

GENERAL NOTES:

1. PLAN CHECK/PERMIT APPLICATION FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL EXPIRE BY LIMITATION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, 2022 FIRE, MECHANICAL, ELECTRICAL AND SECURITY CODES AND CITY OF ENCINITAS ORDINANCES.
3. ELECTRICAL WIRING SHALL BE COPPER, NO ALUMINUM WIRING ALLOWED UNLESS CONTINUOUS SPECIAL INSPECTION IS PROVIDED.
4. RECESSED LIGHTS AT INSULATED CEILINGS SHALL BE UL LISTED FOR DIRECT CONTACT WITH INSULATION (ITC FIXTURES).
5. PROVIDE WINDOWS THAT ARE RATED AND CERTIFIED FOR 20LBS/AF OF WIND LOAD FOR THIS CLIMATE ZONE.
6. PROVIDE MOIST-STOP FLASHING AROUND ALL WINDOWS, DOORS AND OTHER OPENINGS.
7. PROVIDE BITCHUTHANE AT OTHER NEEDED LOCATIONS SUCH AS INTERSECTING EXTERIOR CONSTRUCTION SURFACES, SMALL EXTERIOR SHELVES AND AT EXTERIOR PENETRATIONS.
8. EXTERIOR STUCCO SHALL COMPLY WITH CHAPTER 25 CBC. PROVIDE SEPARATE INSPECTIONS FOR EACH INSPECTION AT PHASES OF EXTERIOR PLASTER AS FOLLOWS: SCRATCH COAT, BROWN COAT, AND COLOR COAT. PROVIDE 60-MINUTE BUILDING PAPER MINIMUM FOR EXTERIOR STUCCO. PROVIDE ONLY FURRING NAILS AT ALL WIRE LATH THAT SUPPORTS STUCCO.
9. TILE MUST BE APPLIED OVER CEMENT PLASTER BACKING AT SURFACES SUBJECT TO WATER SPLASH. (SHOWERS, TUBS AND COMMERCIAL REST ROOMS, ETC.)
10. NO PLASTIC WATER PIPING ALLOWED WITHIN THE BUILDING.
11. WATER CLOSET TO BE A MAXIMUM OF 1.28 GALLONS PER FLUSH.
12. OWNER SHALL EMPLOY THE SERVICES OF A REGISTERED DEPUTY INSPECTOR, WHO MUST REPORT TO THE CITY BUILDING OFFICIAL PRIOR TO REPORTING TO THE JOB SITE.
13. MINIMUM GRADE PLYWOOD AT OVERHANGS TO BE CCX OR 1X T & G SHEETING.
14. PROVIDE A MINIMUM CLASS A ROOFING MATERIAL WITH AN ICBO OR UL LISTING. ROOFING MATERIAL SHALL BE INSTALLED TO MEET HIGH WIND EXPOSURE "c" CONSTRUCTION REQUIREMENTS. ALL ROOFING MATERIALS MUST OVERHANG THE EDGE OF THE ROOF SURFACE. PLYWOOD ROOF SHEATHING IS REQUIRED UNDER ALL ROOFS (UNLESS RE-ROOFING OVER EXISTING SHINGLES).
15. TILE ROOFING SHALL BE INSTALLED AS REQUIRED FOR HIGH WIND AREAS. ENFORCEMENT OF THE INSTALLATION SHALL BE THE RESPONSIBILITY OF THE ROOFING CONTRACTOR AND JOB GENERAL CONTRACTOR. BUILDING DEPARTMENT INSPECTOR MAY ONLY SPOT CHECK TO OBSERVE PROPER INSTALLATION. PROVIDE THE FOLLOWING:
A) PLYWOOD ROOF SHEATHING. B) 30 POUND FELT UNDERLAYMENT. C) EAVES TILE CUPS.
16. APPROVED ROOFER'S MASTIC FOR RIDGE, HIP, AND RAKE TILES. FIELD NAILING FOR EACH TILE. FIVE PLY SHEATHING WHEN RAFTER SPACING EXCEEDS 16" OC.
17. EACH FABRICATED TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THEREFOR THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD: A) IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS. B) THE DESIGN VERTICAL AND DRAG LOADS. C) THE SPACING OF TRUSSES.
18. TRUSS PLANS SHALL BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW. SUCH PLANS SHALL BEAR TO THE ENGINEER'S STAMP AND WET SIGNATURE ALONG WITH THE DESIGN ENGINEER OF RECORD'S REVIEW STAMP AND WET SIGNATURE.
19. THE OWNER AND PROFESSIONAL DESIGNER HAVE RESEARCHED THE PARCEL'S SETBACKS AND EASEMENTS. THE PARCEL'S SETBACKS AND EASEMENTS ARE CORRECTLY SHOWN ON THIS SITE PLAN.
20. PLYWOOD SHEAR WALL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
21. PROVIDE TWO LAYERS OF GRADE "D" PAPER AT ALL EXTERIOR WALLS WITH WOOD BASE SHEATHING AND STUCCO COVERING PER SECTION 2506.4 CBC
22. PROVIDE FOR A 4" OR 2" CLEARANCE FROM WEEP SCREED TO GRADE OR PAVED SURFACE RESPECTIVELY.
23. DUCT SYSTEM OPENINGS MUST BE SEALED WITH MASTIC, TAPE, AEROSOL SEALANT OR OTHER DUCT CLOSURE SYSTEM THAT MEETS THAT APPLICABLE REQUIREMENTS OF UL 181, UL 181A OR UL 181B. THE DUCT TAPES AND MASTIC MUST BE LABELED UL 181. THE USE OF CLOTH RUBBER ADHESIVE DUCT TAPE IS NOT ALLOWED.
24. DUCTS MUST BE INSTALLED; THE USE OF BUILDING CAVITIES AS DUCTS IS NOT ALLOWED.
25. IN ALL HABITABLE ROOMS PROVIDE RECEPTACLE OUTLETS SUCH THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM AN OUTLET ANY WALL SPACE 2' OR WIDER SHALL HAVE AN OUTLET. CEC SECTION 210-52(A).
26. RECEPTACLES IN BATHROOMS TO BE ON A SEPARATE 20 AMP CIRCUIT. THERE SHALL BE A RECEPTACLE ADJACENT TO EACH BASIN. C.E.C. 210-523(D).
27. GLAZING IN HAZARDOUS LOCATIONS AS DEFINED IN CBC SECTION 2406.4 SHALL BE TEMPERED GLASS, INCLUDING:
A) SWINGING AND SLIDING DOORS. B) SHOWER AND TUB ENCLOSURES, INCLUDING EXTERIOR WINDOW GLAZING. C) GLAZING WITHIN 24" OF DOORS AND WITHIN 60" OF WALKING SURFACE.
28. ATTIC FURNACES AND COOLING EQUIPMENT SHALL COMPLY WITH THE FOLLOWING: A) HAVE A 30"x30" MINIMUM ATTIC ACCESS OPENING WITHIN 20' OF THE EQUIPMENT. B) HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO. C) HAVE A 30" DEEP WORKING PLATFORM AT CONTROL SIDES. D) HAVE AN ELECTRIC OUTLET AND A LIGHT FIXTURE (CONTROLLED BY SWITCH AT THE FURNACE).
29. ALL RECEPTACLES IN ALL ROOMS SHALL BE ON ARC-FAULTED CIRCUIT INTERRUPTERS.
30. MEASURES REQUIRING FIELD VERIFICATIONS AND/OR DIAGNOSTIC TESTING: DUCT SEALING, SUPPLY DUCT LOCATION, SURFACE AREA AND R-FACTOR, REFRIGERANT CHARGE IN SPLIT SYSTEM AIR CONDITIONS AND HEAT PUMPS, INSTALLATION OF TXV, ADEQUATE AIR FLOW, AIR HANDLER FAN POWER, HIGH ENERGY EFFICIENCY RATIO (EER). MAXIMUM COOLING CAPACITY, BUILDING ENVELOPE SEALING, HIGH QUALITY INSULATION INSTALLATION.
31. LUMINARIES RECESSED IN INSULATED CEILING MUST MEET REQUIREMENTS OF S 150(K)5.
32. PIPE INSULATION IS A MANDATORY REQUIREMENT IN THE FOLLOWING CASES:
A) STORAGE TANKS FOR A NON-RECIRCULATING SYSTEM MUST HAVE PIPE INSULATION ON BOTH HOT AND COLD WATER PIPES FOR LENGTH OF FIVE FEET. THERE IS NO EXCEPTION FOR WATER HEATER PIPING IN THE CONDITIONED SPACE.
B) RE-CIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS MUST BE INSULATED (THE ENTIRE LENGTH OF PIPING, HEATHER BURIED OR EXPOSED).
33. INDIRECT FIRED DOMESTIC HOT WATER SYSTEM PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK. SHOW COMPLIANCE WITH THE FOLLOWING LIGHTING MEASURES: A) KITCHEN: AT LEAST HALF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICIENCY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY. B) LIGHTING IN LAUNDRY ROOMS: ALL LUMINARIES SHALL EITHER BE HIGH EFFICIENCY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR. C) OTHER ROOMS: ALL LUMINARIES SHALL EITHER BE HIGH EFFICIENCY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. D) CLOSETS THAT ARE LESS THAN 70 S.Q. FT. ARE EXEMPT FROM THIS REQUIREMENT.
34. OUTDOOR LIGHTING. ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICIENCY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.
35. HIGH EFFICIENCY LUMINARIES MUST BE PIN BASED.
36. RADIANT BARRIER INSTALLATION SHALL COMPLY WITH THE FOLLOWING: A) BE INSTALLED ON ATTIC SURFACES AND GABLE ENDS. B) PROVIDE AND INSTALLATION METHOD DETAIL. C) F.A.U. IN ATTIC SPACE PROVIDE LIGHT FUEL GAS, AND RECEPTACLE AND 24" WIDE MIN. CATWALK.
37. SEPARATE PERMITS ARE REQUIRED FOR FENCES RETAINING WALLS, PLANTERS, POOLS. ECT...
38. CONTRACTORS AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOTE BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
39. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT 1-800-422-4133, 48 HOURS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION, FOR EXISTING UTILITY LOCATIONS.
40. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
41. INSTALL SMOKE DETECTORS IN ALL SLEEPING AREAS.

VICINITY



No exterior alterations are proposed. And signage will be reviewed on a separate permit.

"NO MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ITEMS ARE TO BE ALTERED OR ADDED UNDER THIS PERMIT."

General Plan Designation - Light Industry (L)
Zoning- General Industrial (MG)

"SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL." PER SEC. 107.3.4.1

This building will be required to maintain an Annual Operational Permit with Costa Mesa Fire & Rescue because the occupant load exceeds 49 persons, in accordance with 2025 California Fire Code Sections 105.5 and 105.5.39.

This building will not have the ceiling removed or adjusted within the scope of work of this permit.

Sprinkler System will be modified per ADA Restroom Plan and will be on a separate permit.

Bathroom area 348 sq.ft.
Hallways area 160 sq.ft.
storage area 280 sq.ft.
wall thickness
TOTAL AREA =1095 SQ.FT.

**TENANT IMPROVEMENT
PROPOSED INDOOR AND OUTDOOR EVENT
CENTER**

932 W 17th St, Costa Mesa, CA 92627

APN : 424-371-04

SHEET INDEX:

TS	TITLE SHEET
	ARCHITECTURAL
SP1	PROP. SITE PLAN & ENLARGED ADA PRKG.
SP2	EXISTING SITE PLAN
SP3	PROPOSED SITE PLAN
SP4	VALET PARKING SITE PLAN
A1	EXIST. FLOOR PLAN
A2	PROP. FLOOR PLAN
A3	EXIST./ PROP. ELEVATIONS
A4	EGRESS
A5	ALL GENDER RESTROOMS PLANS AND ELEVATIONS
ADA 1	ADA NOTES
ADA 2	ADA NOTES
ADA 3	ADA NOTES
ADA 4	ADA NOTES
ADA 5	ADA NOTES

GOVERNING NOTES:

APPLICANT/DEVELOPER SHALL COMPLY WITH APPLICABLE PROVISIONS OF:

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING
- 2022 CALIFORNIA ENERGY CODE

W/ 2022 CITY OF COSTA MESA MUNICIPAL CODE

CONTACT INFO:

OWNER: MYKAL TYSON & MACKENZIE HAHN
932 W. 17th ST.
COSTA MESA, CA 92627
(949) 988-1318

ENGINEER: ALL-CITIES CONSULTING ENGINEERS
8615 FLORENCE AVE #102
DOWNEY, CA 90240
(562) 861-7900
ALLCITIESCE@YAHOO.COM

MEP ENGINEER: BDP Engineering, Inc.
16541 Gothard St., Suite 108
Huntington Beach, CA 92647
Phone: (909) 538-7067
Email: bao@bdpeng.com

PROJECT SUMMARY:

SCOPE OF WORK:

- TENANT IMPROVEMENT:**
- PROPOSED INDOOR AND OUTDOOR EVENT CENTER
 - 2 ADDITIONAL EGRESS DOORS BEING ADDED AND ADDITION OF BATHROOM BASED ON OCCUPANCY.

Parcel # (APN): 424-371-04 •• View Assessor Map
Owner: Available
Mailing Address: 126 E 16TH ST COSTA MESA CA 92627-7704
Legal Description: A TR NEWPORT MESA TR BLK LOT 1008 NEWPORT MESA TR LOT 1008 E 180 FT W 360 FT MESSA WEST BLUFF
Use Type: INDUSTRIAL
Tax Rate Area: 015-041
Census Tract: Available
Exempt Type: N
Sale History
Sale 1Sale 2Sale 3Transfer
Document Date: 08/14/1996 Available
Document Number: 00416836 Available
Document Type: Available Available
Transfer Amount: Available
Seller (Grantor): Available
Lot Acres: 1.239 Spaces:
Lot SqFt: 54,002

OCCUPANT LOAD

O.L. = ASSEMBLY STANDING	2,720	=	2,720	=	181.3
	O.L.F.		15		
KITCHEN AREA	130	=	130	=	0.43
	O.L.F.		300		
OFFICE AREA	254	=	254	=	2.54
	O.L.F.		100		
			TOTAL		= 185

PLUMBING OCCUPANT LOAD

O.L. = ASSEMBLY STANDING	5,231	=	5,231	=	174.37
	O.L.F.		30		
KITCHEN AREA	130	=	130	=	2.6
	O.L.F.		50		
OFFICE AREA	254	=	254	=	2.54
	O.L.F.		100		
			TOTAL		= 89.75

PER OCCUPANCY CODE 422.1, TABLE 422.1, A-2 ->
1 URINAL, 2 M WATER CLOSET, 3 F WATER CLOSET,
1 M AND 1 F LABORATORY, 1 DRINKING FOUNTAIN.

932 W 17th St, Costa Mesa, CA 92627
CONSTRUCTION TYPE : V-B
SPRINKLED : YES
OCCUPANCY GROUP : A2
OCCUPANT LOAD : 185
NO. OF STORY : 1
BLDG. HEIGHT : 17'-6"
FLOOR AREA : 4,200 SQ. FT.

REVISIONS

1	DATE
2	DATE
3	DATE

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TENANT IMPROVEMENT
932W 17th St, Costa Mesa, CA 92627



DATE
JUNE 2025

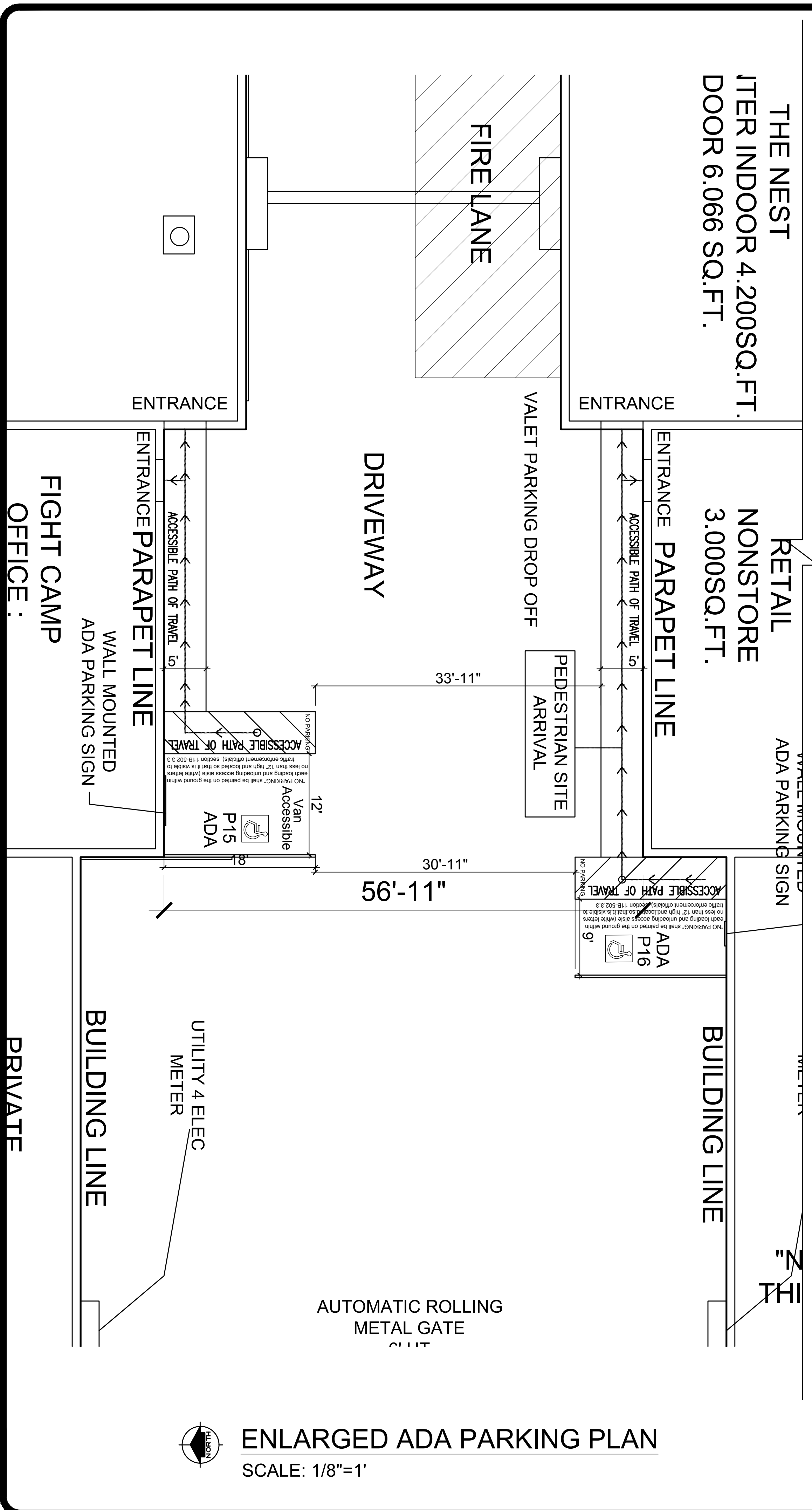
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A.C.C.E.

SCALE
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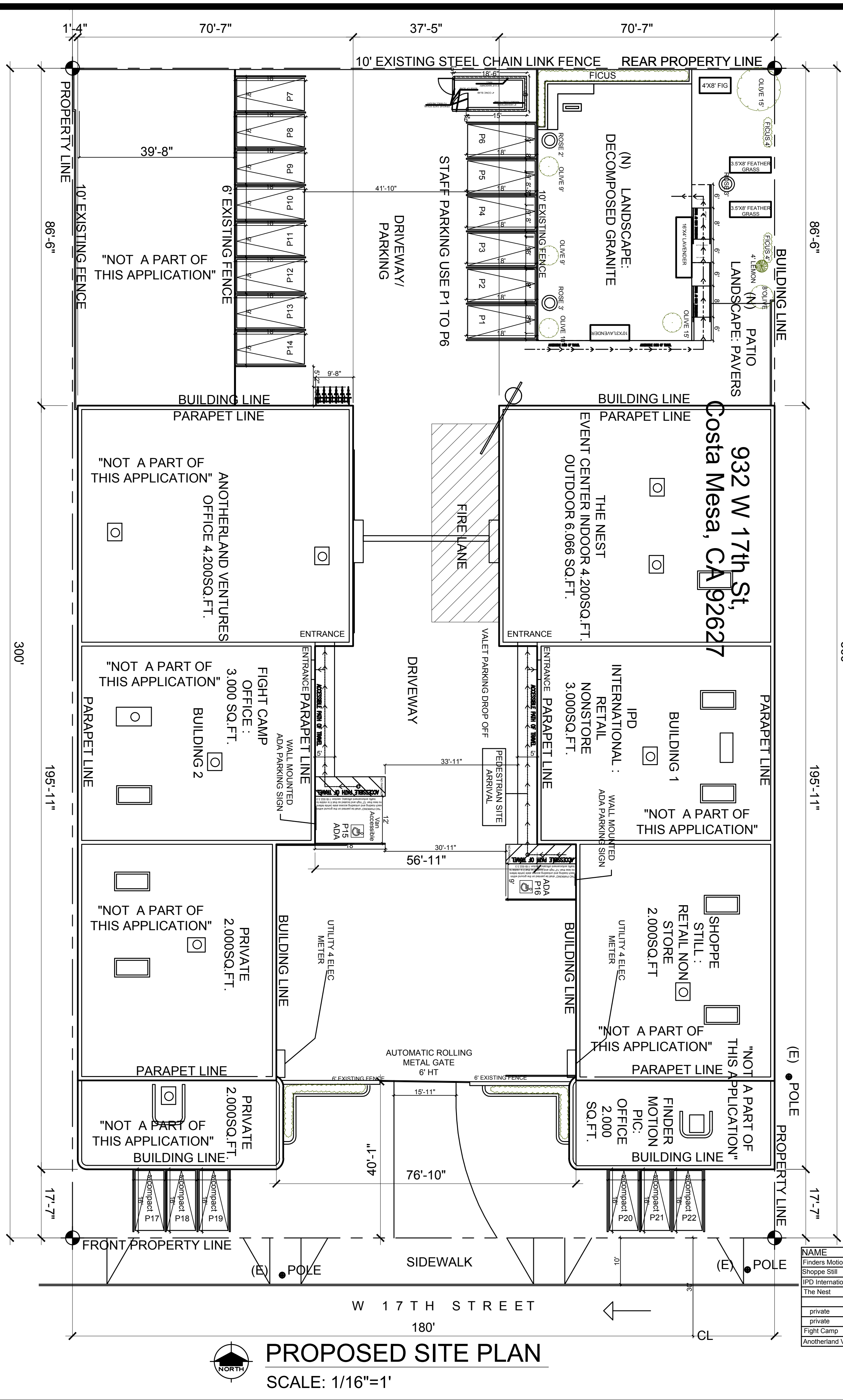
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TITLE SHEET

SHEET
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ENLARGED ADA PARKING PLAN
SCALE: 1/8"=1'



PROPOSED SITE PLAN
SCALE: 1/16"=1'

17" MIN.
22" MIN.

1" MIN. LETTERING

Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at:
or by telephoning

APPROPRIATE INFORMATION SHALL BE A PERMANENT PART OF THE SIGN.

