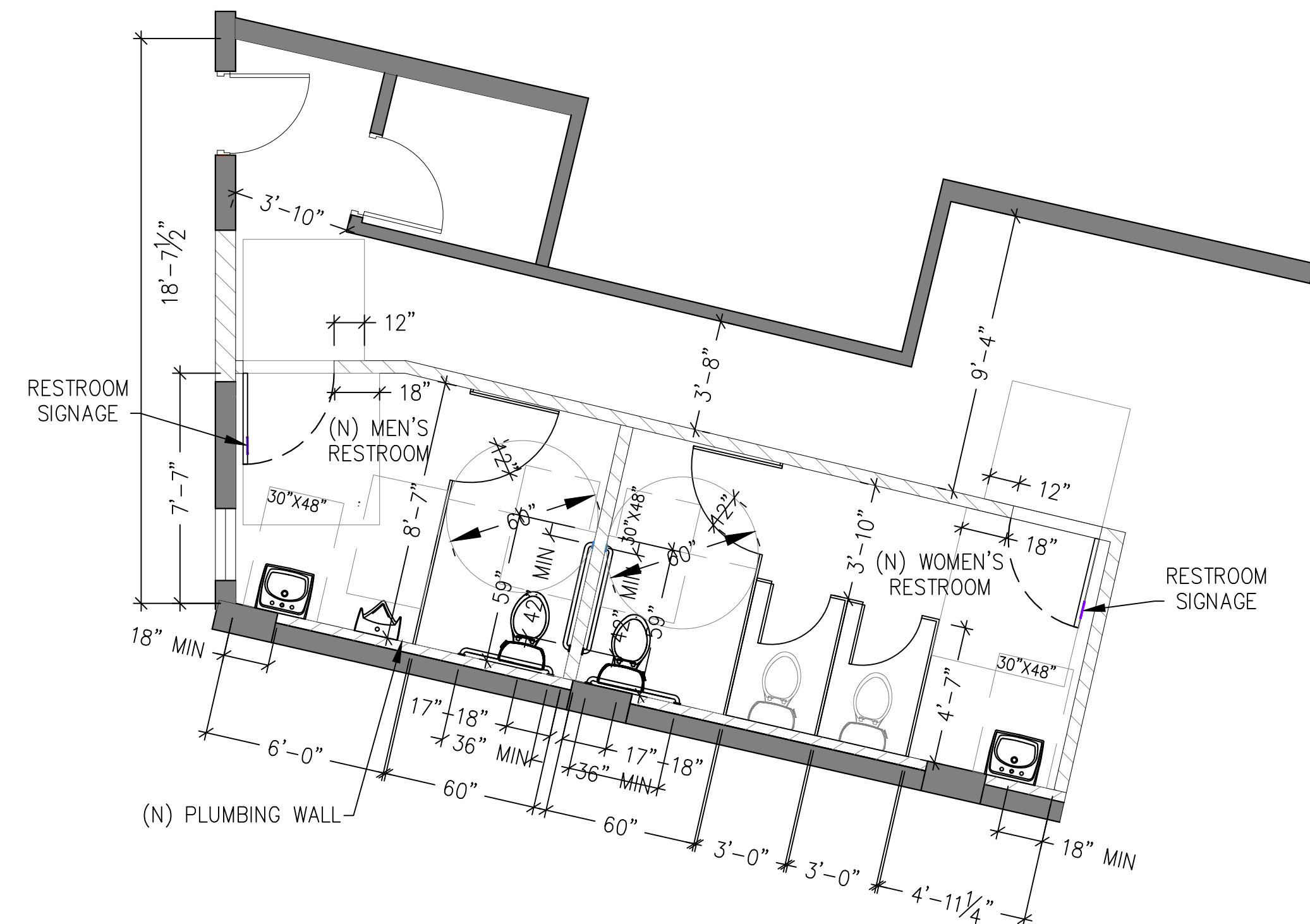


**SHORT TERM BICYCLE STORAGE / RACK**

**14**

**LONG TERM BICYCLE STORAGE**

**3**



**ENLARGE BATHROOMS PLAN**

**16** NOT USED

**12** NOT USED

**8** NOT USED

**4**

**REVISIONS:**

| NO. |  |
|-----|--|
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**PROJECT**

LOCATION:

10003 COMMERCE AVE.  
TUJUNGA, CA 91042

DESCRIPTION:  
CHANGE OF USE

OWNER:  
DMKV LLC

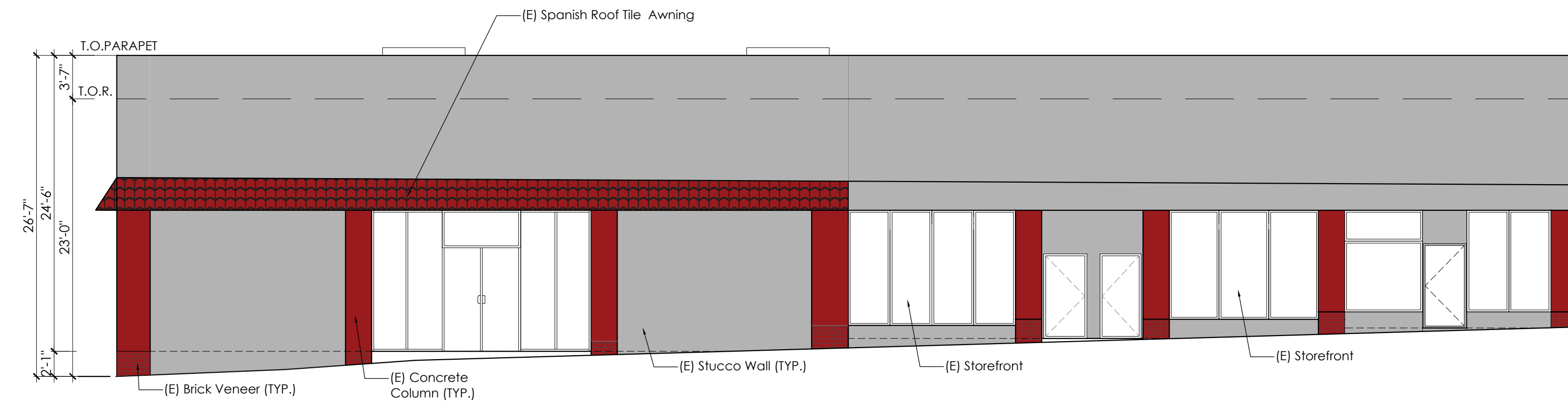
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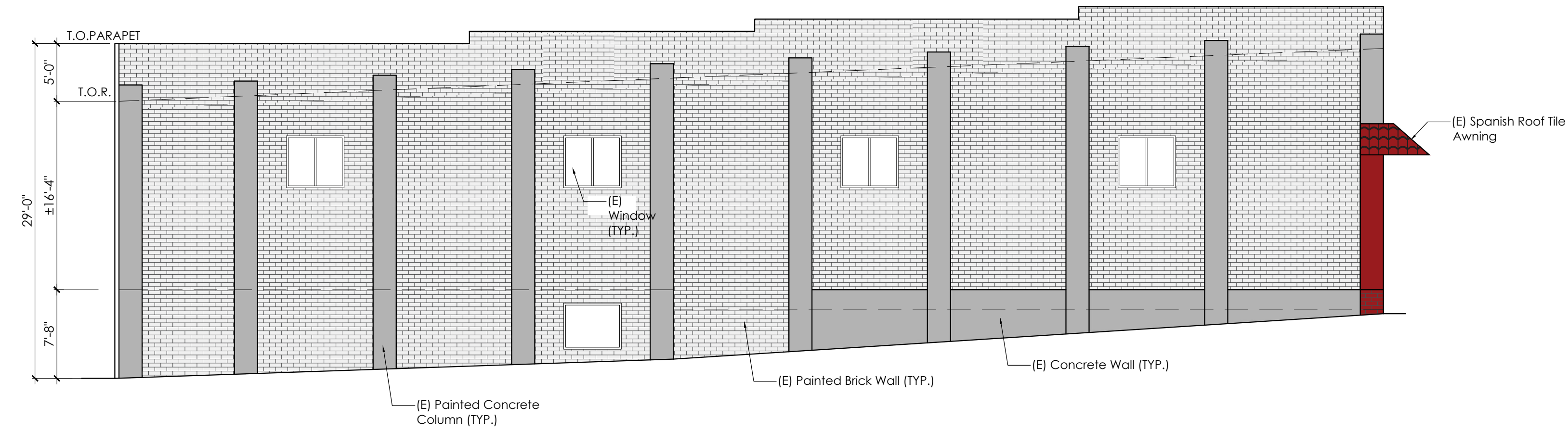
**ELEVATIONS**

SHEET:  
**A4.0**



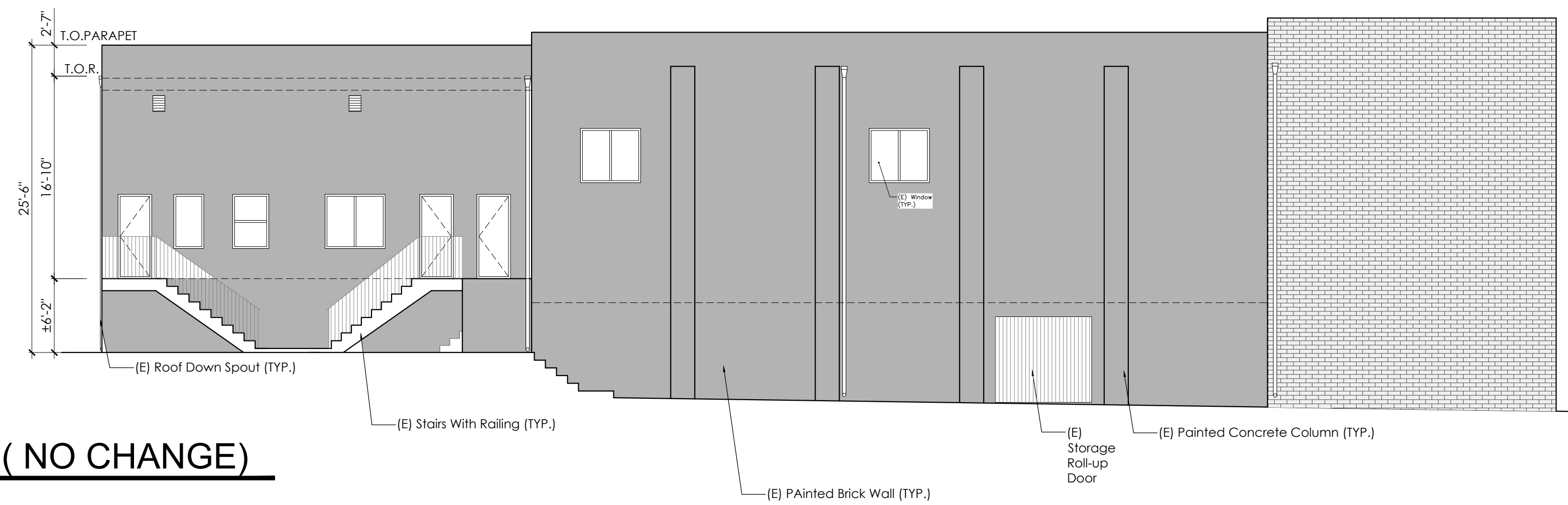
**EAST ELEVATION ( NO CHANGE)**

1/8"=1'-0"



