TENANT IMPROVEMENT PLAN REQUIREMENTS

THE PURPOSE OF THIS DOCUMENT 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 IS 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 (CBC), 2010 CALIFORNIA PLUMBING CODE (CPC), 2010 CALIFORNIA MECHANICAL CODE (CMC), 2010 CALIFORNIA ELECTRICAL CODE (CEC), 2010 CALIFORNIA FIRE CODE (CFC), 2008 BUILDING ENERGY EFFICIENCY STANDARDS AND ALL OTHER FEDERAL, STATE, AND LOCAL REGULATIONS AND ORDINANCES.

DRAWING SUBMITTAL REQUIREMENTS FOR TENANT IMPROVEMENT:

ALL PLANS FOR TENANT IMPROVEMENT SUBMITTED FOR PLAN CHECK SHALL BE LEGIBLE AND DRAWN IN BLACK INK. PLANS SHALL BE DRAWN ON PAPER A MINIMUM OF 18"x24" IN SIZE. THREE (3) COMPLETE SETS OF PLANS WILL BE REQUIRED FOR PLAN CHECK. EACH SHEET SHALL HAVE THE ADDRESS OF PROPOSED WORK, AND NAME & TELEPHONE NUMBER OF PROPERTY OWNER. ALL DRAWINGS MUST BE TO A COMMON SCALE. COMPLETENESS AND CLARITY OF THE DRAWINGS IS ESSENTIAL TO AVOID DELAYS IN THE ISSUANCE OF A PERMIT. PLANS SHALL INCLUDE THE FOLLOWING:

PLOT PLAN:

EACH PLOT PLAN SHALL CONTAIN THE FOLLOWING INFORMATION:

- NORTH ARROW DESIGNATION, PLAN SCALE: 1/8"=1'-0". PROPERTY LINES
- STREETS, APPROACHES, DRIVEWAYS, SIDEWALKS, ALLEYS, EASEMENTS, PARKING SPACES
- CLEARLY IDENTIFY ACCESSIBLE ROUTE OF TRAVEL FROM THE ACCESSIBLE PARKING SPACE AND/OR PUBLIC WAY TO THE ACCESSIBLE ENTRANCE; DETAIL AND DIMENSION ACCESSIBLE PARKING SPACE, CURB RAMPS, PEDESTRIAN RAMPS, DOORS AND SIGNAGES
- DIMENSION ALL BUILDINGS AND STRUCTURES, SHOW DISTANCE TO PROPERTY LINES & BETWEEN ALL OTHER STRUCTURES ON THE PROPERTY
- EXISTING USE & OCCUPANCY GROUP OF TENANT SPACES ADJACENT TO PROPOSED TENANT IMPROVEMENT

FLOOR PLAN:

EACH FLOOR PLAN SHALL CONTAIN THE FOLLOWING INFORMATION:

- DIMENSION AND LABEL USE OF ALL EXISTING AND/OR NEW ROOMS AND SPACES, I.E. OFFICE, CONFERENCE ROOM, SALES AREA, RESTROOM, STORAGE, ETC.; SPECIFY FLOOR AND WALL FINISHES OF EACH ROOM
- SPECIFY OCCUPANT LOAD FOR EACH AREA AND TOTAL OCCUPANT LOAD OF BUILDING AND/OR SPACE IN ACCORDANCE TO CBC SEC. 1004.1
- ALL PROPOSED CHANGES TO THE FLOOR PLAN CLEARLY DIFFERENTIATING THE PROPOSED CONSTRUCTION FROM THE EXISTING CONSTRUCTION
- ALL DISABLED ACCESS FEATURES, INCLUDING DETAILED AND DIMENSIONED PLANS OF ALL SANITARY FACILITIES SERVING THE AREA OF ALTERATION. INDICATE ACCESSIBLE ROUTE OF TRAVEL FROM PRIMARY ENTRANCE TO THE AREA OF ALTERATION.
- LOCATION & SIZE OF ALL DOORS AND WINDOWS
- FIXTURE LAYOUT AND FURNITURE PLAN SHOWING AISLE WIDTHS
- LOCATION OF FIRE-RESISTIVE RATED WALLS, IF APPLICABLE; COMPLETE CONSTRUCTION DETAIL OF THE FIRE-RESISTIVE RATED ASSEMBLY; MANUFACTURER AND LISTING FOR FIRESTOPPING MATERIAL AT PENETRATIONS
- FULL-HEIGHT CROSS SECTION SHOWING WALL AND CEILING FRAMING INCLUDING ATTACHMENT OF PARTITIONS AT TOP AND BOTTOM FOR SEISMIC BRACING

REFLECTED CEILING PLAN:

EACH REFLECTED CEILING PLAN SHALL CONTAIN THE FOLLOWING INFORMATION:

- TYPE OF CEILING
- LIGHTING FIXTURES, SUPPLY AND RETURN REGISTERS, EMERGENCY LIGHTING, EXIT SIGNAGE

ROOF PLAN: (NOT REQUIRED IF THERE ARE NO MODIFICATIONS BEING MADE TO THE ROOF)

EACH ROOF PLAN SHALL CONTAIN THE FOLLOWING INFORMATION:

- ROOFING MATERIAL, ROOF PITCH, SIZE OF SHEATHING
- LOCATION OF EXISTING AND NEW ROOFTOP EQUIPMENT
- IF NEW ROOFTOP EQUIPMENT IS BEING PROPOSED, SHOW EXISTING ROOF FRAMING SYSTEM AND PROVIDE STRUCTURAL CALCULATIONS JUSTIFYING EXISTING ROOF FRAMING MEMBERS ARE CAPABLE OF SUPPORTING THE ADDED WEIGHT
- IF NEW ROOFTOP EQUIPMENT EXCEEDS 400 POUNDS, PROVIDE STRUCTURAL DETAILS AND CALCULATIONS FOR THE ANCHORAGE OF THE EQUIPMENT

PLUMBING PLAN:

EACH PLUMBING PLAN SHALL CONTAIN THE FOLLOWING INFORMATION:

- LOCATION OF SOIL STACK & VENT LINES INDICATING SIZE, MATERIAL & SLOPE; SOIL STACK & VENT LINE POINT OF CONNECTION
- LOCATION OF GAS PIPING INDICATING SIZE, CUBIC FEET PER HOUR AT EACH OUTLET AND LENGTH FROM METER TO THE LAST OUTLET; POINT OF CONNECTION TO EXISTING GAS LINE
- LOCATION OF WATER PIPING INDICATING SIZE AND MATERIAL; FIXTURE UNIT AT EACH OUTLET; LENGTH FROM THE METER TO THE LAST OUTLET
- LOCATION, TYPE AND SIZE OF WATER HEATER, COMBUSTION AIR AND FLUE

MECHANICAL PLANS:

EACH MECHANICAL PLAN SHALL CONTAIN THE FOLLOWING INFORMATION:

- LOCATION OF EQUIPMENT UNITS (ROOF OR INTERIOR)
- EQUIPMENT SCHEDULE
- SIZE OF DUCTS AND TYPE OF MATERIAL (CFM & OSA)
- LOCATION OF COMBUSTION AIR-DUCT TO EQUIPMENT
- FIRE DAMPER TYPE AND LOCATION AND DETAILS

ELECTRICAL PLAN:

EACH ELECTRICAL PLAN SHALL CONTAIN THE FOLLOWING INFORMATION:

- LOCATION OF SUBPANELS AND PANEL SCHEDULES
- DUAL LIGHT SWITCHING IN ACCORDANCE WITH TITLE 24
- FIXTURE SCHEDULE
- ASSIGN CIRCUIT TO EACH ITEM AND SHOW PANEL NUMBER
- SINGLE LINE DRAWING SHOWING CONDUIT & CONDUCTOR SIZE, GROUND ELECTRODE TYPE & SIZE, TOTAL CONNECTED LOAD AT THE MAIN SERVICE
- LABEL ALL NEW (N) AND EXISTING (E) CONSTRUCTION, COMPONENTS AND FIXTURES TO DISTINGUISH BETWEEN NEW WORK TO BE DONE AND THE EXISTING WORK

ENERGY CALCULATIONS: (2008 NON-RESIDENTIAL BUILDING ENERGY EFFICIENCY STANDARDS)

- IT IS RECOMMENDED THAT AN ENERGY CONSULTANT BE ENGAGED TO ENSURE COMPLIANCE AND TO EXPEDITE THE APPROVAL PROCESS
- INCORPORATE ALL REQUIRED ENVELOPE, MECHANICAL AND LIGHTING ENERGY CALCULATIONS AND FORMS AS OUTLINED IN THE ENERGY MANUAL
- PROVIDE HEATING AND COOLING LOAD CALCULATIONS
- REFER TO STATE WEBSITE AT www.energy.ca.gov/title24 FOR MORE INFORMATION

NOTE: IF NO CHANGES TO STRUCTURAL, ARCHITECTURAL, PLUMBING, MECHANICAL OR ELECTRICAL ARE PROPOSED, A STATEMENT STATING THAT SHALL APPEAR ON THE PLANS.

OTHER REQUIREMENTS:

- ADDITIONAL INFORMATION MAY BE REQUIRED BY OTHER CITY OR COUNTY AGENCIES IN ORDER TO CONVEY NEEDED INFORMATION RELATIVE TO THE CONSTRUCTION OF YOUR PROJECT. PLEASE FEEL FREE TO CONTACT A BUILDING AND SAFETY PLAN CHECK REVIEWER AT (805) 583-6723 FOR ADDITIONAL ASSISTANCE WITH YOUR PROJECT HERE IN THE CITY OF SIMI VALLEY.