THE ADDITIONAL SIGN(S) SHALL BE POSTED EITHER:
IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY,
OR,
IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

ADDITIONAL REQUIRED PARKING SIGNAGE

80" MIN. WITHIN CIRCULATION PATH

60" MIN. NOT WITHIN CIRCULATION PATH

ACCESSIBLE PARKING SIGN LOCATION

PARKING SIGN SHALL HAVE AN ISA WITH WHITE FIGURE/TEXT ON A BLUE BACKGROUND(1)

PARKING SIGN SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQ. IN.

ADDITIONAL LANGUAGE SUCH AS "PARKING ONLY" OR "ACCESSIBLE" IS NOT REQUIRED.

ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE ISA SHALL STATE, "MINIMUM FINE \$250"

ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH "VAN ACCESSIBLE" AT VAN SPACES.

MINIMUM FINE \$250

VAN ACCESSIBLE

1. THE COLOR BLUE SHALL APPROXIMATE COLOR NO. 15090 IN FEDERAL STANDARD 595C.

ACCESSIBLE PARKING SPACE SIGNS

PUBLIC WORKS GENERAL NOTES:

1. PUBLIC WORKS INSPECTION IS REQUIRED PRIOR TO ISSUANCE OF BUILDING FINAL. AT THE TIME OF INSPECTION, IF ANY OF EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CURB & GUTTER AND STREET PAVEMENT WILL BE REQUIRED

2. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY FROM PUBLIC WORKS.

DUE TO THE PROPERTY LOCATION WITHIN ONE HALF MILE OF A MAJOR TRANSIT STOP, MINIMUM PARKING REQUIREMENTS ARE WAIVED PURSUANT TO AB 2097

NAME	ADDRESS	USE	SQ. FT.	PARKING RATIO	REQ. SPACES
Finders Motion Pictures	928 w 17th St.	office	2,000	4 spaces per 1000 sq.ft. with min. 6 spaces	8
Shopee Still	928 w 17th St.	Retail : non store	2,000	4 spaces per 1000 sq.ft. with min. 6 spaces	8
IPD International	930 w 17th St.	Retail : non store	3,000	4 spaces per 1000 sq.ft. with min. 6 spaces	12
The Nest	932 w 17th St.	Event center (indoor)	4,200	12.33 spaces per 1000 sq.ft.	52
private	934 w 17th St.	Event center (outdoor)	6,066	12.33 spaces per 1000 sq.ft.	75
private	934 w 17th St.	Industrial storage	2,000	3 spaces per 1000 sq.ft.	6
private	934 w 17th St.	Industrial storage	2,000	3 spaces per 1000 sq.ft.	6
Fight Camp	936 w 17th St.	office	3,000	4 spaces per 1000 sq.ft. with min. 6 spaces	12
Anotherland Ventures	938 w 17th St.	office	4,200	4 spaces per 1000 sq.ft. with min. 6 spaces	17
TOTAL REQ. SPACES					196
TOTAL PROP. SPACES					22

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

ALL CITIES CONSULTING ENGINEERS
8615 FLORENCE AVE #102
DOWNEY, CA 90240
TEL.: (562) 861-7900

932 W 17th St, Costa Mesa, CA 92627

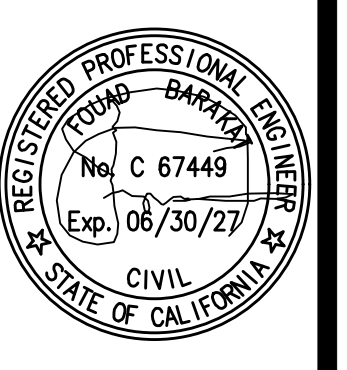
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA
No. C 67449
Exp. 06/30/27

DATE: JUNE 2025
DRAWN BY: A.C.C.E.
SCALE: AS NOTED
TITLE: SITE PLAN
SHEET: SP1

REVISIONS	DATE
1	DATE
2	DATE
3	DATE

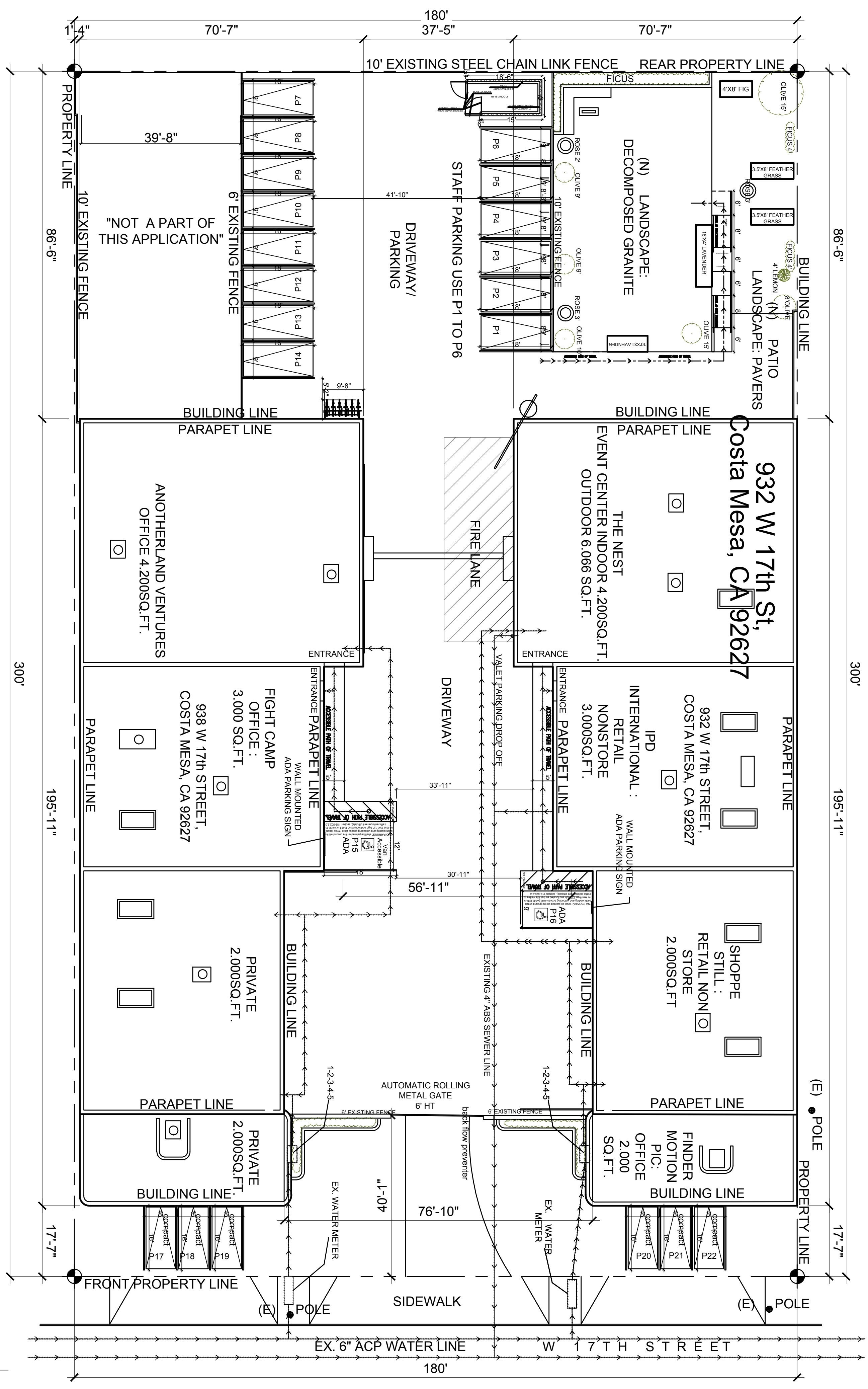
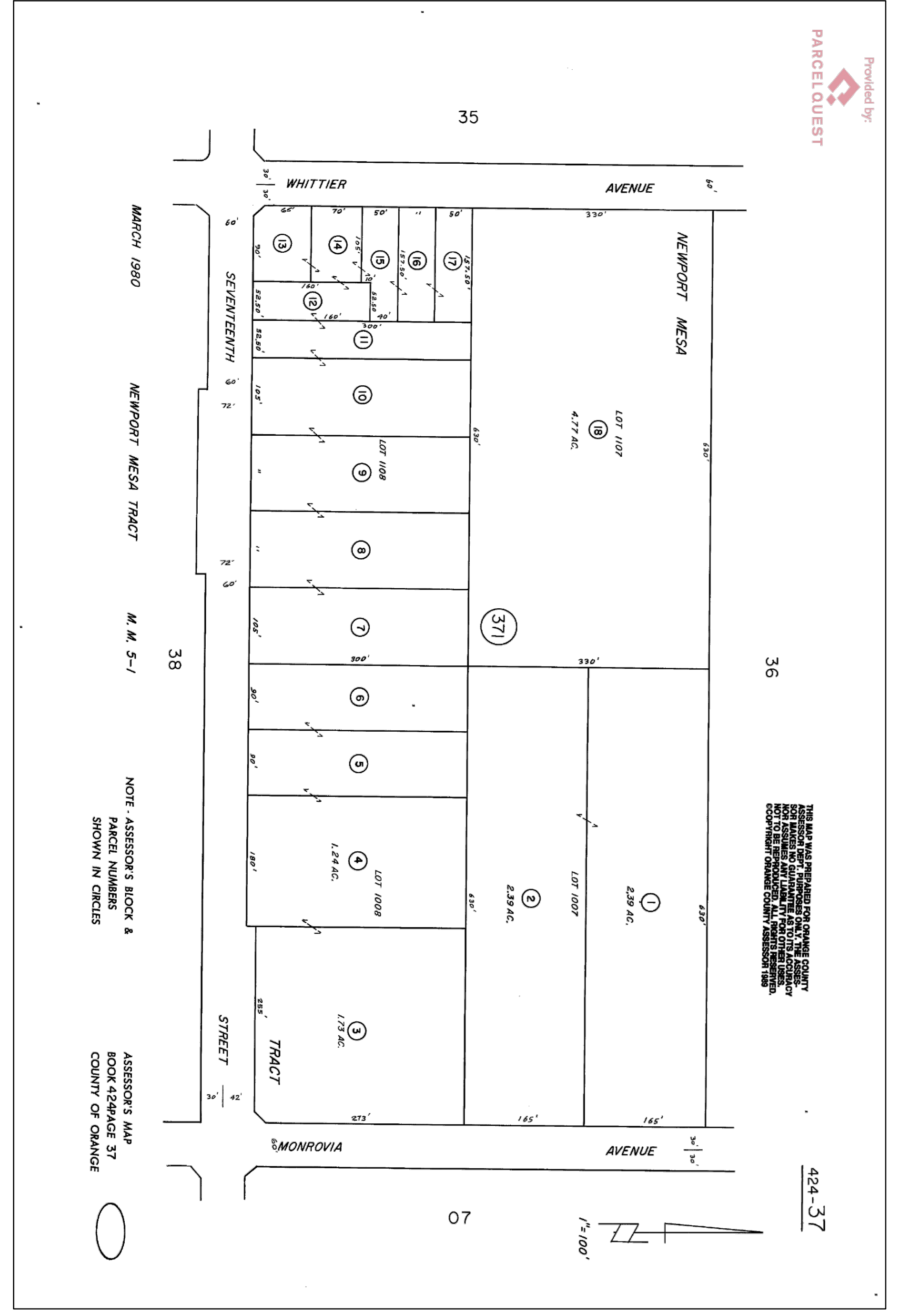
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932 W 17th St, Costa Mesa, CA 92627



DATE: JUNE 2025
 DRAWN BY: A.C.C.E.
 SCALE: AS NOTED
 TITLE: PROPOSED SITE PLAN

SHEET: **SP3**



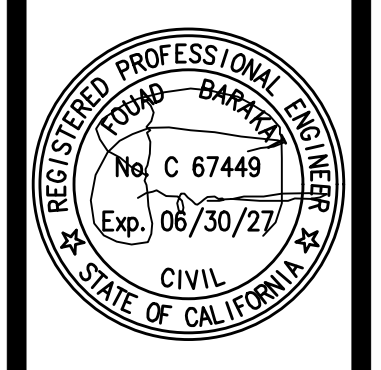
PROPOSED SITE PLAN
 SCALE: 1/16"=1'

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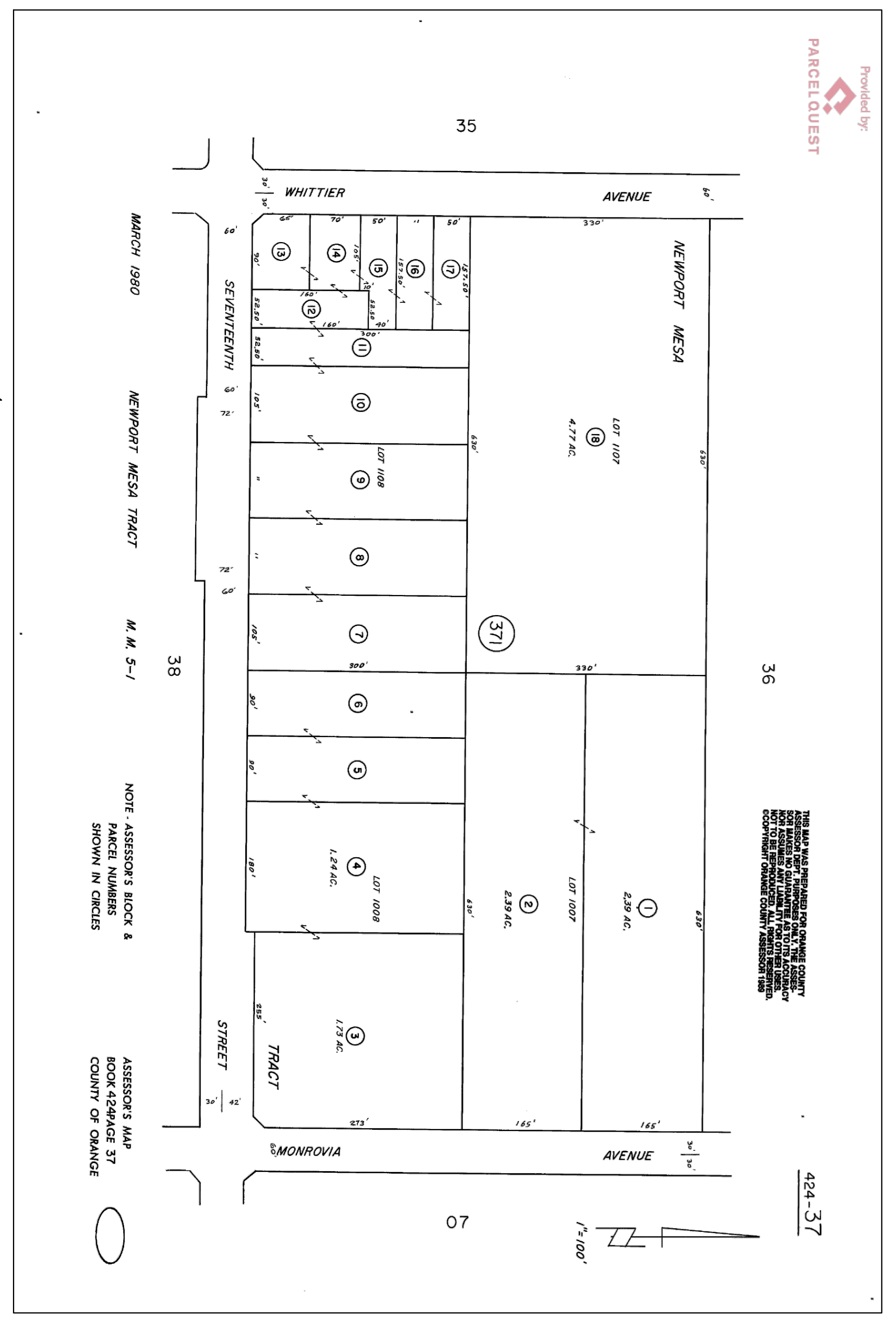
REVISIONS	
1	DATE
2	DATE
3	DATE

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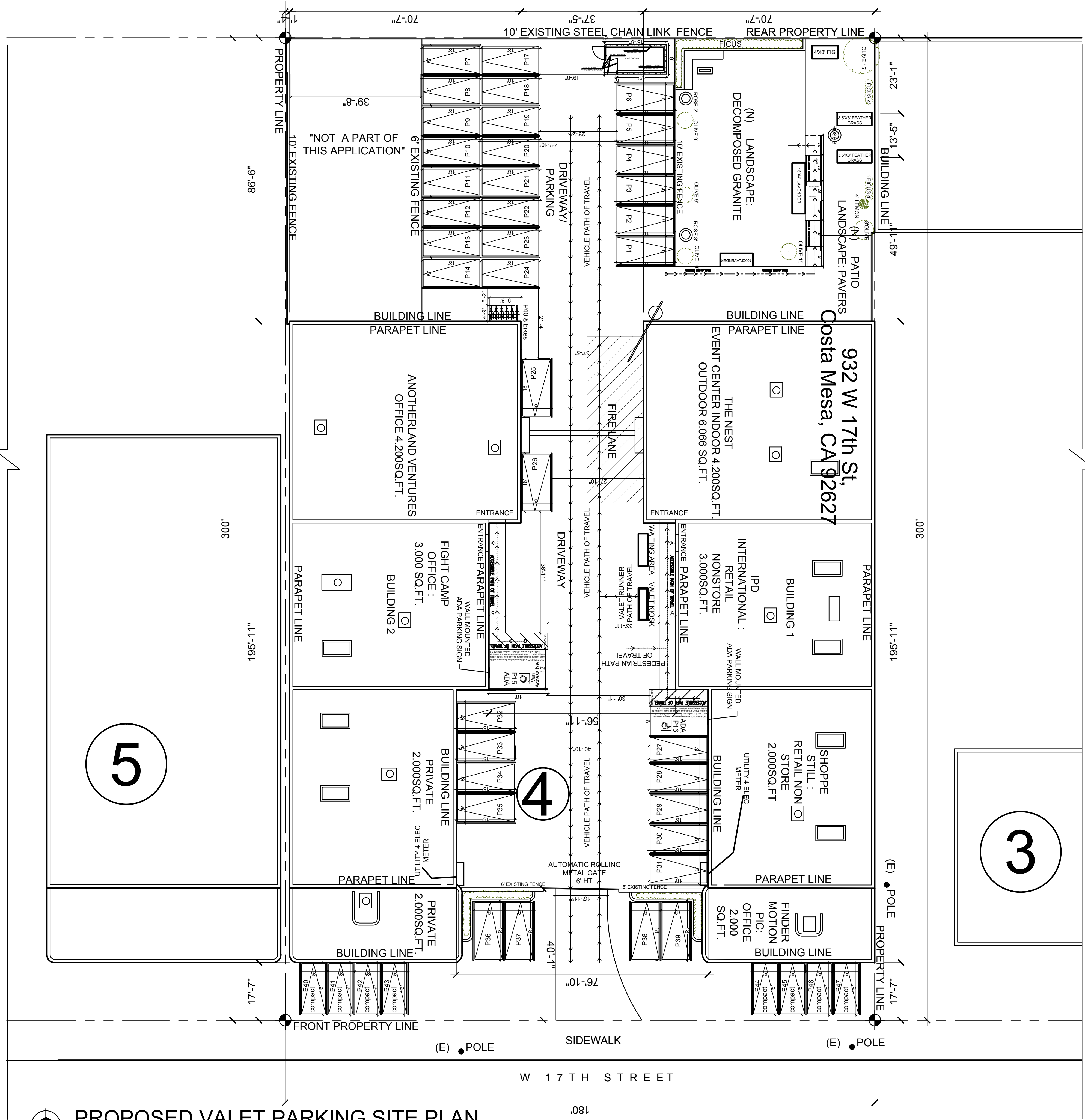


DATE: JUNE 2025
 DRAWN BY: A.C.C.E.
 SCALE: AS NOTED
 TITLE: VALET PLAN
 SHEET: SP4



NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 424PAGE 37 COUNTY OF ORANGE



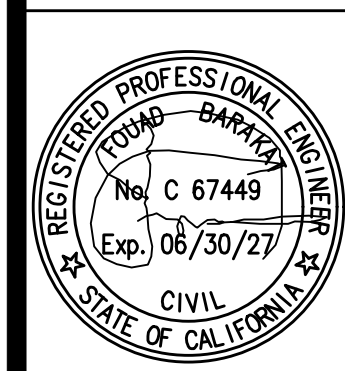
PROPOSED VALET PARKING SITE PLAN
 SCALE: 1/16"=1'

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REVISIONS	
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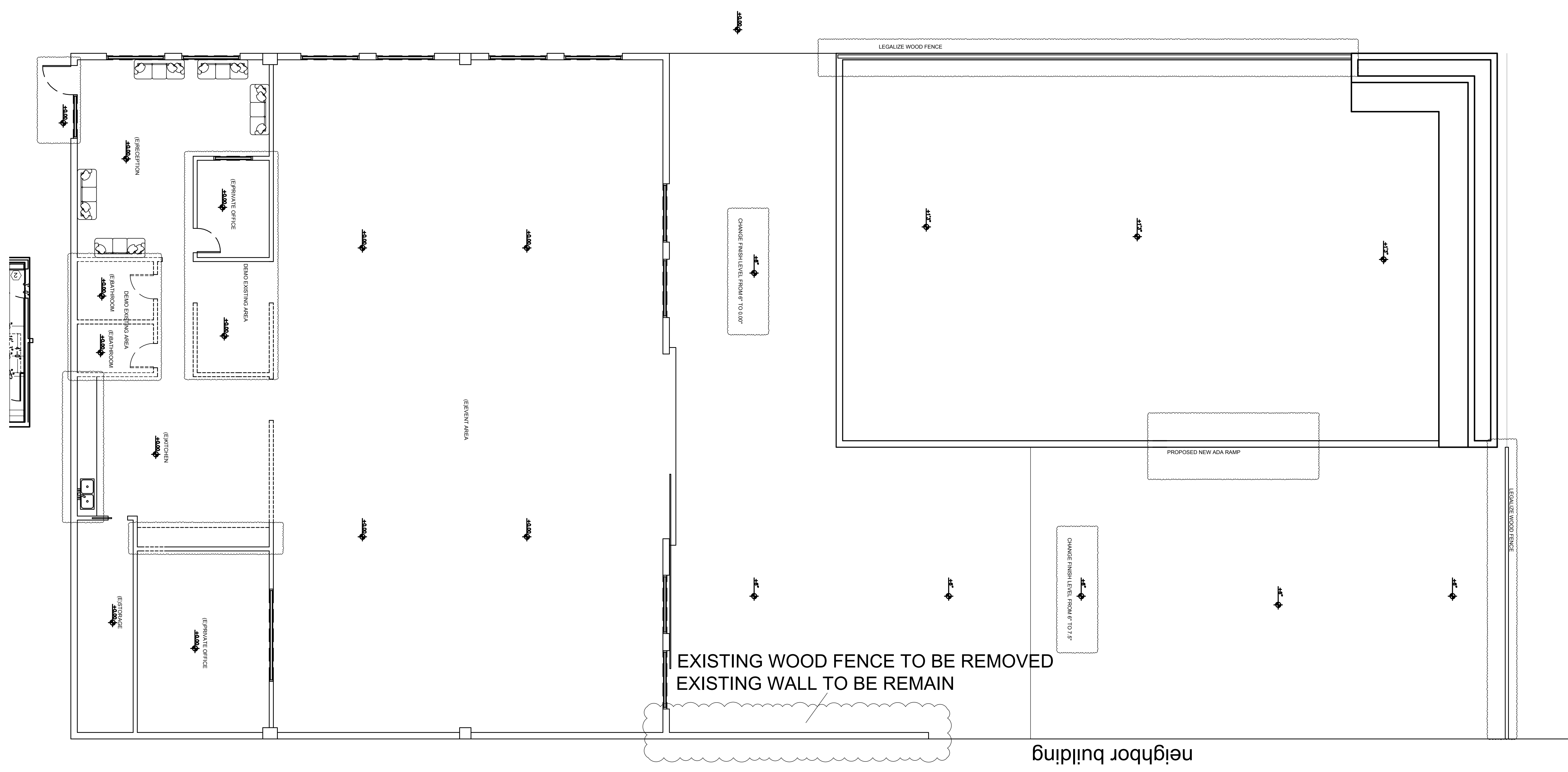
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EXISTING DEMO FLOOR PLAN
 932W 17th St, Costa Mesa, CA 92627