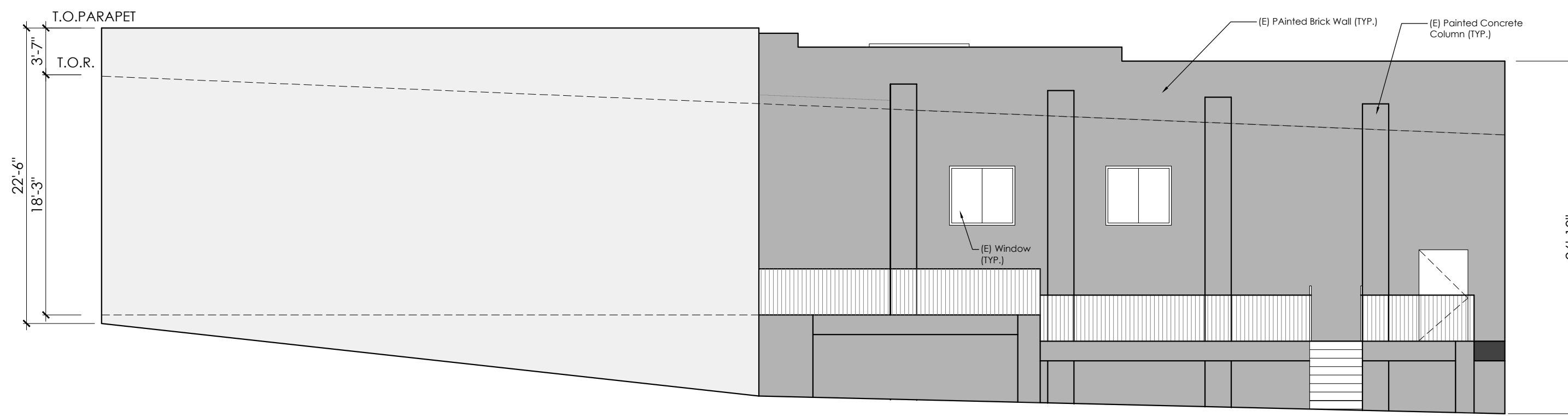
**SOUTH ELEVATION ( NO CHANGE)**

1/8"=1'-0"



**WEST ELEVATION ( NO CHANGE)**

1/8"=1'-0"



**NORTH ELEVATION ( NO CHANGE)**

1/8"=1'-0"



**REVISIONS:**

| NO. |  |
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**PROJECT**

LOCATION:

**10003 COMMERCE AVE,  
TUALUMINA, CA 91042**

DESCRIPTION:

**CHANGE OF USE**

OWNER:

**DMKV LLC**

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DRAWN BY: VK

CHECKED BY: HM

DATE: 10-26-22

SCALE: N/A

JOB NO.: 2022-040

**ACCESSIBILITY GENERAL NOTES**

SHEET:

**DA1**

33. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches minimum. Handrails may be located in a recess if the recess is 3 inches minimum deep and 18 inches minimum clear above the top of the handrail. **§11B-505.5**
34. Handrail gripping surfaces 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. Where provided, horizontal projections shall occur 1 1/2 inches minimum below the bottom of the handrail-gripping surface. **§11B-505.6**
35. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/2 inches minimum and 2 inches maximum. **§11B-505.7.1**
36. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 8 1/2 inches maximum, and a cross-section dimension of 2 1/2 inches maximum. **§11B-505.7.2**
37. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section 11B-505.10 Handrail Extensions. **§11B-505.10**
38. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. **§11B-505.10.1**
39. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. **§11B-505.10.2**
40. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the clear nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. **§11B-505.10.3**

**STARWAYS**

41. A stair is defined as a change in elevation, consisting of one or more risers. **§11B-202**
42. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches high minimum and 7 inches high maximum. Treads shall be 11 inches deep minimum. Curved stairways with wider treads are permitted at stairs which are not part of a required means of egress. (See exception) **§11B-504.1**
43. Open risers are not permitted. **§11B-504.1 (See exceptions)**
44. Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the rise of the step of the approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement. **§11B-504.1.1**
45. The radius of curvature at the leading edge of the tread shall be 1/4 inch maximum. Nosing that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1/4 inches maximum over the tread below. **§11B-504.1.2 (See exception for existing buildings)**
46. Stairs shall have handrails complying with Section 11B-505 Handrails. **§11B-504.6**
47. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water. **§11B-504.7**
48. Floor identification signs required by Chapter 10, Section 1022.9 complying with Sections 11B-703.1 Signs General, 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.5 Visual Characters shall be located at the landing of each floor level, placed adjacent to the door on the latch side, in an enclosed stairways in rooms two or more stories in height to identify the floor level. At the exit discharge level, the sign shall be placed adjacent to the entrance door. **§11B-504.8**

- The finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. **§11B-404.2.7**
11. The forces for pushing or pulling open a door or gate other than fire doors shall be as follows: **§11B-404.2.9**
- Interior hinged doors and gates: 5 pounds maximum.
  - Sliding or folding doors: 5 pounds maximum.
  - Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds.
  - Exterior hinged doors: 5 pounds maximum.
12. Obstructed high side reach for the top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finish floor. **§11B-308.3.2**
27. Obstructed high side reach for the operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs. **§11B-308.3.2**

**OPERABLE PARTS**

23. Operable parts shall be operable with one hand and shall not require light grasping, pinching, or twisting of the wrist. Force required to activate operable parts shall be 5 pounds maximum. **§11B-309.4**

**C. ACCESSIBLE ROUTES**

- DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE**
1. Detectable warning surfaces shall be yellow and approximate F83358 of Federal Standard 595C. **§11B-705.1.1.3.1**
2. Detectable warning surfaces shall provide a 70 percent minimum visual contrast with adjacent walking surfaces. Contrast in percent shall be determined by:
- Contrast percent = [(B1-B2)/B1] x 100 where:  
 B1 = light reflectance value (LRV) of the lighter area  
 B2 = light reflectance value (LRV) of the darker area
  - §11B-705.1.1.3.2 (See exception)**
- DOORS, DOORWAYS, AND GATES**
3. Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, Doorways, and Gates. **§11B-206.5**
4. Doors, doorways, and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates. **§11B-404.1**
5. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening wider than 34 inches above the finish floor or ground. Projections into the clear opening wider than 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. **§11B-404.1.1**
6. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. **§11B-404.2.4.1**
7. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404.2.4.2. **§11B-404.2.4.2**
8. Doors, doorways, and gates that are part of an accessible route shall comply with 11B-404.2.4.2. **§11B-404.2.4.2**
28. A curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall extend a continuous and uninterrupted barrier along the length of the ramp. **§11B-405.2**
29. Landings subject to wet conditions shall be designed to prevent the accumulation of water. **§11B-405.10**

**HANDRAILS**

30. Handrails shall be provided on both sides of stairs and ramps. **§11B-505.2**
31. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. **§11B-505.3**
32. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. **§11B-505.4**

24. High side reach shall be 46 inches maximum above the finish floor or ground where the high side reach is over an obstruction for more than 10 inches but not more than 24 inches in depth. **§11B-308.3.2**, **Figure 11B-308.3.2**
25. Obstructions for high side reach shall not exceed 34 inches in height and 24 inches in depth. **§11B-308.3.2**, **Figure 11B-308.3.2**
26. Obstructed high side reach for the top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finish floor. **§11B-308.3.2**
27. Obstructed high side reach for the operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs. **§11B-308.3.2**
- OPERABLE PARTS**
23. Operable parts shall be operable with one hand and shall not require light grasping, pinching, or twisting of the wrist. Force required to activate operable parts shall be 5 pounds maximum. **§11B-309.4**

**C. ACCESSIBLE ROUTES**

- DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE**
1. Detectable warning surfaces shall be yellow and approximate F83358 of Federal Standard 595C. **§11B-705.1.1.3.1**
2. Detectable warning surfaces shall provide a 70 percent minimum visual contrast with adjacent walking surfaces. Contrast in percent shall be determined by:
- Contrast percent = [(B1-B2)/B1] x 100 where:  
 B1 = light reflectance value (LRV) of the lighter area  
 B2 = light reflectance value (LRV) of the darker area
  - §11B-705.1.1.3.2 (See exception)**
- DOORS, DOORWAYS, AND GATES**
3. Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, Doorways, and Gates. **§11B-206.5**
4. Doors, doorways, and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates. **§11B-404.1**
5. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening wider than 34 inches above the finish floor or ground. Projections into the clear opening wider than 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. **§11B-404.1.1**
6. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. **§11B-404.2.4.1**
7. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404.2.4.2. **§11B-404.2.4.2**
8. Doors, doorways, and gates that are part of an accessible route shall comply with 11B-404.2.4.2. **§11B-404.2.4.2**

**HANDRAILS**

30. Handrails shall be provided on both sides of stairs and ramps. **§11B-505.2**
31. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. **§11B-505.3**
32. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. **§11B-505.4**

- KNEE AND TOE CLEARANCE**
8. For lavatories and built-in dining and work surfaces required to be accessible, toe clearance shall be provided that is 30 inches in width and 9 inches in height above the finish floor or ground for a depth of 19 inches minimum. **§11B-306.2.1**
9. Toe clearance shall extend 19 inches maximum under lavatories for toilet and bathing facilities and 25 inches maximum under other elements. **§11B-306.2.2**
10. All lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in width for a depth of 11 inches at 9 inches above the finish floor or ground and for a depth of 8 inches at 27 inches above the finish floor or ground increasing to 29 inches high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. **§11B-306.3**, **Figure 11B-306.3(a)**
11. At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in width at 27 inches above the finish floor or ground for a depth of at least 19 inches. **§11B-306.3**