APPLICANT INSTRUCTIONS:

1. DRAW A FLOOR PLAN. THIS PLAN SHOULD INCLUDE ALL NEW AND EXISTING WALLS, DOORS, WINDOWS, AND HALLWAYS. PLAN MUST BE DRAWN TO SCALE AND SHOW DIMENSIONS. REFERENCE THE APPROPRIATE DETAILS TO BE USED.
2. PROVIDE A SITE PLAN SHOWING BUILDING, TENANT IMPROVEMENT LOCATION, HANDICAPPED PARKING, AND PATH OF TRAVEL TO TENANT IMPROVEMENT SPACE.
3. CONTRACTORS MUST SHOW PROOF OF WORKER'S COMPENSATION INSURANCE, POSSES A VALID CALIFORNIA STATE CONTRACTOR'S LICENSE AND A CITY OF SIMI VALLEY BUSINESS LICENSE.
4. THE BUILDING INSPECTION RECORD CARD WILL BE AVAILABLE AT THE TIME OF PERMIT ISSUANCE, AND WILL PROVIDE GUIDELINES FOR REQUIRED INSPECTIONS.
5. A SEPARATE PERMIT IS REQUIRED FROM THE VENTURA COUNTY FIRE DEPARTMENT FOR ALTERATION OF THE AUTOMATIC FIRE SPRINKLER SYSTEM. NEW PARTITION WALLS MAY REQUIRE FIRE DEPARTMENT APPROVAL DUE TO CHANGE IN SPRINKLER LAYOUT.
6. THE GENERAL CONTRACTOR OR BUILDING OWNER CAN OBTAIN A BUILDING PERMIT BY SUBMITTING THREE COPIES OF THE COMPLETED PLAN AND PAYING THE APPLICABLE FEES. THE TENANT MAY OBTAIN THE BUILDING PERMIT ONLY WITH A NOTARIZED LETTER FROM THE BUILDING OWNER. ELECTRICAL, PLUMBING AND MECHANICAL PERMITS MAY BE TAKEN OUT ONLY BY A LICENSED GENERAL OR APPROPRIATE SPECIALTY CONTRACTOR, NOT THE OWNER OR TENANT.
7. A SEPARATE APPROVAL IS REQUIRED FOR FOOD SERVICE ESTABLISHMENTS FROM THE VENTURA COUNTY ENVIROMENTAL HEATH DIVISION.
8. IF THE PROJECT IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE, THE OWNER OF THE PROPERTY AND THE CONTRACTOR SHALL COMPLETE AND SIGN THE "FLOODPLAIN COST ESTIMATING FORM" TO DETERMINE WHETHER PROJECT IS EXEMPT FROM THE FLOOD HAZARD ZONE REQUIREMENTS.

PROJECT DATA:

PROJECT ADDRESS: _____

TENANT'S NAME: _____

TENANT'S PHONE NUMBER: _____

APPLICANT'S NAME: _____

APPLICANT'S PHONE NUMBER: _____

ASSESSOR'S PARCEL NUMBER (APN): _____

NUMBER OF STORIES: _____

TYPE OF CONSTRUCTION: _____

SPRINKLERS: YES / NO

EXISTING USE: _____

PROPOSED USE: _____

OCCUPANCY GROUP: _____

OCCUPANT LOAD: _____

BUILDING FLOOR AREA:

TENANT SPACE FLOOR AREA: _____ SQ. FT.

TOTAL BUILDING FLOOR AREA: _____ SQ. FT.

GENERAL NOTES:

- AN OCCUPANT LOAD EXCEEDING 49 FOR A STORE OR OFFICE AREA REQUIRES TWO EXITS. EXITS SHALL BE SEPARATED BY ONE-HALF (1/3 FOR SPRINKLERED BUILDINGS) THE MAXIMUM DIAGONAL OF THE AREA SERVED, MEASURED IN A STRAIGHT LINE. (CBC TABLE 1004.1.1 AND SEC. 1015.2.1)
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. (CBC SEC. 1006.1 & 1006.2)
- THE MEANS OF EGRESS ILLUMINATION AND EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CHAPTER 27. (CBC SEC. 1006.3 & 1011.5.3)
- 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 OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR 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 WHEN BUILDING IS OCCUPIED". ALL OTHER EXIT DOORS SHALL BE EQUIPPED WITH A COMPLYING LOCK OR LATCH. (CBC SEC. 1008.1.9.3)
- EXIT SIGNS SHALL BE INSTALLED AT REQUIRED EXIT DOORS. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 lUX). INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC SEC. 1011)
- TACTILE EXIT SIGNS ARE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC SEC. 1011.3)
  a. EACH GRADE-LEVEL EXTERIOR EXIT DOOR IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT"
  b. 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"
- TWO EXITS ARE REQUIRED WHEN THE COMMON PATH OF EGRESS TRAVEL EXCEEDS 75 FEET (100 FEET IF THE BUILDING IS SPRINKLERED). (CBC SEC. 1014.3)
- THE TOP OF COUNTERS SHALL BE 28 INCHES TO 34 INCHES FROM THE FLOOR. THIS CAN BE ACCOMPLISHED AT A SECTION OF COUNTER THAT IS AT LEAST 36 INCHES LONG. (CBC SEC. 1122B.4)
- CORRIDORS AND HALLWAYS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAT 44" IN WIDTH. CORRIDORS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36" IN WIDTH. (CBC SEC. 1133B.3.1)
- WALKS AND SIDEWALKS SHALL BE A MINIMUM OF 48" IN WIDTH. SLOPE OF WALKS AND SIDEWALKS IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) AND SURFACE CROSS SLOPES SHALL NOT EXCEED ONE UNIT VERTICAL IN 50 UNITS HORIZONTAL (2% SLOPE). (CBC SEC. 1133B.7)
- WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE. (CBC SEC. 1133B.8.5)
- OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6". TOILET ROOMS AND STORAGE ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". (CBC SEC. 1208.2)
- GLAZING IN SWINGING DOORS, GLAZING WITHIN 2' OF VERTICAL EDGE OF A CLOSED DOOR AND GLAZING WITHIN 18" OF THE ADJACENT WALKING SURFACE SHALL BE TEMPERED. EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2406.4 SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS. (CBC SEC. 2406)
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY CBC SEC. 3306.

STATEMENT & ACKNOWLEDGEMENT OF ACCURACY:

I AM THE DESIGNER RESPONSIBLE FOR THIS TENANT IMPROVEMENT PROJECT AND HAVE INSPECTED THE EXISTING FIELD CONDITIONS AND CONFIRM THAT THE INFORMATION SHOWN ON THESE PLANS IS ACCURATE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT A CITY BUILDING INSPECTOR WILL ISSUE A "CORRECTION NOTICE" IF THE PLANS DO NOT REFLECT THE ACTUAL FIELD CONDITIONS RESULTING IN SIGNIFICANT DELAYS AND ADDED COST TO THE PROJECT.

RESPONSIBLE DESIGNER (PRINT NAME): _____

SIGNATURE: _____ DATE: _____

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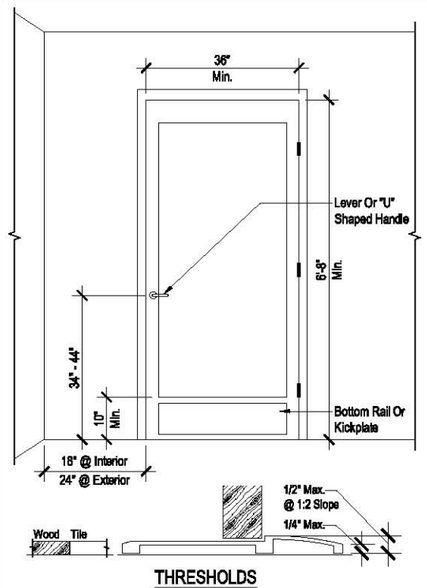


THRESHOLDS

DOOR TYPE
- Doors shall be capable of opening at least 90 degrees and shall be mounted so that the clear width of exit way is not less than 32" measured between the face of the door and the opposite stop.
- Minimum 10" high smooth surface at door bottom, either attached panel or bottom rail except an automatic or sliding doors.

HARDWARE
- Openable from inside without use of key or special knowledge.
- Operable by single effort lever-type device (not requiring grasping)
- Mounted 34"-44"
- Maximum 5 lbs. effort to operate exterior door, 5 lbs. for interior.

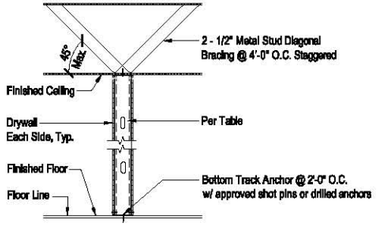
THRESHOLD
- 1/2" maximum total height with 1/4" maximum vertical change at edge.
- 1 unit vertical to 2 units horizontal maximum bevel allowed.

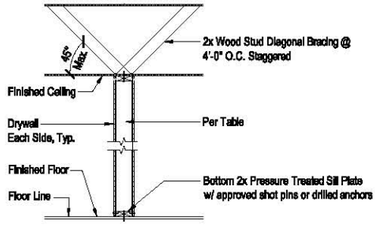
MANEUVERING CLEARANCE
- Level area (2% maximum slope in any direction) at doors shall have a length in the direction of door swing of at least 60" and the length in the opposite direction of the door swing of 48".
- Level area on the side to which the door swings shall extend 24" past the strike edge for exterior doors and 18" past the strike edge for interior doors. Level area on the side to which the door swings away shall extend 12" past the strike edge if the door is equipped with both a latch and a closer.