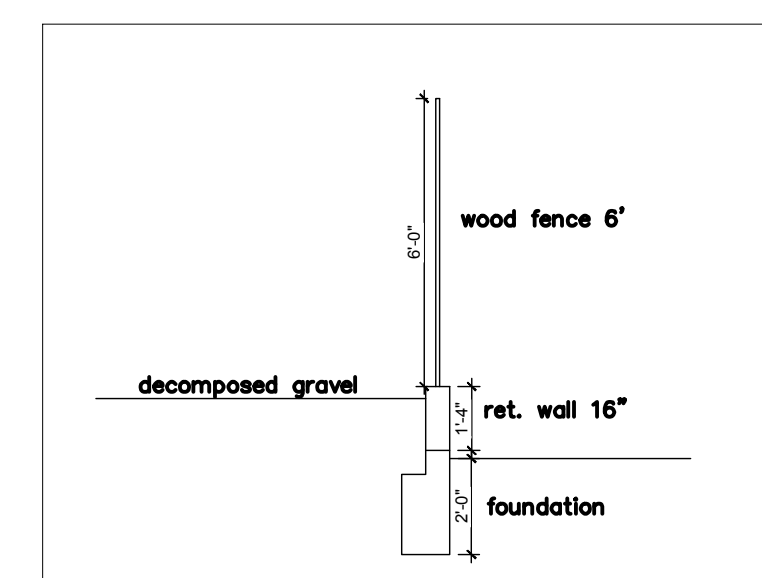


DATE
 JUNE 2025
 DRAWN BY
 A.C.C.E.
 SCALE
 AS NOTED
 TITLE
 FLOOR PLAN
 SHEET
A1

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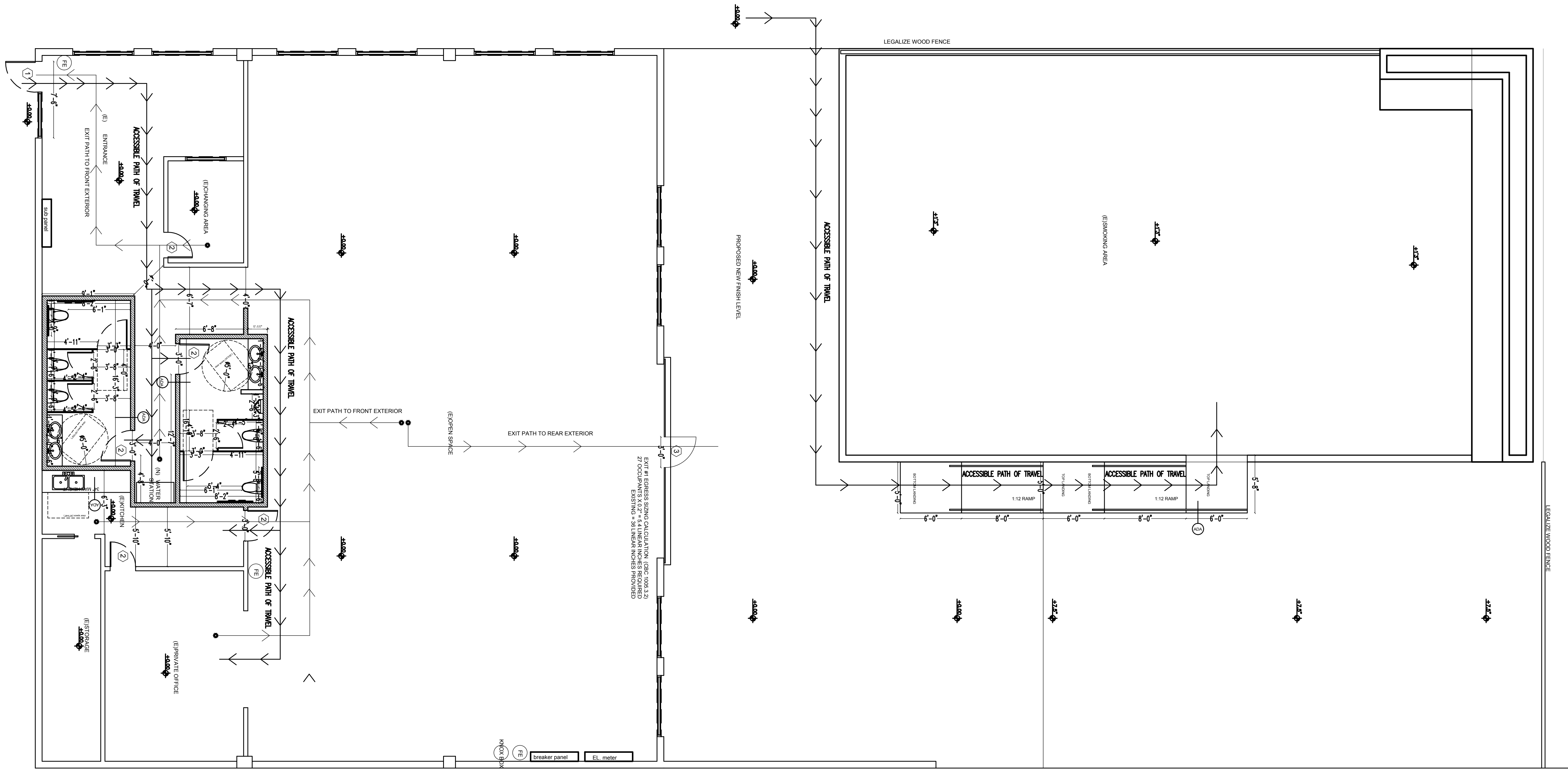


EXISTING/ DEMO FLOOR PLAN
 SCALE: 3/16"=1'



EX. WOOD WALL DETAIL

WALL LEGEND	
	NEW 2X4 WALLS
	EX. WALLS TO REMAIN
	DEMO WALLS

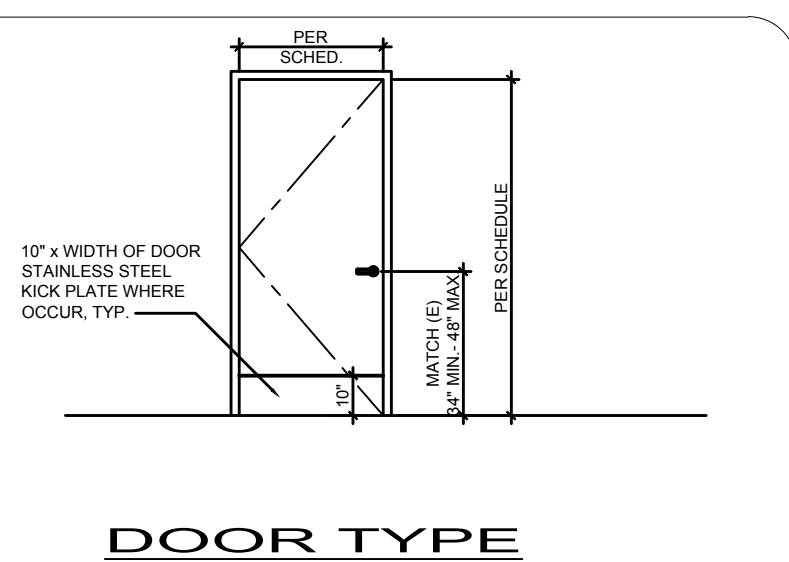
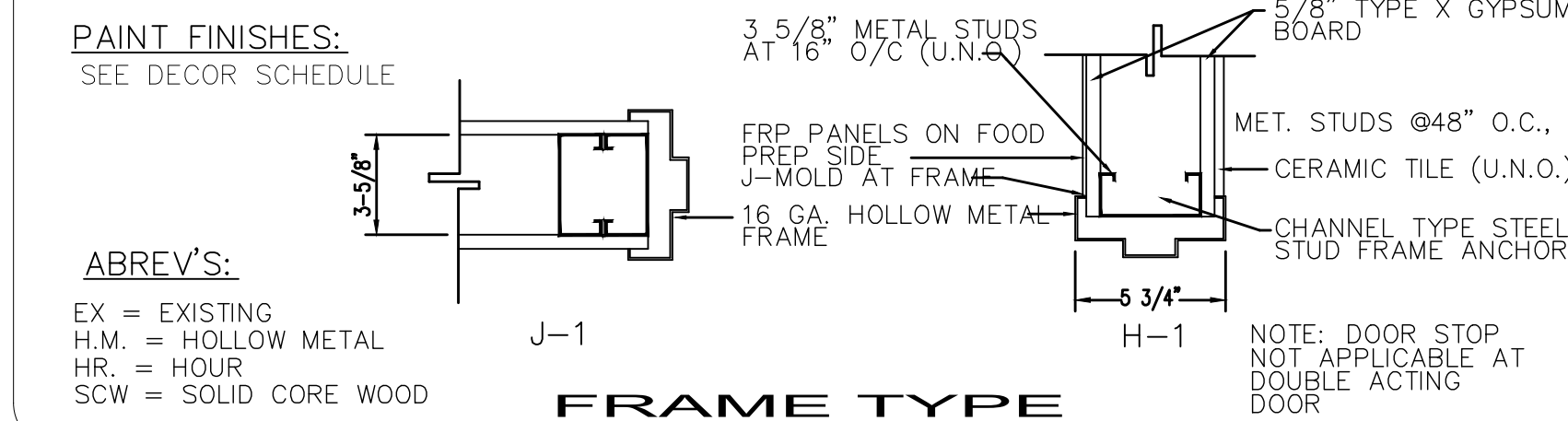


PROPOSED FLOOR PLAN

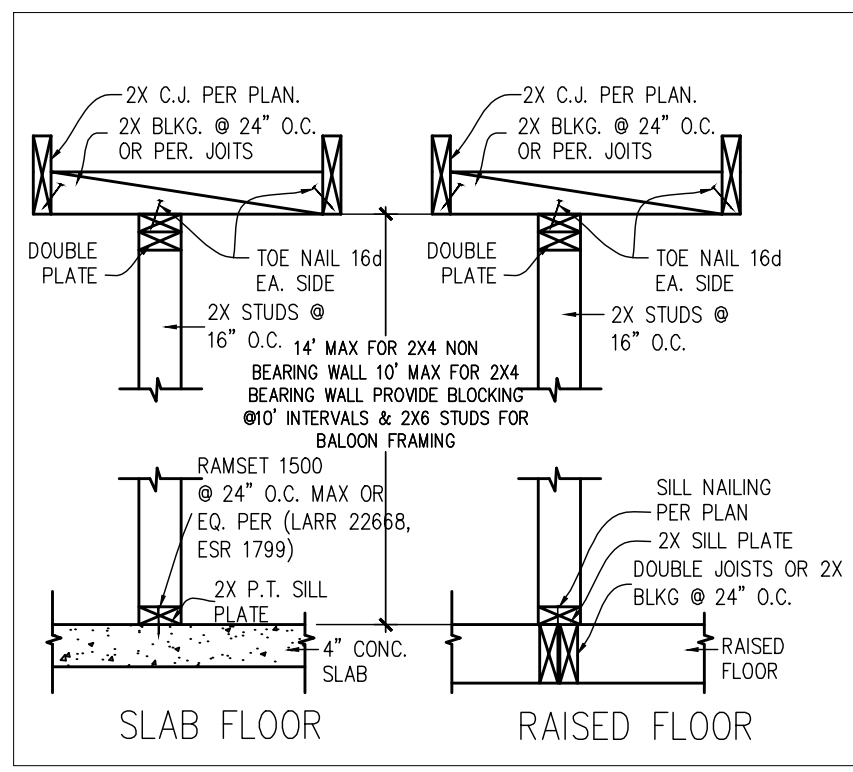
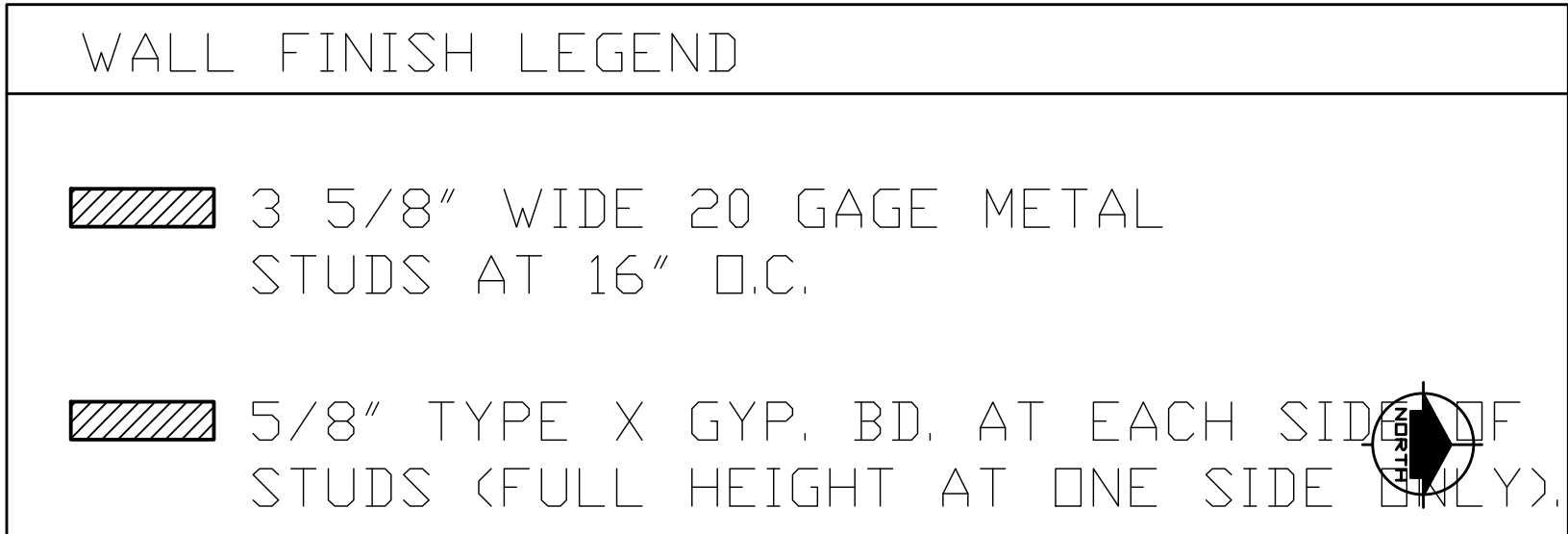
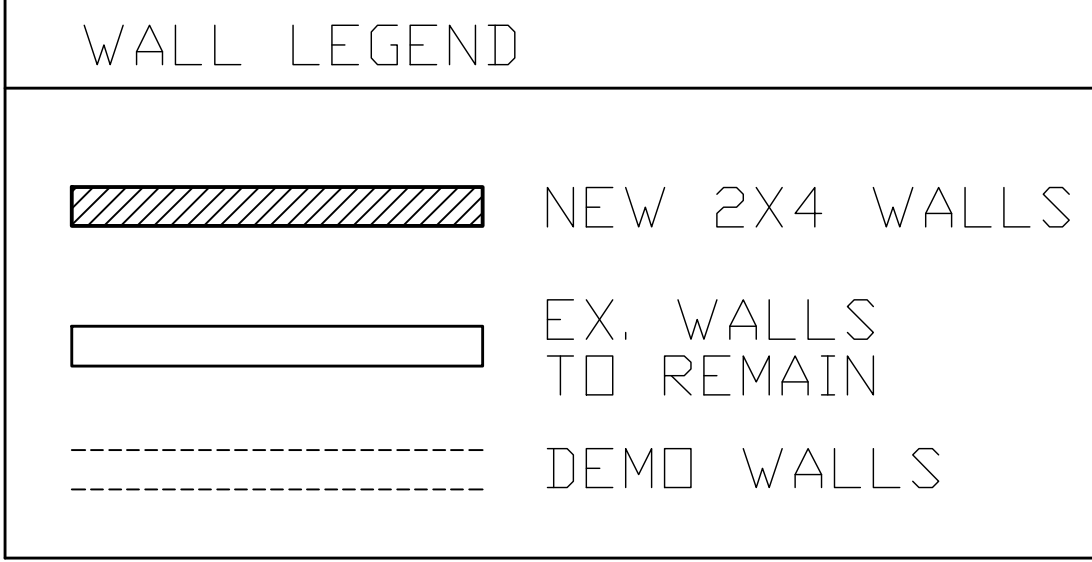
SCALE: 3/16"=1'

MARK NO.	LOCATIONS	DOOR SCHEDULE							
		SIZE	TYPE	MAT'L	GLAZING	HARDWARE			
1	RECEPTION DOOR	3'-0" X 7'-0"	4'-6" X 7'-0"	A	GLASS	YES	YES	1	
2	ALL GENDER/ADA RESTROOM	3'-0" X 7'-0"		A	W.D.		YES	2	
3	OPEN SPACE ACCESS	3'-6" X 7'-0"		A	METAL		YES	1	YES

NOTE: 1. EXIT DOOR - A SHALL HAVE LOCKING INDICATOR DEVICES, W/ 1" HIGH LETTERS ON A CONTRASTING BACKGROUND STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS."



DOOR HARDWARE TYPES
 1 - LOCKING LATCH SET WITH LEVER SUCH THAT DOOR ALWAYS OPENS WHEN INTERIOR LEVER IS TURNED. KEY LOCK ON EXTERIOR AND CLOSER.
 2 - STORAGE ROOM DOOR. DOOR ALWAYS OPENS FROM INSIDE.
 3 - RESTROOM PRIVACY FUNCTION, WALL STOP, CLOSER
 NOTE: ALL EXTERIOR DOORS, REST ROOM AND STORAGE DOORS ARE SELF-CLOSING.
 NOTE: ALL EGRESS DOOR HARDWARE SHALL BY READILY OPENABLE FROM SIDE WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
 NOTE: ALL DOOR HARDWARE TO BE ADA COMPLIANT, LEVER ACTION



NOTE: All food service equipment must have an ANSI/ANAB NSF sanitation listing or equivalent.

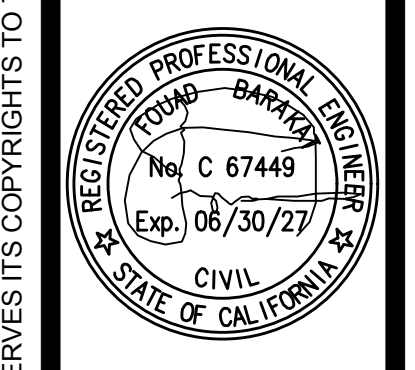
NOTE: PREVIOUSLY SPACE WAS USED FOR A BOATYARD. CONVERSION TO VENUE.

REVISIONS

NO.	DATE
1	DATE
2	DATE
3	DATE

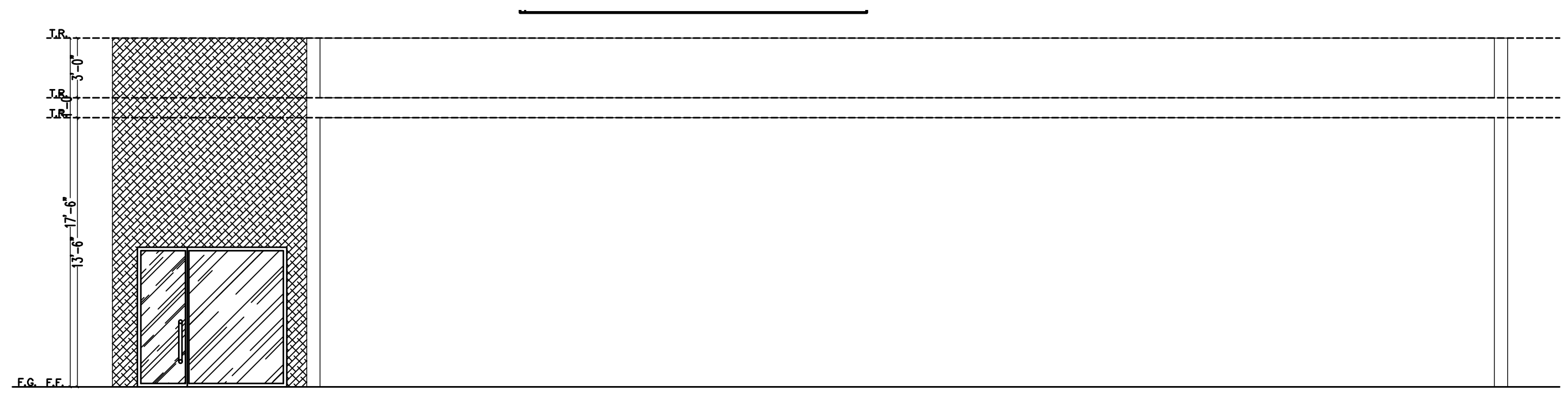
ALL CITIES CONSULTING ENGINEERS
 8615 FLORENCE AVE #102
 DOWNEY, CA 90240
 TEL.: (562) 861-7900

