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)

9,313 SQ.FT.

PROJECT PLANNING DATA

TOTAL BUILDING GROSS AREA:

LOT SIZE: 14,516.4 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:

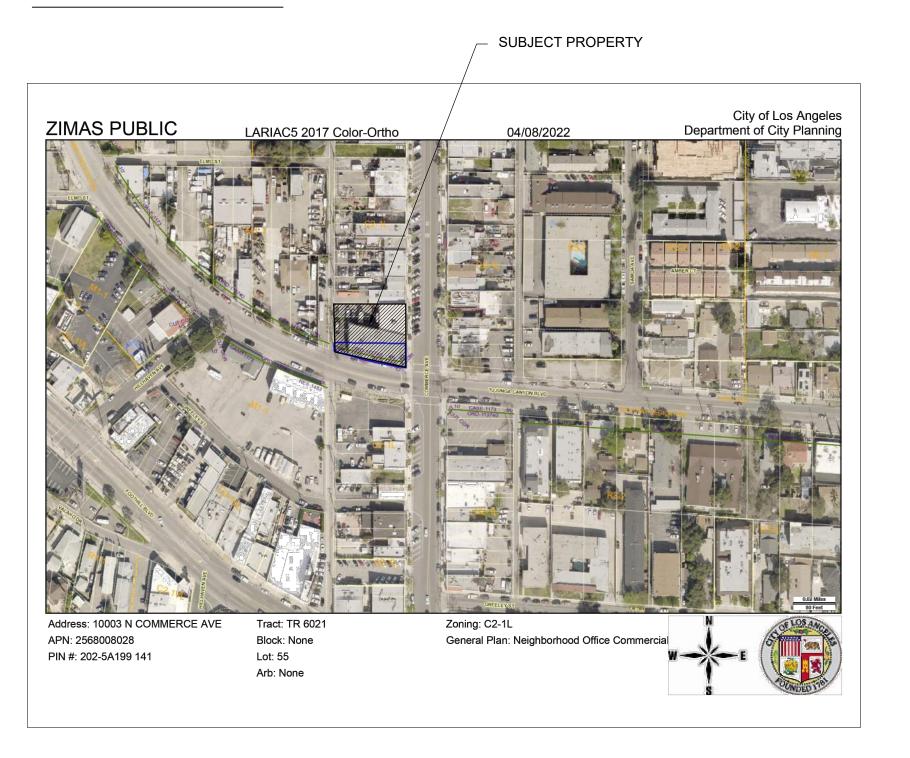
HEIGHT TO HIGHEST POINT:

29'-0"

HIGH FIRE ZONE:

NO

VICINITY MAP:



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



Los Angeles Fire Department Fire Development Services



LADBS Permit Approval Only
(Fire/Life Safety Plan review)
APPROVED PLANS

By: WILLIAM JOHNS

Date: <u>08/16/2023</u>

Transaction ID Number: C23-105640

Subject to field Inspection Extend or modify Fire/Life Safety system as required

The approval of these plans and/or specifications does not exempt them from strict compliance with all other pertinent sections of the Municipal Code and other laws and regulations.

ENGINEERING & DESIGN, Corp.

www.KMdesigncorp.co

⊠ INFO@KMDESIGNCORP.COM ®818.273.9980 6854 FOOTHILL BLVD. TUJUNGA CA 91042

REV	REVISIONS:				
NO.					
	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

CHECKED BY: HM

DATE: 10-26-22

scale: n/a

JOB NO.: 2022-040

COVER

SHEET:

A00

GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CBC, CRC OR CBC,CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THE CITY OF LA LOCAL AMENDMENTS.
- 2. SEPARATE PERMITS MAY BE REQUIRED OF MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING AND DEMOLITION.
- 3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
- 4. 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)
- 5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- 6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC
- 7. THE FINISH GRADE SHALL SLOPE A MIN . OF 5%, OR 6" 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)
- 8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2 %. (CBC 1808.7.4,CRC R 403.1.7.3)
- 9. AS PER 2019 ENERGY STANDARDS 150.0(n) PROVIDE:
- A) A 120 V ELECTRICAL RECEPTACLE IS WITHIN 3 FEEL FROM THE WATER HEATER AND ACCESSIBLE WITH NO OBSTRUCTIONS.
- B) A CATEGORY III OR IV VENT , OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN OUTSIDE AND WATER HEATR.

 C) A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE
- BASE ON WATER HEATER FOR NATURAL DRAINING.

 D) A GAS SUPPLY LINE WITH CAPACITY OF AT LEAST 200.000 BTU/HR.
- 10. R-7.7 INSULATION SHALL BE INSTALLED ON THE FIRST 5 FEET OF HOT AND COLD-WATER PIPES.
- 11. ALL HOT WATER PIPING ¾" OR LARGER, FROM THE WATER HEATER TO THE KITCHEN FIXTURES, SHALL HAVE R-7.7 INSULATION.
- 12. 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.

 13. 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.
- 14. 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.
- 15. PROVIDE (72) 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)
- 16. 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)
- 17. CARBON MONOXIDE ALARM IS REQUIRED PER (915.2.1,R315)
- 18. 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.
- 19. 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)
- 20. 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)
- 21. 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.
- 22. 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.
- 23. FRAMING NOTES AS PER 2019 CBC. (SEE STRUCTURAL DRAWINGS).
- 24. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN ONE (1) YEAR FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)
- 25. 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.
- 26. 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:

- 1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND OBSTRUCTED 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.
- 2. 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.
- 3. PROVIDE ULTRA- LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOWER WATER CONSUMPTION.
- 4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

ADDITIONAL NOTES:

- a. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- D. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX)

 D. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL
- BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER INSTRUCTIONS AND SECTION 2702. 1013.5

 d. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. 1013.3
- e. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE CASE OF PRIMARY POWER LOSS.

 1013.6.3

 f. 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.
- g. DOOR HANDLES LOCK AND OTHER OPERATION DEVICES SHALL BE INSTALLED AT A MIN 34" AND A MAX 48" ABOVE THE FINISHED FLOOR.
- h. THE DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.

 i. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 & 1010.1.9.12.
- j. 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.
- k. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- I. 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.

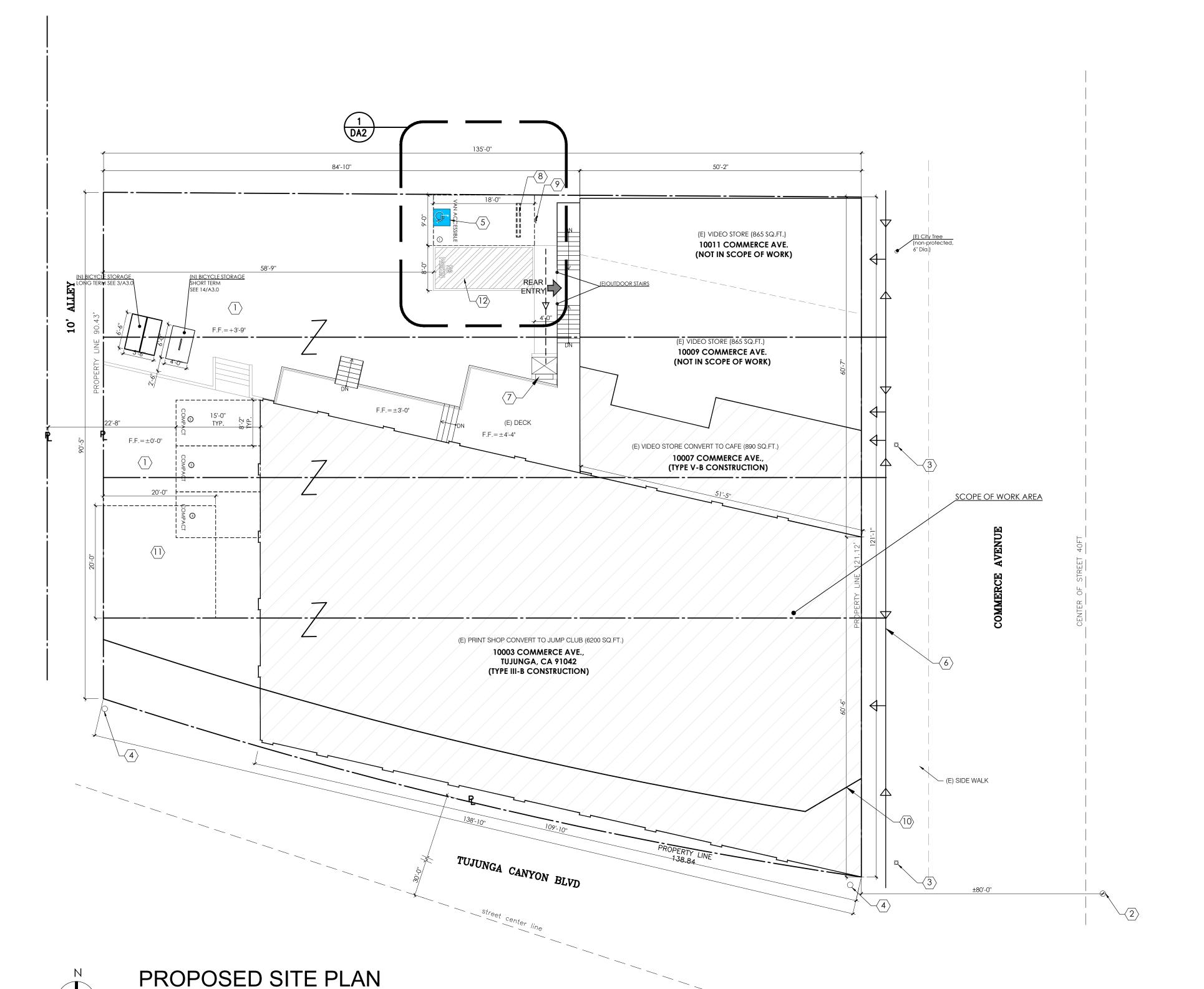
 EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- EXTERIOR LANDINGS, AS REQUIRED 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
- WILLEGI MIT OTWING
- 6 ACCESSIBLE PATH OF TRAVEL
- ONCRETE WHEEL STO