BUILDING ENTRANCE (CBC Sec. 1117B.5.8.1.2)
- All building entrance(s) shall be identified by a standard sign with the international Symbol of Accessibility with additional direction signs at junctions, to be visible to persons along approaching pedestrian ways. Show location on plan. The symbol shall be a white figure on blue background.

DOOR HARDWARE AND THRESHOLDS
(CBC SECTION 1133B.2)

- 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 struture above. Bracing is required where the horizontal span (perpendicular to the plane pf the wall) is 8' or greater from support to support. Maximum distance from top of partition to structure above is 8'.





25 GAGE STEEL STUDS-
Maximum Height

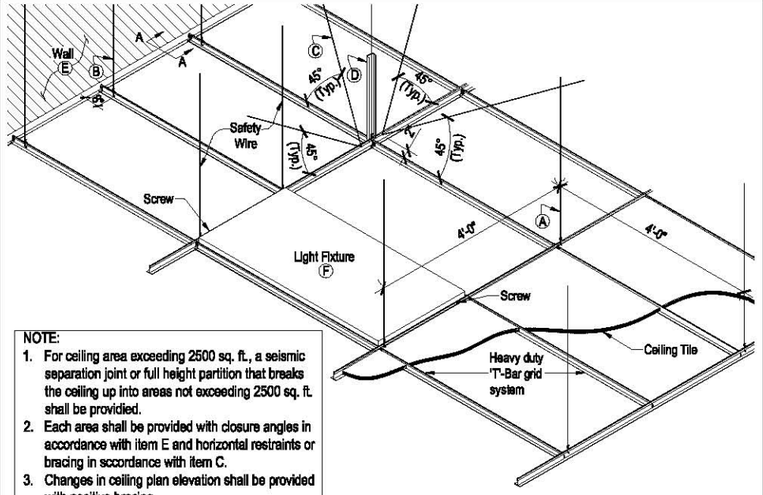
STUD SPACING (In.)	STUD DEPTH (In.)	
	3 5/8"	4"
12	13'-8"	15'-1"
16	12'-5"	13'-8"
24	10'-10"	12'-0"

DOUGLAS FIR #2 WOOD STUDS-
(CBC Table 2308.9.1)

WOOD STUD	MAXIMUM HEIGHT
2x4 @ 24" O.C.	14'-0"
2x6 @ 24" O.C.	20'-0"

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.

NON-BEARING PARTITION FRAMING DETAIL



NOTE:
1. For ceiling area exceeding 2500 sq. ft., a seismic separation joint or full height partition that breaks the ceiling up into areas not exceeding 2500 sq. ft. shall be providied.
2. Each area shall be provided with closure angles in accordance with item E and horizontal restraints or bracing in sccordance with item C.
3. Changes in ceiling plan elevation shall be provided with positive bracing.
4. Sprinkler heads and other penetrations shall have a 2" oversize ring, sleeve, or adapter through the ceiling tile to allow for free movement of at least 1" in all horizontal directions.

Suspended Ceiling Details (limited to 6 feet below structural deck)

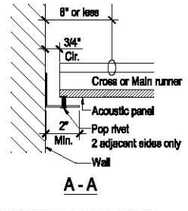
A. MAIN SUPPORTS:
12 gage hanger wires at 4' on center each way

B. PERIMETER WIRES:
12 gage perimeter wires installed within 8" of wall at each main and cross tee to wall juncture. Unless perimeter members are a structural part of the approved system, wall angles or channels shall be considered as aesthetic closures and with no structural value. Ends of main runners and cross members shall be tied together to prevent their spreading. To facilitate installation, main runners and cross runners shall be attched to the perimeter member at two adjacent walls on wach main runner and cross member, CBC, Sec. 803.9.11. Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more shall comply with the following provisions:
- Spacing of vertical hangers shall not exceed 2 ft. on center along the entire length of the suspended ceiling assembly located along the means of egress or at the lobby.
- All lay-in panels shall be secured to the suspension ceiling assembly with two hold-down clips minimum for each tile within a 4-foot radius of the exit lights and exit signs.

C. SEISMIC SPLAY WIRES:
12 gage wires splayed in four directions, 90 degrees apart, parallel to cross and main runners, 45 degrees from horizontal, 12" on center, beginning 6' from each wall. 12 gage wires secured to the main runner within 2" of the cross runner intersection splayed in four directions. Splay wires shall be spread a minimum of 6" from all horizontal piping or duct work.

D. COMPRESSION STRUT:
Compression strut installed at center of seismic sply wires.

E. A minimum wall angle size of at least a two inch horizontal leg shall be used at perimeter walls and interior full height partitions. The first ceiling tile shall maintain 3/4" clear from the finish wall surface.