PROPOSED FLOOR PLAN
 932W 17th St, Costa Mesa, CA 92627

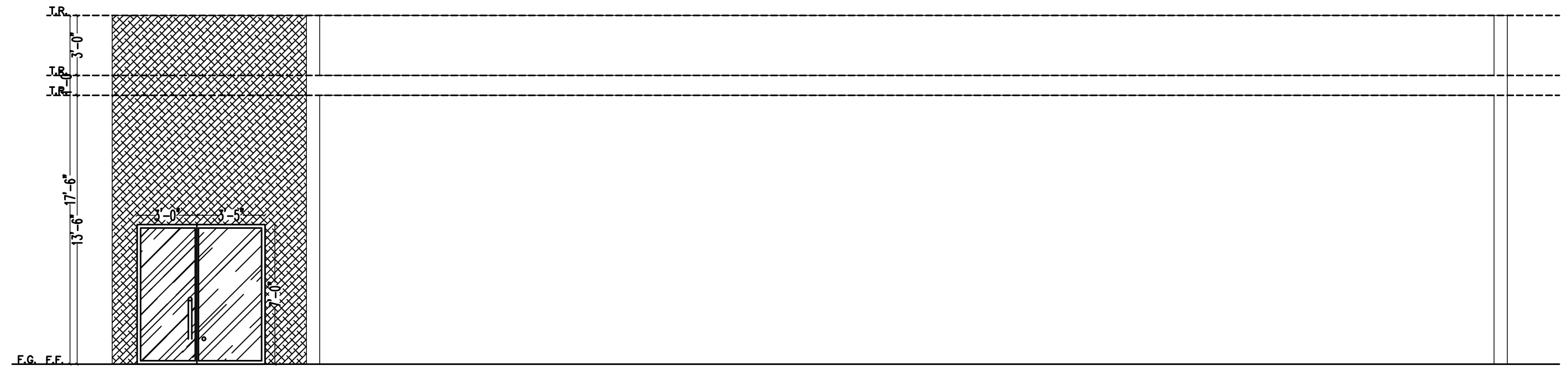


DATE: JUNE 2025
 DRAWN BY: A.C.C.E.
 SCALE: AS NOTED
 TITLE: FLOOR PLAN
 SHEET: A2

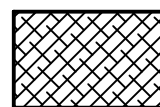
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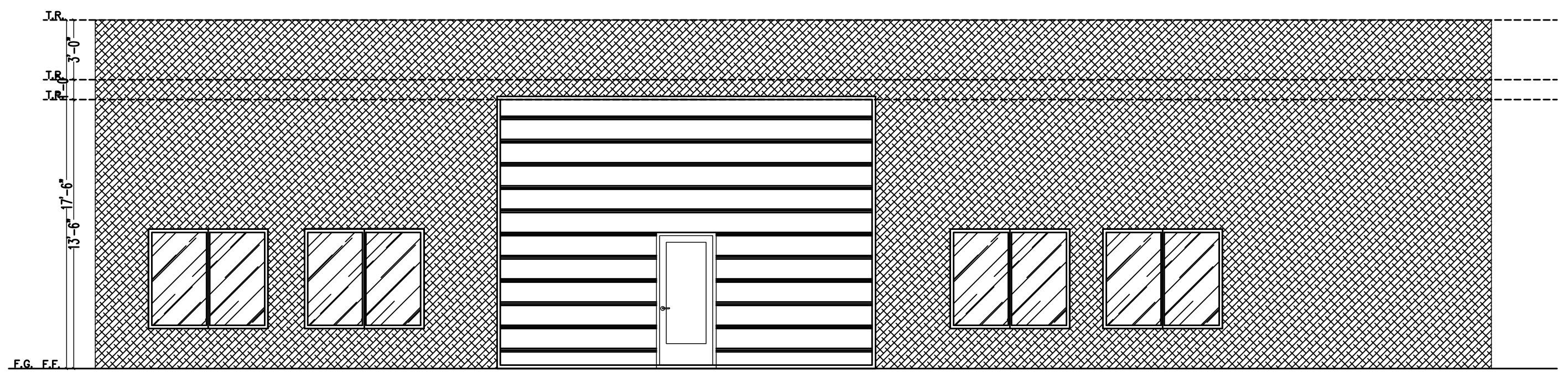


EXISTING SOUTH ELEVATION
SCALE: 3/16"=1'

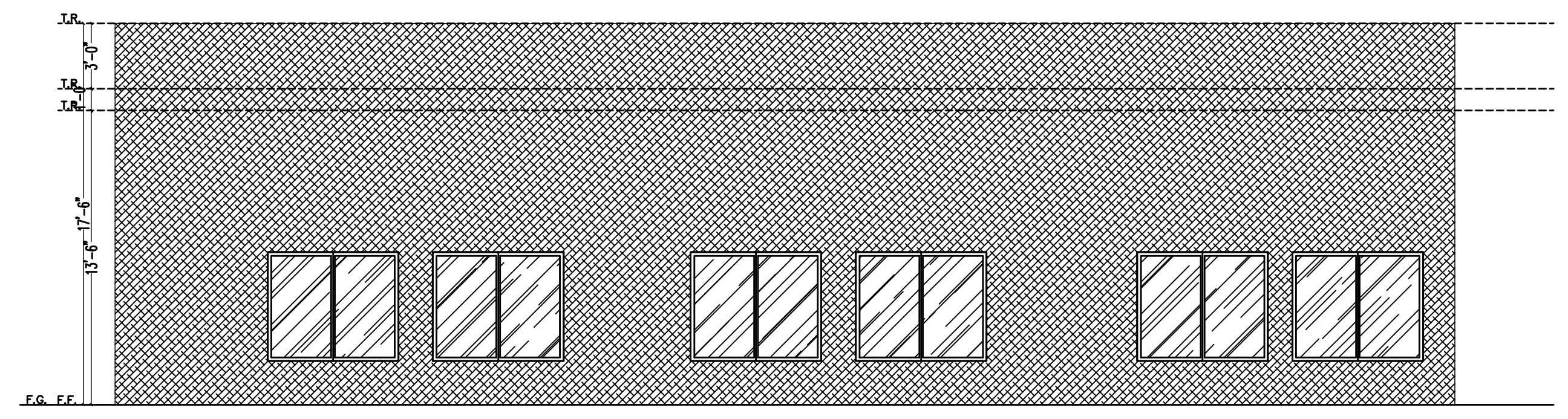


PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'

WALL FINISH LEGEND	
	EXTERIOR WALL FINISH CEMENT



EXISTING NORTH ELEVATION
SCALE: 3/16"=1'



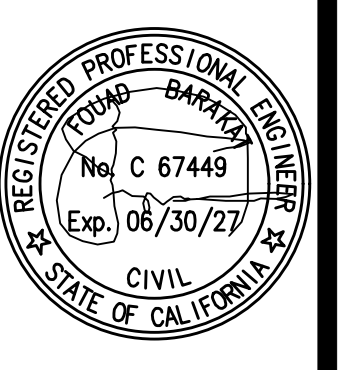
EXISTING WEST ELEVATION
SCALE: 3/16"=1'

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REVISIONS	
NO.	DATE
1	
2	
3	

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EXISTING / PROPOSED ELEVATIONS
932W 17th St, Costa Mesa, CA 92627



DATE
JUNE 2025

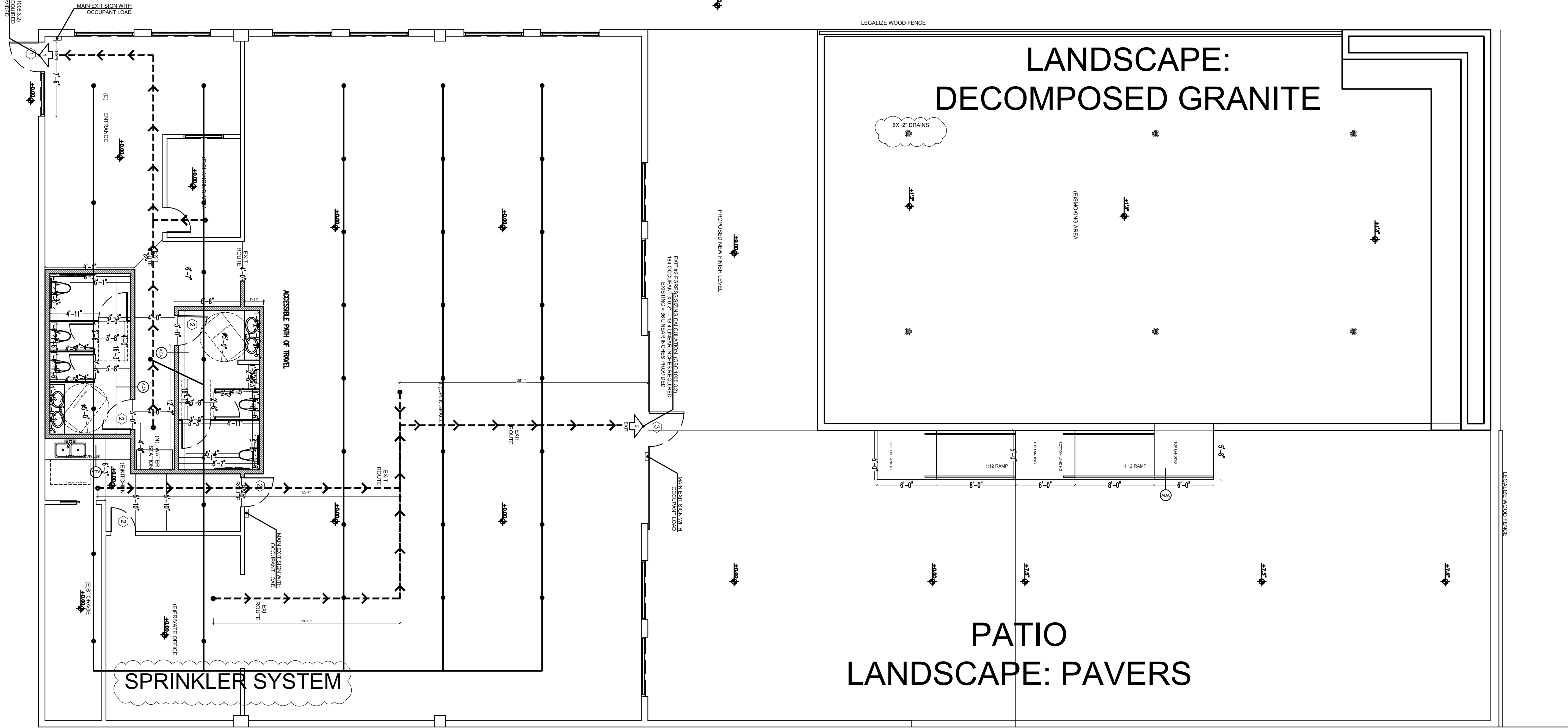
DRAWN BY
A.C.C.E.

SCALE
AS NOTED

TITLE
ELEVATIONS

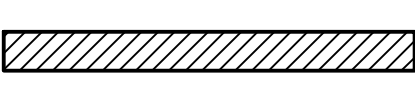
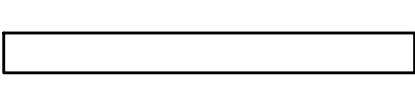
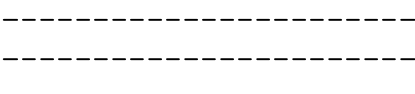
SHEET
A3

EXIT #1 EGRESS SIGN CALCULATION (REF. 909.3.2)
 80 OCCUPANT LOAD = 8.4 LINEAR INCHES REQUIRED
 EXISTING = 31 LINEAR INCHES PROVIDED



EXIT #2 EGRESS SIGN CALCULATION (REF. 909.3.2)
 104 OCCUPANT LOAD = 10.4 LINEAR INCHES PROVIDED
 EXISTING = 36 LINEAR INCHES PROVIDED

WALL LEGEND

	NEW 2X4 WALLS
	EX. WALLS TO REMAIN
	DEMO WALLS

OCCUPANT LOAD

O.L. = ASSEMBLY STANDING	$\frac{2,720}{15}$	=	$\frac{2,720}{15}$	=	181.3
KITCHEN AREA	$\frac{130}{300}$	=	$\frac{130}{300}$	=	0.43
OFFICE AREA	$\frac{254}{100}$	=	$\frac{254}{100}$	=	2.54
				TOTAL	= 185

REVISIONS

1	DATE
2	DATE
3	DATE

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EXISTING / PROPOSED ELEVATIONS
 932W 17th St, Costa Mesa, CA 92627



DATE
JUNE 2025
 DRAWN BY
A.C.C.E.
 SCALE
AS NOTED
 TITLE
EGRESS
 SHEET
A4

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neighbor building

REVISIONS	
1	DATE
2	DATE
3	DATE

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ALL-GENDER RESTROOM PLAN AND ELEVATIONS
 932 W 17th St, Costa Mesa, CA 92627



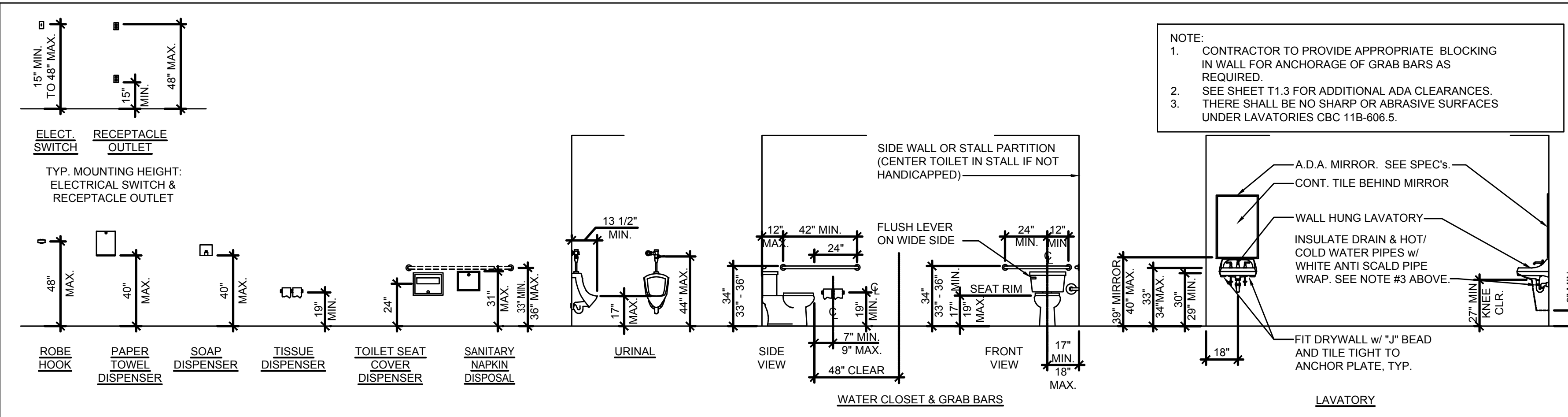
DATE
JUNE 2025
 DRAWN BY
A.C.C.E.
 SCALE
AS NOTED
 TITLE
FLOOR PLAN
 SHEET
A5

GENERAL NOTES

- PROVIDE 1-1/2" CLEARANCE BETWEEN WALL AND GRAB BARS.
- DRAIN AND HOT WATER PIPES UNDER ALL LAVATORIES TO BE INSULATED.
- GRAB BARS SHALL BE DESIGNED TO SUPPORT A 250# LOAD AND SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- FLUSH VALVE CONTROL ON WATER CLOSET SHALL BE OPERABLE BY AN OSCILLATING HANDLE WITH MAXIMUM FORCE OF 5 LBS. TOP OF ALL ELECTRICAL SWITCHES AND CONVENIENCE OUTLET NOT TO EXCEED 40". TYPICAL THROUGH-OUT.
- NO SHARP OR ABRASIVE SURFACES IN FRONT OF LAVATORIES.
- A CLEAR SPACE OF 30" X 48" SHALL BE PROVIDED IN FRONT OF LAVATORY TO ALLOW A FORWARD APPROACH TO COMPLY WITH.
- OPERATING PARTS OF DISPENSING AND DISPOSAL FIXTURES (TOWELS, WASTE, COIN SLOTS, ETC.) ARE TO BE AT 40" A.F.F. MAX.
- MIRRORS - MOUNT MIRRORS AT 39" ABOVE FINISH FLOOR TO BOTTOM OF REFLECTIVE SURFACE. (MAXIMUM 40" A.F.F.)
- THE RESTROOM DOORS MUST BE WELL FITTING AND SELF-CLOSING.
- PROVIDE SUFFICIENT VENTILATION IN RESTROOMS BY MEANS OF A WINDOW OR MECHANICAL CEILING VENTILATION.
- TOILET ACCESSORIES LOCATED ON OR WITHIN WALLS BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
- FAUCET CONTROLS AND OPERATING MECHANISM (OPERABLE W/ ONE HAND) SHALL BE OF TYPE NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND AN OPERATING FORCE NOT EXCEEDING 5 LBS.
- LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISHED FLOOR & WITH A CLEARANCE OF AT LEAST 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MIN. OF 30" IN WIDTH & 8" MIN. DEPTH AT THE TOP. TOE CLEARANCE SHALL BE A MIN. OF 9" HIGH FROM THE FLOOR & A MIN. OF 17" DEEP FROM THE FRONT OF THE LAVATORY.
- CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.
- REGARDLESS OF STALL CONFIGURATION, A 48" LONG MINIMUM CLEARANCE FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
- SEE FIXTURE AND STANDARD ACCESSIBILITY MOUNTING HEIGHTS DETAIL 5/ A6.1.
- WATER CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT THE END & 34" WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- THE INSIDE & OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED W/ A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL FLIP OVER STYLE. SLIDING OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST.

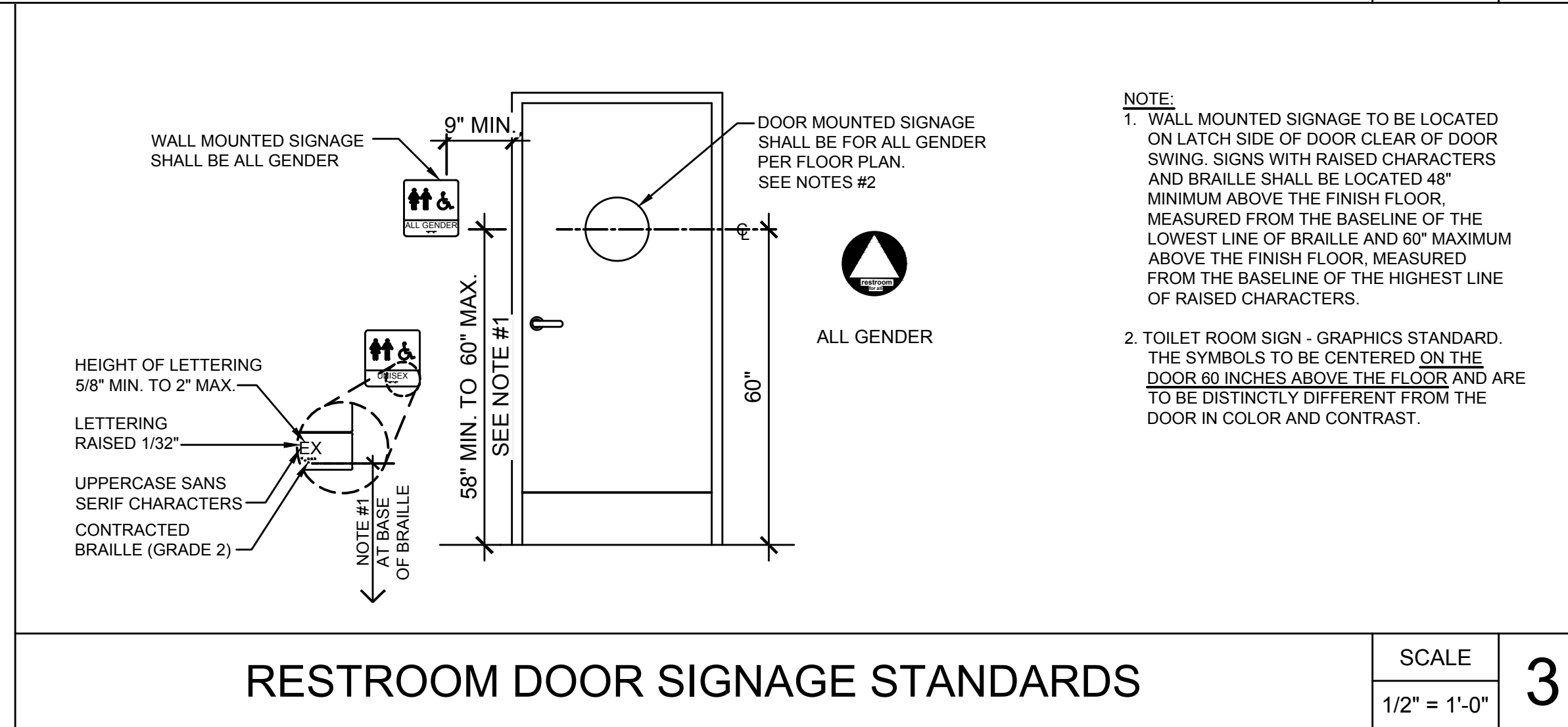
RESTROOM ACCESSORIES

MARK	QTY	ITEMS	REMARKS
A	1	FLOOR MOUNTED ELONGATED TOILET	AMERICAN STANDARD CADET 1.28 GPF
B	1	WALL MOUNTED LAVATORY	AMERICAN STANDARD DECLYN 18-1/2" RECT
	1	LAVATORY FAUCET	AMERICAN STANDARD MONTEREY CENTER SET BATHROOM FAUCET
	1	INSULATE DRAIN AND HOT WATER PIPES	NEW
C	1	SURFACE MOUNTED TOILET TISSUE DISPENSER	BOBRICK MODEL #B-4288 (SATIN FINISH)
D	1	PAPER TOWEL DISPENSER	EXISTING - AT NEW LOCATION
E	1	SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL	BOBRICK MODEL #B-270 CONTURA SERIES (SATIN FINISH)
F	1	SURFACE MOUNTED SEAT-COVER DISPENSER	BOBRICK MODEL #B-221 CLASSICS SERIES (SATIN FINISH)
G	1	SURFACE MOUNTED SOAP DISPENSER	BOBRICK MODEL #B-4112 CONTURA SERIES (SATIN FINISH)
H	1	3'-6" GRAB BAR	
J	1	3'-0" GRAB BAR	
K	1	DOUBLE ROBE HOOK	BOBRICK MODEL #B-6727 (SATIN FINISH)
L	1	DOOR MOUNTED SIGNAGE	
M	1	MIRROR	EXISTING - AT NEW LOCATION



