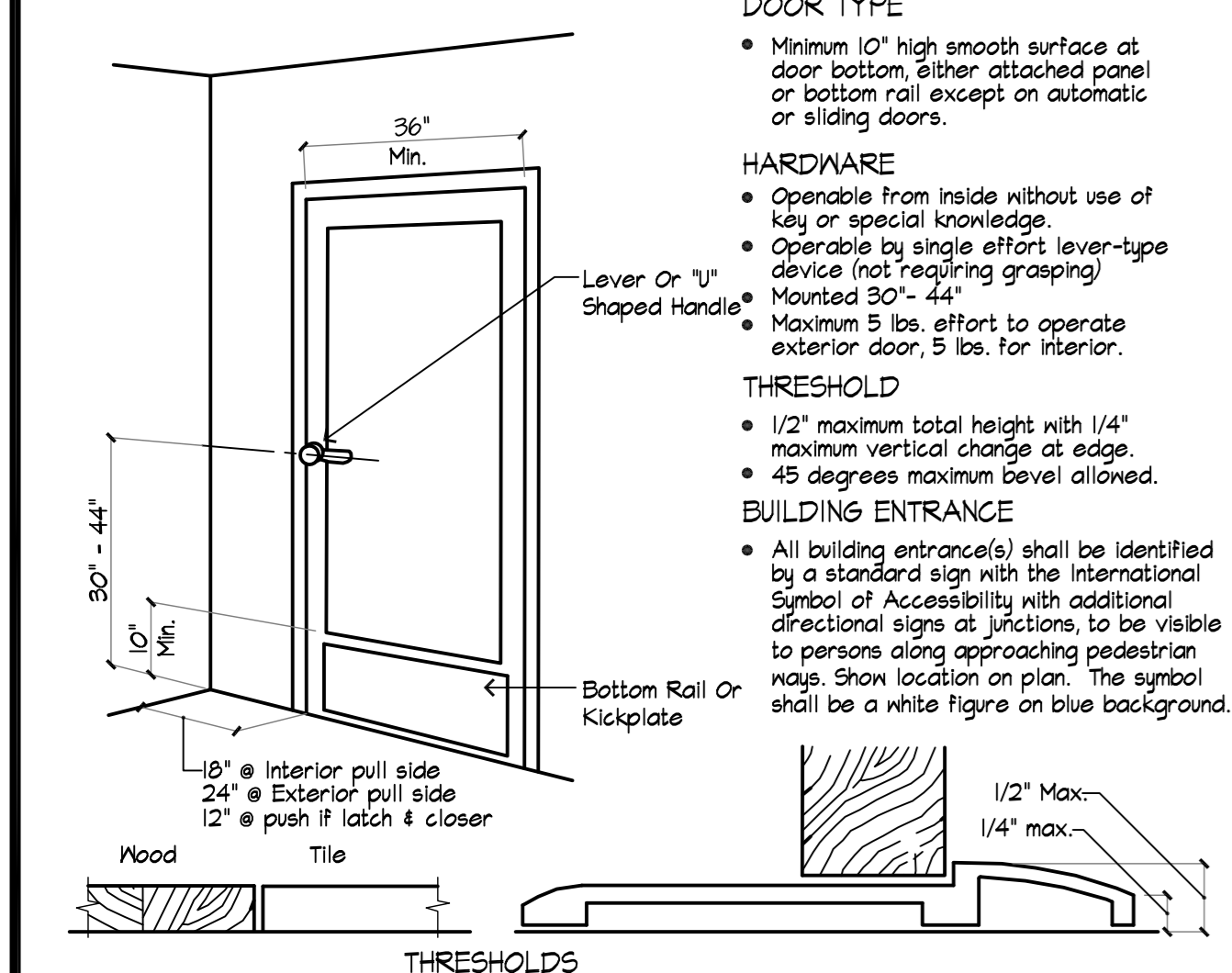


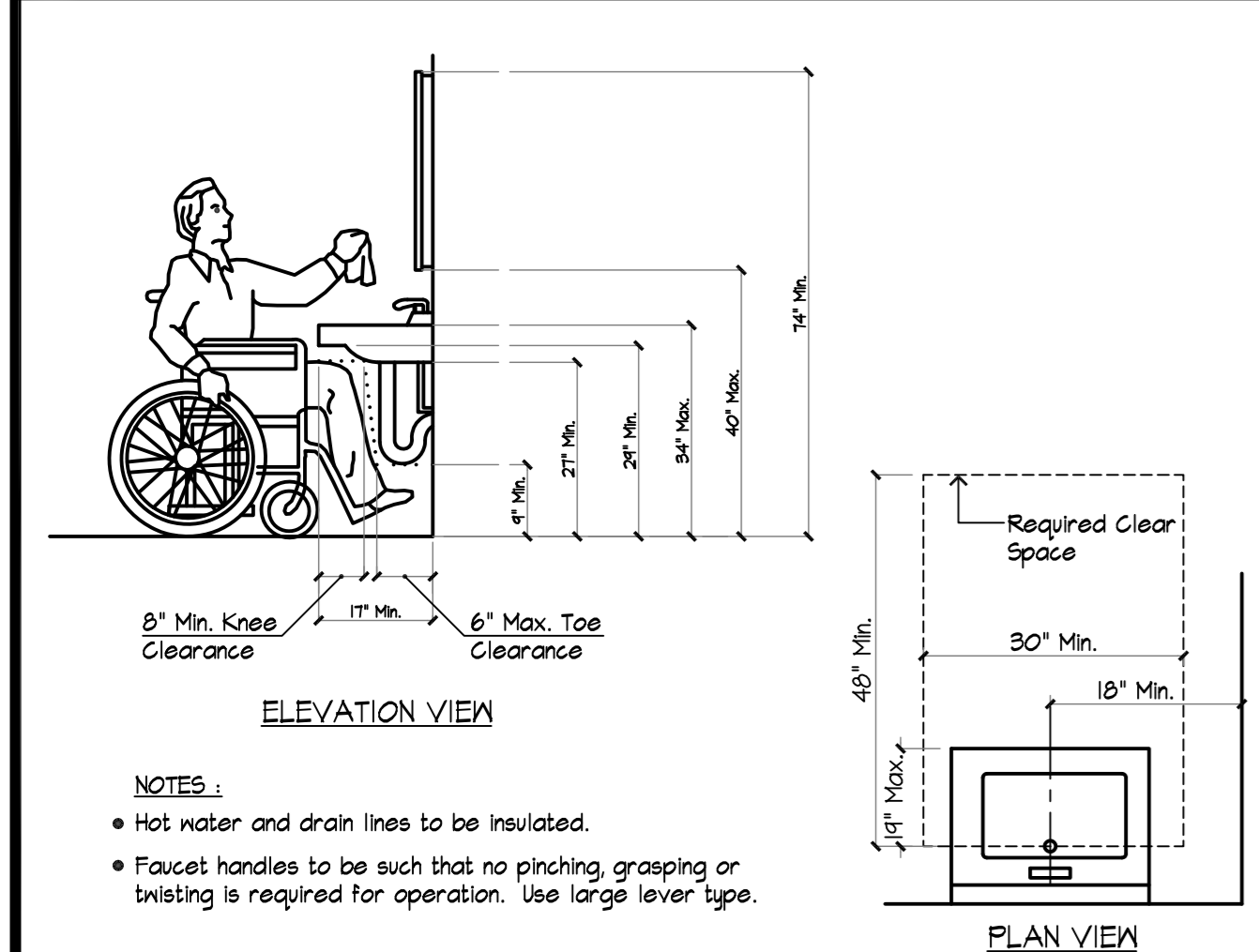
**GENERAL DISABLED PARKING SPACE NOTES:**

- Disabled parking space must permit use of either car doors.
- A parking bumper is required when no curb or barrier is provided which will prevent encroachment of cars over the adjoining accessible route.
- Wheelchair users must not be forced to go behind parked cars other than their own to access an adjoining accessible route.
- The maximum surface slope within the disabled parking space and adjacent access aisle may not exceed 2% in any direction.
- Curb ramps may not encroach into the required dimensions of disabled parking spaces or adjacent access aisles.
- Access aisle (loading/unloading area) must connect to an accessible path of travel to the facility.
- The loading and unloading access aisle shall be marked by a border painted blue. Within the blue border, hatched lines a maximum of 36" o.c. shall be painted a color contrasting with the parking surface, preferably blue or white.
- Each parking space shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of the International Symbol of Accessibility in white on a dark blue background. The sign shall not be smaller than 70 square inches in area. An additional sign or additional language below the symbol of accessibility shall state "Minimum Fine \$250." Van spaces shall have an additional sign stating "Van-Accessible" mounted below the symbol of accessibility.
- An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall not be less than 11" by 22" in size with lettering not less than 1" in height, which clearly and conspicuously states the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at: \_\_\_\_\_ or by telephoning \_\_\_\_\_"