**PROTRUDING OBJECTS**

12. Except for handrails, objects with leading edges more than 27 inches and less than 80 inches above the finish floor or ground shall protrude no more than 4 inches horizontally into the circulation path. Handrails may protrude 4 1/2 inches maximum. **§11B-307.2**, **Figure 11B-307.2**
13. Freestanding objects mounted on posts or pylons shall overhang circulation paths no more than 12 inches when located from 27 to 80 inches above the finish floor or ground. **§11B-307.3(a)**
14. Protruding objects shall not reduce the clear width required for accessible routes. **§11B-307.5**
15. Lowest edge of a sign or other obstruction, when mounted between posts or pylons separated with a clear distance greater than 12 inches, shall be less than 27 inches or more than 80 inches above the finish floor or ground. **§11B-307.3(b)**
16. Vertical clearance shall be at least 80 inches high on circulation paths except at door closers and door stops, which may be 78 inches minimum above the finish floor or ground. **§11B-307.4**
17. Quadrants or other barriers with a leading edge located 27 inches maximum above the finish floor or ground shall be provided where the vertical clearance on circulation paths is less than 80 inches high. **§11B-307.4**, **Figure 11B-307.4**
18. Where a gyp support is used within either the width of a circulation path or 24 inches maximum outside of a circulation path, a vertical gyp brace, sidewalk or similar device shall be used to prevent a hazard or a overhead obstruction. **§11B-307.4.1**, **Figure 11B-307.4.1**

**REACH RANGES**

19. Electrical 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 be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. **§11B-308.1.1**
20. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. **§11B-308.1.1**
21. High forward reach that is unobstructed shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground. **§11B-308.2.1**, **Figure 11B-308.2.1**
22. High forward reach shall be 48 inches maximum where the reach depth is 20 inches or less and 44 inches maximum where the reach depth exceeds 20 inches. High forward reach shall not exceed 25 inches in depth. **§11B-308.2.2**, **Figure 11B-308.2.2**
23. High side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor where the side reach is unobstructed or the depth of any obstruction does not exceed 12 inches. **§11B-308.3.1**, **Figure 11B-308.3.1**

**GENERAL NOTES FOR COMMERCIAL ACCESSIBILITY**

NOTE: Code references are to the 2020 edition of the Los Angeles Building Code

The State of California delegates authority to the local jurisdiction to ensure compliance with Title 24, Part 2 of the California Code of Regulations. The following general notes indicate specific areas of Title 24, Part 2 which are applicable to your project. Please be aware that the ownership of the building and his/her consultants are responsible for compliance with the most current Federal Regulations contained in the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA). Where the ADA & FHA requirements exceed those contained in Title 24, Part 2, it is the responsibility of the owners and their consultants to ensure compliance with the most current ADA & FHA regulations, as the City is not authorized to review plans or inspect projects for ADA & FHA compliance.

The following, applicable, general notes shall be provided on the plans.

**A. APPLICATION AND ADMINISTRATION**

1. Public accommodations shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and usable by persons with disabilities. Installed or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted. **§11B-108**

**B. BUILDING BLOCKS**

**FLOOR OR GROUND SURFACES**

1. Floor and ground surfaces shall be stable, firm, and slip resistant. **§11B-301.2**
2. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/unlaid pile texture. Pile height shall be 1/2 inch maximum. **§11B-302.2**, **Figure 11B-302.2**

**CHANGES IN LEVEL**

3. Vertical changes in level for ground surfaces may be 1/4 inch high maximum and without edge treatment. Changes in level greater than 1/4 inch and not exceeding 1/2 inch in height shall be beveled with a slope not steeper than 1:2. **§11B-303**, **Figures 11B-303.2 & 11B-303.3**

4. Changes in level greater than 1/2 inch in height shall be ramped and shall comply with the requirements of 11B-405 Ramps or 11B-406 Curb Ramps as applicable. **§11B-303**

5. Abrupt changes in level exceeding 4 inches in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6 inches in height above the walk or sidewalk surface or by guards or handrails with a guide rail centered 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk. These requirements do not apply between a walk or sidewalk and an adjacent street or driveway. **§11B-303.5**

**TURNING SPACE**

6. Circular turning spaces shall be a space of 60 inches diameter minimum and may include knee and toe clearance complying with 11B-306 Knee and Toe Clearance. **§11B-304.3.1**
7. T-shaped turning spaces shall be a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. **§11B-304.3.2**, **Figure 11B-304.3.2**

- include a raised five pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters. **§11B-504.8**
- CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS**
49. Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§11B-406.2.1**
50. For perpendicular ramps, where provided, curb ramp flares shall not be steeper than 1:10. **§11B-406.2**, **Figure 11B-406.2.2**
51. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§11B-406.3.1**, **Figure 11B-406.3.2**
52. A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum. **§11B-406.3.2**
53. Blended transition ramps shall have a running slope not steeper than 1:20 (5%). **§11B-406.4.1**
54. 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. **§11B-406.5.1**
55. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum. **§11B-406.5.2**
56. Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not be required to comply). The landing clear length shall be 48 inches 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 (2.083%) maximum. **§11B-406.5.3**
57. 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-406.5.6**
58. The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. **§11B-406.6.7**
59. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. **§11B-406.6.8**
60. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. **§11B-406.6.9**
61. Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable Warnings. **§11B-406.5.12**

**D. GENERAL SITE AND BUILDING ELEMENTS**

1. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces. **§11B-208.1**
2. Where passenger loading zones, drop-off zones, and/or bus stops are provided, accessible passenger loading zones, drop-off zones, and/or bus stops are required.
3. Where Electric vehicle charging stations (EVCS) are provided, they shall comply with Section 11B-812 as required by Section 11B-223.3.
4. EVCS complying with Section 11B-812 that serve a particular building or facility shall be located on an accessible route to an entrance complying with Section 11B-206.4. Where EVCS do not serve a particular building or facility, EVCS complying with Section 11B-812 shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility.
5. When assistive-listening systems are limited to specific areas or seats, such areas or seats shall be within a 50-foot viewing distance of the stage or playing area and shall have a complete view of the stage or playing area. **§11B-219.4**
10. Permanently installed assistive-listening systems are required in areas if (1) they have fixed seating and (2a) they accommodate at least 50 persons or (2b) they have audio-amplification systems, except those used exclusively for playing and/or background music. **§11B-219.2**, **§11B-219.5**
11. Portable assistive-listening systems may serve more than one conference or meeting rooms if an adequate number of electrical outlets or other supplementary wiring is provided and permanently installed systems are not required. **§11B-219.6**
12. Receivers required for use with an assistive listening system shall include a 1/8 inch standard mono jack. **§11B-209.2**
13. Receivers required to be hearing aid compatible shall interface with telecoils in hearing aids through the provision of neck loops. **§11B-209.3**
14. Assistive listening systems shall be capable of providing a sound pressure level from 110 – 118 dB with a dynamic range on the volume control of 50 dB. **§11B-209.4**
15. Signal-to-noise ratio for internally generated noise in assistive listening systems shall be 18 dB minimum. **§11B-209.5**
16. Peak clipping shall not exceed 18 dB of clipping relative to the peaks of speech. **§11B-209.6**

**TWO-WAY COMMUNICATION SYSTEMS**

17. Two-way communication systems that are provided to gain admittance to a building or facility or to restricted areas within a building or facility shall provide both audible and visual signals. Handset cords, if provided, shall be 28 inches long minimum. **§11B-220.1**, **§11B-709**
18. Common use or public use system interface of communication systems between a residential dwelling unit and a site, building, or floor entrance shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface. **§11B-708.4.1**
19. Residential dwelling unit system interface of communications systems between a residential dwelling unit and a site, building, or floor entrance shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface. **§11B-708.4.2**

**TELEPHONES**

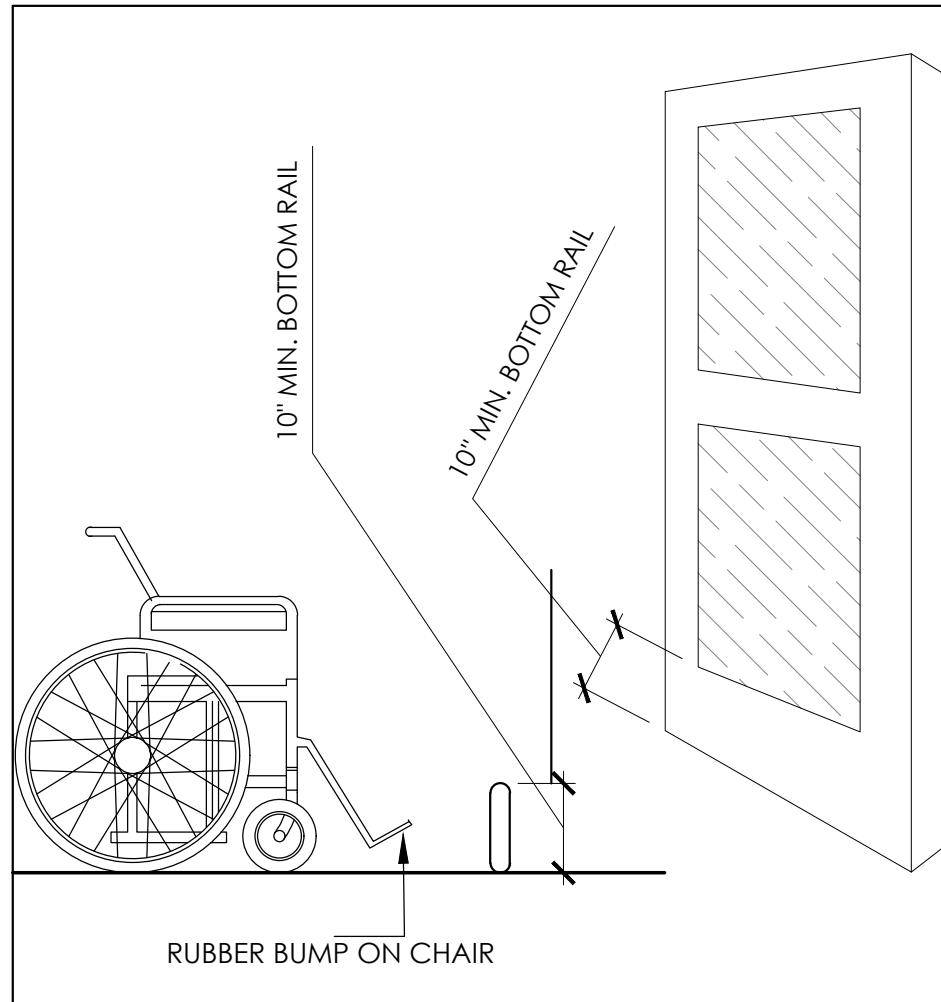
20. Where coin-operated public pay telephones, coin less public pay telephones, public closed-circuit telephones, public courtesy phones, or other types of public telephones are provided, public telephones shall be provided in accordance with 11B-217 Telephones for each type of public telephone provided. For purposes of this section, a bank of telephones shall be considered to be two or more adjacent telephones. **§11B-217.1**
21. Except drop-up only public telephones, where public telephones are provided, wheelchair accessible telephones complying with 11B-704.2 shall be provided in accordance with Table 11B-217.2. **§11B-217.2**
22. All public telephones shall have volume controls complying with 11B-704.3. **§11B-217.3**
23. TTYs complying with 11B-704.4 shall be provided in accordance with 11B-217.4.
24. Where a bank of telephones in the interior of a building consists of three or more public pay telephones, at least one public pay telephone at the bank shall be provided with a shelf and an electrical outlet in accordance with 11B-704.5. **§11B-217.5 (See exception)**