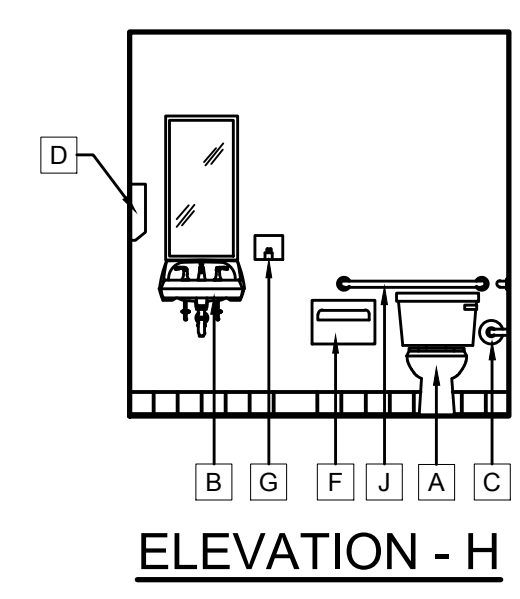
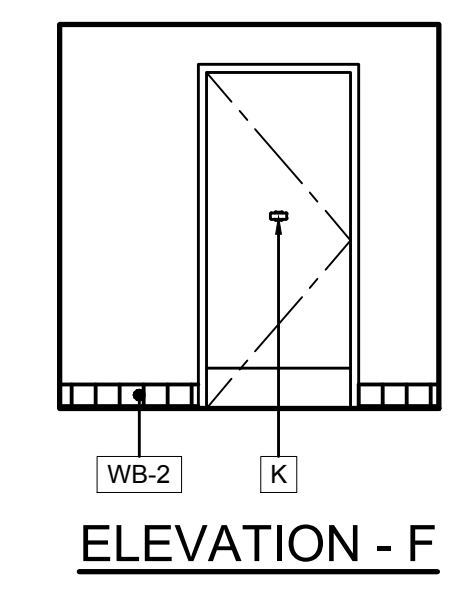
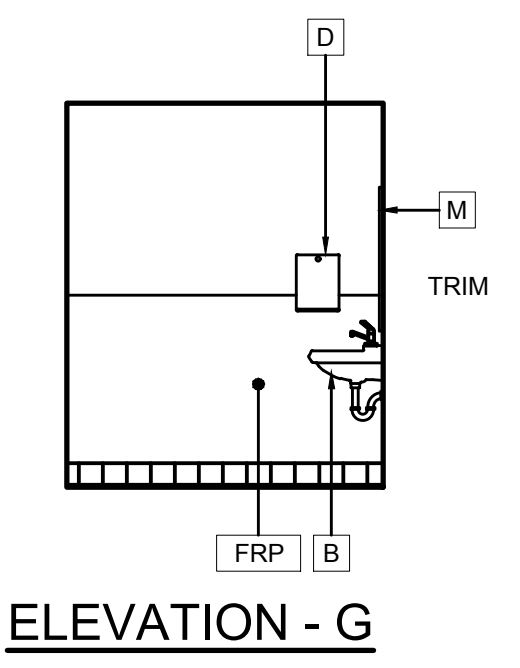
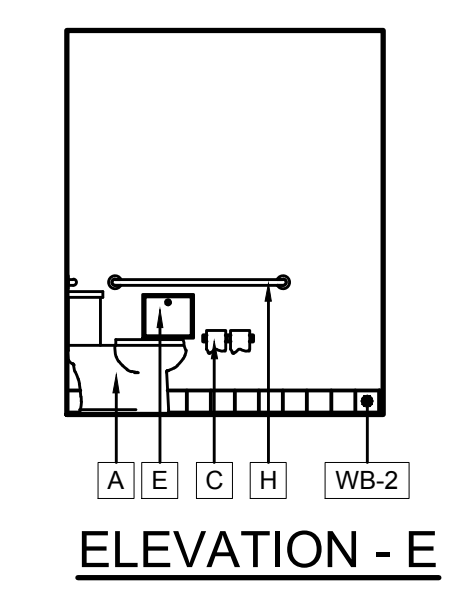
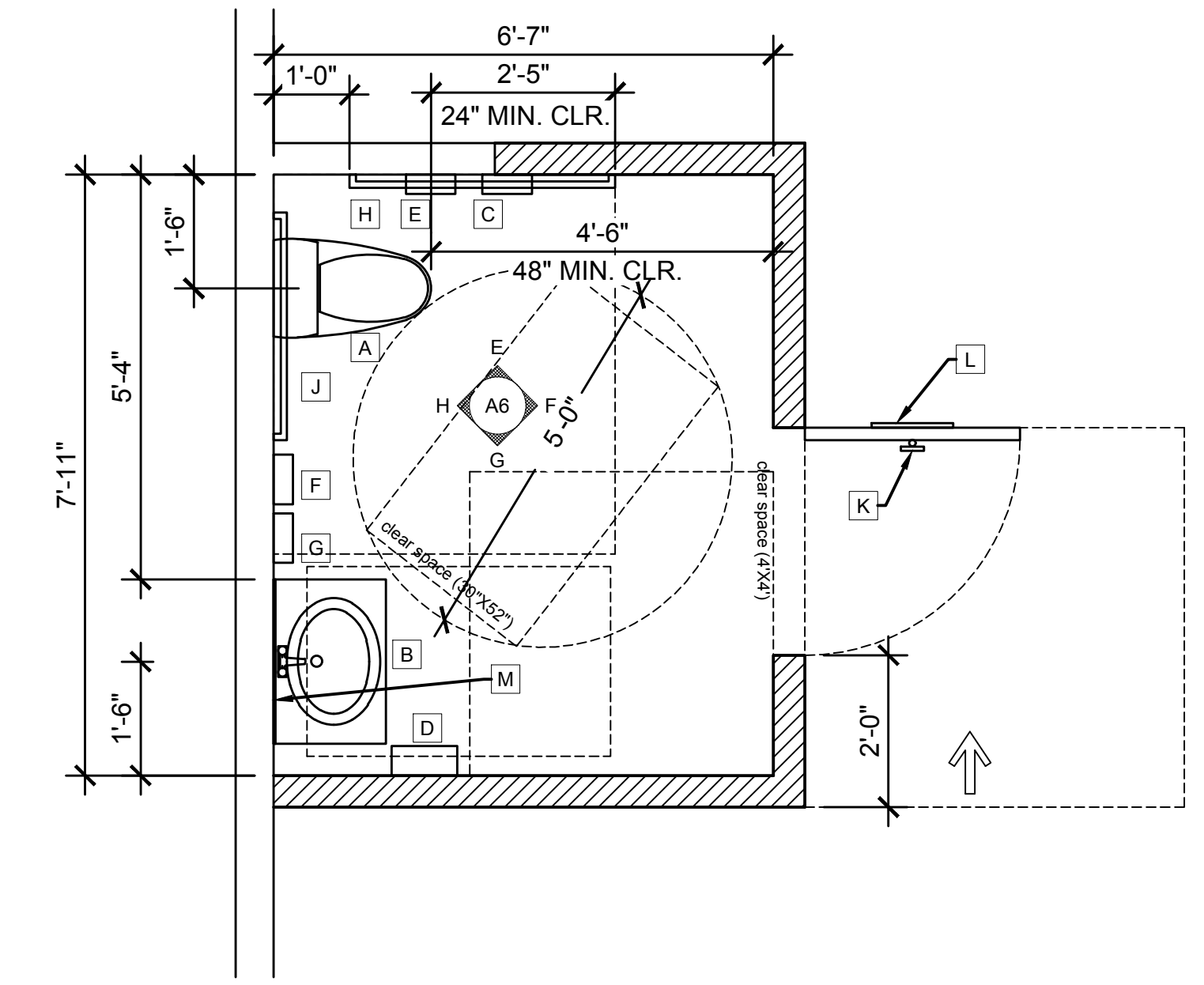
TYP. MOUNTING HEIGHT: RESTROOM ACCESSORIES AND FIXTURES

SCALE	2
1/4" = 1'-0"	



RESTROOM DOOR SIGNAGE STANDARDS

SCALE	3
1/2" = 1'-0"	



INTERIOR ELEVATIONS SCALE 1/4" = 1'-0" 6

ALL - GENDER ADA RESTROOM PLAN SCALE 1/2" = 1'-0" 5

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Doors, Doorways, and Gates

See "Accessible Routes, Entrances" and "Accessible Routes, Doors, Doorways, and Gates" for scoping requirements.

Doors, doorways, and gates that are part of an accessible route shall comply with "Doors, doorways, and Gates." (11B-404.1)

EXCEPTION:

1. Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with the following requirements: (11B-404.1, Exception 1)

- Hardware (11B-404.2.7)
- Closing speed (11B-404.2.8)
- Opening force (11B-404.2.9)
- Maneuvering clearance (automatic and power-assisted) (11B-404.3.2)
- Doors in series and gates in series (automatic and power-assisted) (11B-404.3.4)
- Controls (automatic and power-assisted) (11B-404.3.5)
- Break out opening (automatic and power-assisted) (11B-404.3.6)
- Revolving doors, revolving gates, and turnstiles (automatic and power-assisted) (11B-404.3.7)

A sign visible from the approach side shall be posted stating "Entry restricted and controlled by security personnel". (11B-703.5)

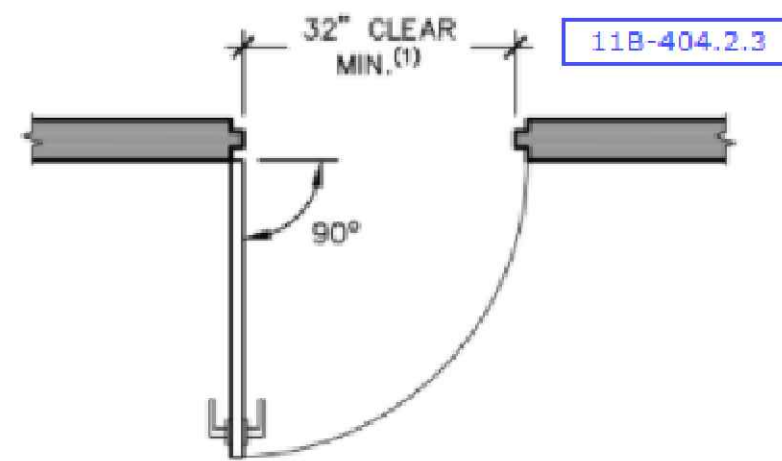
For automatic and power-assisted doors and gates, see "Doors and Gates - Automatic and Power-Assisted."

For exit door signs, see "Exit Signs."

For detention and correctional facilities, see "Detention Facilities and Correctional Facilities."

Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route. (11B-404.2.1)

Clear Width of Doors

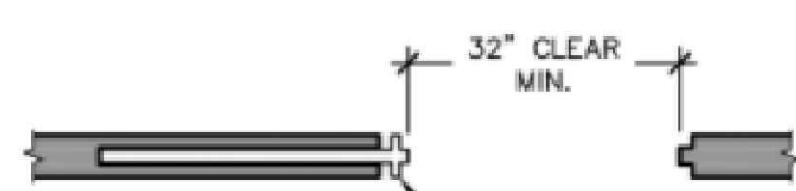


11B-404.2.3

1. IN ALTERATIONS, A PROJECTION OF 5/8" MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.

11B-404.2.3, Exception 1

HINGED DOORS

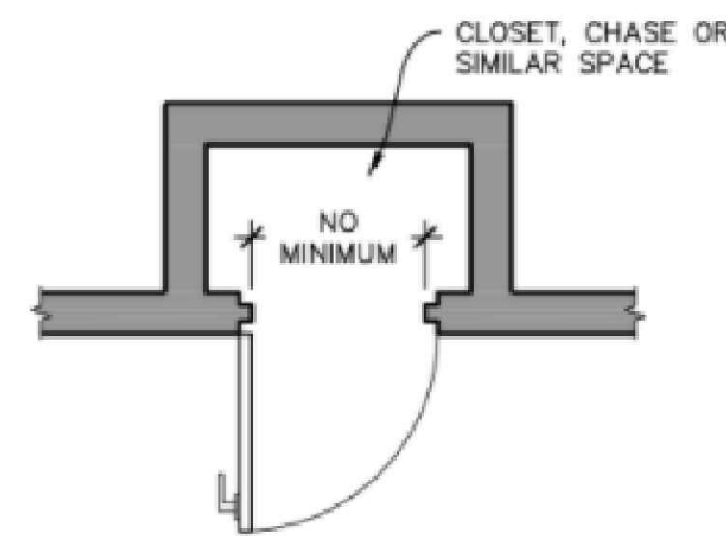


WHEN SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

11B-404.2.7

SLIDING AND FOLDING DOORS

11B-404.2.3



DOORS, DOORWAYS, AND GATES NOT PROVIDING FULL USER PASSAGE

The width of doors which do not provide full user passage is not regulated. Prior editions of the California Building Code required a minimum width of 20" for these doors. This provision was removed by DSA to allow "smaller doors where necessary to access chases or other similar uses." (DSA Statement of Reasons, 2013)

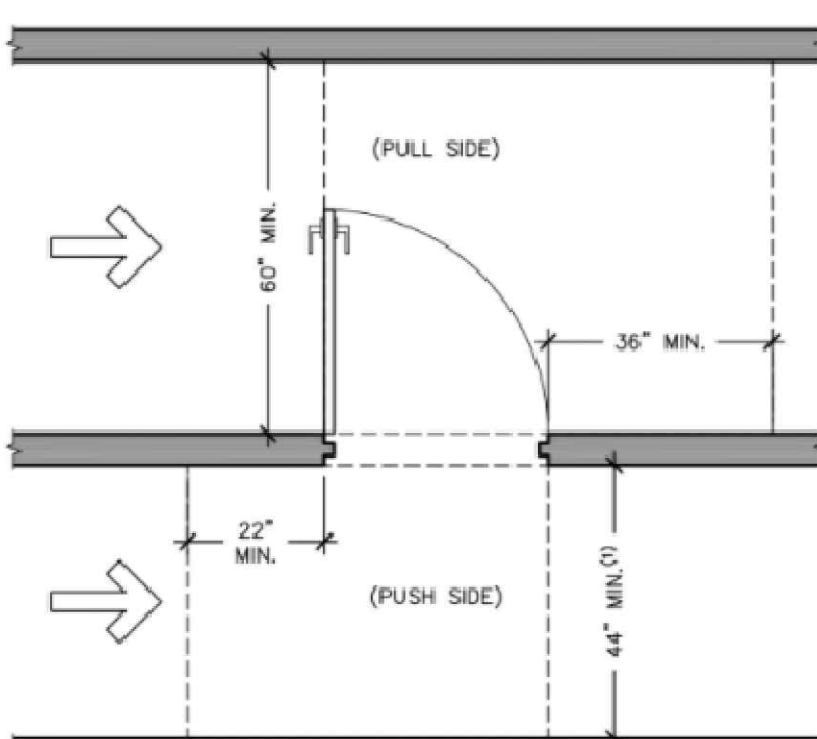
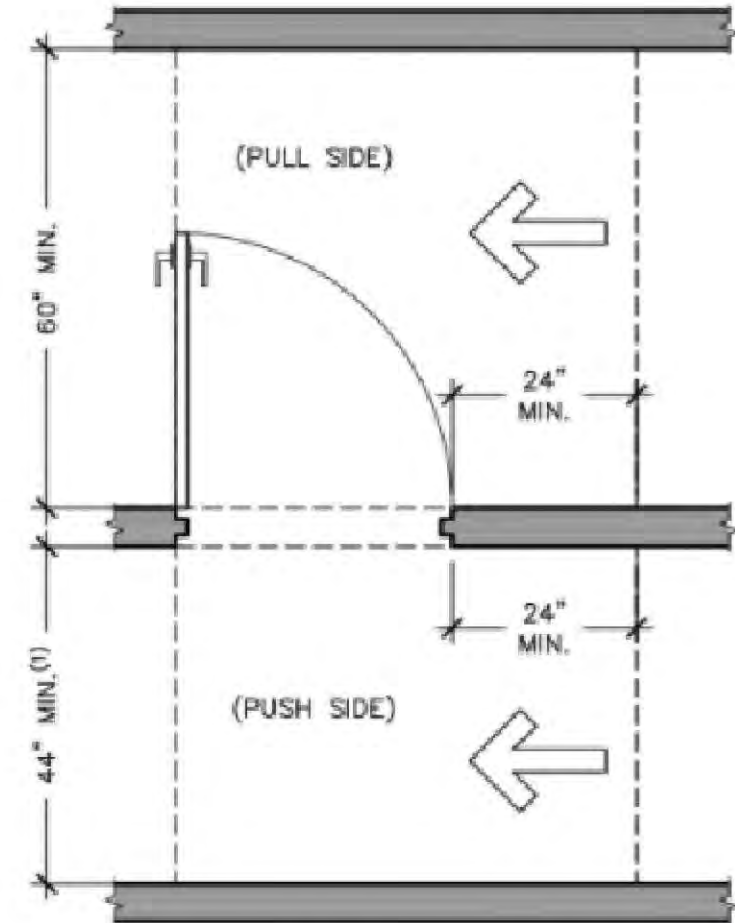
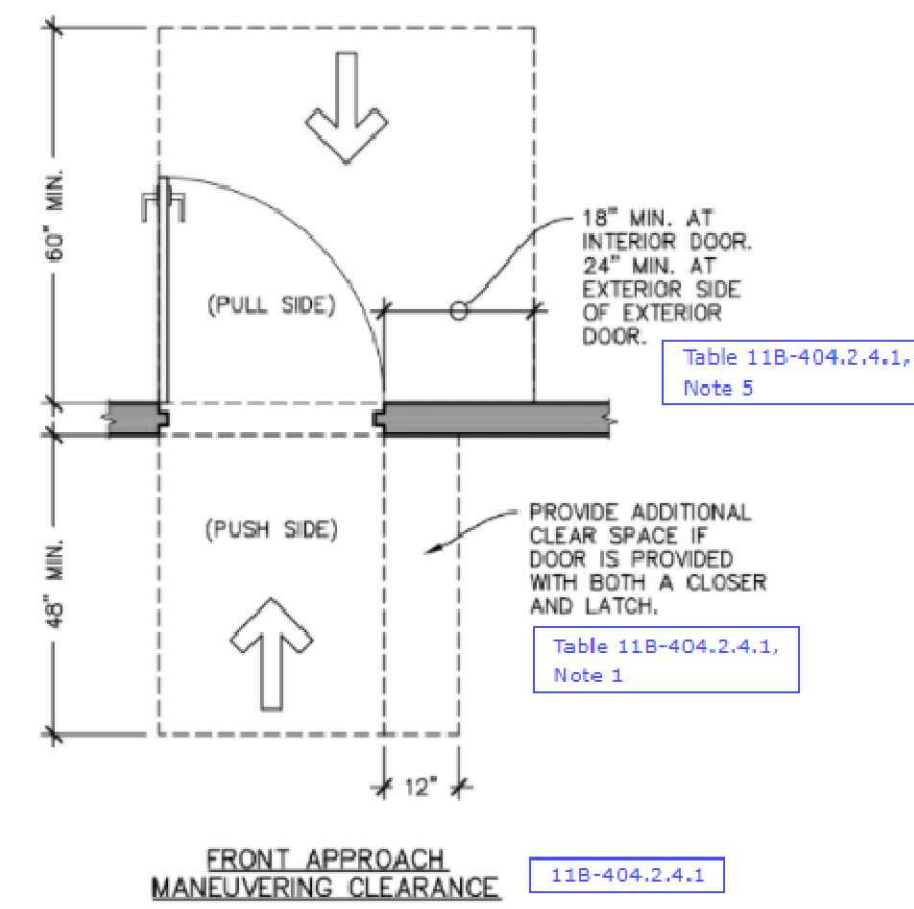
Maneuvering Clearances at Doors

Minimum maneuvering clearances at doors and gates shall comply with the following. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. (11B-404.2.4)

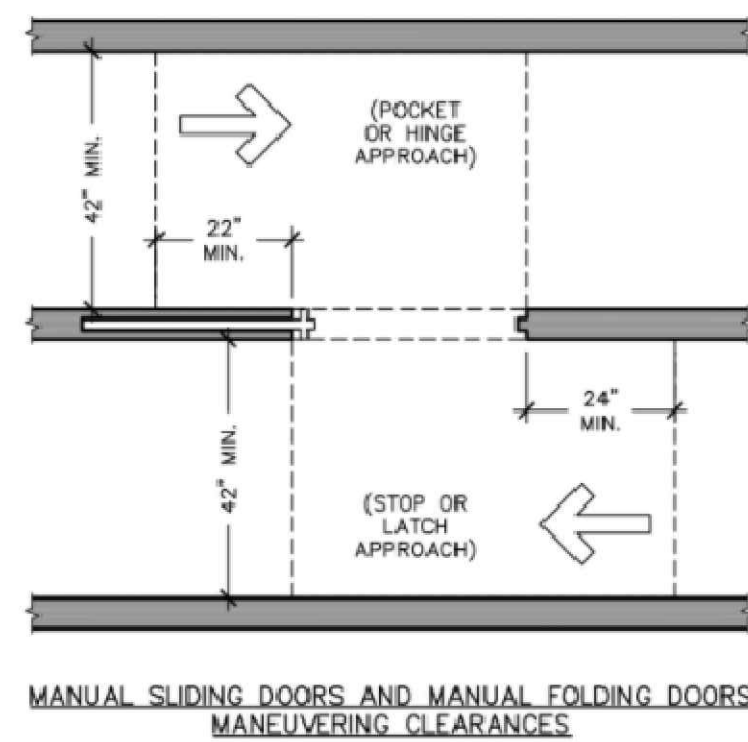
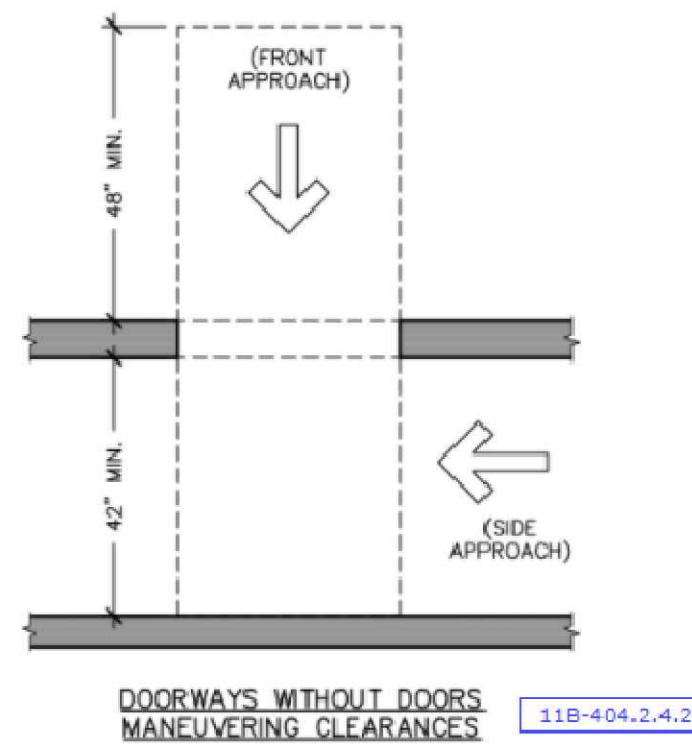
Maneuvering clearances at doors shall comply with "Floor or Ground Surfaces." (11B-404.2.4.4)

Maneuvering clearances at doors shall not have changes in level (except at thresholds), slopes exceeding 1:48 (2.08%), or detectable warnings. (11B-404.2.4.4) (11B-404.2.4.4, Exception 2)

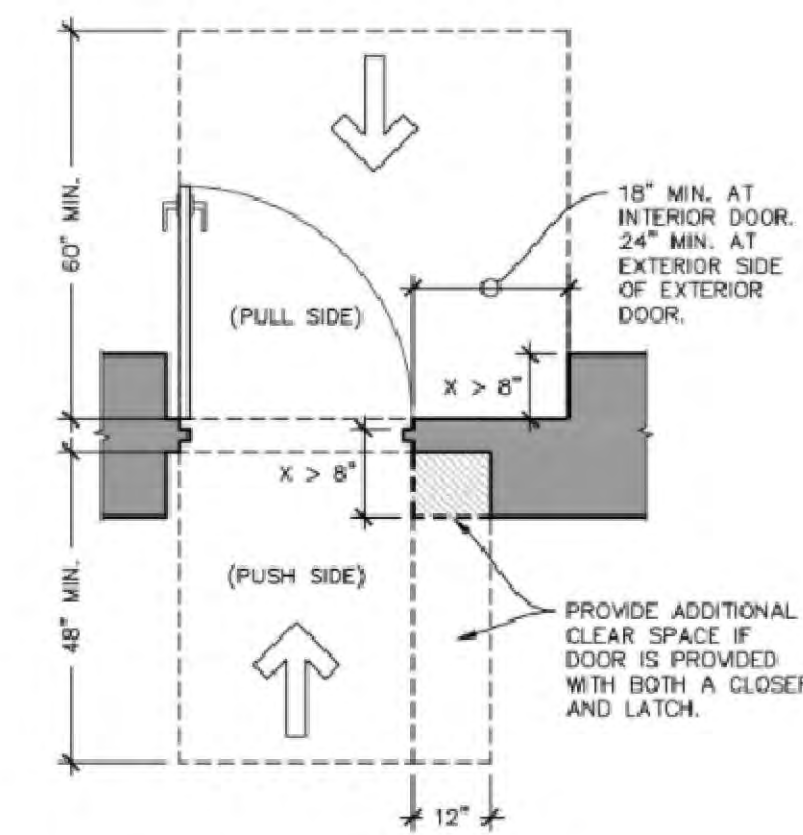
Maneuvering Clearances at Swinging Doors and Gates