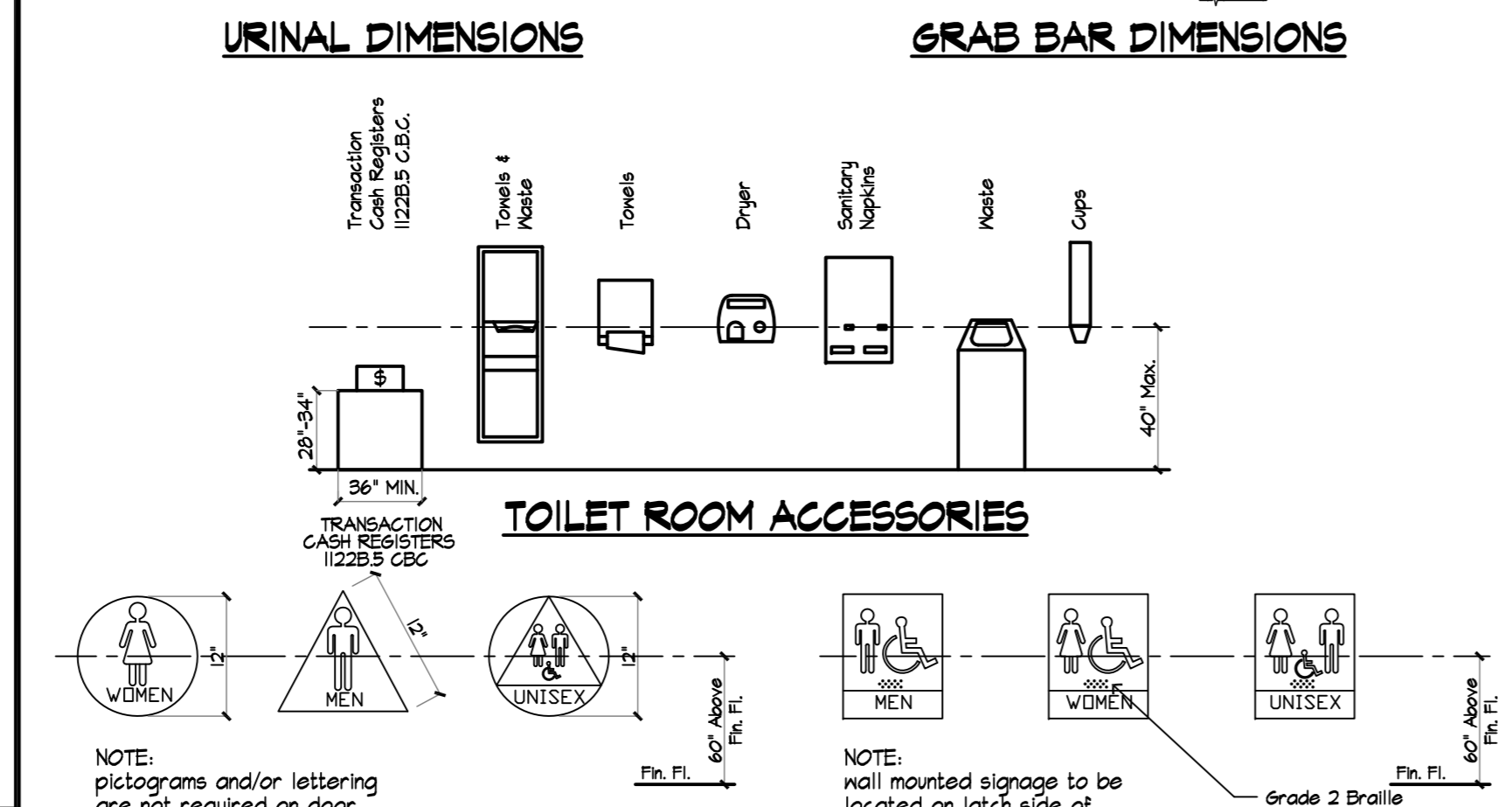
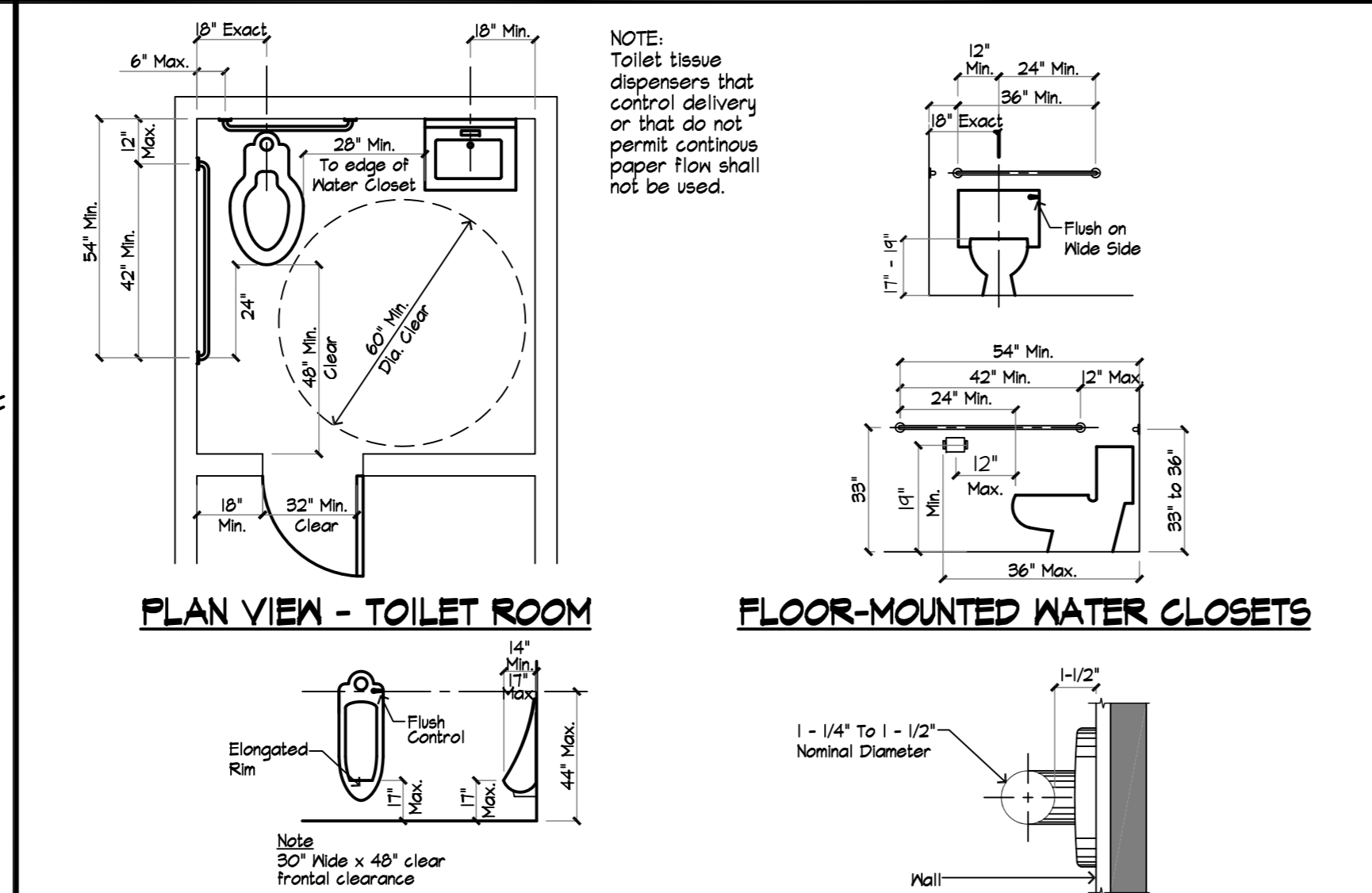
**1 | DISABLED PARKING**