ACCESSIBLE LIFT

- 8 CONCRETE WHEEL STOP
- 9 ACCESSIBLE PARKING SIGN, POST MOUNTED AT 5'-0" A.F.F.
- $\langle \overline{11} \rangle$ 400 SQ.FT LOADING ZONE DOCK
- A DOUBLE STRIPPING OF STALLS SHALL BE PER SECTION 12.21A.5(I)





REVISIONS:

06-14-2022 PC1

PROJECT

LOCATION:

10003 COMMERCE AV TUJUNGA, CA 91042

DESCRIPTION:

CHANGE OF USE

OWNER:

DMKV LLC

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DATE: 10-26-22

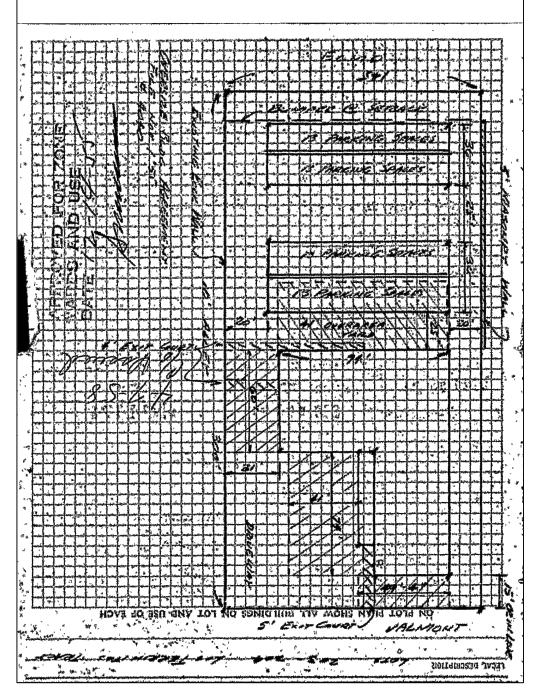
SCALE: AS NOTED

JOB NO.: 2022-040

PROPOSED SITE PLAN

A1.0

THE PROPERTY OF PROPERTY Validation to Construct NEW BUILDING CRADING APPLICATION TO CONSTRUCT NEW BUILDING I. LEAR. OF CONSTRUCT OF OCCUPANTY OF BUILDING AND FOR CERTHICATE OF OCCUPANTY OF BUILDING AND MANY I. LEAR. OF CONSTRUCT ON THE CONSTRUCT NEW BUILDING TO A CONSTRUCT ON THE CONSTRUCT OF STRUCT ON THE CONSTRUCT OF BUILDING AND MANY TO A CONSTRUCT ON THE CONSTRUCT ON



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 COFO)
(DISTANCE FROM JUMP CLUB: 350 FEET)

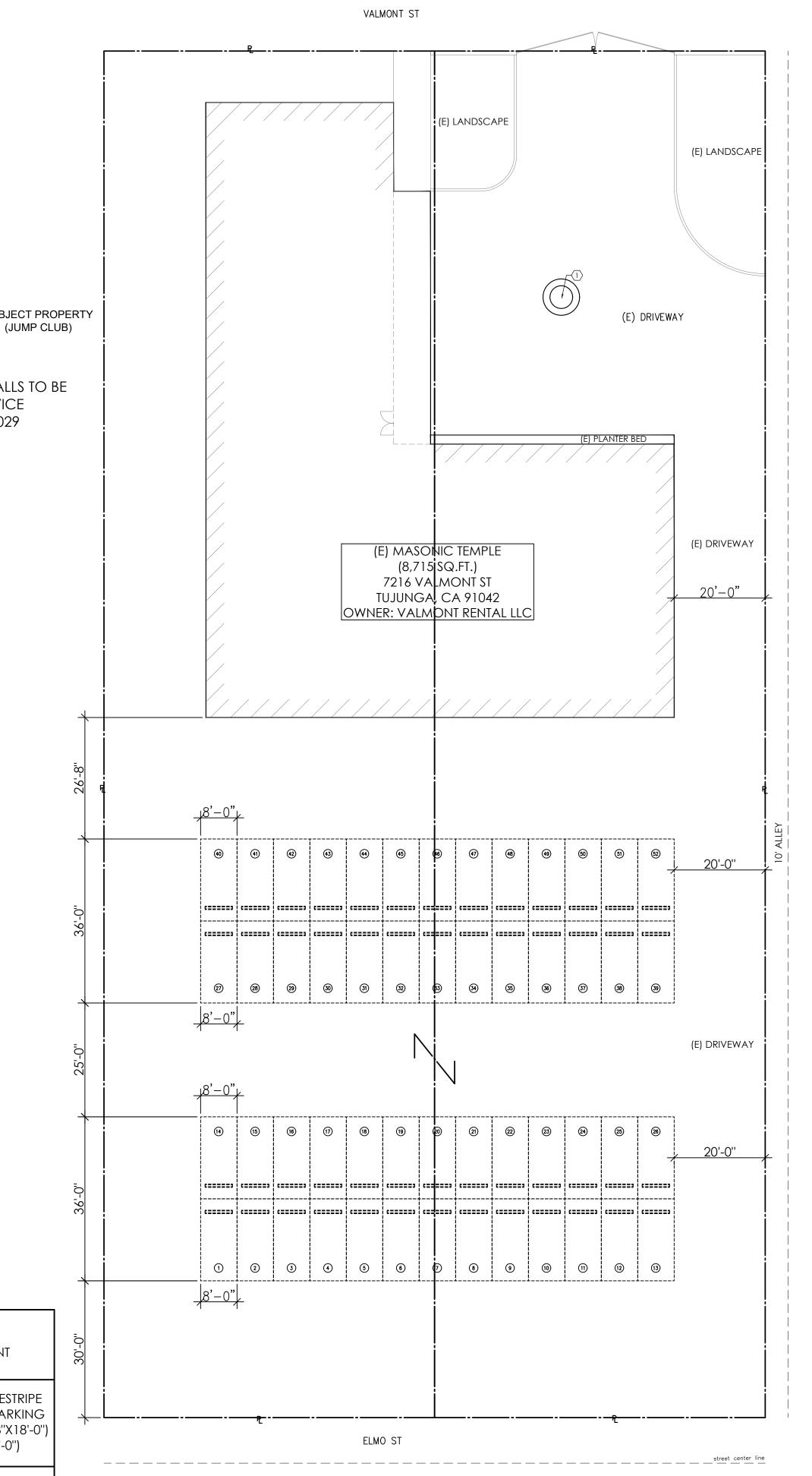
PARKING TABULATION:

	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					

VICINITY MAP:



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



(E) LANDSCAPE (E) LANDSCAPE (E) DRIVEWAY (E) DRIVEWAY (E) MASONIC TEMPLE 7216 VALMONT ST TUJUNGA, CA 91042 OWNER: VALMONT RENTAL LLC (E) DRIVEWAY **/**5/| **/**6 **/**| **/**7 **/**| **/**8 **/** CLEAR AREA OF OBSTRUCTION ELMO ST SITE PLAN KEY NOTES

PROPOSED SITE PLAN

1/16"=1'-0"

VALMONT ST

ENGINEERING & DESIGN, Corp.

www.KMdesigncorp.com 8818.273.9980
6854 FOOTHILL BLVD. TUJUNGA CA 91042

NO. 06-14-2022 PC1

PROJECT

LOCATION:

7216 VALMONT ST, TUJUNGA, CA 91042 OFFSITE PARKING FOF 10003 COMMERCE AVE TUJUNGA, CA 91042

DESCRIPTION:

COVENANT FOR VALET PARKING

VNER:

VALMONT RENTAL LLC

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SITE PLAN VALMONT

SHEET:

 $\langle 1 \rangle$ (E) WATER FOUNTAIN TO BE REMOVED

 $\langle 2 \rangle$ (N) RAMP 1:12 MAX SLOPE

 $\langle 3 \rangle$ (N) FLARED SIDES 1:10 MAX SLOPE

5 SEE SHEET DA2/#2 FOR PARALLEL CURB RAMP DETAIL

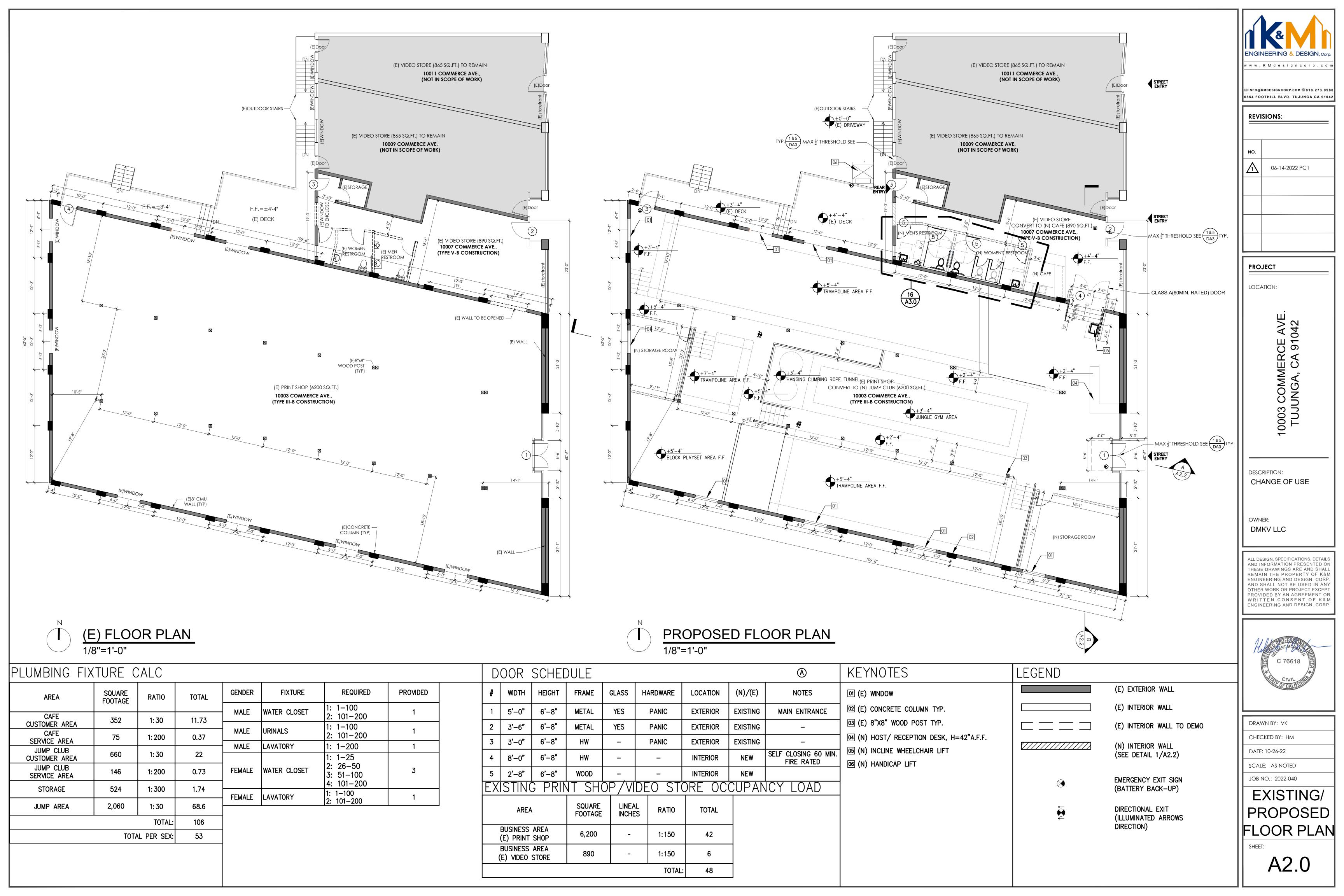
4 ACCESSIBLE PATH OF TRAVEL

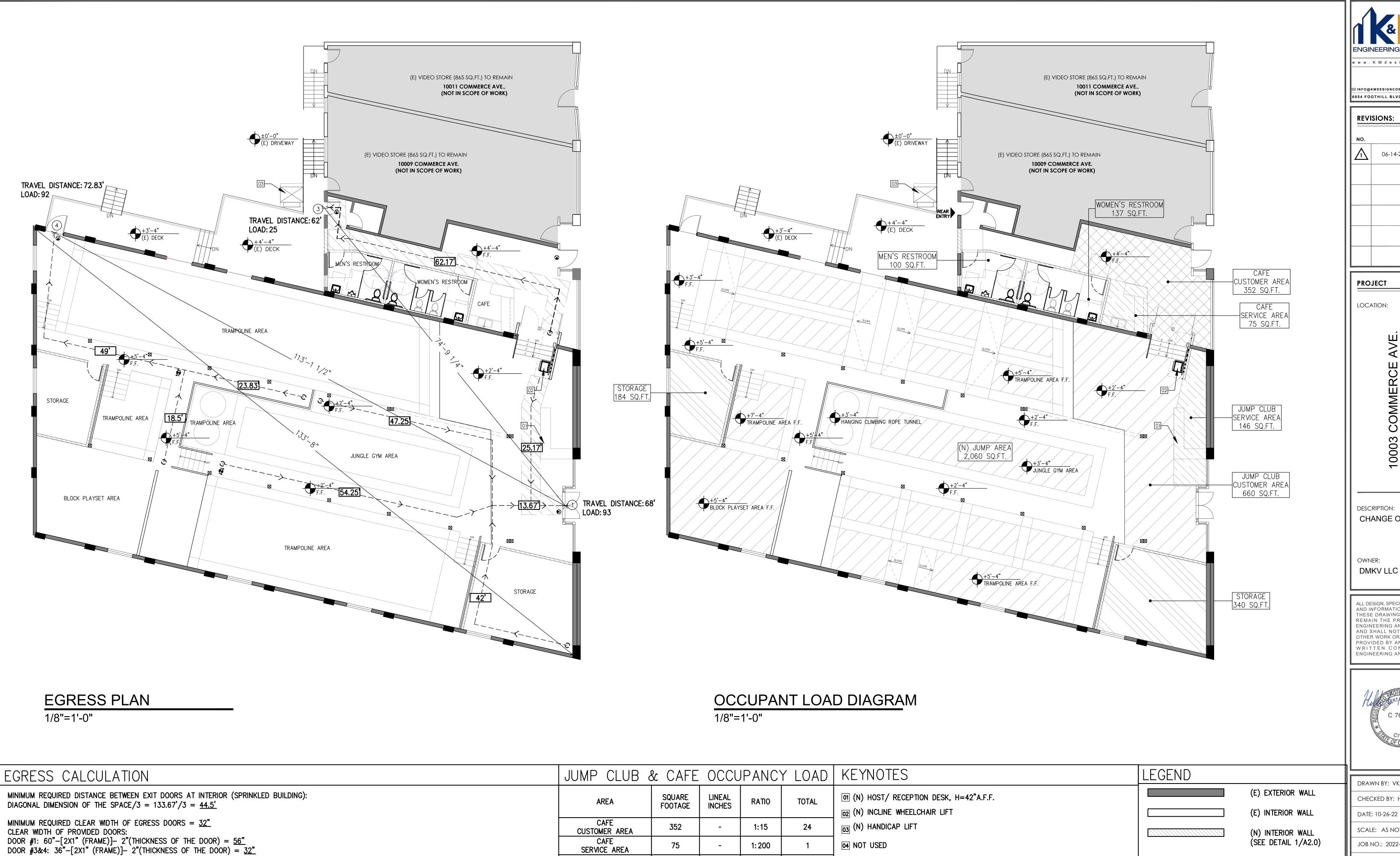
A1.1

EXISTING SITE PLAN

1/16"=1'-0"

) <u>4' 8' 1</u>6'





JUMP CLUB

CUSTOMER AREA

JUMP CLUB

SERVICE AREA

STORAGE

JUMP AREA

524

2,060

1005.3.2 OTHER EGRESS COMPONENTS (DOOR #1)

(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

(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

93 OCCUPANT LOAD X 0.2 = 18.6 INCHES REQUIRED

1:15

1:200

1:300

1:15

TOTAL:

GENERAL NOTES

3. ALL WINDOWS ARE FIXED.

1. ALL DOORS ARE SELF-CLOSING.

4. FLOOR SHALL BE SLIP RESISTANT.

5. MILLWORK DESIGN AND FABRICATION BY OTHERS.

2. DOORS TO REMAIN UNLOCKED WHEN THE SPACE IS OCCUPIED.

6. CONTRACTOR TO VERIFY ALL MEASUREMENTS IN THE FIELD

www.KMdesigncorp.co 🖂 INFO@KMDESIGNCORP.COM 🖀 818.273.9980 6854 FOOTHILL BLVD. TUJUNGA CA 91042 **REVISIONS:** 06-14-2022 PC1 **PROJECT** LOCATION: 0003 COMMERCE AVE TUJUNGA, CA 91042 DESCRIPTION: CHANGE OF USE

> AND INFORMATION PRESENTED ON THESE DRAWINGS ARE AND SHALL ENGINEERING AND DESIGN. CORP. AND SHALL NOT BE USED IN ANY WRITTEN CONSENT OF K&M ENGINEERING AND DESIGN, CORP.