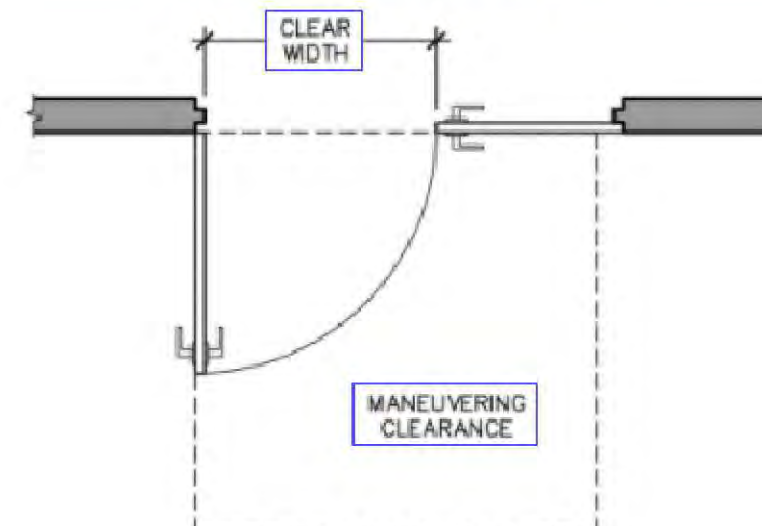
Maneuvering Clearances at Doorways without Doors or Gates, Sliding Doors, and Folding Doors



Maneuvering Clearances at Recessed Doors and Gates



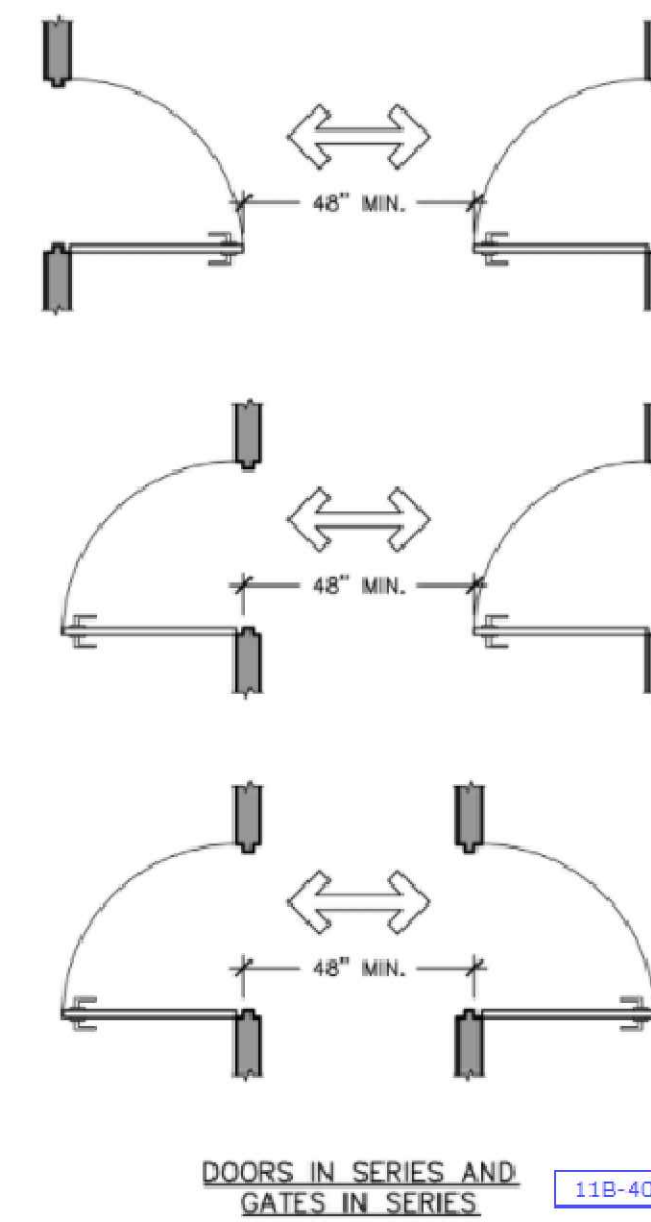
Double-Leaf Doors and Gates



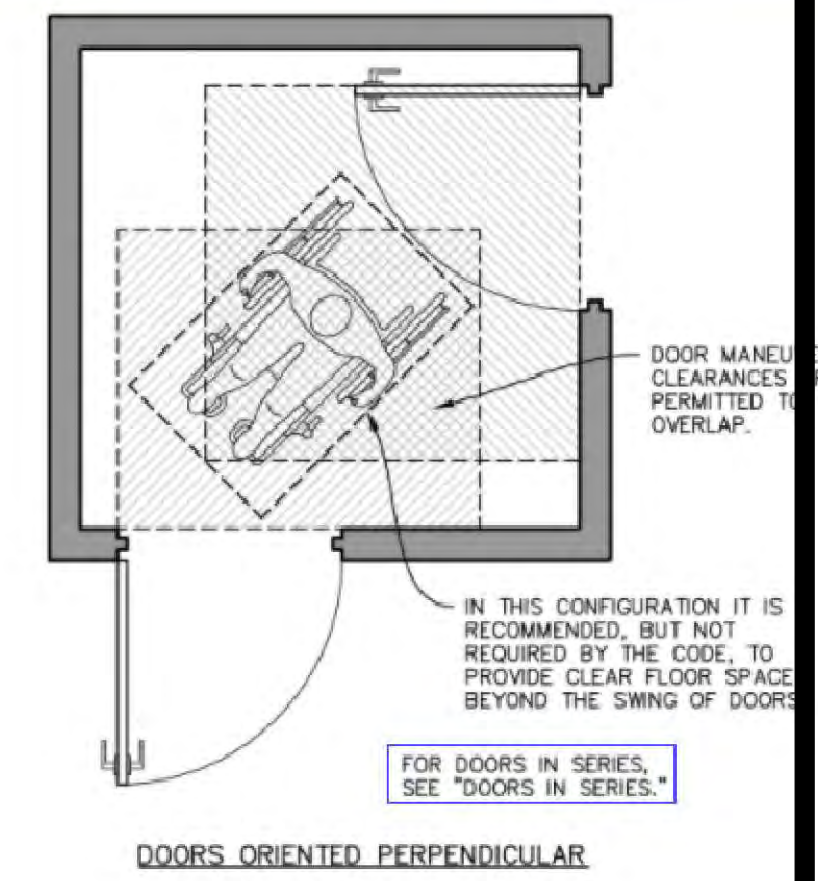
AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH CLEAR WIDTH AND MANEUVERING CLEARANCES.

DOUBLE-LEAF DOORS AND GATES 11B-404.2.2

Doors in Series and Gates in Series, Vestibules

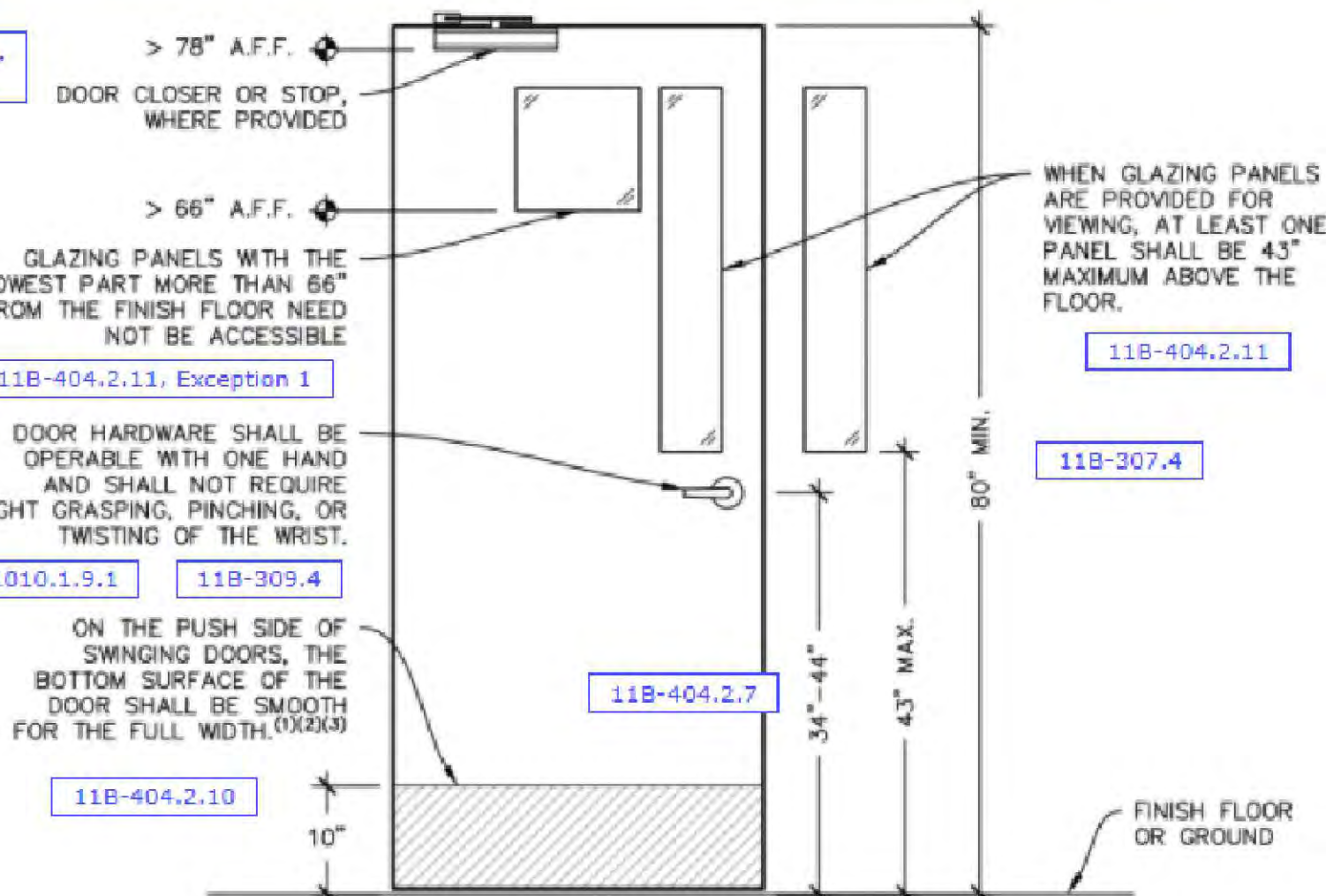


Doors Oriented Perpendicular



Door Elevation - Hardware, Kick Plate, Glazing, Pool Barriers

11B-307.4, Exception



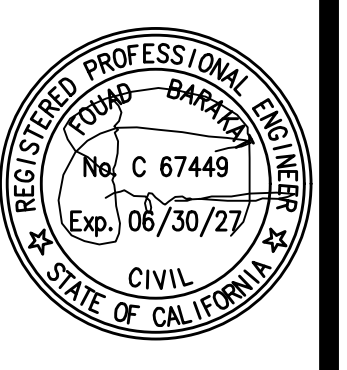
1. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THIS SURFACE SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. 11B-404.2.10
2. TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MINIMUM FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10" BOTTOM SMOOTH SURFACE HEIGHT REQUIREMENT. 11B-404.2.10, Exception 2
3. DOORS WHICH DO NOT EXTEND TO WITHIN 10" OF THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO HAVE A SMOOTH SURFACE. 11B-404.2.10, Exception 2

DOOR ELEVATION (MANUAL DOORS)

REVISIONS	DATE
1	DATE
2	DATE

ALL CITIES CONSULTING ENGINEERS
8615 FLORENCE AVE #102
DOWNEY, CA 90240
TEL.: (562) 861-7900

ADA NOTES



DATE

DRAWN BY
A.C.C.E.

SCALE

TITLE

SHEET
ADA.2

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2

Floor or Ground Surfaces

Floor and ground surfaces shall be stable, firm, and slip resistant. (11B-302.1)
EXCEPTIONS:

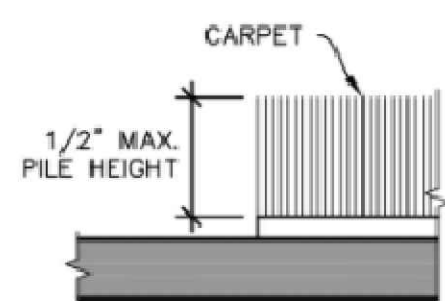
1. Animal containment areas (11B-302.1, Exception 1)
2. Areas of sport activity (11B-302.1, Exception 2)

DOJ advisory: A stable surface is one that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface resists deformation by either indentations or particles moving on its surface. A slip-resistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.

DSA advisory: Outdoor walking surfaces are often constructed of concrete or asphalt. Where permeable surfaces such as compacted decomposed granite or similar material are part of the accessible route, stabilizing admixtures or binders can help to provide a firm, stable and slip-resistant surface. Such surfaces should be edged or otherwise contained to provide stability. The maintenance required to keep these surfaces firm and stable should be considered when selecting such materials.

Carpet

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. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with "Changes in Level." (11B-302.2)



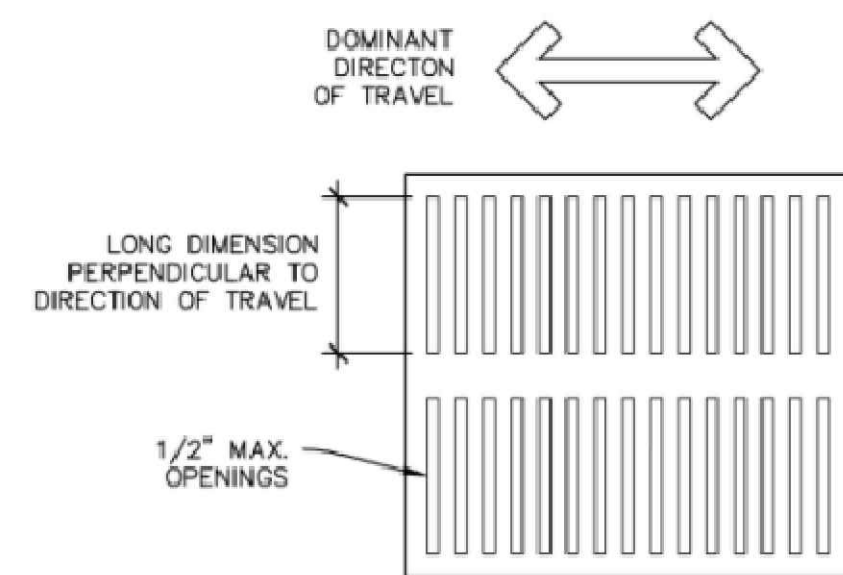
CARPET PILE HEIGHT 11B-302.2

Openings in Floor or Ground Surfaces

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2" diameter. (11B-302.3)

EXCEPTIONS:

- Elevator platform to hoistway clearance (11B-407.4.3)
- Platform lift to runway clearance (11B-410.4)
- Rail platforms (11B-810.5.3)
- Track crossings (11B-810.10)



OPENINGS IN FLOOR OR GROUND SURFACES 11B-302.3

Changes in Level

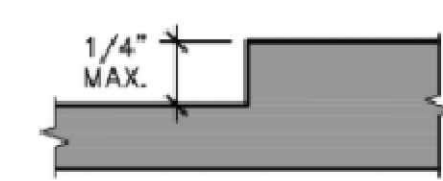
Where changes in level are permitted, they shall comply with the figures below. (11B-303.1)

EXCEPTIONS:

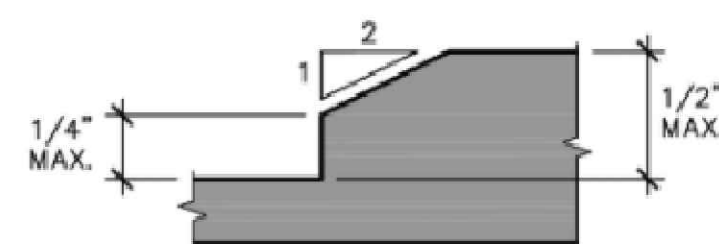
1. Animal containment areas (11B-303.1, Exception 1)
2. Areas of sport activity (11B-303.1, Exception 2)

For ramps, see "Ramps."

Vertical and Beveled Changes in Level



VERTICAL CHANGE IN LEVEL 11B-303.2



BEVELED CHANGE IN LEVEL 11B-303.3

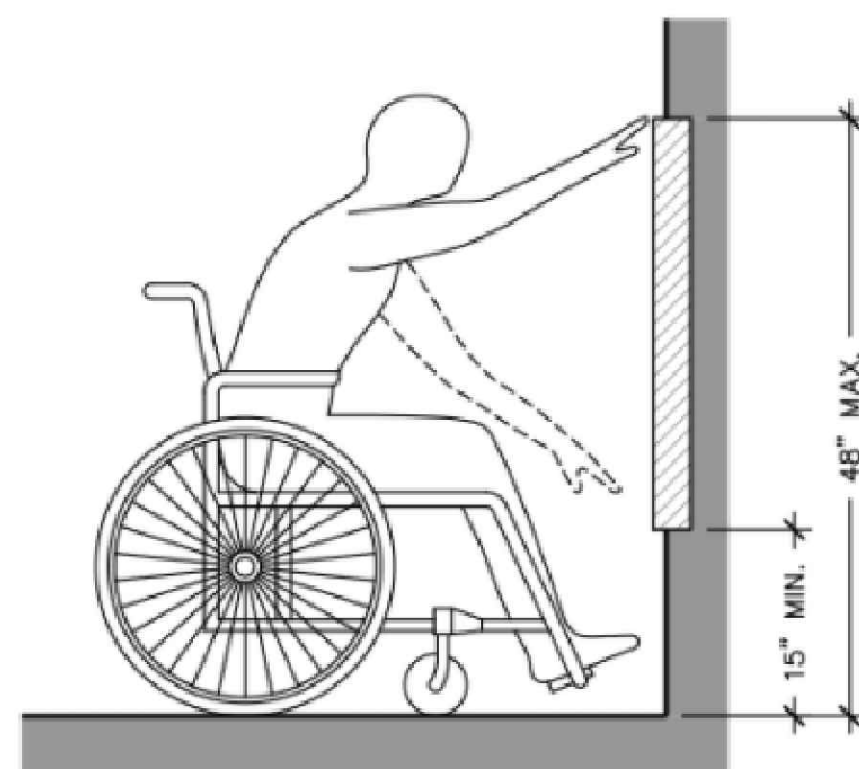
3

Reach Ranges

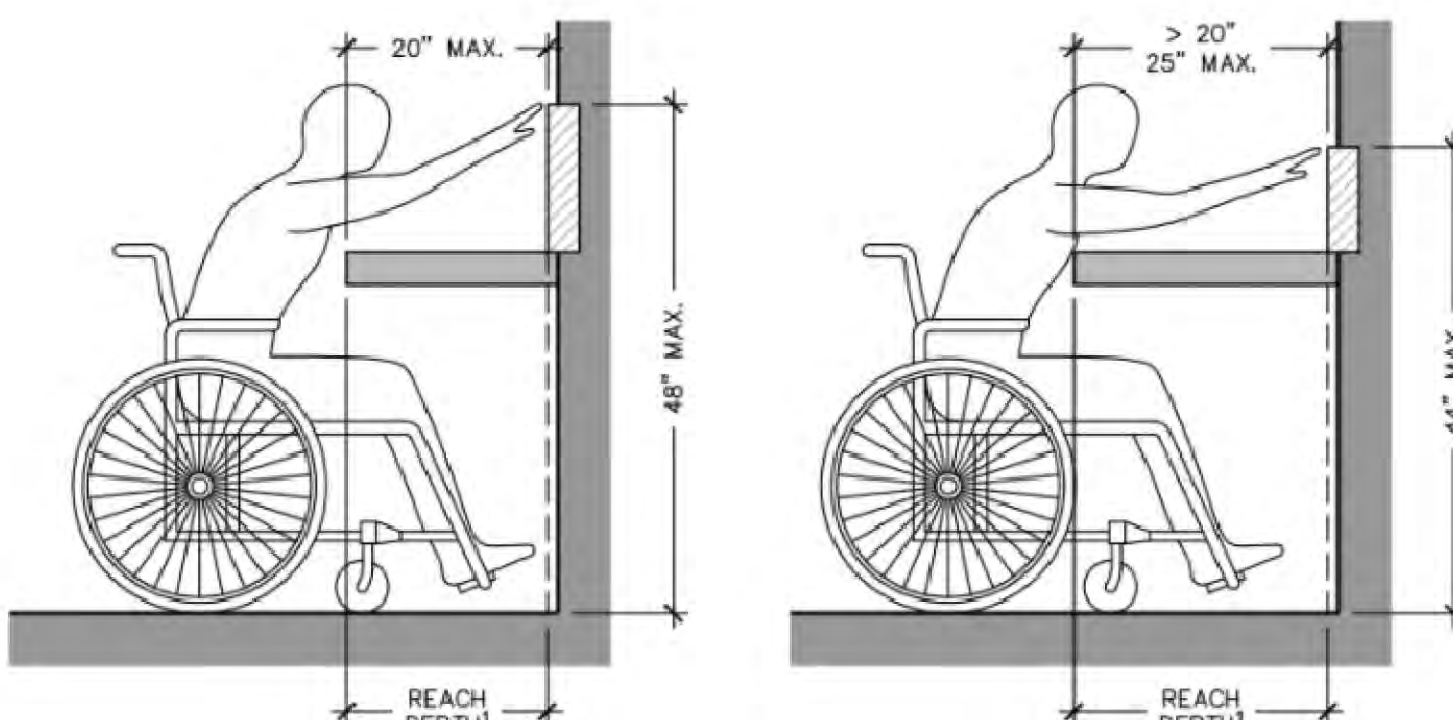
Reach ranges shall comply with the following requirements. (11B-308.1)
Operable parts shall comply with "Reach Ranges." (11B-309.3)

For additional provisions for children's use, see "Children's Use."