**2 | DOOR HARDWARE AND THRESHOLDS**



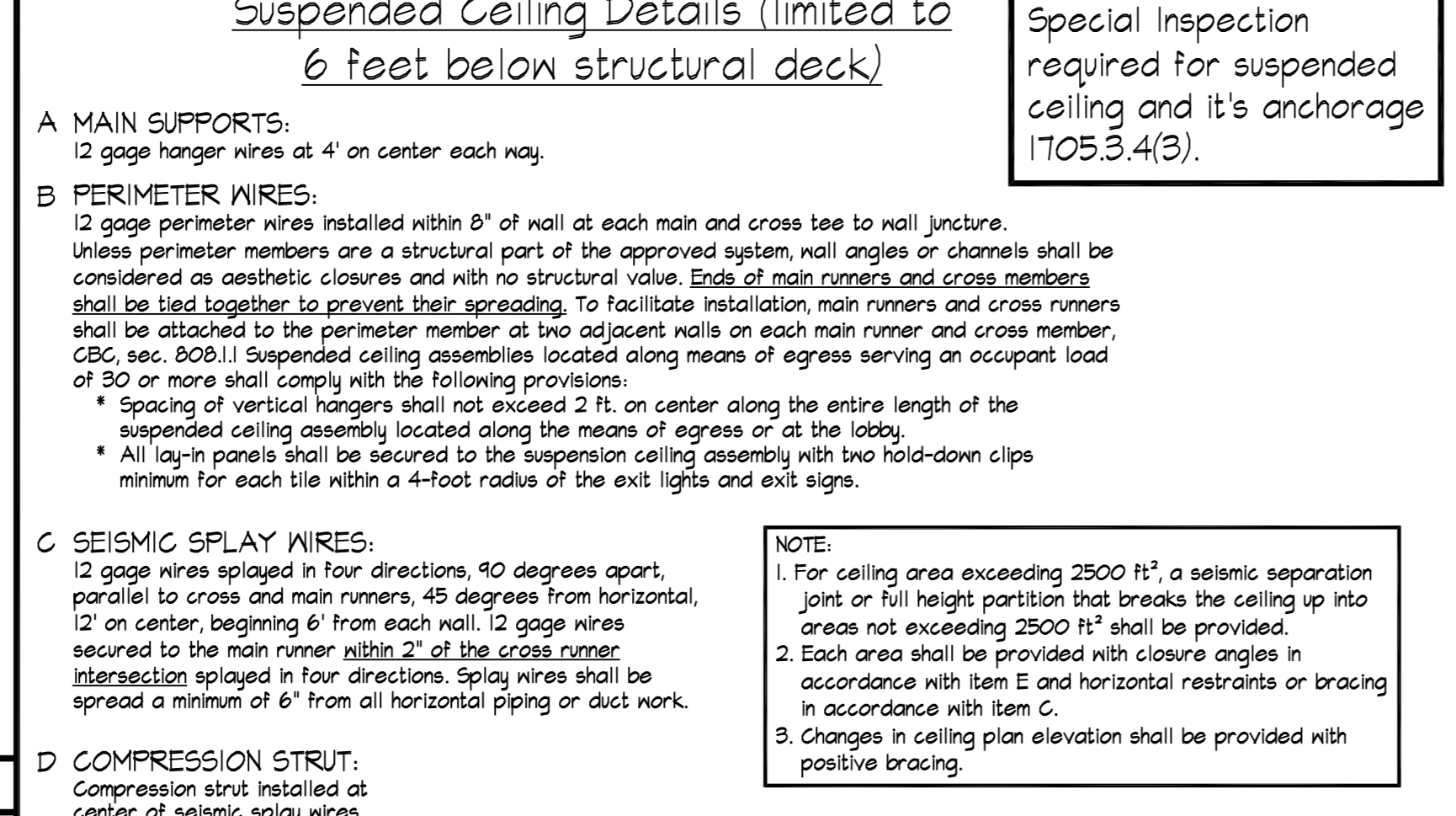
**3 | DISABLED ACCESSIBLE