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DATE: 10-26-22		
SCALE: AS NOTED		
JOB NO.: 2022-040		
O.C.L DIAGRAM/ EGRESS PLAN		

A2.1

EMERGENCY EXIT SIGN

(BATTERY BACK-UP)

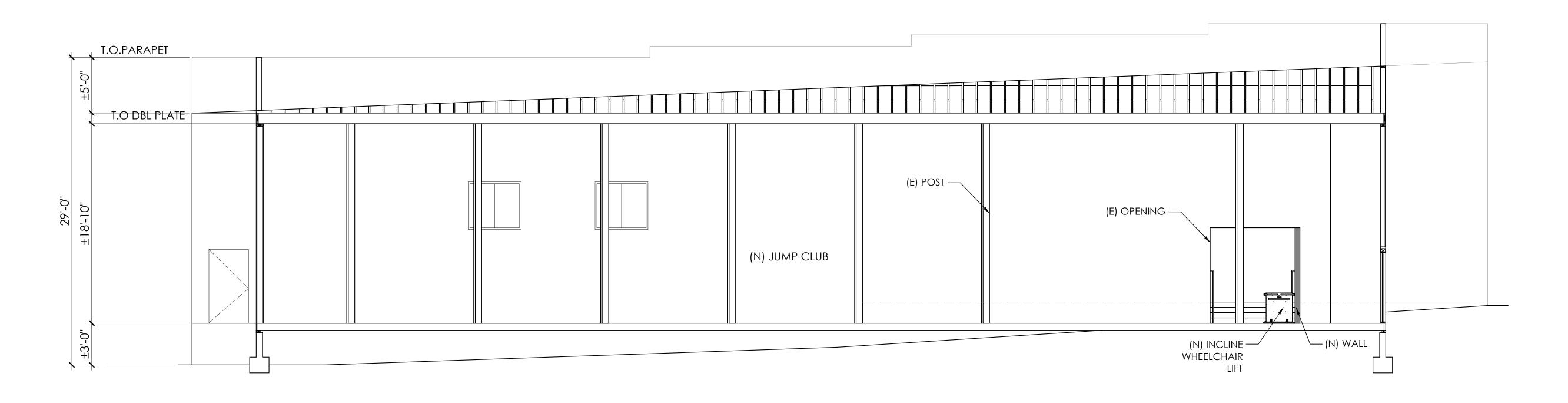
(ILLUMINATED ARROWS

EGRESS PATH, 36" MIN

44" ADA PATH OF TRAVEL | | SHEET:

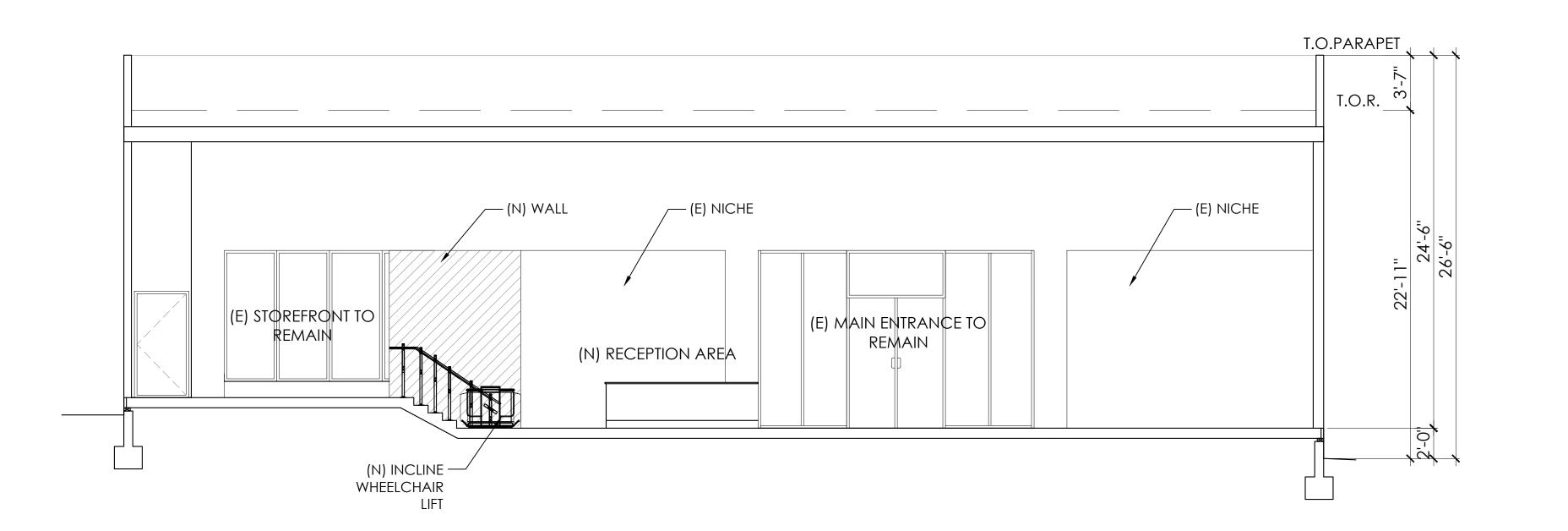
DIRECTIONAL EXIT

DIRECTION)



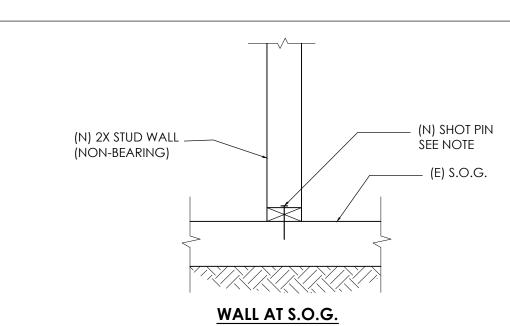
SECTION A-A

3/16"=1'-0"



SECTION B-B

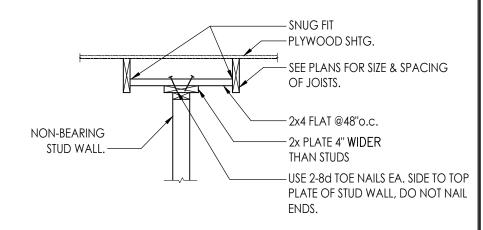
3/16"=1'-0"



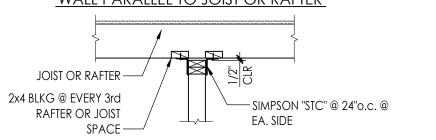
NOTE:

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



WALL PERPENDICULAR TO JOIST OR RAFTER

HEAD CONN. @ NON BEARING WALL

NONBEARING WALL



⊠ INFO@KMDESIGNCORP.COM ®818.273.9980 6854 FOOTHILL BLVD. TUJUNGA CA 91042

REVISIONS: 06-14-2022 PC1

PROJECT

LOCATION:

DESCRIPTION: CHANGE OF USE

DMKV LLC

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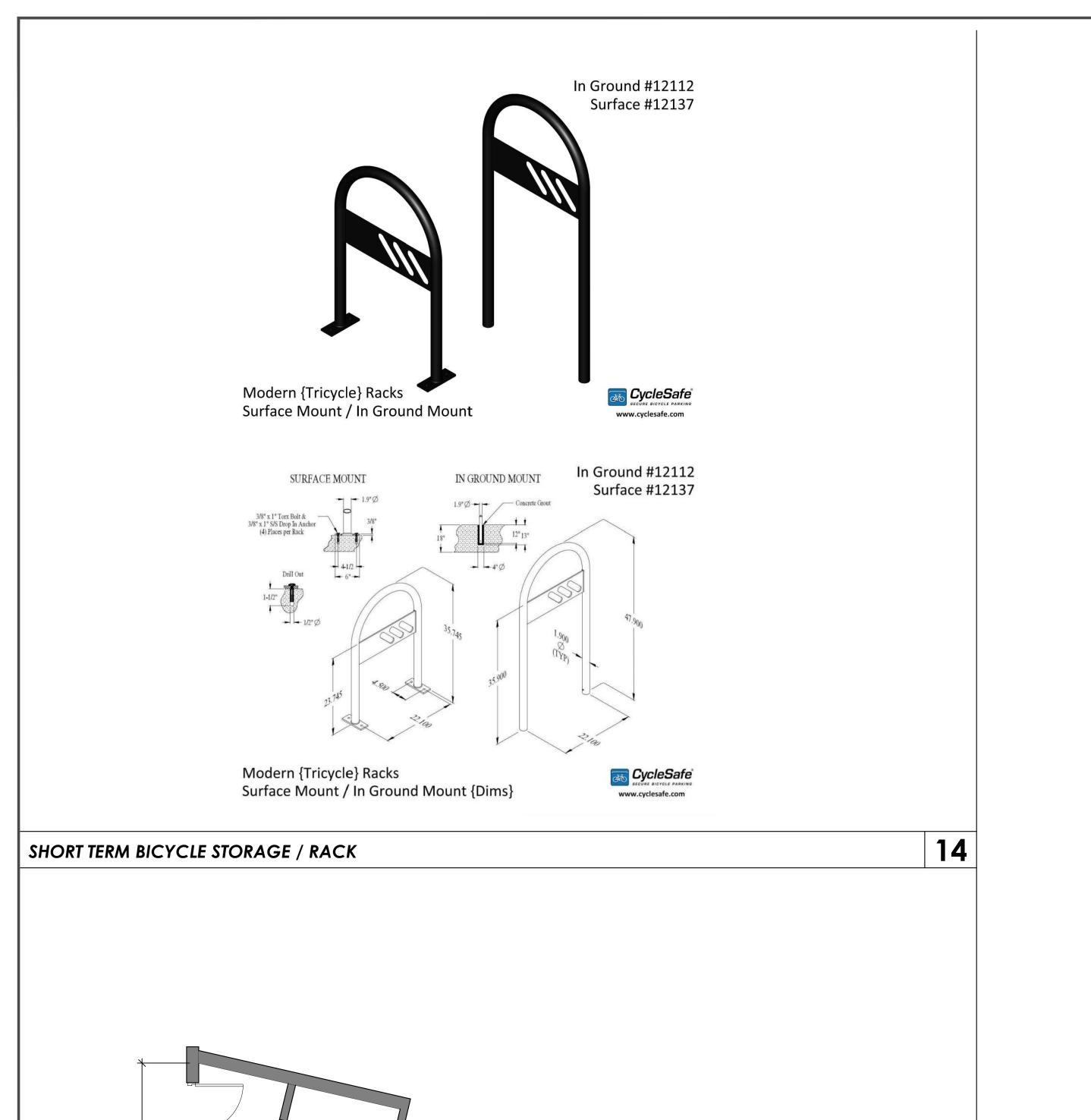
DATE: 10-26-22

SCALE: AS NOTED

JOB NO.: 2022-040

SECTIONS

A2.2



≈ (N) WOMEN'S \ RESTROOM

 $-60" + 3'-0" + 3'-0" + 4'-11\frac{1}{4}" +$

RESTROOM - SIGNAGE

16 NOT USED

18'-71/2"

(N) PLUMBING WALL-

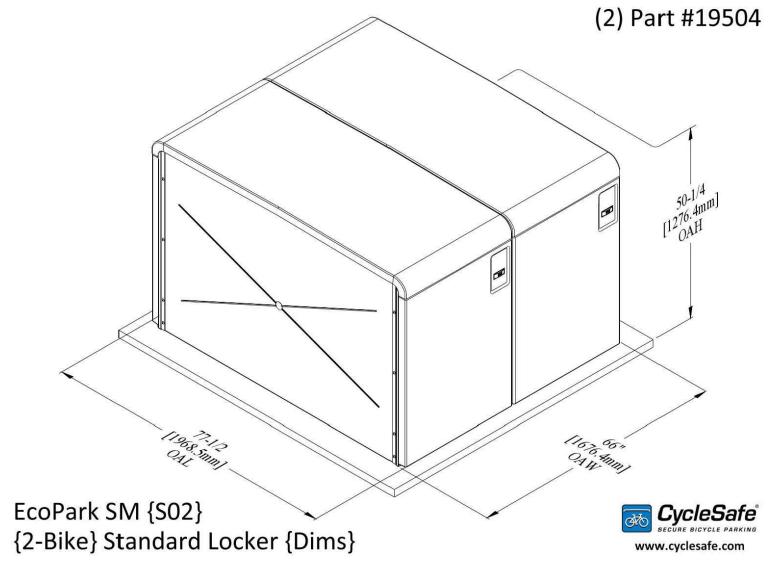
ENLARGE BATHROOMS PLAN

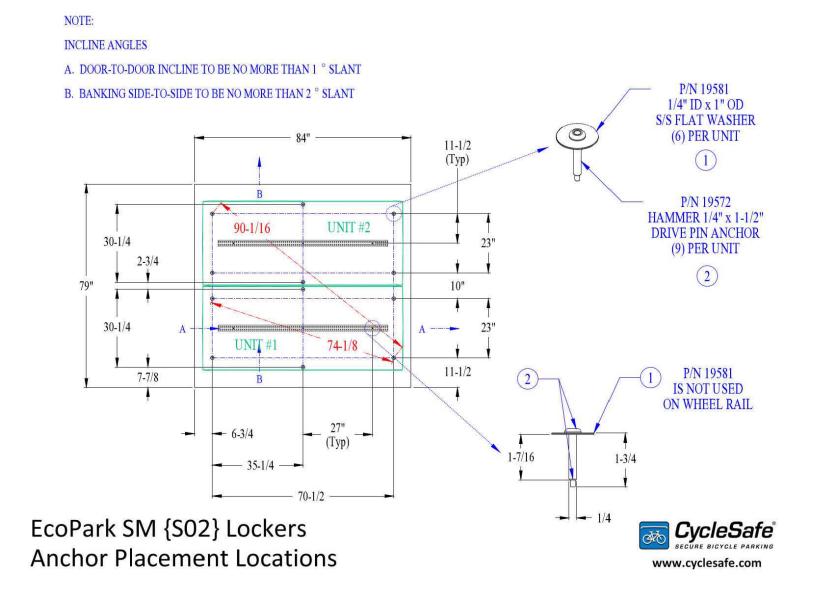
RESTROOM SIGNAGE -

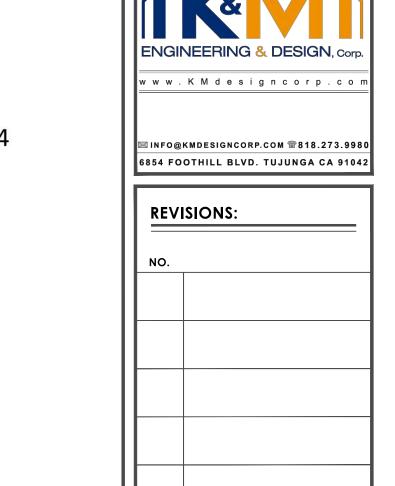




12 NOT USED







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: N/A

JOB NO.: 2022-040

DETAILS

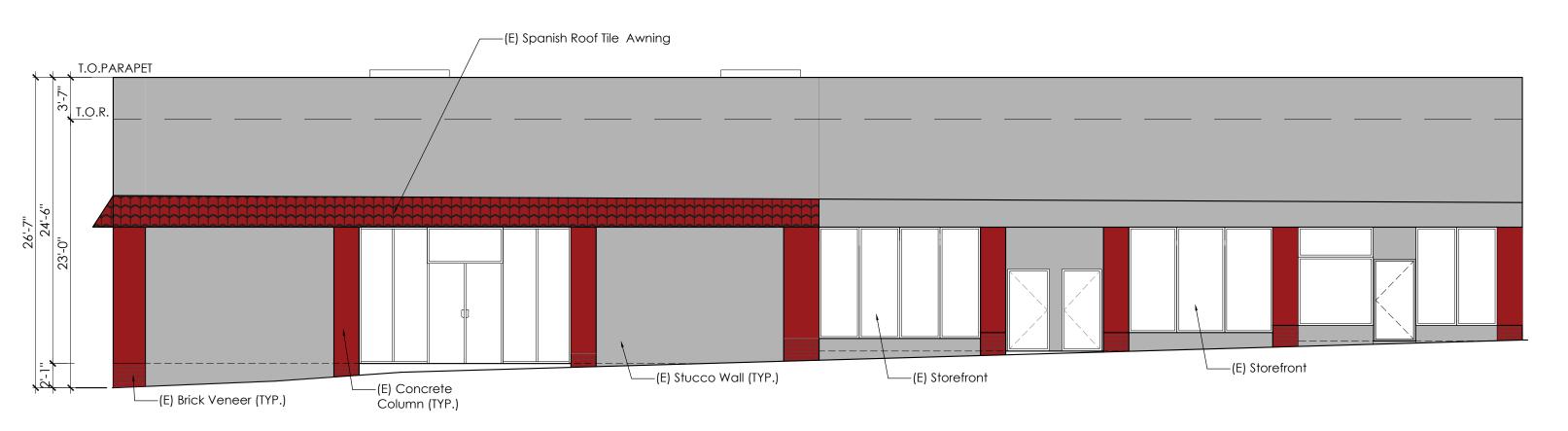
SHEET:

A3.0



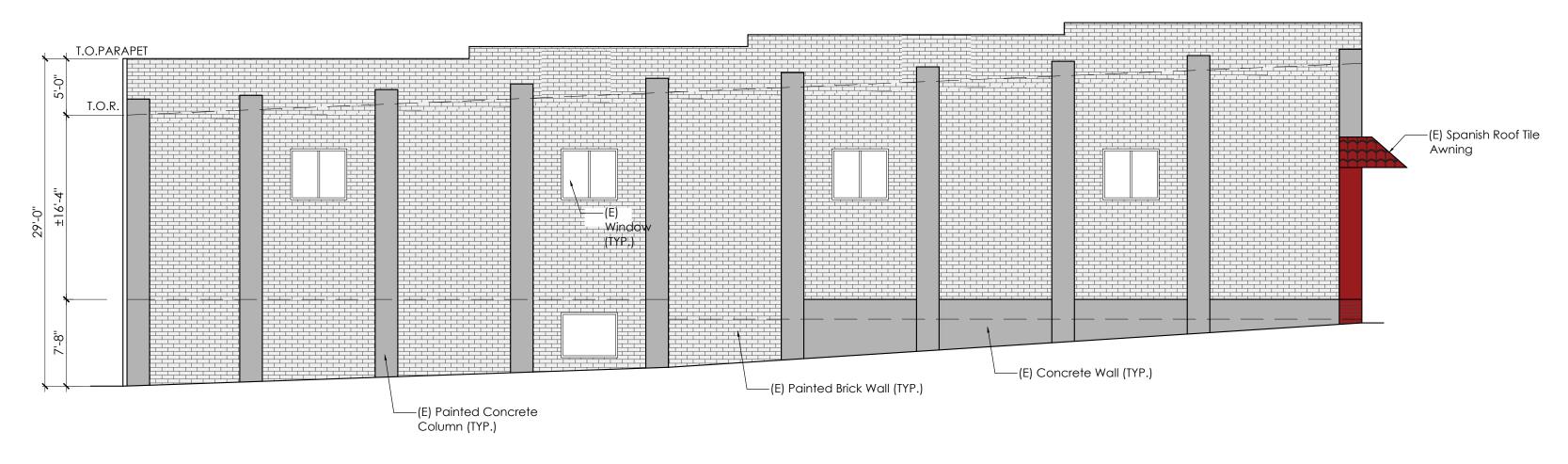
8

NOT USED



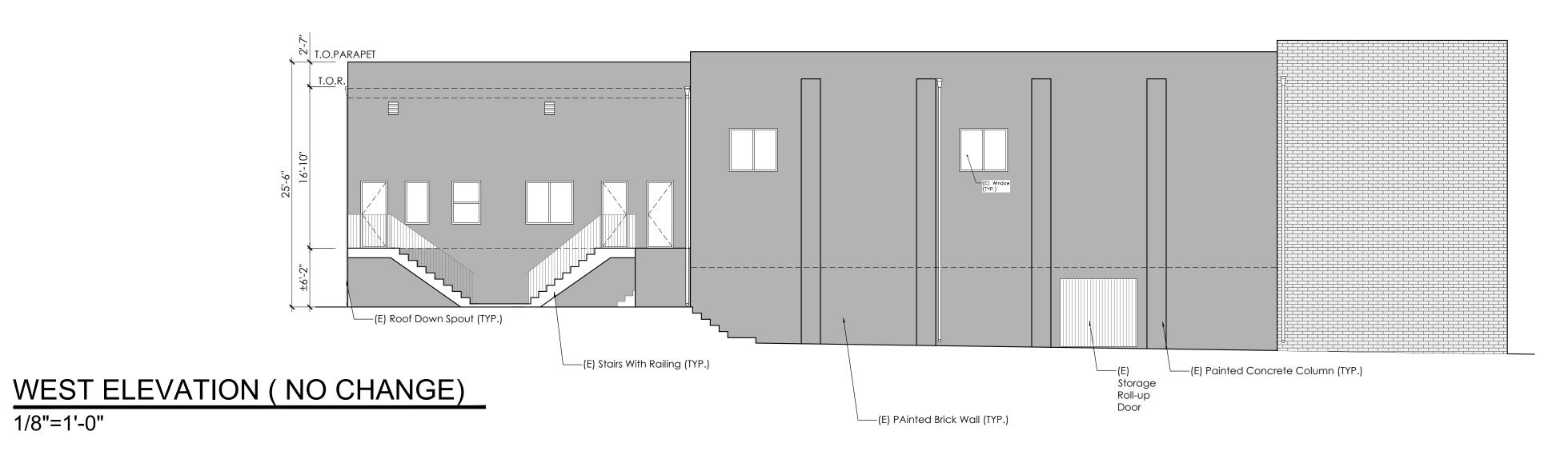
EAST ELEVATION (NO CHANGE)

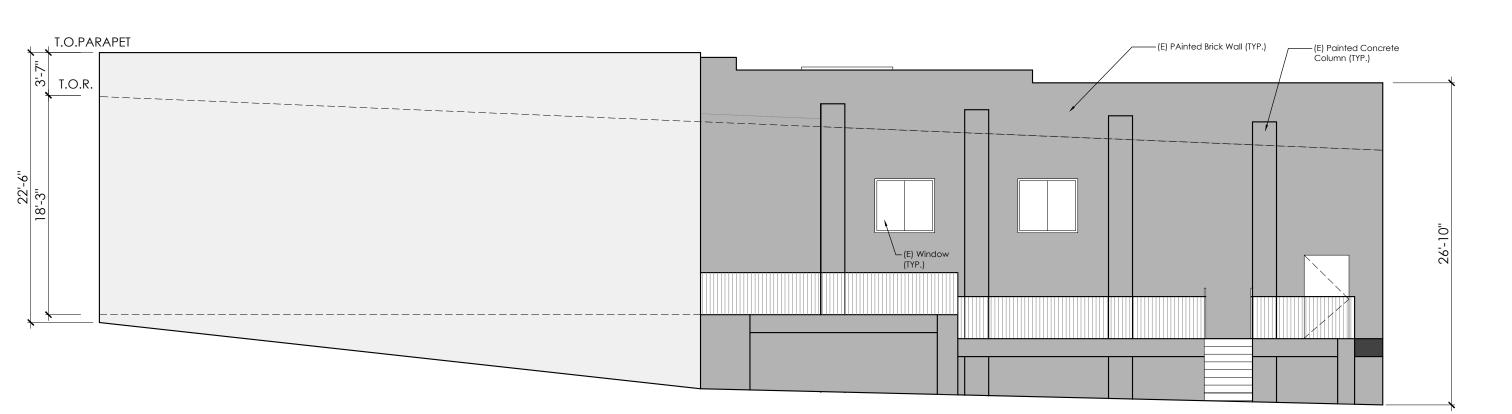
1/8"=1'-0"



SOUTH ELEVATION (NO CHANGE)

1/8"=1'-0"





NORTH ELEVATION (NO CHANGE)

1/8"=1'-0"



⊠ INFO@KMDESIGNCORP.COM ®818.273.9980 6854 FOOTHILL BLVD. TUJUNGA CA 91042

REVISIONS:

NO.