A - A

F. LIGHT FIXTURE SUPPORT:
12 gage wires attached to main or cross tees within 3" of fixture at each corner. 12 gage safty wires attached to fixture (opposite corners), extending to structure above. Install one screw at opposite corners of fixture to main or cross tees. Electrical wiring shall not be attached to T-bar supporting wires. Use seperate wires.

SUSPENDED CEILING DETAIL
(CBC SECTION 2506.2.1; ASCE7 SECTION 13.5.6.2)

PLUMBING:
- The number of plumbing fixtures provided for this occupancy must meet the requirements of CPC Chapter 4.
- Drainage piping shall be cast iron, galvanized steel, galvanized wrought iron, copper, brass, stainless steel 304 or 316L, schedule 40 ABS DEW, schedule 40 PVC DWV, extra-strength vitrified clay pipe. CPC, Sec. 701.1.1 & 701.1.2.
- Water piping shall be per Table 6-4 CPC, minimum Type L for underground piping and M copper for above ground.
- Provide an approved type pressure regulator set at 80 psi when local water pressure is in excess of 80 psi. CPC. Sec. 608.2.
- Plumbing vents shall terminate not less than 10 feet from or at least 3 feet above any openable window, door opening, air intake or vent shaft, nor less than 3 feet in every direction from any lot line. CPC, Sec. 908.2.
- Water closet bowls used for public use shall be elongated in design and equipped with an open front seat. CPC, Sec. 408.2.
- 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. 1115B.4.1.
- 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. CPC, Sec. 508.2.
- Flush volumes for low-consumption and water-saver water closets and urinals shall be in accordance with applicable standards referenced in Table 14-1 and CPC, Sec. 402.2 & 402.3:
  a. Water closets, either flush tank, or flushometer valve operated, shall have an average consumption of not more than 1.6 gallons per flush.
  b. Urinals shall have an average water consumption of not more than 1.0 gallons per flush.
- All piping shall be supported per CPC, Sec. 314 & Table 3-2.

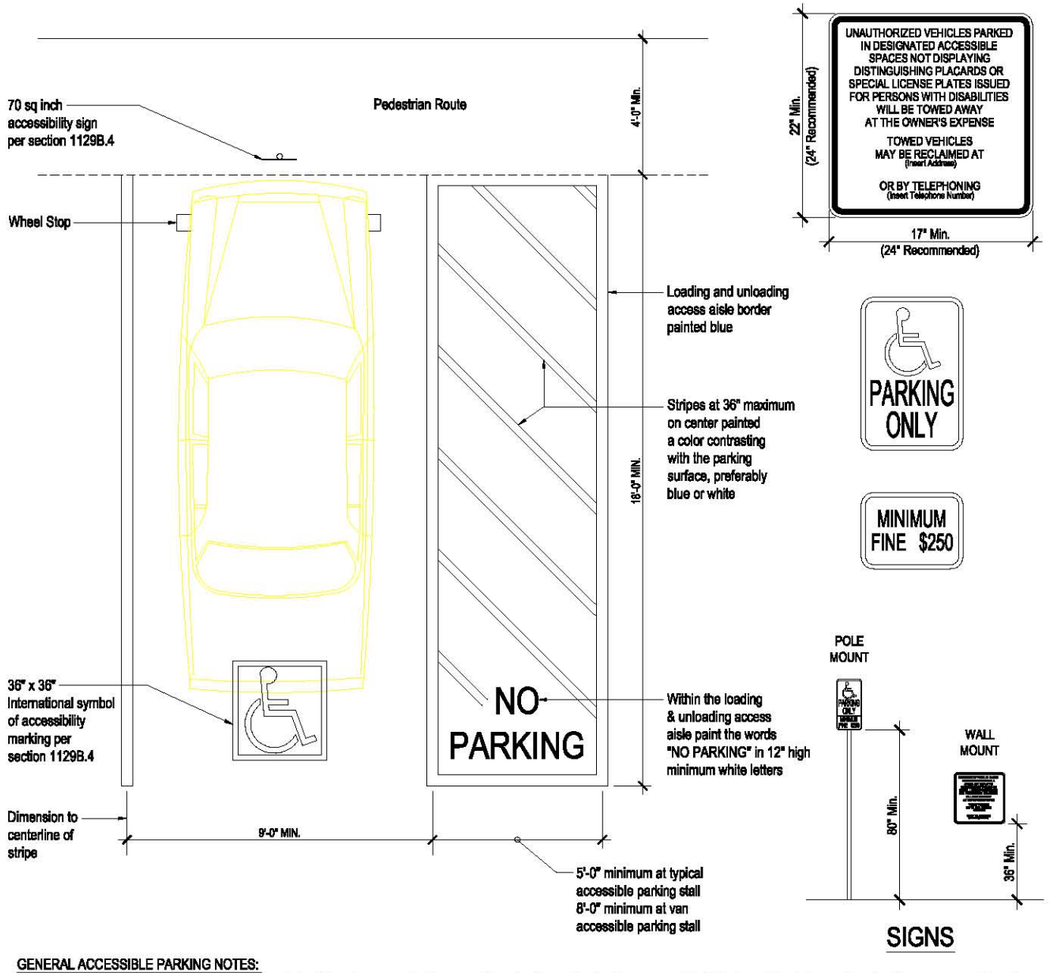
MECHANICAL:
- Buildings shall be provided with natural ventilation per CBC, Sec. 1203.4 or mechanical ventilation per CMC, Sec. 402.3 & 403.0.
- Restrooms shall be provided with exhaust ventilation per CMC, Sec. 403.7 & Table 4-4.
- Condensate from cooling coils and overflow of evaporation coolers shall be collected and discharged to an approved plumbing fixture or disposal area. CMC Sec. 309.1.
- Ducts shall be supported per CMC, Sec. 604.5.
- Ducts shall be sealed to meet the applicable requirements of UL 181, UL 181A, or UL 181B, per CEnC, Sec. 124(a).