LAVATORY**



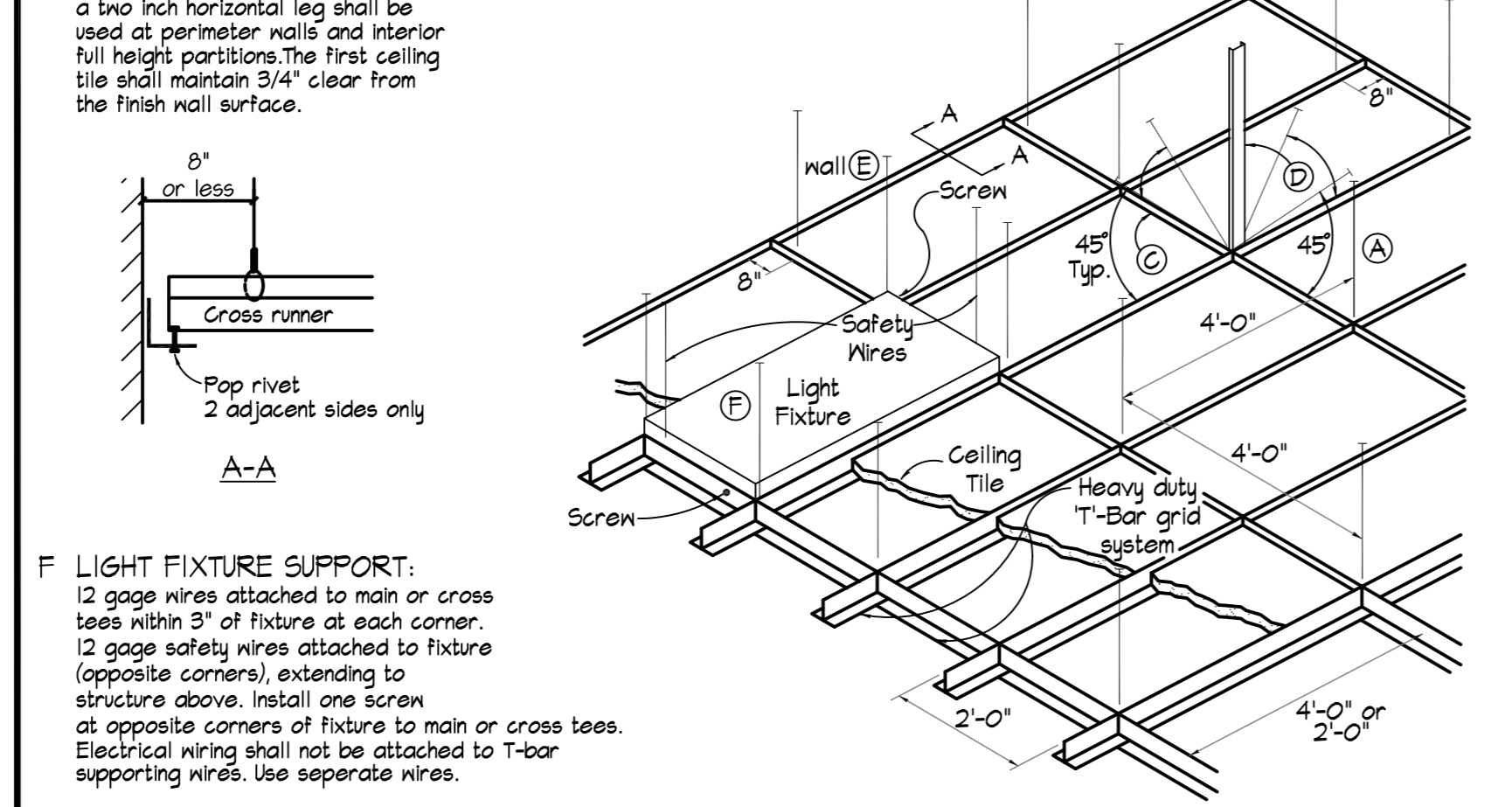
**4 | DISABLED ACCESSIBLE TOILET ROOM, SIGNS**