PROJECT

LOCATION:

10003 COMMERCE AVE. TUJUNGA, CA 91042

DESCRIPTION:

CHANGE OF USE

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DRAWN BY: VK

CHECKED BY: HM

DATE: 10-26-22

SCALE: AS NOTED

SCALE: AS NOTEL

JOB NO.: 2022-040

ELEVATIONS

SHEET:

A4.0

DBS INFORMATION BULLETIN / PUBLIC - BUILDING CODE RFFFRENCE NO: Various EFFECTIVE: 01-01-2020 **DOCUMENT NO: P/BC 2020-143** PREVIOUSLY ISSUED AS: 2017-143

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 owner(s) 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 useable by persons with disabilities. Isolated or

temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted. §11B-

B. BUILDING BLOCKS

FLOOR OR GROUND SURFACES

- 1. Floor and ground surfaces shall be stable, firm, and slip resistant. §11B-302.1
- 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/uncut pile texture. Pile height shall be ½ inch maximum. §11B-302.2, Figure 11B-302.2

CHANGES IN LEVEL

- 3. Vertical changes in level for floor or ground surfaces may be 1/4 inch high maximum and without edge treatment. Changes in level greater than ¼ inch and not exceeding ½ 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 ½ 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

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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

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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,

- 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 (2.083%). §11B-406.3.2
- 53. Blended transition ramps hall 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
- 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 anding. 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-406.5.7 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-406.5.8
- 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-406.5.9
- 61. Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable Warnings. §11B-406.5.12
- 62. 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 wide minimum. Where curb ramps are provided, they shall comply with 11B-406 Curb Ramps, Blended Transitions and Islands. Landings complying with 11B-406.5.3 Landings and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with 11B-705 Detectable Warnings and Detectable Directional Texture. §11B-406.6. Figure 11B-406.6

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 pading 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
- 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

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inches minimum. §11B-306.2.1

306.3.3. Figure 11B-306.3(c)

KNEE AND TOE CLEARANCE

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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

front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. §11B-

- 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. At 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
- 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
- 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 4½ 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, Figure 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, Figure 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. Guardrails 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, 18. Where a guy support is used within either the width of a circulation path or 24 inches maximum outside of a
- circulation path, a vertical guy brace, sidewalk guy or similar device shall be used to prevent a hazard or an 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
- eceptacles 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-308.1.2.
- 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 10 inches. §11B-308.3.1, Figure 11B-308.3.1

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- 24. High side reach shall be 46 inches maximum above the finish floor or ground where the high side reach is over an obstruction more than 10 inches but not more than 24 inches in depth. §11B-308.3.2, Figure 11B-
- 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
- 28. Operable parts shall be operable with one hand and shall not require tight 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 FS 33538 of Federal Standard 595C. §11B-
- 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 and
- 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 width lower than 34 inches above the finish floor or ground Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground
- shall not exceed 4 inches. §11B-404.2.3 6. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. §11B-
- 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. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate. §11B-
- 9. Thresholds, if provided at doorways, shall be ½ inch high maximum. Raised thresholds and changes in level at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. §11B-
- 10. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities Page 3 of 10

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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 force for pushing or pulling open a door or gate other than fire doors shall be as follows: §11B-404.2.9

- a. Interior hinged doors and gates: 5 pounds maximum. b. Sliding or folding doors: 5 pounds maximum. c. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not
- to exceed 15 pounds d. Exterior hinged doors: 5 pounds maximum.
- 12. Swinging door and gate surfaces within 10 inches 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 of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. §11B-404.2.10
- 13. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-405.2
- 14. Cross slope of ramp runs shall not be steeper than 1:48 (2.083%). §11B-405.3
- 15. Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope and cross slope are not permitted on ramp runs. §11B-405.4
- 16. The clear width of a ramp run shall be 48 inches minimum. §11B-405.5
- 17. The rise for any ramp run shall be 30 inches maximum. §11B-405.6 18. Ramps shall have landings at the top and the bottom of each ramp run. §11B-405.7
- 19. Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level are not permitted. §11B-
- 20. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. §11B-
- 21. Top landings shall be 60 inches wide minimum. §11B-405.7.2.1
- 22. The landing clear length shall be 60 inches long minimum. §11B-405.7.3
- 23. Bottom landings shall extend 72 inches minimum in the direction of ramp run. §11B-405.7.3.1
- 24. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. §11B-405.7.4
- 25. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. §11B-405.7.5
- 26. Ramp runs shall have compliant handrails per 11B-505 Handrails. §11B-405.8 27. Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings. §11B-405.9 (See exceptions)
- 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 provide a continuous and uninterrupted barrier along the length of the ramp. §11B-405.9.2 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
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- 33. Clearance between handrail gripping surfaces and adjacent surfaces shall be 11/2 inches minimum. Handrails may be located in a recess if the recess is 3 inches maximum 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 11/2 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 11/4 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 6½ inches maximum, and a cross-section dimension of 2½ 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 stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the

exception) §11B-504.2

- 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 winder treads are permitted at stairs which are not part of a required means of egress. (See
- 43. Open risers are not permitted. §11B-504.3 (See exceptions)

handrail of an adjacent stair flight. §11B-505.10.3

- 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 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. §11B-504.4.1
- 45. The radius of curvature at the leading edge of the tread shall be ½ inch maximum. Nosings 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 11/4 inches maximum over the tread below. §11B-504.5 (See exception for existing

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.
- 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 all enclosed stairways in buildings two or more stories in height to identify the floor level. At the exit discharge level, the sign shall

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- 9. 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
- number of electrical outlets or other supplementary wiring is provided and permanently installed systems are not required. §11B-219.5
- provision of neck loops. §11B-706. 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-706.4
- 15. Signal-to-noise ratio for internally generated noise in assistive listening systems shall be 18 dB minimum.

16. Peak clipping shall not exceed 18 dB of clipping relative to the peaks of speech. §11B-706.6 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 29 inches long minimum. §11B-230.1, §11B-708
- 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
- 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.
- 21. Except drive-up only public telephones, where public telephones are provided, wheelchair accessible telephones complying with 11B-704.2 shall be provided in accordance with Table 11B-217.2. §11B-217.2 22. All public telephones shall have volume controls complying with 11B-704.3. §11B-217.3
- 24. Where a bank of telephones in the interior of a building consists of three or more public pay telephones, at

Page 10 of 10

 $\overline{\Omega}$ Ω M <

PROJECT

LOCATION:

回り 0003 COMME TUJUNGA, (

A 4

www.KMdesigncorp.co

🖾 INFO@KMDESIGNCORP.COM 🖀 818.273.9980 6854 FOOTHILL BLVD. TUJUNGA CA 91042

REVISIONS:

DESCRIPTION:

OWNER:

DMKV LLC

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ENGINEERING AND DESIGN, CORP.



DRAWN BY: VK CHECKED BY: HM

DATE: 10-26-22 SCALE: N/A

JOB NO.: 2022-040

ACCESSIBILITY GENERAL

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E. PLUMBING FIXTURES AND FACILITIES

front edge of the unit, including bumpers. §11B-602.5

- 1. Drinking fountains shall comply with Sections 11B-307 Protruding Objects and 11B-602 General
- Requirements. §11B-602.1 2. Units shall have a clear floor or ground space complying with Section 11B-305 Clear Floor or Ground Space positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. §11B-602.2
- 5. The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches from the front of the unit, the angle of the water

4. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the

3. Spout outlets shall be 36 inches maximum above the finish floor or ground. §11B-602.4

from the front of the unit, the angle of the water stream shall be 15 degrees maximum. §11B-602.6 6. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. §11B-602.7

stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum

7. Wall and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. §11B-602.8 8. All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within such a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7 Maneuvering Clearance. When used, wing walls or barriers shall protect horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground

TOILET AND BATHING ROOM CLEARANCES

- 9. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches. §11B-213.2.1 10. Mirrors located above the lavatories or countertops shall be installed within the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above the lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the
- 11. Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor. Medicine cabinets shall be located with a usable shelf no higher than 44 inches maximum above the finish floor. §11B-603.4

12. Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet

facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches maximum above the finish floor. Baby changing stations are not required to comply with Section 11B-603.5 (See exception) §11B-603.5

continuous paper flow. §11B-604.7

- WATER CLOSETS AND TOILET COMPARTMENTS 13. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309.4 Operation except they shall be located 44 inches maximum above the floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying
- 14. Toilet paper dispensers shall comply with Section 11B-309.4 Operation and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches minimum above the finish floor and shall not be located behind the grab bars. Dispensers shall not be of a type that control delivery or that does not allow

with Section 11B-604.8.2 Ambulatory Accessible Compartments. §11B-604.6

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back of the fixture. §11B-605.2

Knee and Toe Clearance shall be provided. §11B-606.2

15. Sanitary napkin disposal units, if provided, shall comply with Section 11B-309.4 and shall be wall mounted and located on the sidewall between the rear wall of the toilet and the toilet paper dispenser, adjacent to the

unit 19 inches minimum (483 mm) above the finish floor. §11B-604.7.2 16. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 131/2 inches deep minimum measured from the outer face of the urinal rim to the

17. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section above the finish floor. §11B-605.4

19. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground. §11B-606.3 SIGNS RELATED TO TOILETS AND BATHING FACILITIES

complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA unless all toilet rooms and bathing facilities comply with 11B-603 Toilet and Bathing Rooms. Existing buildings that have been remodeled to provide specific toilet rooms or bathing rooms for public use that comply with these building standards shall have the location of and the

ISA. §11B-216.8

- a. Pictograms shall have a field height of 6 inches minimum. Characters and Braille shall not be located in b. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with
- centerline of the symbol. Where a door is provided, the symbol shall be mounted within 1 inch of the vertical centerline of the door. §11B-703.7.2.6 (See exception) b. A triangle symbol shall be located at entrances to men's toilet and bathing facilities and it shall be identified by an equilateral triangle, 1/4 inch thick with edges 12 inches long and a vertex pointing upward.