- a. A circle symbol shall be located at entrances to women's toilet and bathing facilities and it shall be identified by a circle, 1/4 inch thick and 12 inches in diameter. The circle symbol shall contrast with the floor. **§11B-703.2.6**
4. A combined circle and triangle symbol shall be located at entrances to unisex toilet and bathing facilities and it shall be identified by a circle, 1/4 inch thick and 12 inches in diameter with a 1/4 inch thick triangle with a vertex pointing up on a dark background or dark on a light background. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. **§11B-703.2.6.3**

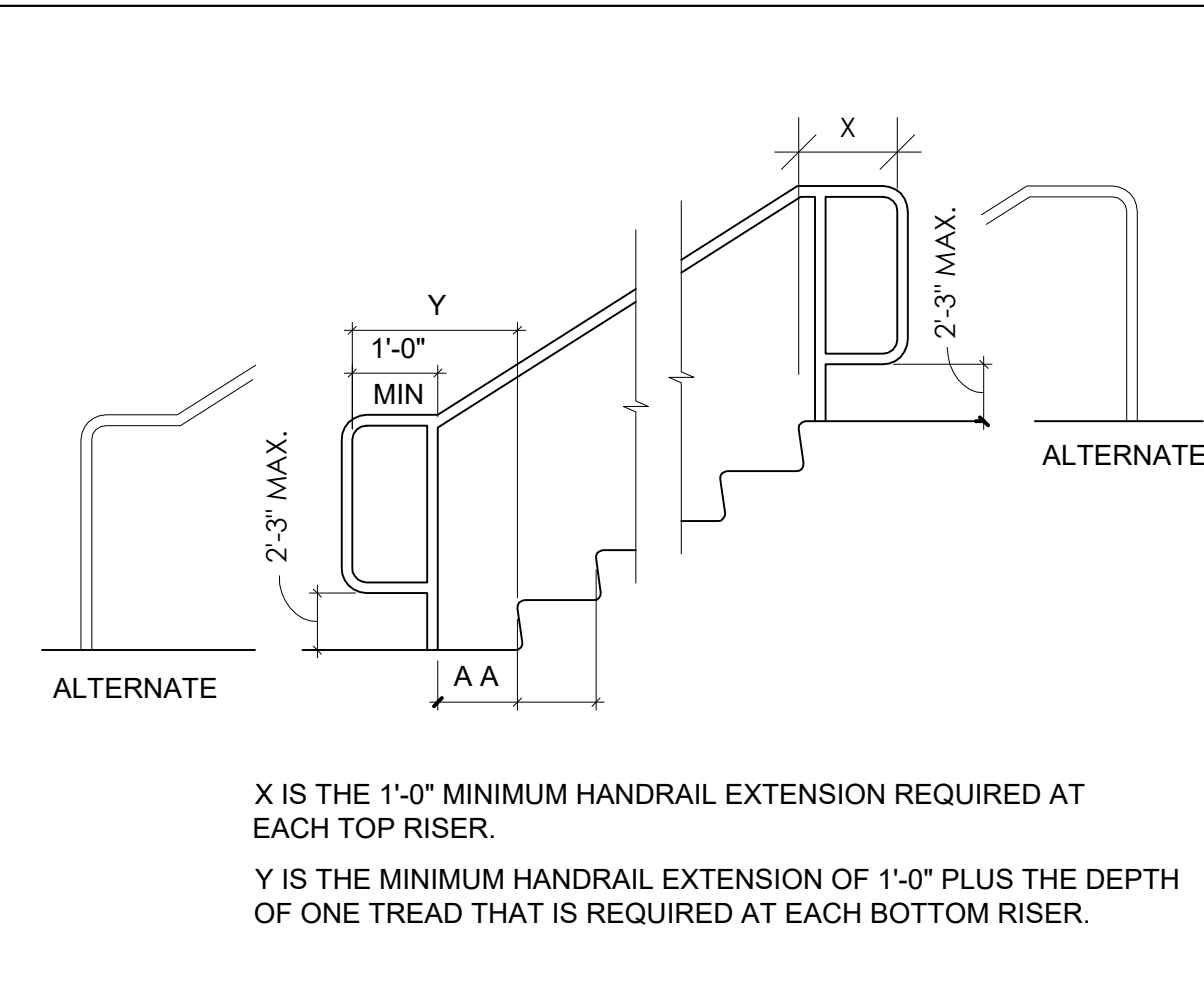
**WASHING MACHINE AND CLOTHES DRYERS**

23. Washing machines and clothes dryer's operable parts must comply with Section 11B-309 Operable Parts. **§11B-61.3**
24. Top loading machines shall have the door to the laundry compartment located 36 inches maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches min and 36 inches maximum above the finish floor. **§11B-61.4**

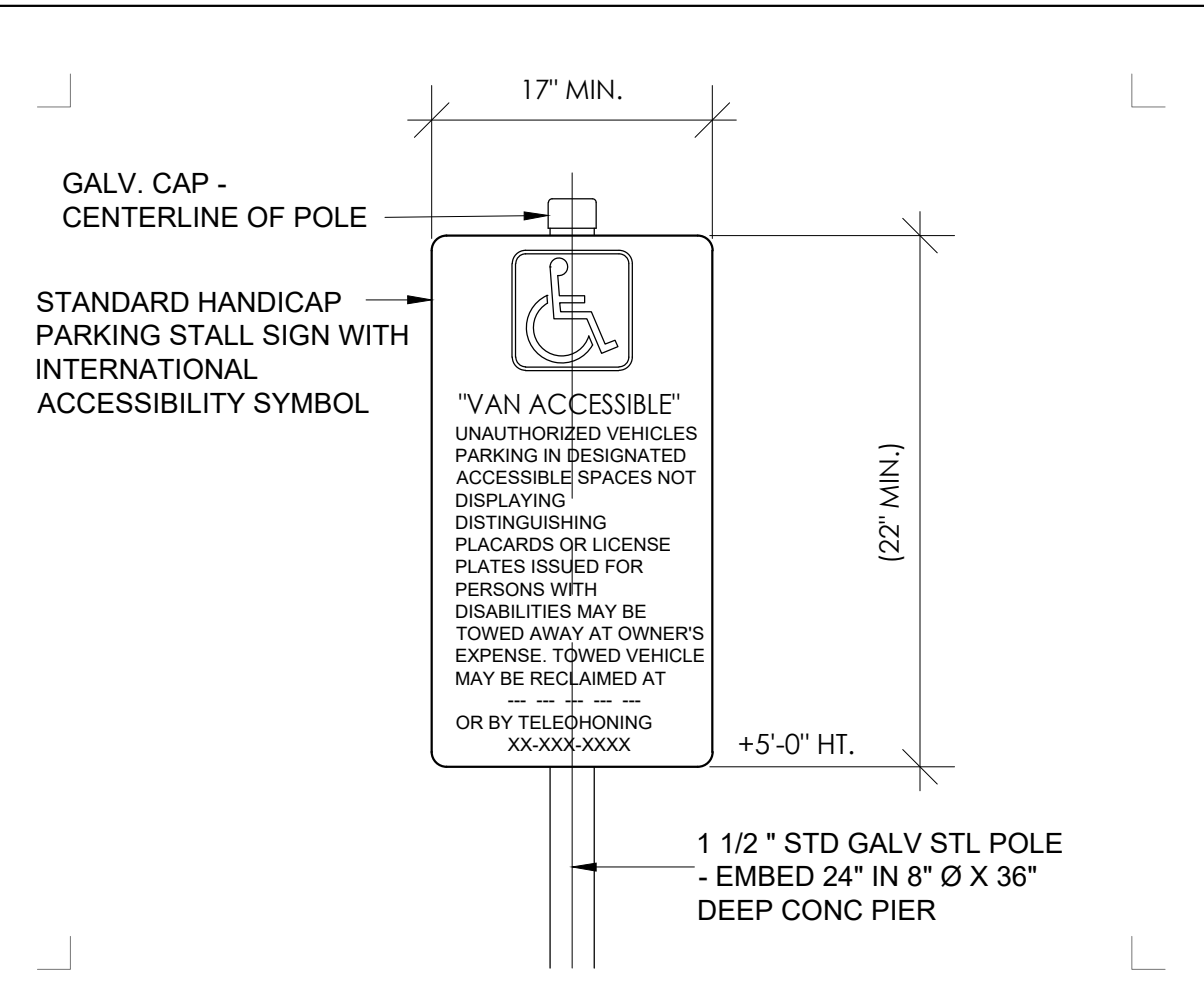
**F. COMMUNICATION ELEMENTS AND FEATURES**