**4 | SUSPENDED CEILING DETAILS (LIMITED TO 6 FEET BELOW STRUCTURAL DECK)**



**5 | SUSPENDED CEILING DETAILS**



**5 | SUSPENDED CEILING DETAILS**

**PLUMBING**

- Drainage piping shall be cast iron, galvanized steel, galvanized wrought iron, copper, brass, stainless steel 304 or 316L, schedule 40 ABS DWV, schedule 40 PVC DWV, CFC, Sec. 101.11 & T-7.1.
- Water piping shall be per Sec. 604.2 CFC, minimum Type L for underground piping and L copper for above ground; per city ordinance.
- Provide a sumpster for individual tenants on service line that is accessible; per city ordinance.
- Plumbing vents shall terminate not less than 10 feet from or at least 3 feet above any operable window, door opening, air intake or vent shaft, nor less than 3 feet in every direction from any lot line. CFC, Sec. 406.2.
- Water closet bowls used for public use shall be elongated in design and equipped with an open front seat. CFC, Sec. 408.1.
- Controls for an accessible water closet shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls shall be mounted on the wide side of the toilet compartment space no more than 44 inches above the floor. CBC, Sec. 111B.4.5
- Water heaters shall be strapped within the upper 1/3 and lower 1/3 of its vertical dimension. The lower strap shall be a minimum of 4 inches above the controls. CFC, Sec. 508.2, T & F relief valves shall run to the exterior of building or approved location acceptable to administrative authority.
- Flush valves for low-consumption and water-saver water closets and urinals shall be in accordance with applicable standards referenced in T-14-I and CFC, Sec. 402.2 & 402.3
  - Water closets, either flush tank, or flushometer valve operated, shall have an ave. consumption of not more than 1.6 gallons per flush.
  - Urinals shall have an ave. water consumption of not more than 1.0 gallon per flush.
- All piping shall be supported per CFC, Sec. 314 & T-3-2.
- Lavatories shall have hot water limitation device ASSE IOTO. CFC, Sec. 413.1

**MECHANICAL**

- Provide all mechanical compliance energy documents by final inspection; per CEN.C.
- Buildings shall be provided with natural ventilation or mechanical ventilation per CMC, Sec. 402.1 Ventilation requirements for occupancies regulated by the California Energy Commission CEN.C.
- Restrooms shall be provided with exhaust ventilation per CMC, Sec. 403.T & T-4-4, 50 CFM per toilet or urinal.
- Condensate from cooling coils and overflow of evaporative coolers shall be collected and discharged to an approved plumbing fixture or disposal area. CMC 504.1. Provide metal or U.V. rated plastic for roof condensate.
- Ducts shall be supported per ANSI/SMACNA 006-2006. Flex ducting 5" max horizontal, vertical 6" supports. Minimum 15 saddle hanger contacting duct.
- Ducts shall be sealed to meet the applicable requirements of UL 181, UL 181A, or UL 181B; per CEN.C, Sec. 124(a).
- All roof top mechanical equipment shall be identified with suite number and unit number permanently identified.