ELECRICAL:
- Provide 30" wide by 36" deep clearance in front of the unit panelboard. CEC, Art. 110-26.
- All panelboards and switchboards shall be located in dedicated spaces, protected from damage and placed so as to reduce and minimize the probability of communicating fire to adjacent combustible material per CEC, Art. 110.26(F) & 408.17.
- 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-636.
- The general lighting of any enclosed space 100 square feet or larger in which the connected lighting load exceeds 0.8 watts per square foot, and that has more than one light source (luminaire), shall have multilevel lighting controls. CEnC, 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 WP/GFCI protected maintenance receptacle within 25 feet of all rooftop equipment locations. CEC, Art. 210-63.
- Provide a dedicated 20 amp receptacle for each 12 linear feet of show window. CEC, Art. 210-62.
- Provide a dedicated 20 Amp sign 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. 102(A) &(B), 440.11(D). For cord connected equipment see Art. 440.13.
- Track lighting shall be installed per CEC, Art. 410.101.
- 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" above finished floor measured to the bottom of the box, nor more than 48" above finished floor measured to the top of the box. Switches for lighting, receptacles and HVAC shall be mounted at 48" above finished floor measured to the top of the box.

PLUMBING, MECHANICAL & ELECTRICAL NOTES

TENANT IMPROVEMENT PLAN REQUIREMENTS

THE PURPOSE OF THIS DOCUMENT 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 IS 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 (CBC), 2010 CALIFORNIA PLUMBING CODE (CPC), 2010 CALIFORNIA MECHANICAL CODE (CMC), 2010 CALIFORNIA ELECTRICAL CODE (CEC), 2010 CALIFORNIA FIRE CODE (CFC), 2008 BUILDING ENERGY EFFICIENCY STANDARDS AND ALL OTHER FEDERAL, STATE, AND LOCAL REGULATIONS AND ORDINANCES.

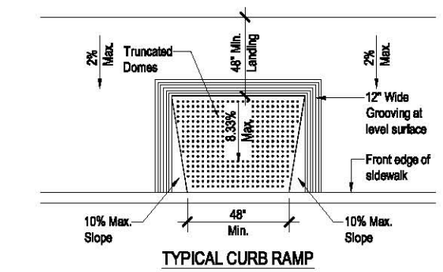


SIGNS

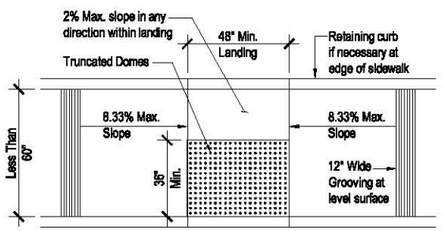
GENERAL ACCESSIBLE PARKING NOTES:

1. One in every eight accessible parking spaces, but not less than one, shall be served by a loading and unloading access aisle 96 inches wide minimum placed on the passenger side of the vehicle and shall be designated van accessible.
2. Wheelchair users must not to be forced to go behind parked cars other than their own to access an adjoining accessible route.
3. Access aisles (loading/unloading area) shall be provided on the passenger side of the vehicle and must connect to an accessible path of travel to the facility.
4. The maximum surface slope within the disabled parking space and adjacent access aisle may not exceed 2% in any direction.
5. Curb ramps may not encroach into the required dimensions of disabled parking spaces or adjacent access aisles.
6. A parking bumper is required when no curb or barrier is provided which will prevent encroachment of cars over the adjoining accessible route.
7. The loading and unloading access aisle shall be marked by a border painted blue. Within the blue border, hatched lines of a maximum of 36" o.c. shall be painted a color contrasting with the parking surface, preferably blue or white.
8. 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.
9. 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 17" by 22" in size with lettering not less that 1" in height, which clearly and conspicuously states the following:
   "Unauthorized vehicles parked in designed 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 Simi Valley Police Department or by telephoning (805) 583-6950."