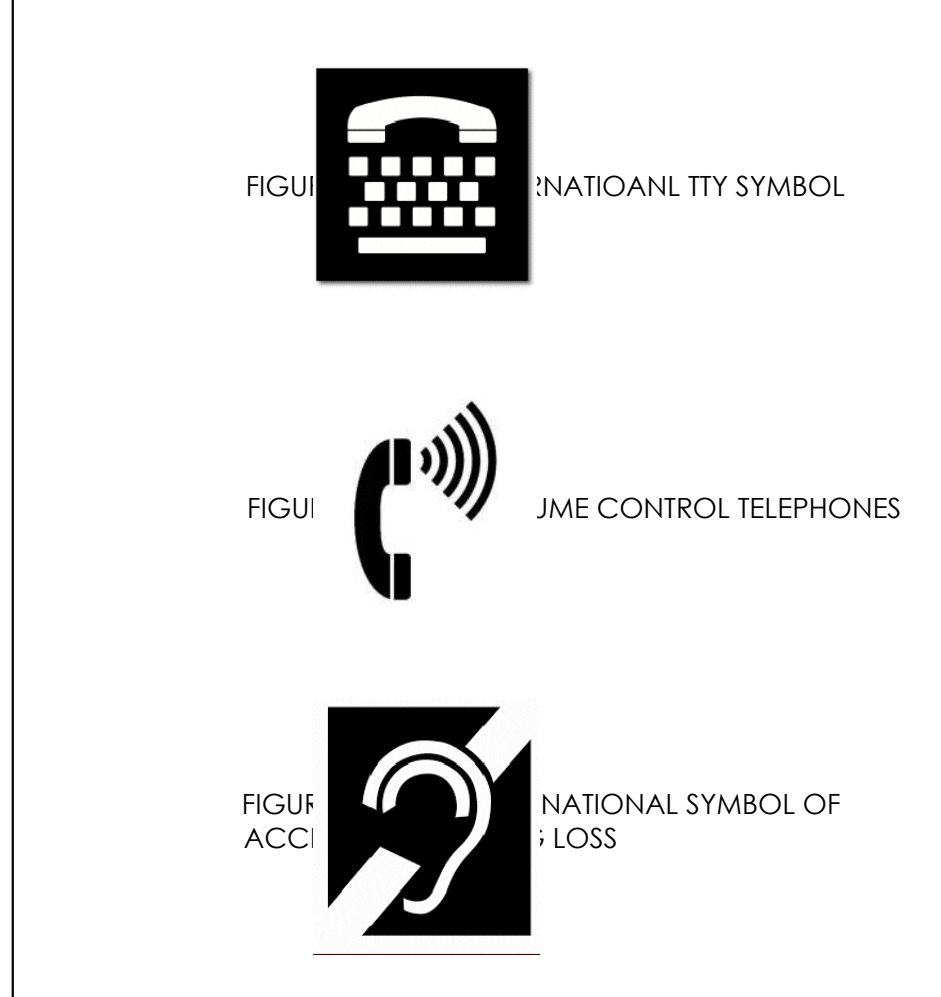
DOOR CONSTRUCTION 17



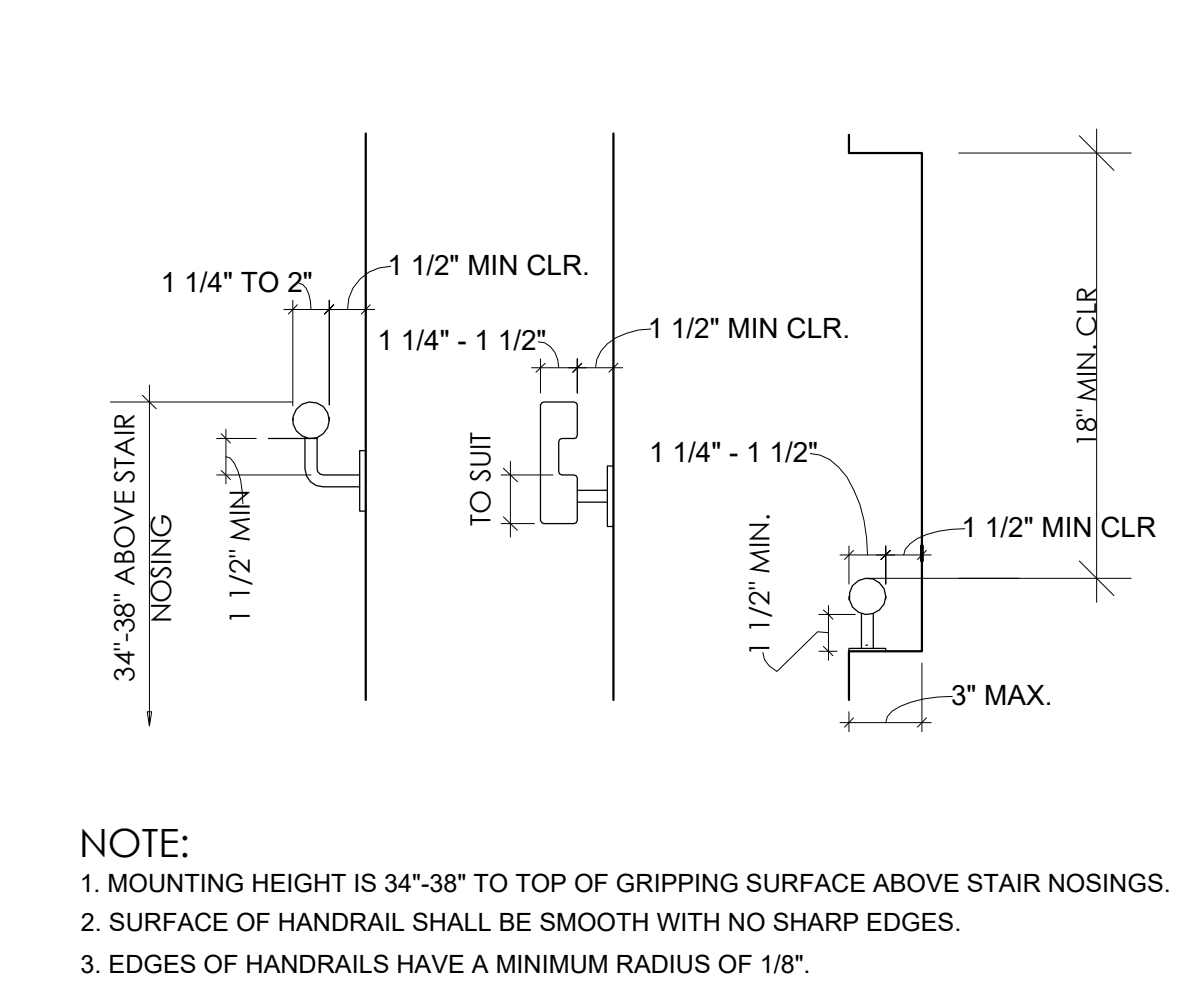
HAND RAIL EXTENTIONS 13



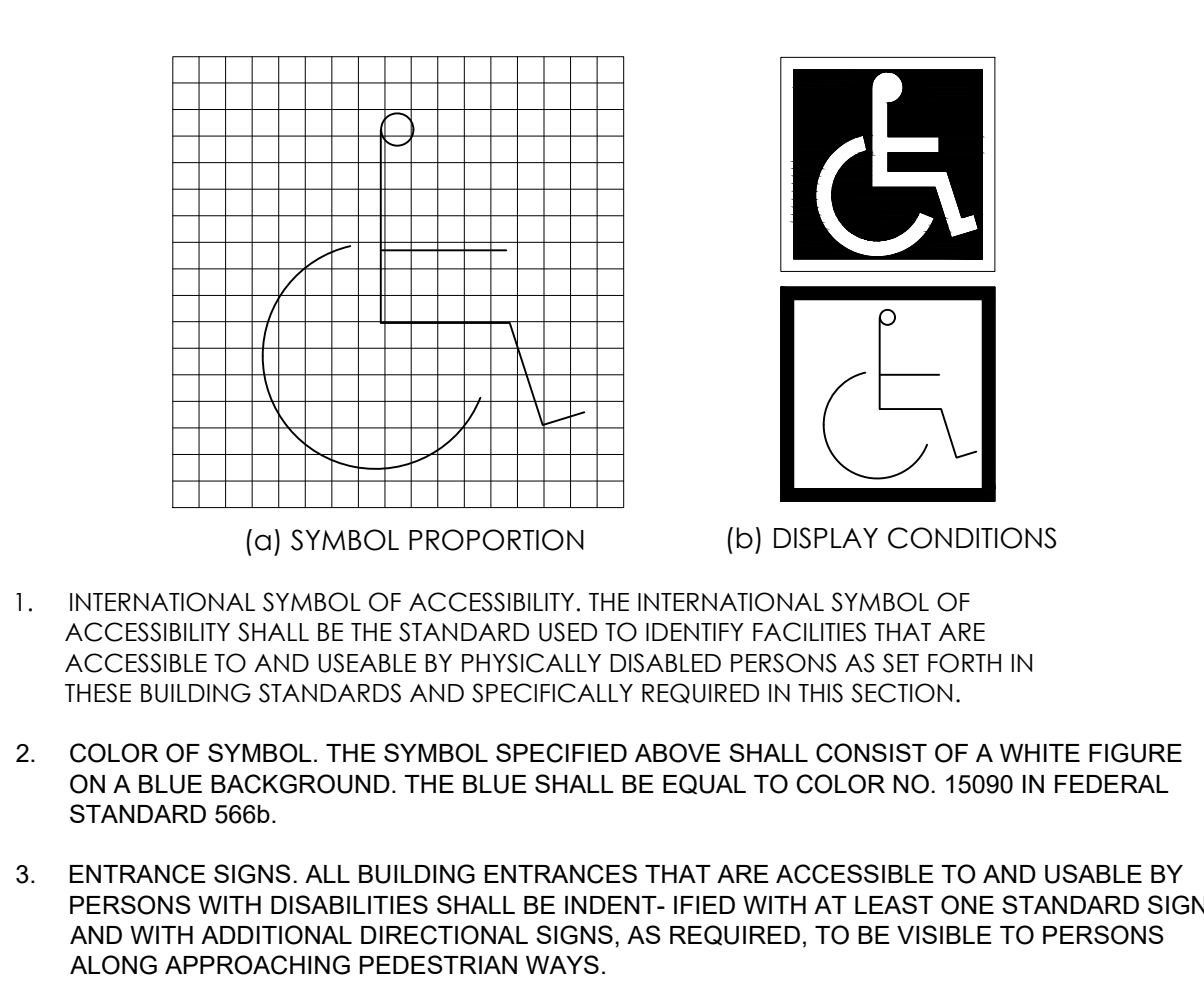
VAN STALL SIGNAGE 9



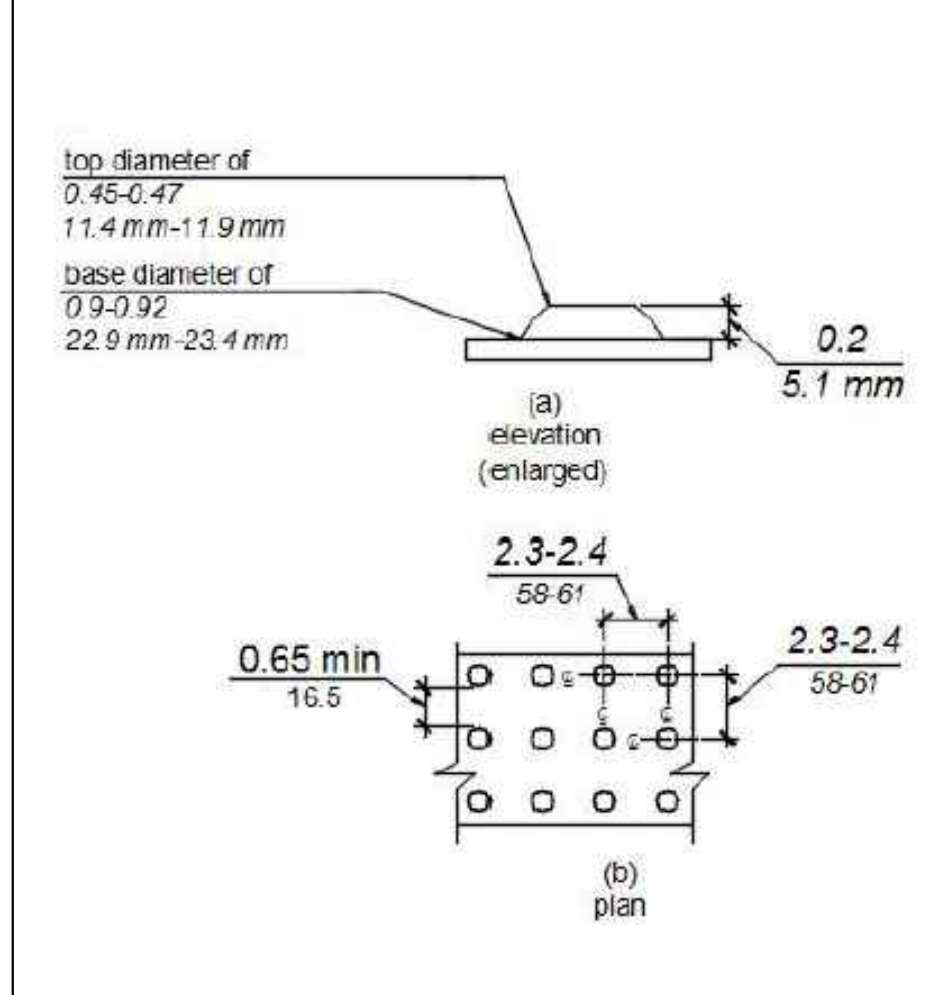
DETAILS 18



HAND RAIL @ WALL 14



INTERNATIONAL ACCESS SYMBOL 10



SIZE AND SPACING OF TRUNCATED DOMES 19

TABLE 11B-703.3.1 BRAILLE DIMENSIONS

| MEASUREMENT RANGE  | MINIMUM IN INCHES | MAXIMUM IN INCHES |
|--|-------------------|-------------------|
| DOT BASE DIAMETER  | 0.059             | 0.063             |