**6 | CALIFORNIA PLUMBING AND MECHANICAL CODE 2010**

**ELECTRICAL**

- Provide 30" wide by 36"-48" deep clearance in front of the unit panelboard depending on conditions Table 110.26(A)(1).
- All panelboards and switchboards shall be located in dedicated spaces, protected from damage and placed so as to reduce to a minimum the probability of communicating fire to adjacent combustible material per CEC, Art. 110.26(F) & 408.1.T.
- Each disconnecting means shall be legibly marked to indicate its purpose unless located and arranged so the purpose is evident. The marking shall be of sufficient durability to withstand the environment involved per CEC, Art. 110.22.
- All conduits in T-bar ceiling areas shall not be supported by T-bar ceiling wires unless allowable per manufacturer's installation instructions. CEC, Art. 300-11(A)(1) & (2)
- In T-bar ceilings, light fixtures, air diffusers, exit signs and similar elements shall be independently supported by 12 gage wires per ASTM C 635.
- The general lighting of any enclosed space 100 square feet or larger in which the connected lighting load exceeds 0.5 watt per square foot, and that has more than one light source (luminaire), shall have multilevel lighting controls. CEN.C, Sec. 131(b)
- Provide a G.F.C.I. protected receptacle in restrooms, commercial kitchens and outdoor public spaces. CEC, Art. 210-8(b)(1)-(4)
- Provide a NF/EFCL protected maintenance receptacle within 25' of all rooftop equipment locations. CEC, Art. 210-6.3, & CEC 210.6.
- Provide a dedicated 20 amp receptacle for each 12 linear feet of show window. CEC, Art. 210-6.2.
- Provide a dedicated 20 amp circuit to front of unit terminated in an identified junction box. CEC Art. 600-5(a).
- Provide disconnecting means for each motor and controller in sight from motor or controller location. CEC, Art. 430.102(A)(1)(B), CEC 440.15. For cord connected equipment see Art. 440.13.
- Track lighting shall be installed per CEC, 410.155.
- All equipment, fixtures and electrical components to bear the mark from a nationally recognized testing laboratory. Used equipment is to be inspected and certified prior to installation. CEC Art. 110-3 (a) & (b)
- All new receptacles to be above 15" AFF., nor more than 48" AFF. The center of switches for lighting receptacles and HVAC needs shall be mounted at 48" AFF per CEC 111B.6(5).

**7 | ELECTRICAL**

**Partition Standards For Commercial Tenant Improvements**

- Minimum partition components to be per steel and wood stud tables below with 1/2" drywall on both sides. 5/8" type 'X' drywall is required for 1 hour fire resistive construction.
- Minimum bracing shall consist of 2-1/2" metal studs installed at 4' on center, 45 degrees or less from the horizontal from top track or plate to structure above. Bracing is required where the horizontal span (perpendicular to the plane of the wall) is 8' or greater from support to support. Maximum distance from top of partition to structure above is 8'.

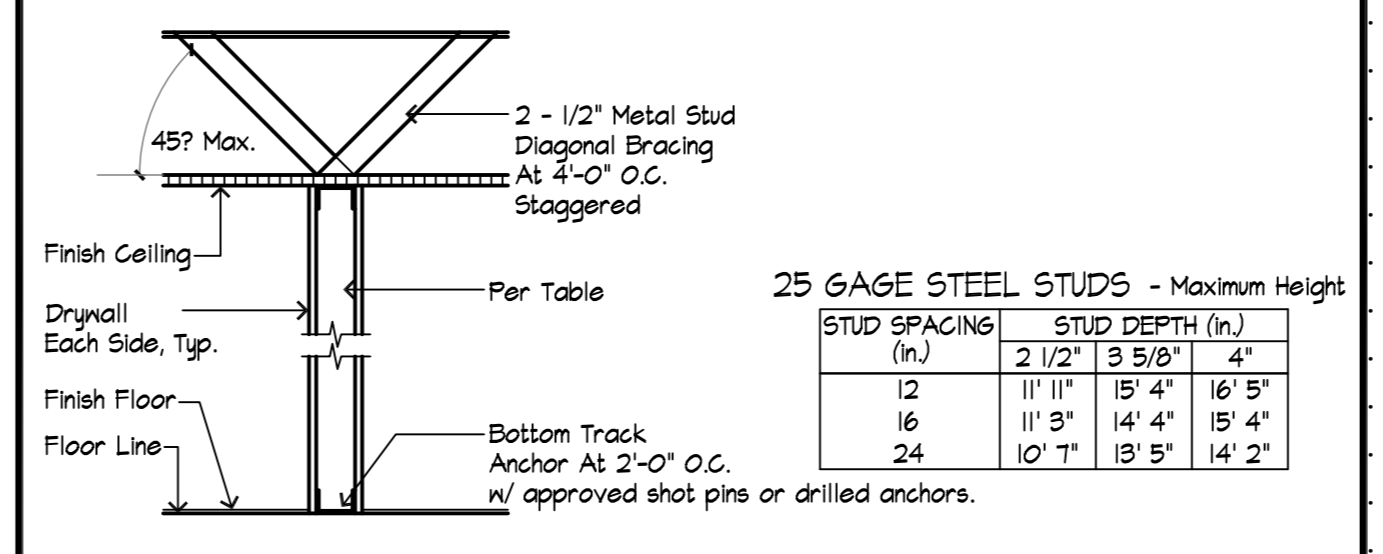


TABLE NO. 2308.9.1 SIZE, HEIGHT AND SPACING OF WOOD STUDS

STUD SIZE (Inches)	BEARING WALLS			NONBEARING WALLS	
	LATERALLY UNSUPPORTED STUD HEIGHT (FEET)	SUPPORTING ROOF AND CEILING ONLY	SUPPORTING ONE FLOOR ROOF AND CEILING	LATERALLY UNSUPPORTED STUD HEIGHT (FEET)	SPACING (Inches)
1.2X3	-	-	-	10	16
2.2X4	10	24	16	14	24
3.3X4	10	24	24	14	24
4.2X5	10	24	24	16	24
5.2X6	10	24	24	20	24

1. Utility grade studs shall not be spaced more than 16 inches on center or support more than a roof and ceiling or exceed 8 ft. in height for exterior walls and load bearing or 10 ft. for interior non-load-bearing walls.  
2. Stud not to be used in exterior walls.  
3. Listed heights are distances between points of lateral support placed perpendicular to the plane of the wall. Increases in unsupported height are permitted where justified by an analysis.