Forward Reach



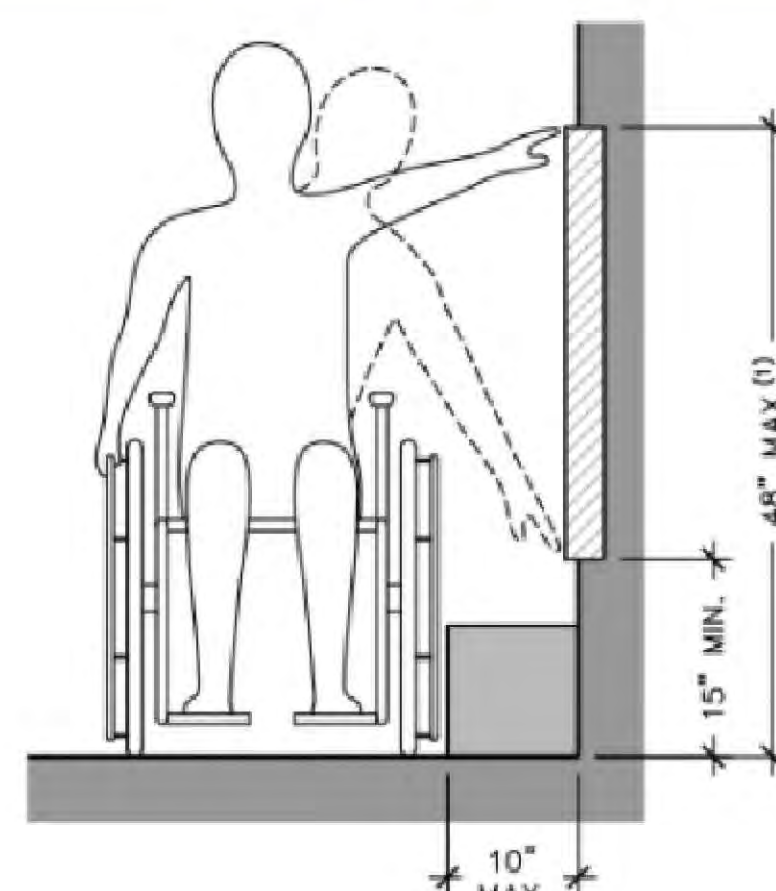
UNOBSTRUCTED FORWARD REACH 11B-308.2.1



1. THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION.

OBSTRUCTED FORWARD REACH 11B-308.2.2

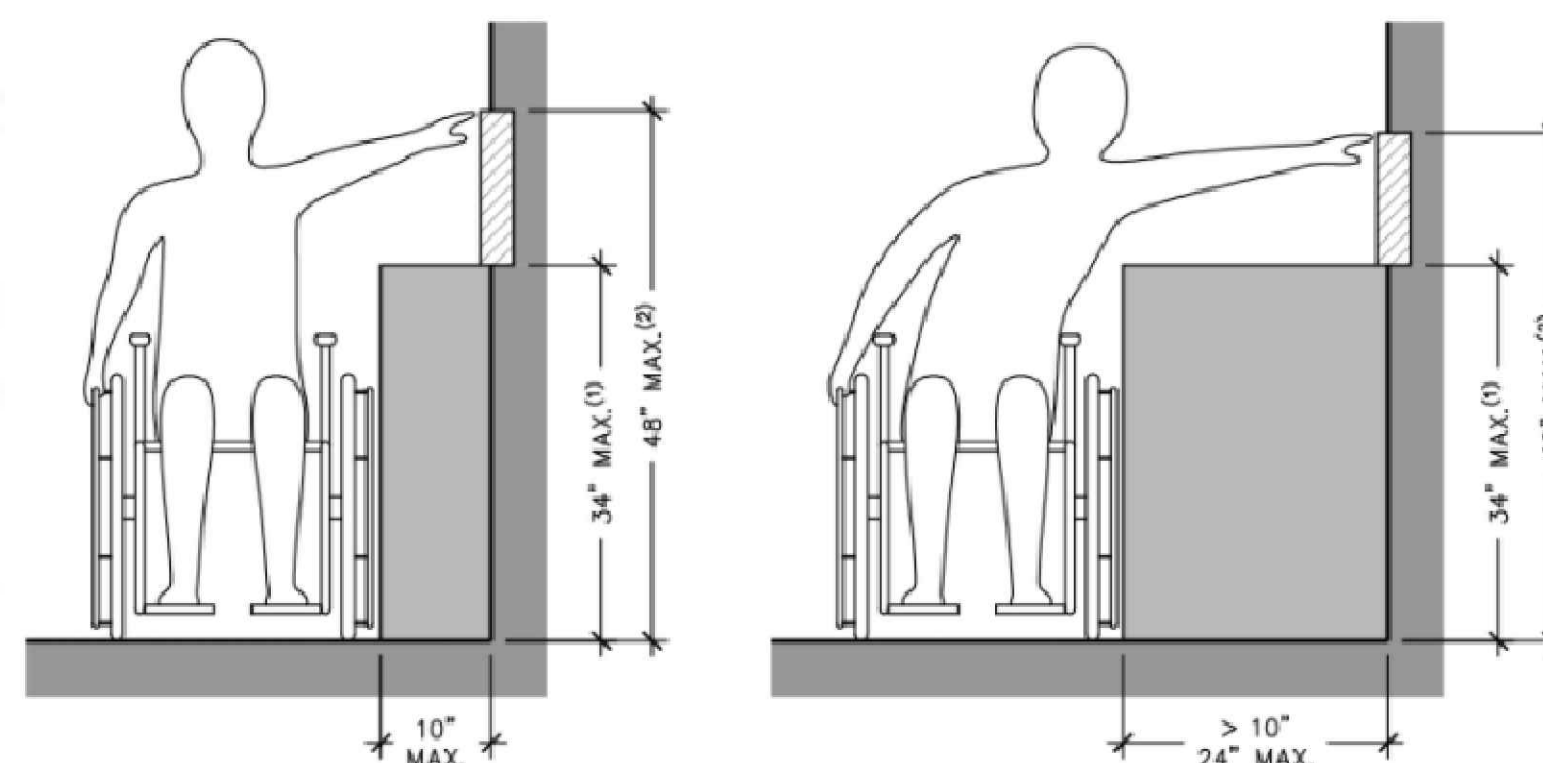
Side Reach



1. WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS, OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54" MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY.

11B-308.3.1, Exception 2

UNOBSTRUCTED SIDE REACH 11B-308.3.1



1. THE TOP OF WASHING MACHINES AND CLOTHES DRYERS SHALL BE PERMITTED TO BE 36" MAXIMUM ABOVE THE FINISH FLOOR. (11B-308.3.2, Exception 1)

2. WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS, OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54" MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY. (11B-308.3.2, Exception 2)

11B-308.3.2, Exception 1

11B-308.3.2, Exception 2

OBSTRUCTED HIGH SIDE REACH 11B-308.3.2

Electrical Switches and Outlets

Controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment, shall comply with "Reach Ranges" except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box. (11B-308.1.1)

Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall comply with "Reach Ranges" except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box. (11B-308.1.2)

4

Benches

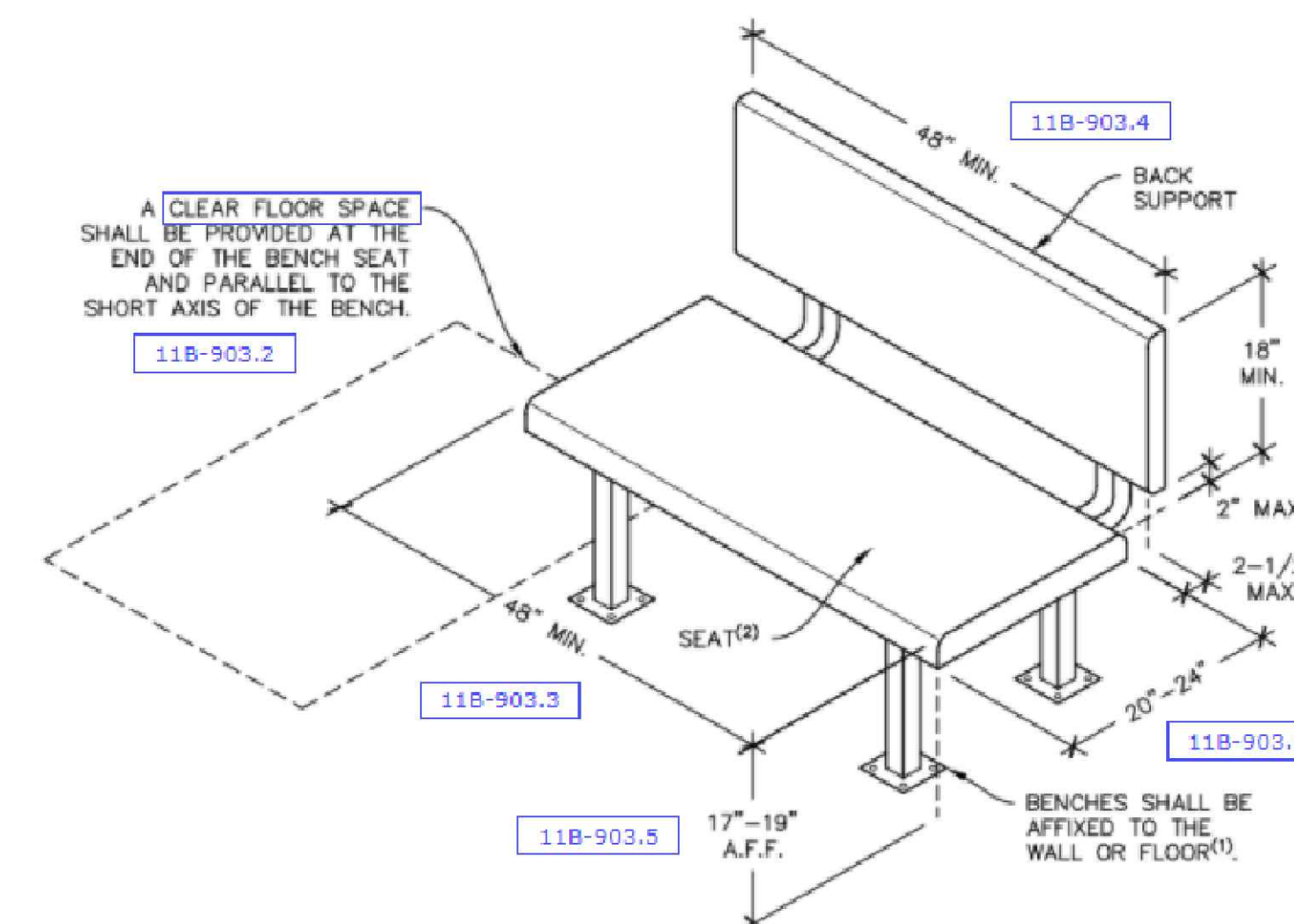
An accessible bench may be required in the following areas:

- Dressing, fitting, and locker rooms
- Saunas and steam rooms
- Holding cells and housing cells with mobility features

Accessible benches shall comply with "Benches." (11B-903.1)

DSA advisory: This section provides the technical provisions for benches required to comply with Division 2 Scoping Requirements - those in saunas, steam rooms, dressing, fitting and locker rooms, holding and housing cells and courtrooms. There are no requirements for benches provided in other facilities or spaces such as lobbies or outdoor locations. The Revised Draft Guidelines for Accessible Public Rights-of-Way, although not currently an enforceable standard, provide guidance for benches located outdoors.

Accessible Bench



1. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SEAT, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE. (11B-903.6)

2. WHERE INSTALLED IN WET LOCATIONS, THE SURFACE OF THE SEAT SHALL BE SLIP RESISTANT AND SHALL NOT ACCUMULATE WATER. (11B-903.7)

ACCESSIBLE BENCH

5

Dining Surfaces and Work Surfaces

For sales counters and service counters, see "Sales Counters and Service Counters."

For check-out aisles, see "Check-Out Aisles."

For food service lines, see "Food Service Lines."

For additional provisions for children's use, see "Children's Use."

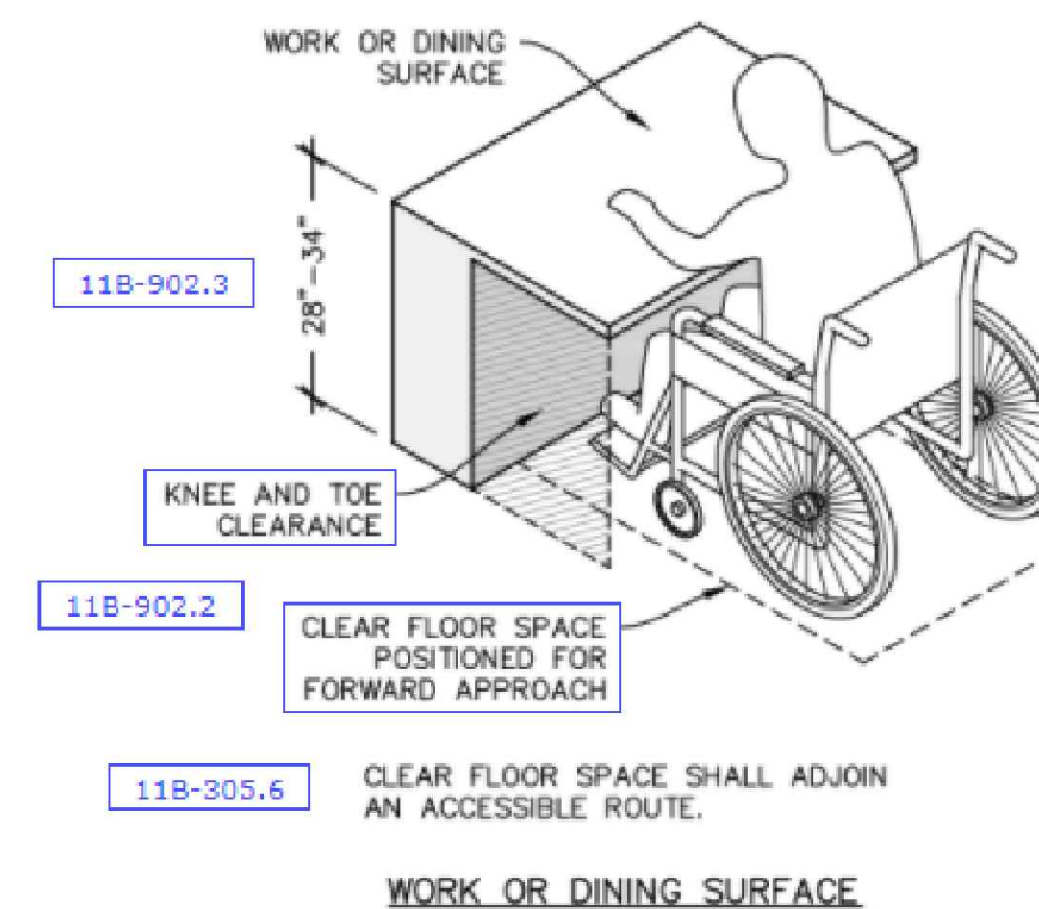
See also "Movable Elements and Furnishings."

Where dining surfaces are provided for the consumption of food or drink, at least 5% of the seating spaces and standing spaces at the dining surfaces shall be accessible. (11B-226.1)
Dining surfaces required to be accessible shall be dispersed throughout the space or facility containing dining surfaces for each type of seating in a functional area. (11B-226.2)

Where work surfaces are provided for use by other than employees, at least 5% shall be accessible. (11B-226.1)

Work surfaces required to be accessible shall be dispersed throughout the space or facility containing work surfaces. (11B-226.2)

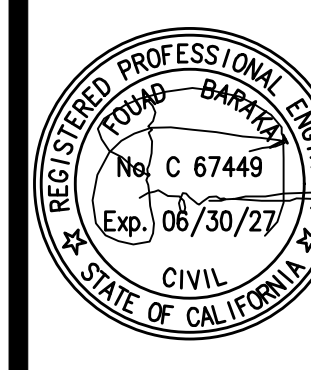
Work or Dining Surface



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1	
2	

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DOWNEY, CA 90240
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Accessible Parking Space Locations

Commercial Requirements

Accessible parking spaces that serve a particular building or facility shall be located on the shortest accessible route from parking to an accessible entrance. (11B-208.3.1)

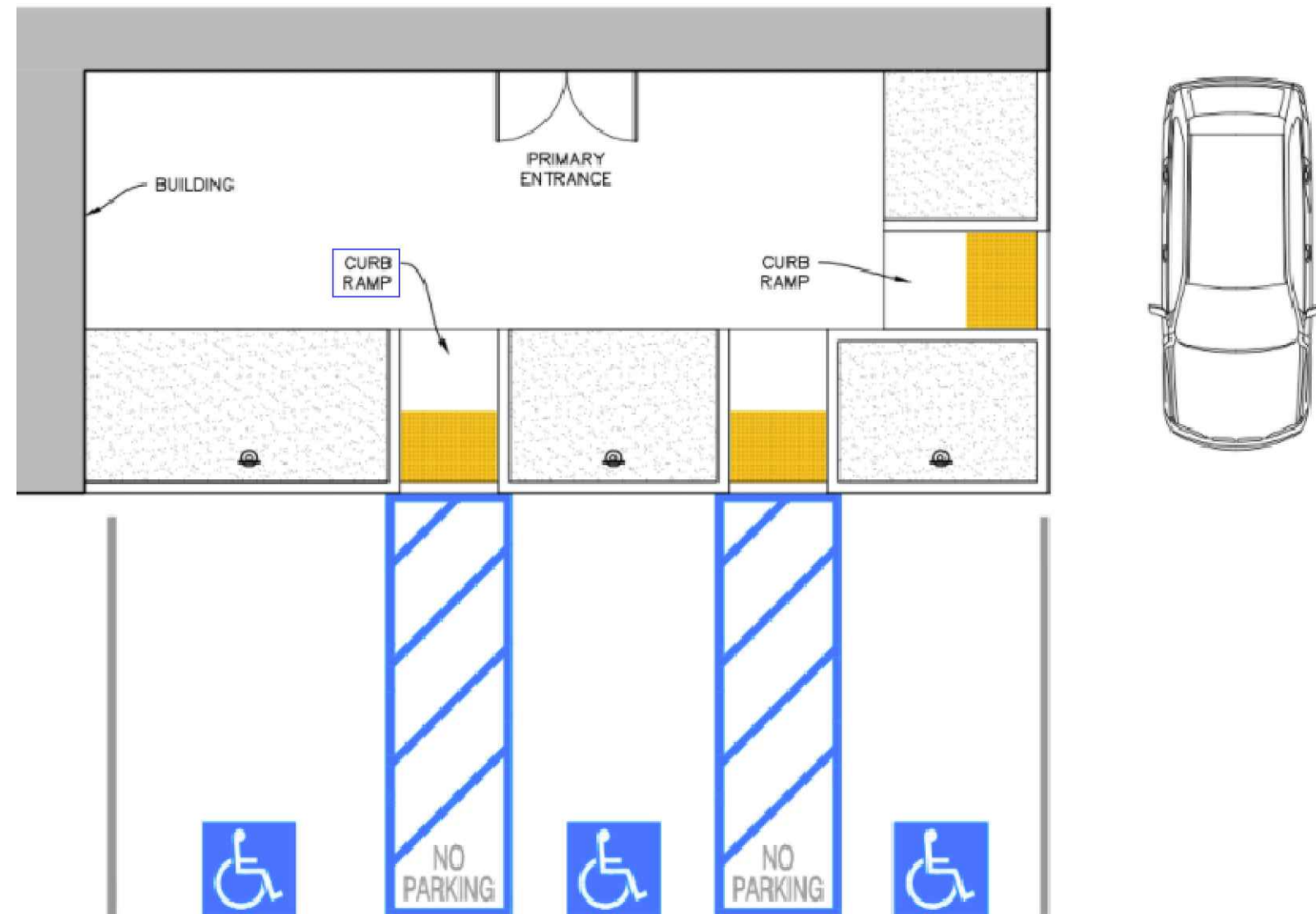
Where parking serves more than one accessible entrance, accessible parking spaces shall be dispersed and located on the shortest accessible route to the accessible entrances. (11B-208.3.1)

In parking facilities that do not serve a particular building or facility, accessible parking spaces shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility. (11B-208.3.1)

All van parking spaces shall be permitted to be grouped on one level within a multi-story parking facility. (11B-208.3.1, Exception 1)

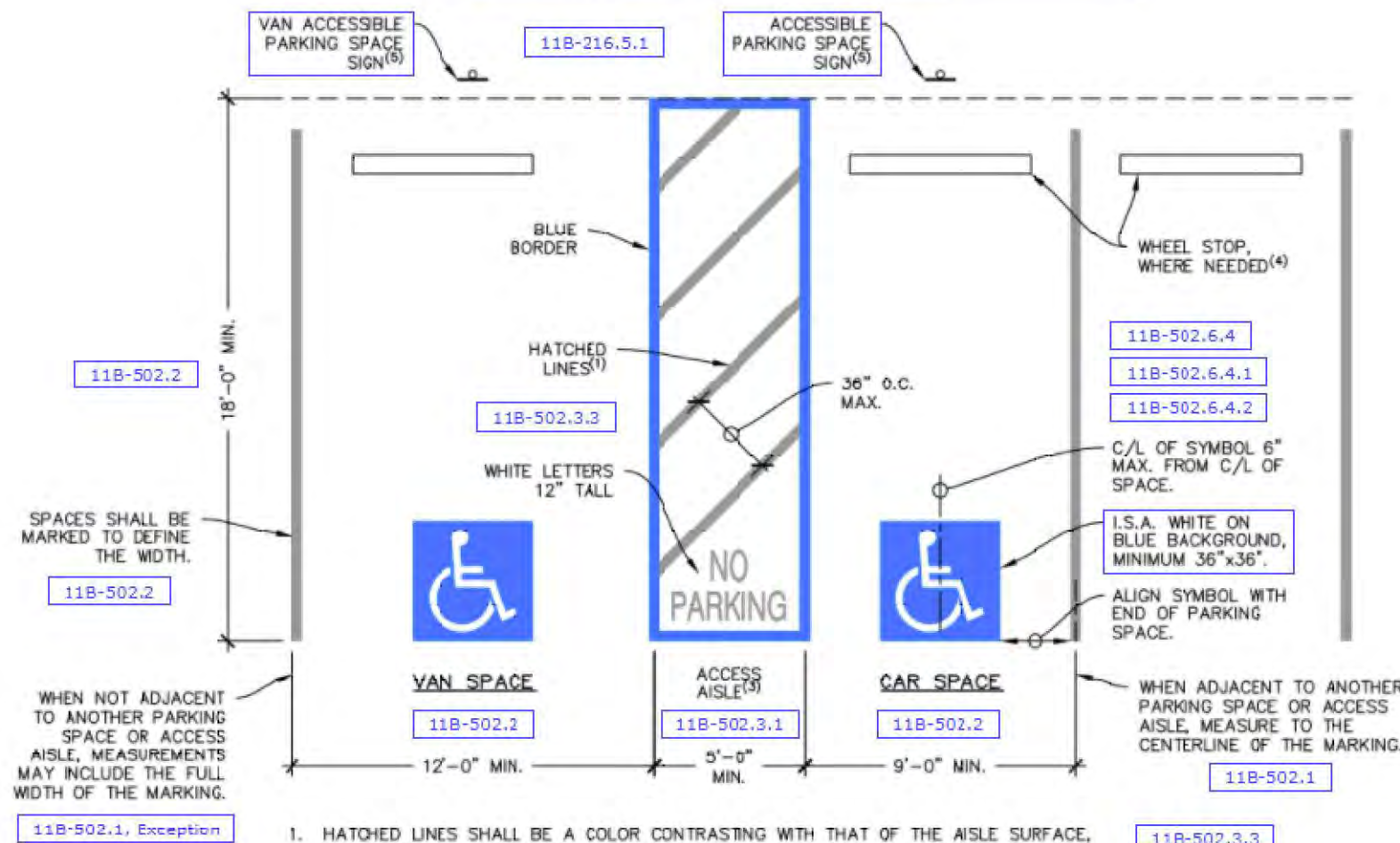
Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience. (11B-208.3.1, Exception 2)

DOJ advisory: Factors that could affect "user convenience" include, but are not limited to, protection from the weather, security, lighting, and comparative maintenance of the alternative parking site.