| DISTANCE BETWEEN TWO DOTS IN THE SAME CELL                       | 0.100             |                   |
| DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS            | 0.300             |                   |
| DOT HEIGHT   | 0.025             | 0.037             |
| DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW | 0.395             | 0.400             |

FIGURE 11B-703.3.1 BRAILLE MEASUREMENT

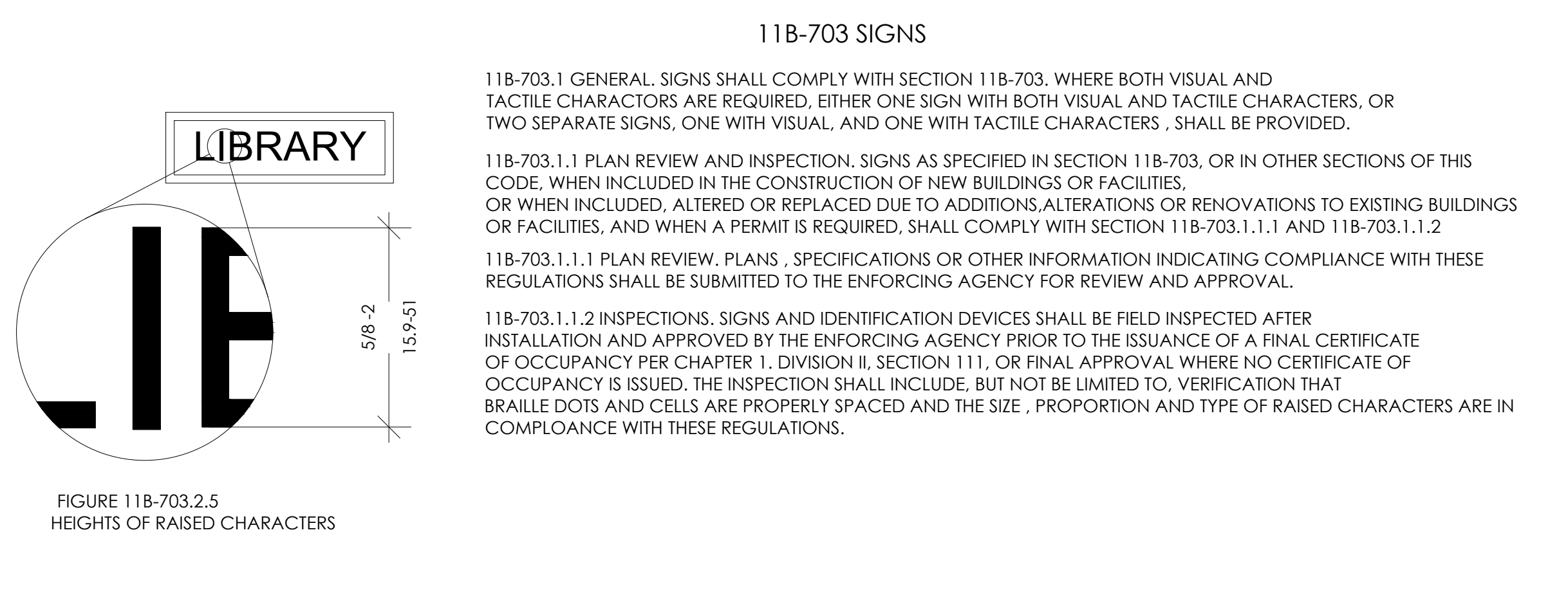
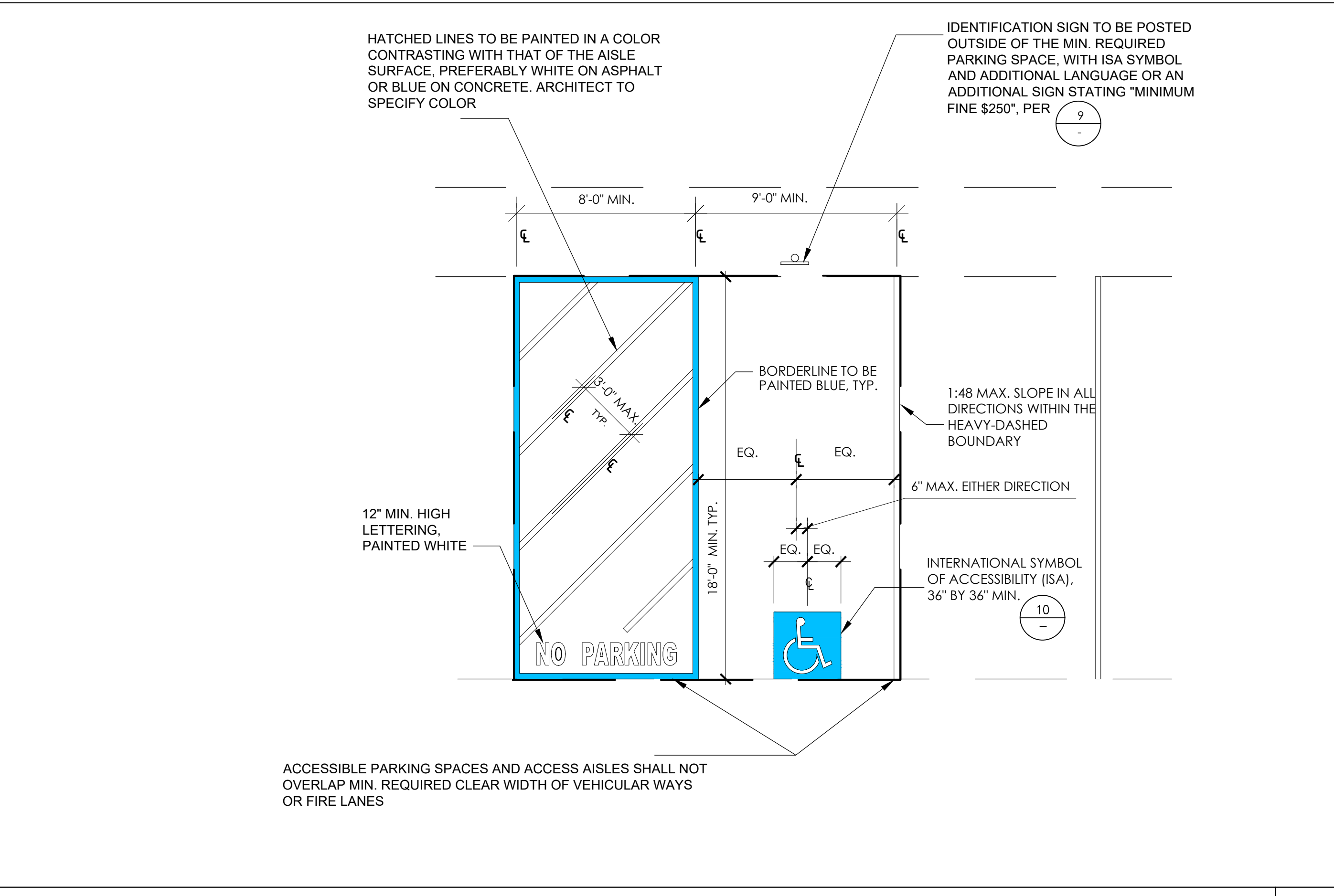
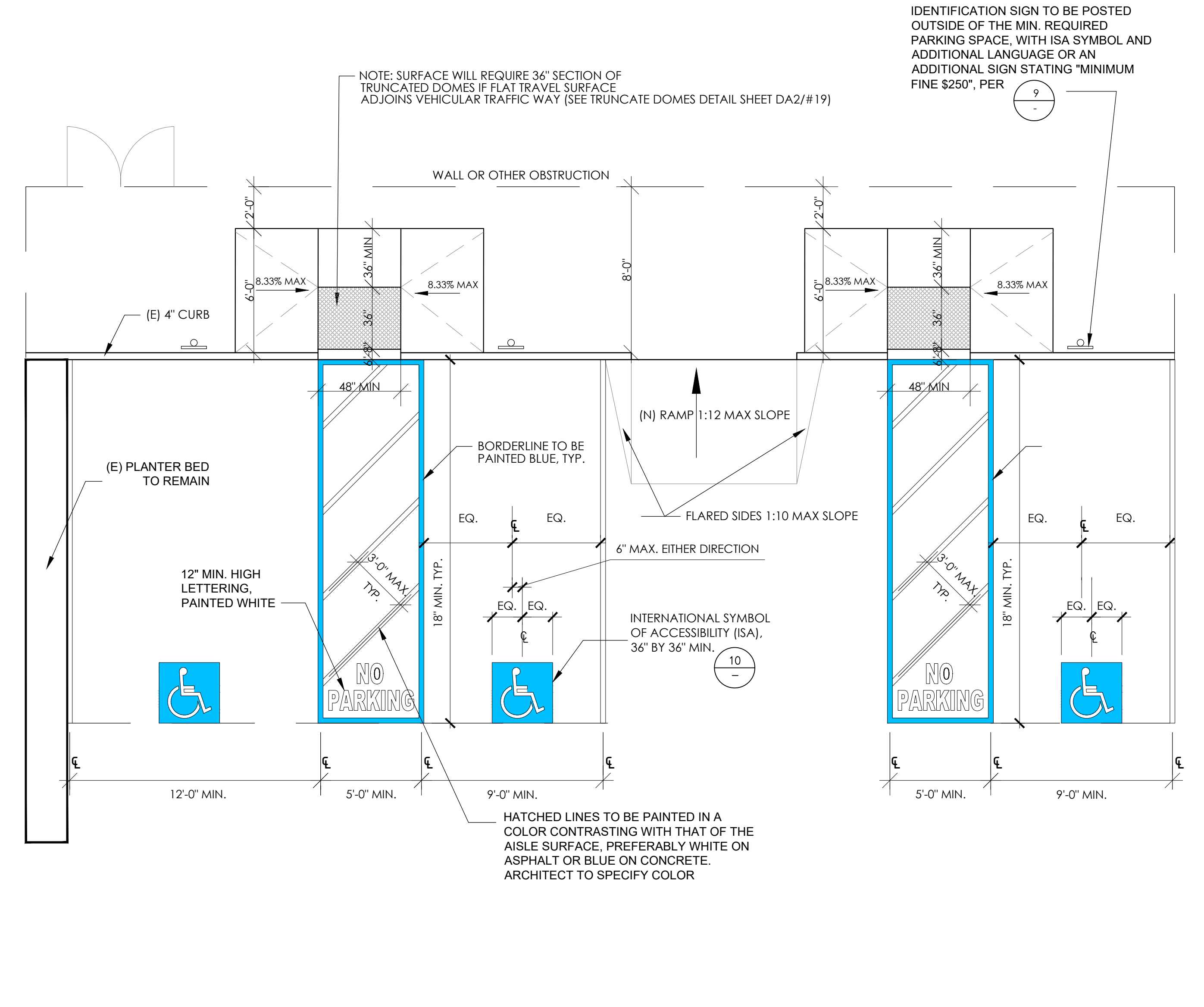