**8 | PARTITION FRAMING**

**GENERAL NOTES**

**PURPOSE**  
The purpose of this standard is to allow for simplified plan check and permit issuance for non-complex tenant improvements. It may be used for retail, office, light manufacturing, and warehousing projects of a non-hazardous nature, with a simple floor plan, and relatively small size.

When determined by the Building Official that the proposed project is beyond the scope of the prescriptive requirements of this standard, a complete architectural plan must be provided.

All work performed using these standards shall comply with all applicable provisions of the 2010 California Building Code, 2010 California Plumbing Code, 2010 California Mechanical Code, 2010 California Electrical Code, 2010 California Fire Code, 2010 California Energy Code based on 2010 Energy Standards, Cal Green, and all other Federal, State, and Local Regulations and Ordinances.

**TECHNICAL NOTES**

- An occupant load exceeding 49 for a store or office area requires two exits. Exits shall be separated by one-half (1/2) for sprinklered buildings) the maximum diagonal of the area served, measured in a straight line. (CBC Table 1004.1.1 and Sec. 1015.1)
- Two exits are required when the common path of egress travel exceeds 75 feet (100 feet if the building is sprinklered) (CBC, Sec. 1014.5)
- Exit doors shall swing in the direction of exit travel, when serving an area having an occupant load of 50 or more (CBC Sec. 1008.1.2)
- Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. Main exit door may be provided with a readily visible, durable sign on or adjacent to the door which states "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". All other exit doors shall be equipped with a complying lock or latch. (CBC Sec. 1008.1.3)
- Exit signs shall be installed at required exit doors.
- Exit signs shall be internally or externally illuminated by two electric lamps, or shall be of an approved self-luminous type. (CBC Sec. 1011.2)
- Exit sign current power supply to one of the lamps shall be provided by the premises' wiring system; power supply to the other lamp shall be from storage batteries or an on-site generator. The system shall be installed in accordance with the National Electrical Code. (CBC Sec. 1011.5.3)
- Tactile exit signs are required at the following locations:
  - Each grade-level exterior exit door identified by a tactile exit with the word "EXIT"
  - Each exit access door from an interior room or area to a corridor or hallway that is required to have a visual exit sign, shall be identified by a tactile exit sign with the word "EXIT ROUTE"
- Corridors and hallways serving an occupant load of 10 or more shall not be less than 44" in width. Corridors serving an occupant load of less than 10 shall not be less than 36" in width. (California Disabled Access Regulations 113B3.1).
- Tempered glazing is required in doors, in glazing within 24" of the edge of doors and within 18" of the floor. (CBC Sec. 2406.4).

**APPLICANT INSTRUCTIONS**

- Provided a FLOOR PLAN. This plan should include all new and existing walls, doors, windows and hallways. Plan must be drawn to scale and show all dimensions. If the grid in the space provided is used, the drawing will scale to 1/4 inch equals one foot. Reference the appropriate details to be used by crossing out details which do NOT apply to this project.
- Provide a site plan showing building, T.I. location, handicapped parking, and path of travel to T.I. space.
- Contractors must show proof of Worker's Compensation Insurance, possess a valid California State Contractor's License and a City of Solvang Business License.
- The Building Inspection Record Card will be available at the time of permit issuance, and will provide guidelines for required inspections.
- A separate permit is required for alteration of the automatic fire sprinkler system.
- The general contractor can obtain a building permit by submitting three copies of the completed plan and paying the applicable fees. Electrical, plumbing and mechanical permits may be taken out ONLY by a licensed general or appropriate specialty contractor, not the owner or tenant.
- New partition walls may require Fire Department approval due to change in sprinkler layout.
- A separate approval is required for Food Service establishments from the County Health Department.
- More than 75% removal of ceiling (T-Bar or Drywall) requires fire sprinklers.

**WASTE, WATER, GAS, & VENT PLUMBING DESIGN ISO OR LINE DIAGRAM**

CITY OF: \_\_\_\_\_

SOLVANG IMPROVEMENT STANDARD PLAN

PROJECT DATA

USE: \_\_\_\_\_

OCCUPANCY: \_\_\_\_\_

TYPE OF CONSTRUCTION: \_\_\_\_\_

SPRINKLERS: Y / N

MECHANICAL DUCT DESIGN: LOCATION, SIZE, CFM, O.S.A. SCALE: \_\_\_\_\_

CITY OF: SOLVANG IMPROVEMENT STANDARD PLAN

SOLVANG, CA 93464