COMPLIANT ACCESSIBLE PARKING

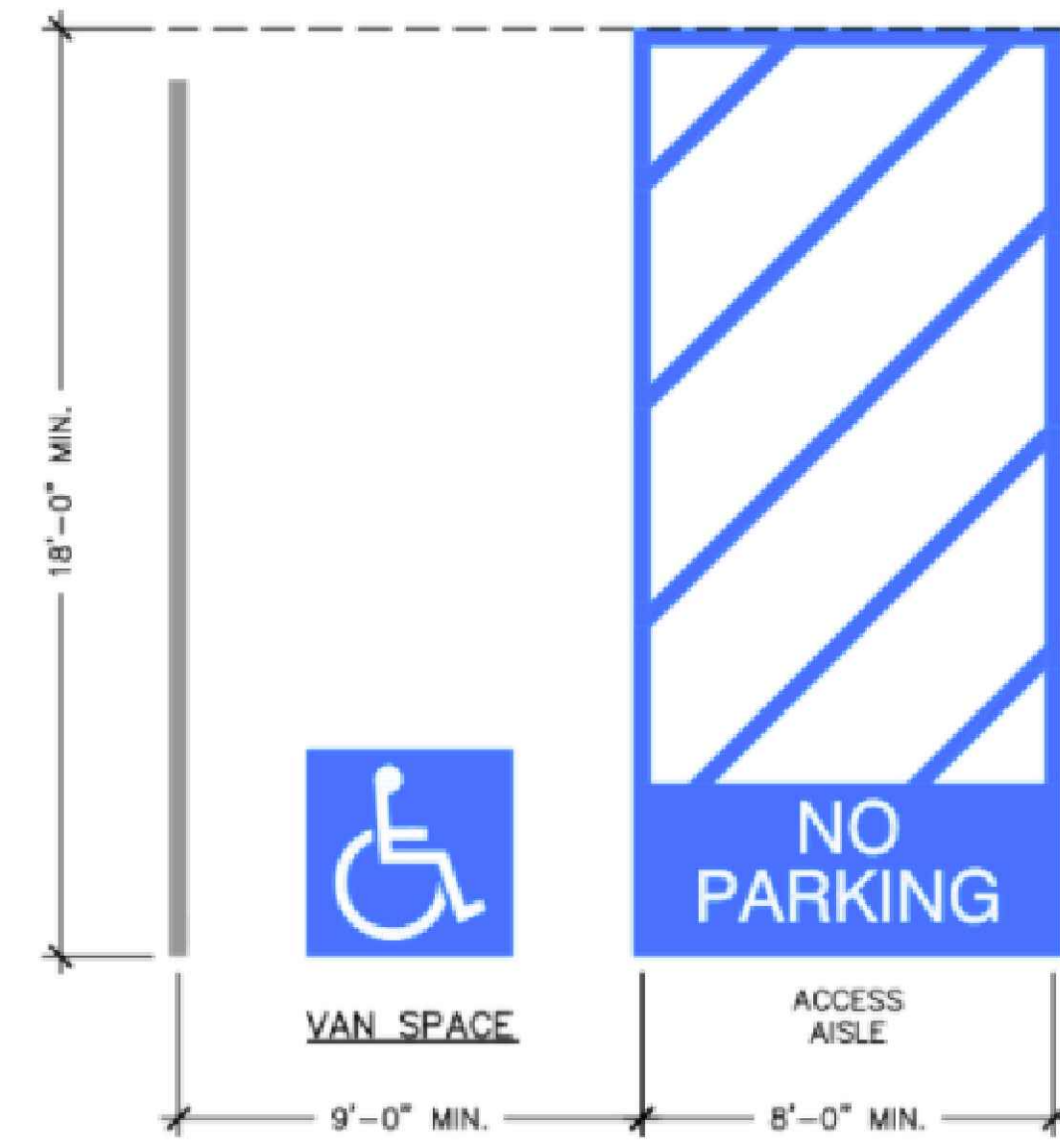
Accessible Parking Space Requirements



- HATCHED LINES SHALL BE A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE.
- THE SLOPE OF PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 (2%).
- ACCESS AISLES SHALL BE ON THE PASSENGER SIDE OF VAN PARKING SPACES. ACCESS AISLES ARE PERMITTED ON EITHER SIDE OF CAR PARKING SPACES. ACCESS AISLES SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE.
- PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.
- SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.

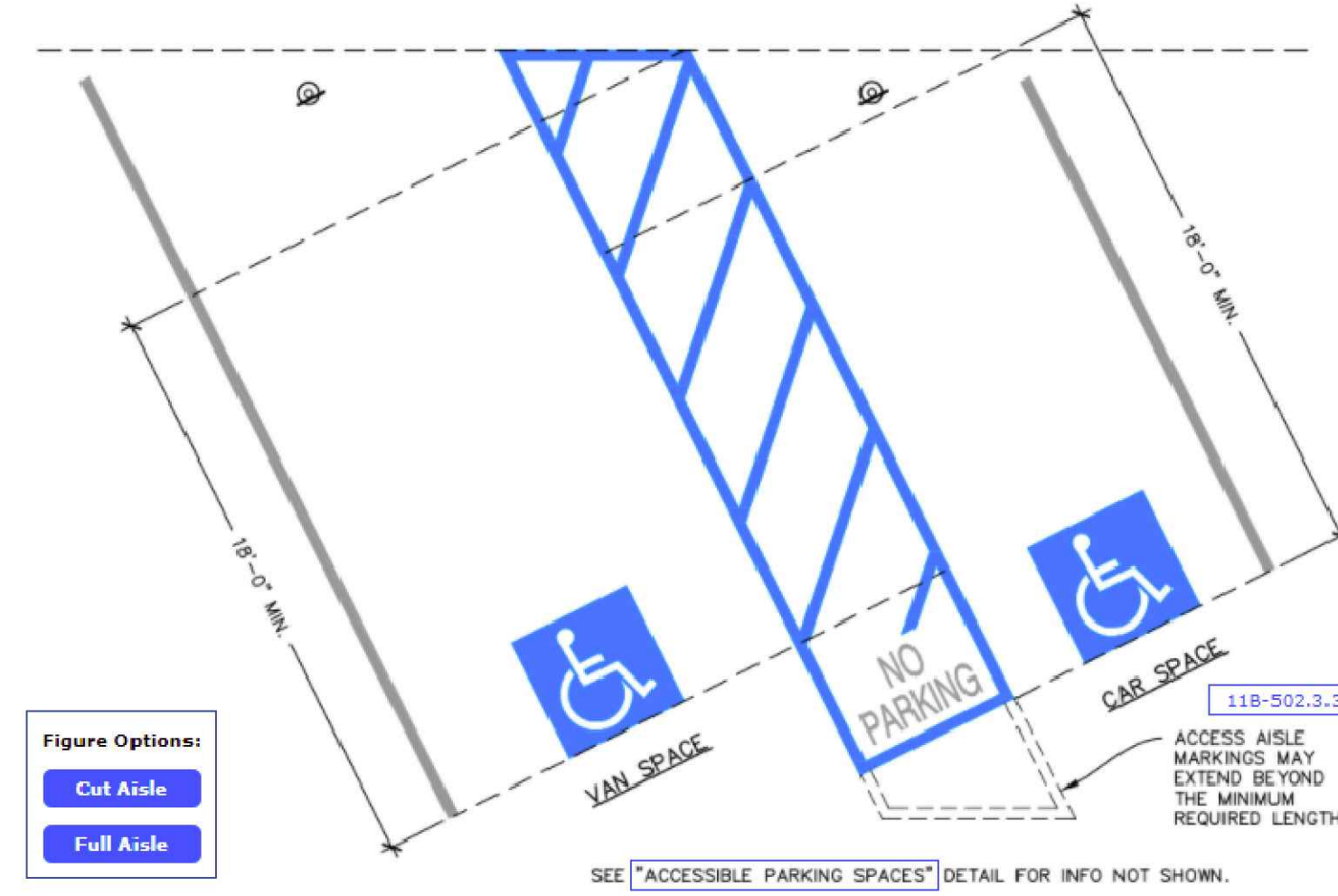
ACCESSIBLE PARKING SPACES

Alternate Van Accessible Parking Space



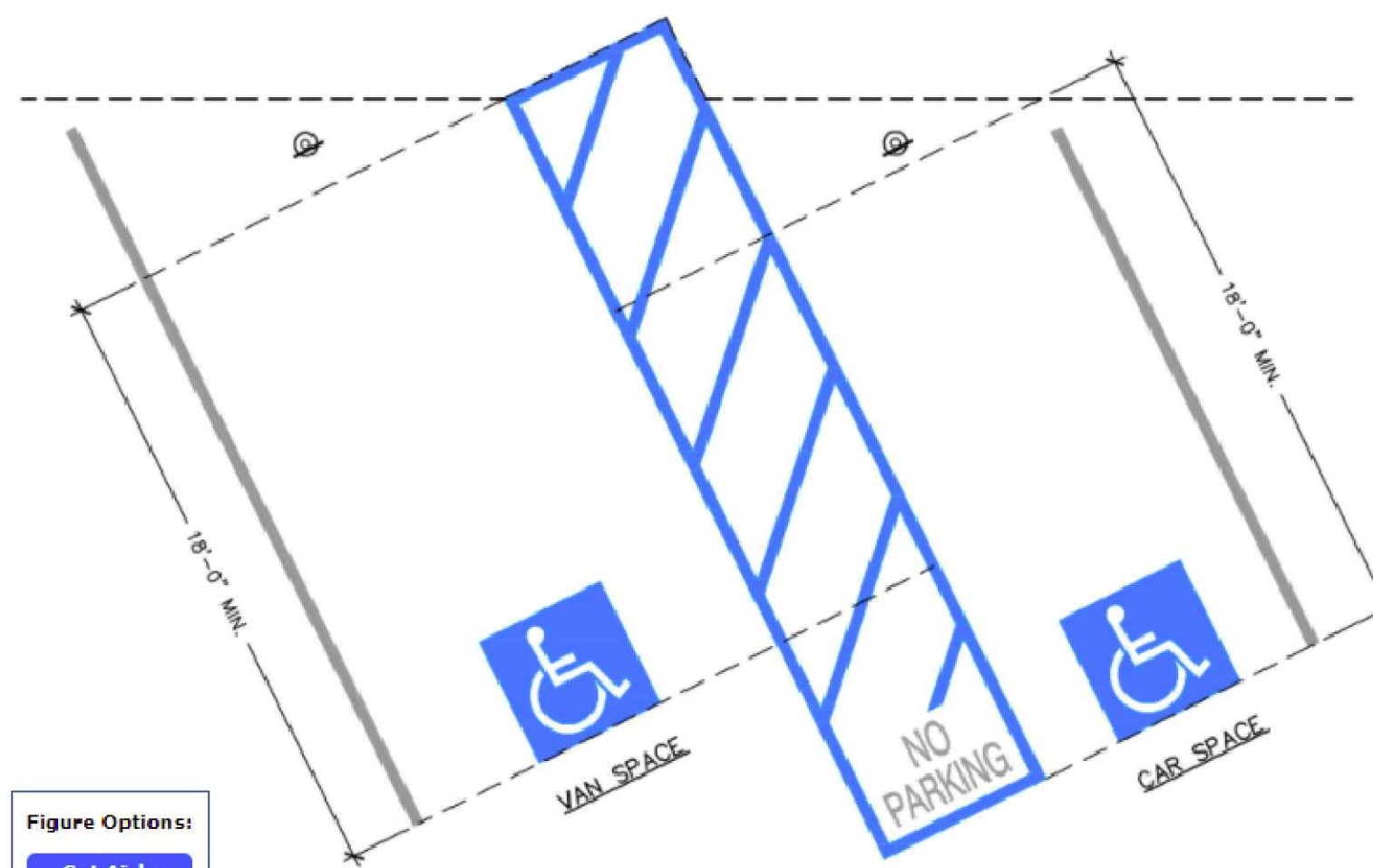
SEE ACCESSIBLE PARKING SPACES FOR ADDITIONAL INFORMATION.
ALTERNATE VAN ACCESSIBLE PARKING

Angled Accessible Parking Spaces



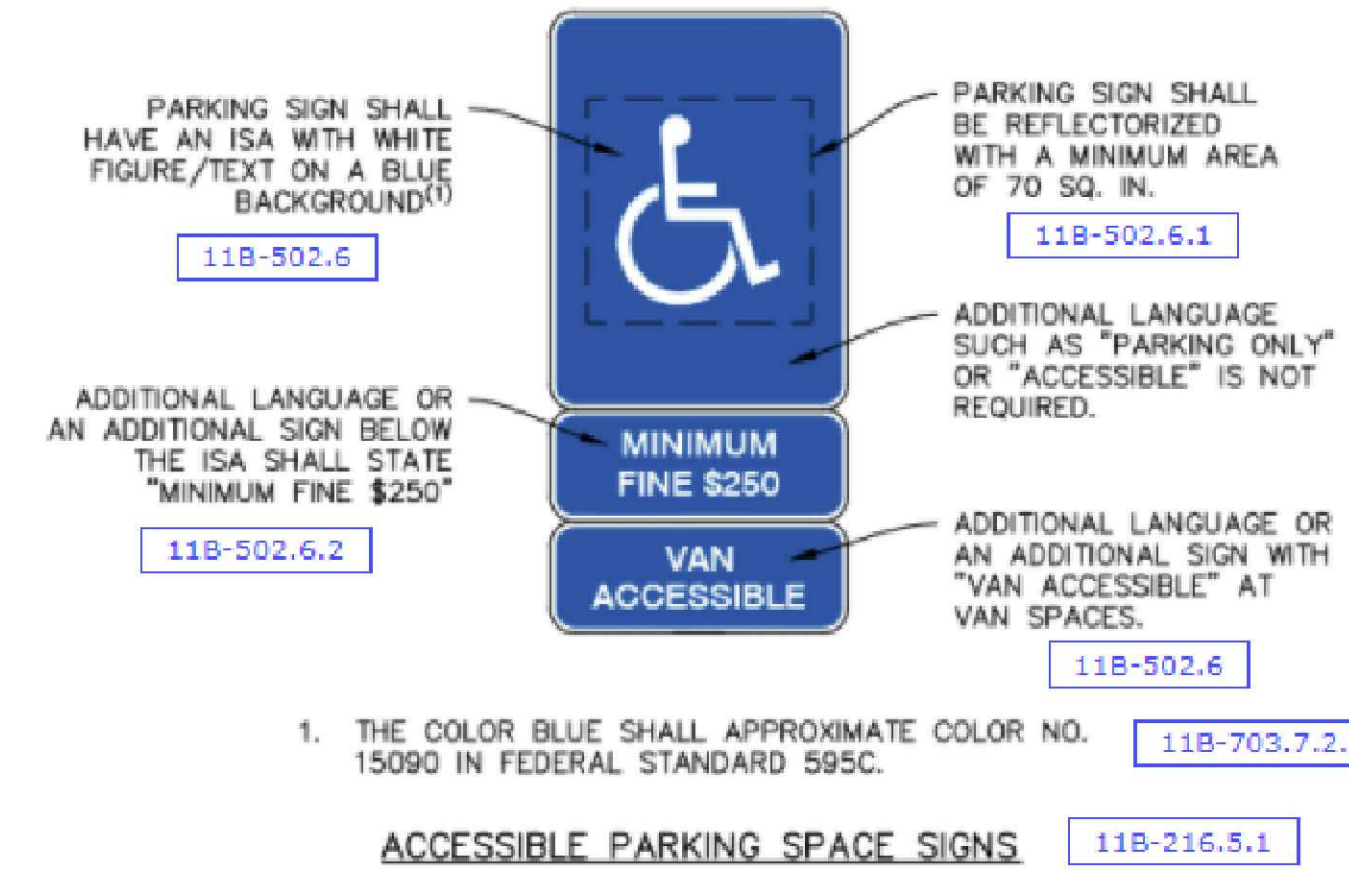
ACCESSIBLE ANGLED PARKING SPACES

Angled Accessible Parking Spaces



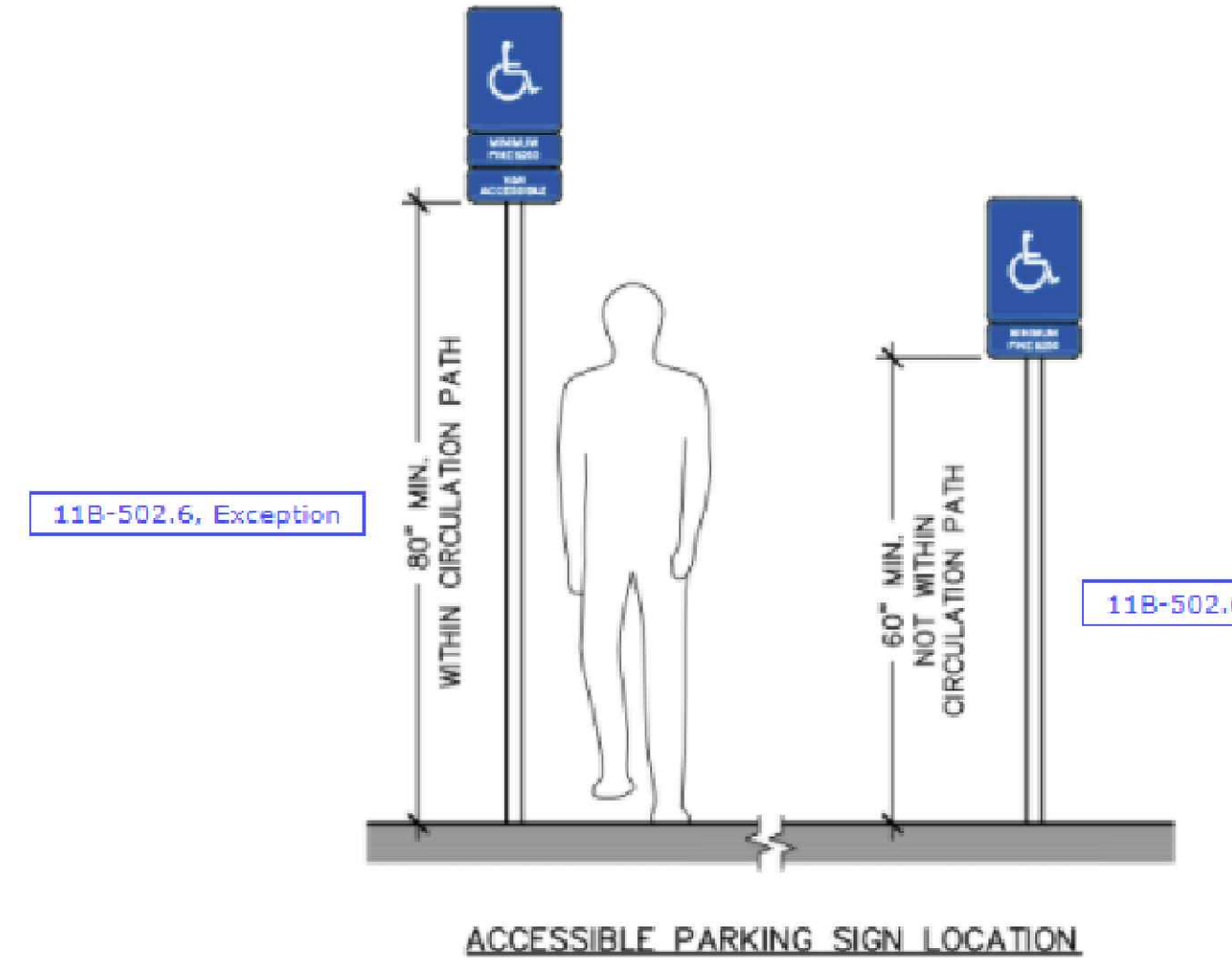
ACCESSIBLE ANGLED PARKING SPACES

Accessible Parking Space Signs

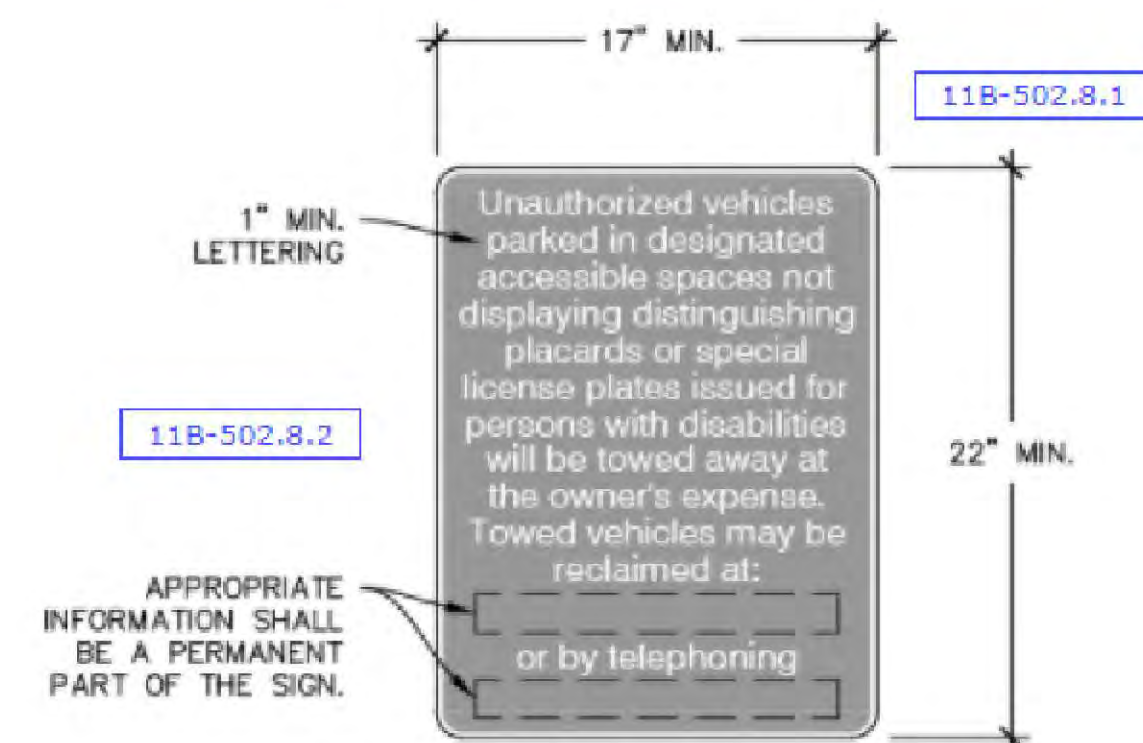


- THE COLOR BLUE SHALL APPROXIMATE COLOR NO. 15090 IN FEDERAL STANDARD 595C.

ACCESSIBLE PARKING SPACE SIGNS



Additional Signs (Unauthorized Vehicles)



THE ADDITIONAL SIGN(S) SHALL BE POSTED EITHER: IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY, OR, IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

ADDITIONAL REQUIRED PARKING SIGNAGE

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1	DATE
2	DATE

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