FIGURE 11B-703.2.5 HEIGHTS OF RAISED CHARACTERS 20



ACCESSIBLE VAN STALL PARKING DETAIL 1



ACCESSIBLE CAR & VAN STALL PARKING DETAIL (VALMONT PARKING) 2

**K&M**  
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**REVISIONS:**

| NO. | DESCRIPTION |
|-----|-------------|
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|     |             |
|     |             |
|     |             |
|     |             |

**PROJECT**

LOCATION:  
10003 COMMERCE AVE.  
TUJUNGA, CA 91042

DESCRIPTION:  
CHANGE OF USE

OWNER:  
DMKV LLC

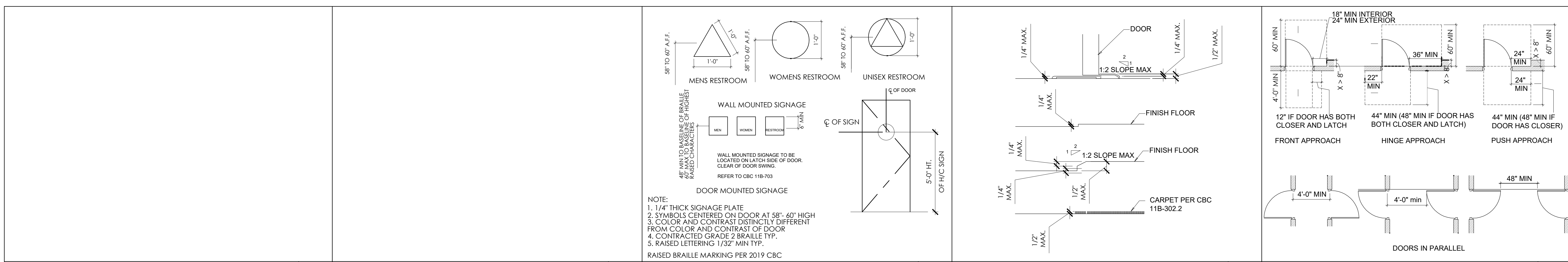
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STATE OF CALIFORNIA

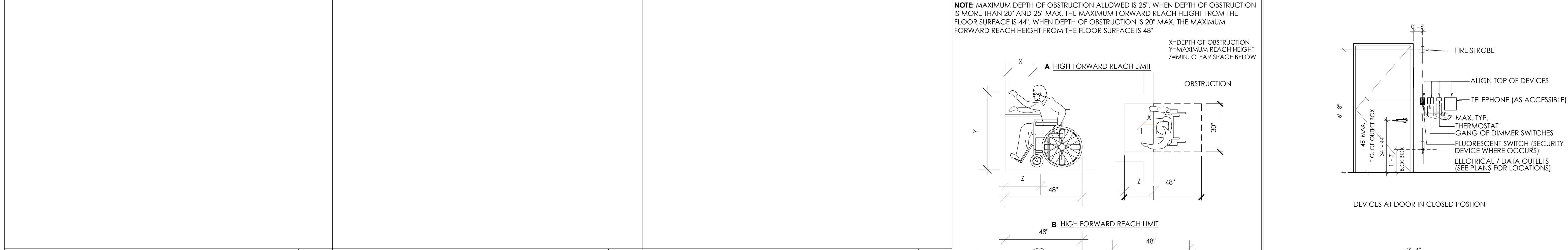
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DATE: 10-26-22  
SCALE: N/A  
JOB NO.: 2022-040