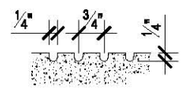
ACCESSIBLE PARKING
(CBC SECTION 1129B)



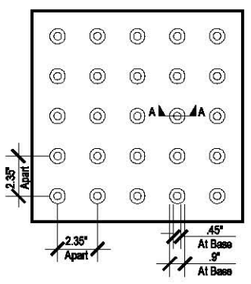
TYPICAL CURB RAMP



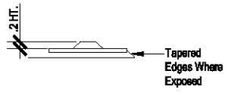
CURB RAMP WHERE SIDEWALK IS LESS THAN 60"



GROOVING DETAIL

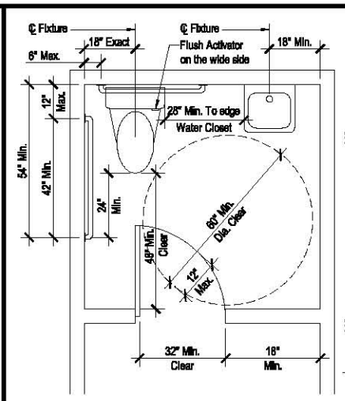


TRUNCATED DOMES



TYPICAL SECTION A-A

CURB RAMP DETAIL
(CBC SECTION 1127B.5)



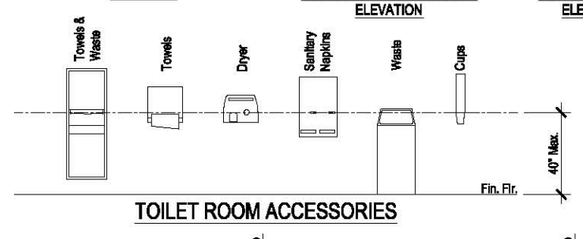
PLAN VIEW

ACCESSIBLE WATER CLOSET ELEVATION

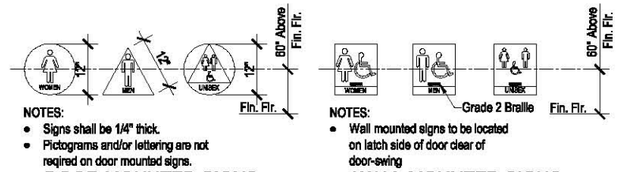
ACCESSIBLE URINAL ELEVATIONS

NOTES:

- Toilet tissue dispensers that control delivery or that do not permit continous paper flow shall not be used.
- Toilet room floors shall have a smooth, hard, non-absorbent surface such as portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 6". Walls within water closet compartments and walls within 24" of the front & sides of urinals shall be similarly finished to a height of 48".
- Flush controls must be operable with one hand and shall not require tight grasping, pinching or twisting. The force required to activate controls shall be no greater than 5 pound-force (lbf).
- Clear floor space of 30" wide x 48" in front of urinal must be provided for forward approach.



TOILET ROOM ACCESSORIES



NOTES:

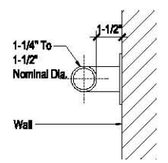
- Signs shall be 1/4" thick.
- Pictograms and/or lettering are not reqired on door mounted signs.

DOOR MOUNTED SIGNS

NOTES:

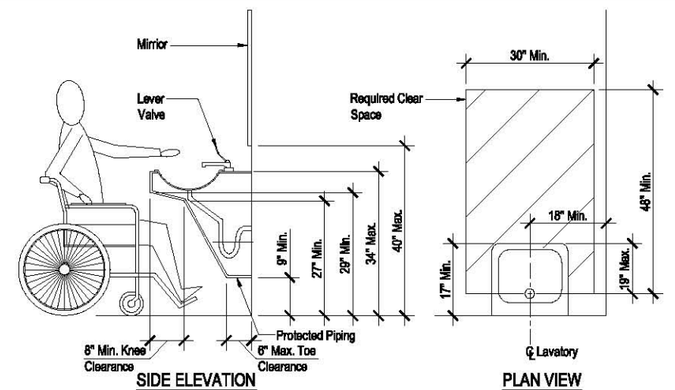
- Wall mounted signs to be located on latch side of door clear of door-swing

WALL MOUNTED SIGNS



GRAB BAR SECTION

SINGLE-ACCOMMODATION TOILET FACILITY
(CBC SECTION 1115B)



SIDE ELEVATION

PLAN VIEW

NOTES:

- Hot water and drain pipes shall be insulated. There shall be no sharp or abrasive surfaces under lavatories.
- Faucet handles shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf.
- Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40" from the floor.

ACCESSIBLE LAVATORY
(CBC SECTION 1115B.4.3)