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with 11B-703.7.2.6 Toilet and Bathing Facilities Geometric Symbols. The symbol shall be mounted at 58

inches minimum and 60 inches maximum above the finish floor or ground surface measured from the

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toilet paper dispenser. The disposal unit shall be located below the grap bar with the opening of the disposal

11B-309 Operable Parts except that the flush control shall be mounted at a maximum height of 44 inches 18. For lavatories and sinks, a clear floor space complying with Section 11B-305 Clear Floor or Ground Surfaces, positioned for a forward approach, and knee and toe clearance complying with Section 11B-306

20. Entrances leading to toilet rooms and bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6 Toilet and Bathing Room Geometric Symbols. Where existing toilet rooms or bathing rooms do not comply with 11B-603 Toilet and Bathing Rooms, directional signs indicating the location of the nearest compliant toilet room or bathing room within the facility shall be provided. Signs shall comply with 11B-703.5 Visual Characters and shall include the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. Where existing toilet rooms or bathing rooms do not comply with 11B-603 Toilet and Bathing Rooms, the toilet rooms or bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 11B-213.2 Toilet and Bathing Rooms, toilet rooms or bathing facilities

directions to these rooms posted in or near the building lobby or entrance on a sign complying with 11B-703.5 Visual Characters, including the International Symbol of Accessibility complying with 11B-703.7.2.1

21. Pictograms shall comply with the following:

c. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.4 Installation Height and

either a light pictogram on a dark field or a dark pictogram on a light field. §11B-703.6.2

Location. §11B-703.6.3 d. The installation height and location of Pictogram signs shall be per §11B-703.4.1. 22. Symbols shall comply with the following: a. Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying

The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. §11B-703.7.2.6.1

c. 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

door, either light on a dark background or dark on a light background. §11B-703.7.2.6.2 d. A combined circle and triangle symbol shall be located at entrances to unisex toilet and bathing facilities and it shall be shall be identified by a circle, ¼ inch thick and 12 inches in diameter with a ¼ inch thick triangle with a vertex pointing upward superimposed on the circle and within the 12-inch diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a

light background. §11B-703.7.2.6.3 WASHING MACHINE AND CLOTHES DRYERS 23. Washing machines and clothes dryer's operable parts must comply with Section 11B-309 Operable Parts.

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 minim and 36 inches maximum above the finish floor. §11B-611.4 F. COMMUNICATION ELEMENTS AND FEATURES

- FIRE ALARM SYSTEMS 1. Where fire alarm systems and carbon monoxide alarm systems provide audible alarm coverage, alarms shall comply with 11B-215 Fire Alarm Systems. §11B-215.1 (See exception) 2. Alarms in public use areas and common use areas shall comply with 702 Chapter 9, Section 907.5.2.3.1.
- 3. Where employee work areas have audible alarm coverage, the wiring system shall be designed so that visible alarms complying with 702 Chapter 9, Section 907.5.2.3.2 can be integrated into the alarm system. 4. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that

from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition), and Chapter 9, Sections 907.5.2.1 and 907.5.2.3. §11B-702.1

ASSISTIVE LISTENING SYSTEMS 5. Assistive listening systems shall be provided in assembly areas, including conference and meeting rooms used for the purpose of entertainment, educational or civic gatherings, or similar purposes. §202, §11B-

Note: Assembly areas include, but are not limited to, classrooms, lecture halls, courtrooms, public meeting

rooms, public hearing rooms, legislative chambers, motion picture houses, auditoria, theaters, playhouses,

the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of

NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance

dinner theaters, concert halls, centers for the performing arts, amphitheaters, arenas, stadiums, grandstands, or convention centers. §202, §11B-219.2 6. Assistive listening system shall provide an amplification system utilizing transmitters, receivers, and coupling devices to bypass the acoustical space between a sound source and a listener by means of induction loop, radio frequency, infrared, or direct-wired equipment. §202

7. Where a building contains more than one assembly area under one management, the total number of

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required receivers may be calculated using the total number of seats in the assembly areas provided that all

receivers are usable with all systems. §11B-219.3 (See exception) 8. Twenty-five percent minimum of receivers provided for assistive listening systems, but no fewer than two, shall be hearing-aid compatible except when all seats in an assembly area are served by means of an induction loop. §11B-219.3

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used exclusively for paging 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

12. Receivers required for use with an assistive listening system shall include a 1/8 inch standard mono jack. 13. Receivers required to be hearing aid compatible shall interface with telecoils in hearing aids through the

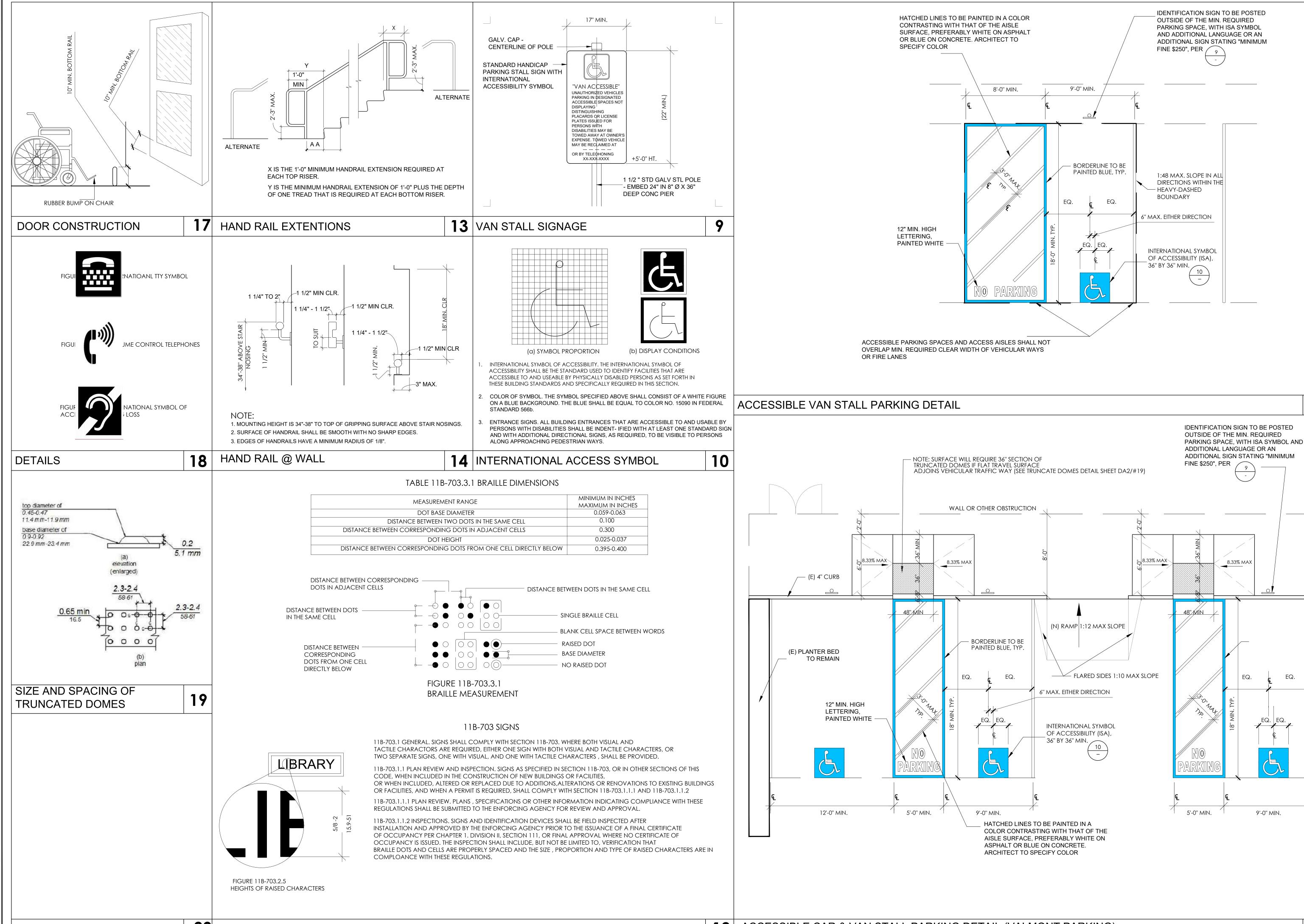
18. Common use or public use system interface of communications systems between a residential dwelling unit

communication with the common use or public use system interface. §11B-708.4.2 20. Where coin-operated public pay telephones, coin less public pay telephones, public closed-circuit

23. TTYs complying with 11B-704.4 shall be provided in accordance with 11B-217.4. least one public pay telephone at the bank shall be provided with a shelf and an electrical outlet in

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accordance with 11B-704.5. §11B-217.5 (See exception)



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REVISIONS:

PROJECT

LOCATION:

0003 COMMERCE AV TUJUNGA, CA 91042

DESCRIPTION: CHANGE OF USE

DMKV LLC

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EQ.

DATE: 10-26-22 SCALE: N/A

JOB NO.: 2022-040

ACCESSIBILITY **DETAILS**

DA2