**ACCESSIBILITY DETAILS**

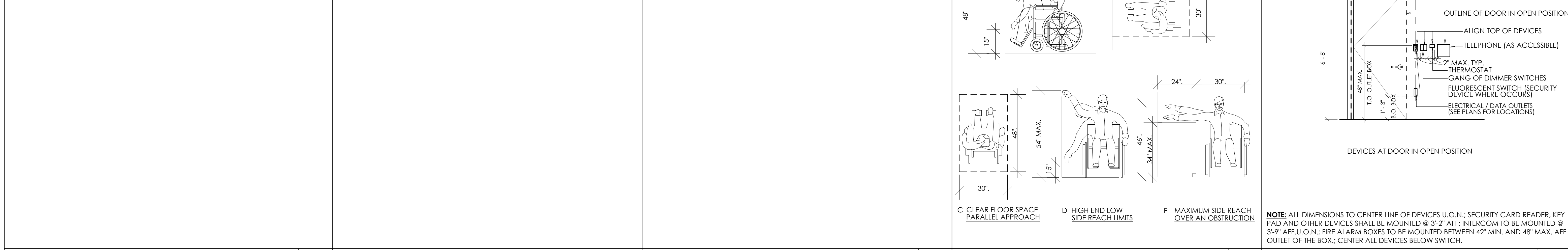
SHEET:  
**DA2**



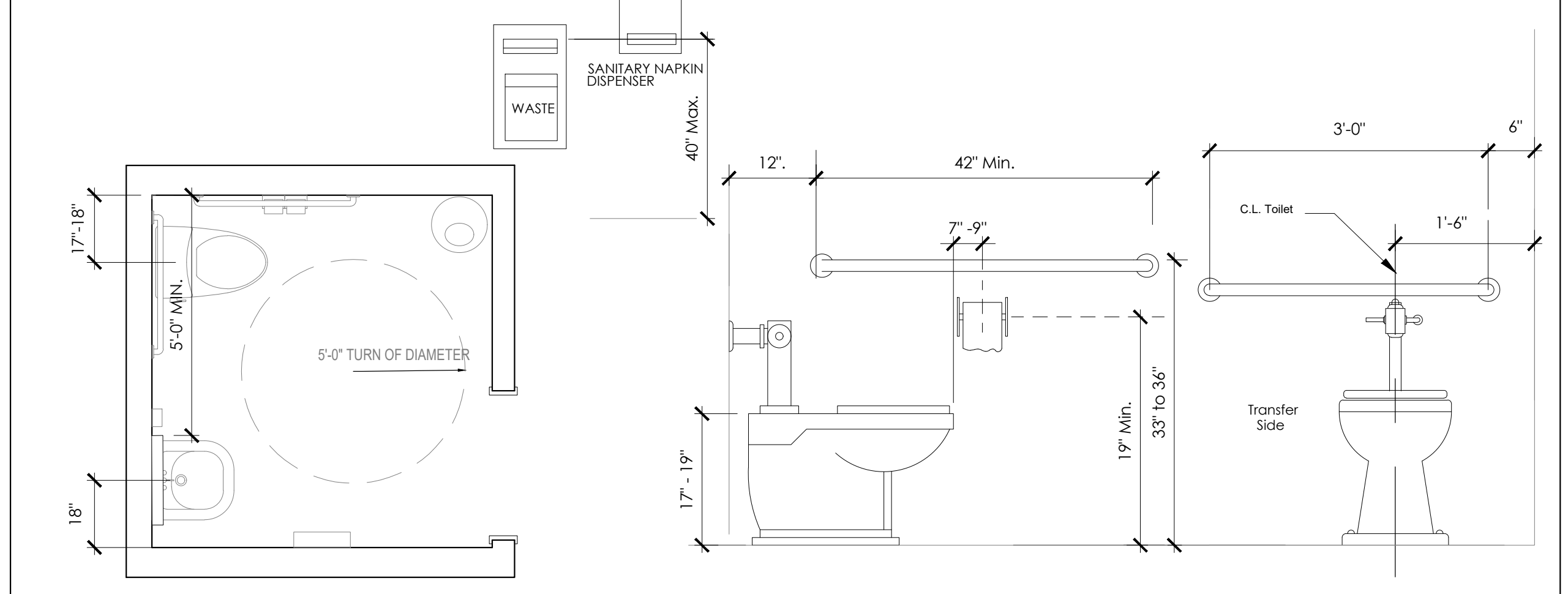
NOT USED | **17** | NOT USED | **13** | **ACCESSIBLE RESTROOM SIGNAGE** | **9** | **ACCESSIBLE THRESHOLDS** | **5** | **ACCESSIBLE DOOR CLEARANCES** | **1**



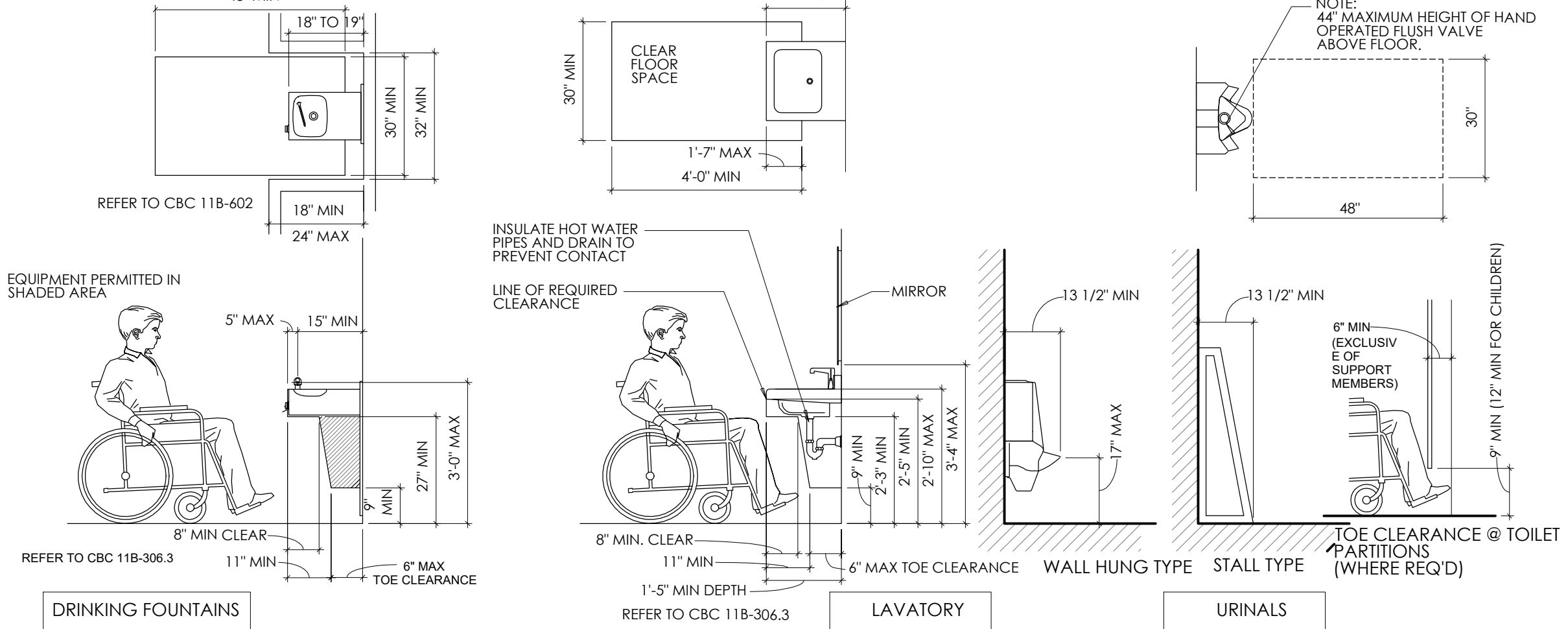
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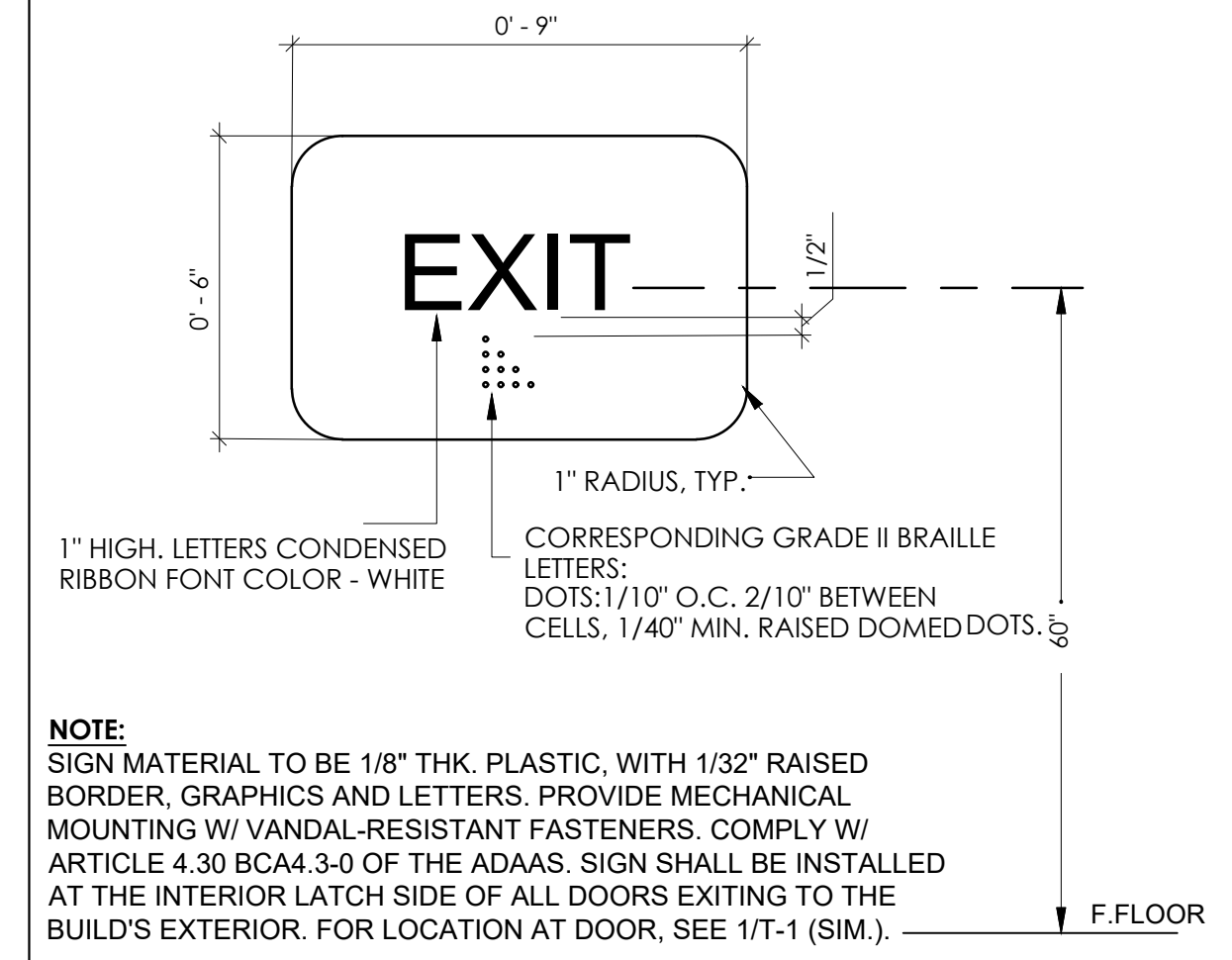
NOT USED | **19** | NOT USED | **15** | NOT USED | **11** | **ACCESSIBLE REACH RANGES** | **7** | **TYPICAL MOUNTING DIAGRAM @ DOOR** | **3**



**ACCESSIBLE SINGLE ACCOMMODATION TOILET** | **16**



**ACCESSIBLE TYPICAL HEIGHT REQUIREMENTS FOR RESTROOMS** | **8**



**TACTICE EXIT SIGNAGE** | **4**

**REVISIONS:**

| NO. |  |
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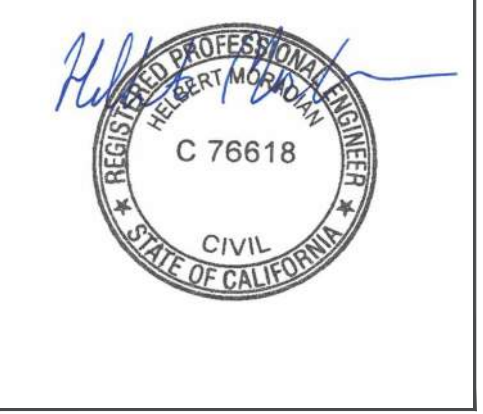
**PROJECT**

LOCATION:  
**10003 COMMERCE AVE.  
TUCUNGA, CA 91042**

DESCRIPTION:  
**CHANGE OF USE**

OWNER:  
**DMKV LLC**

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