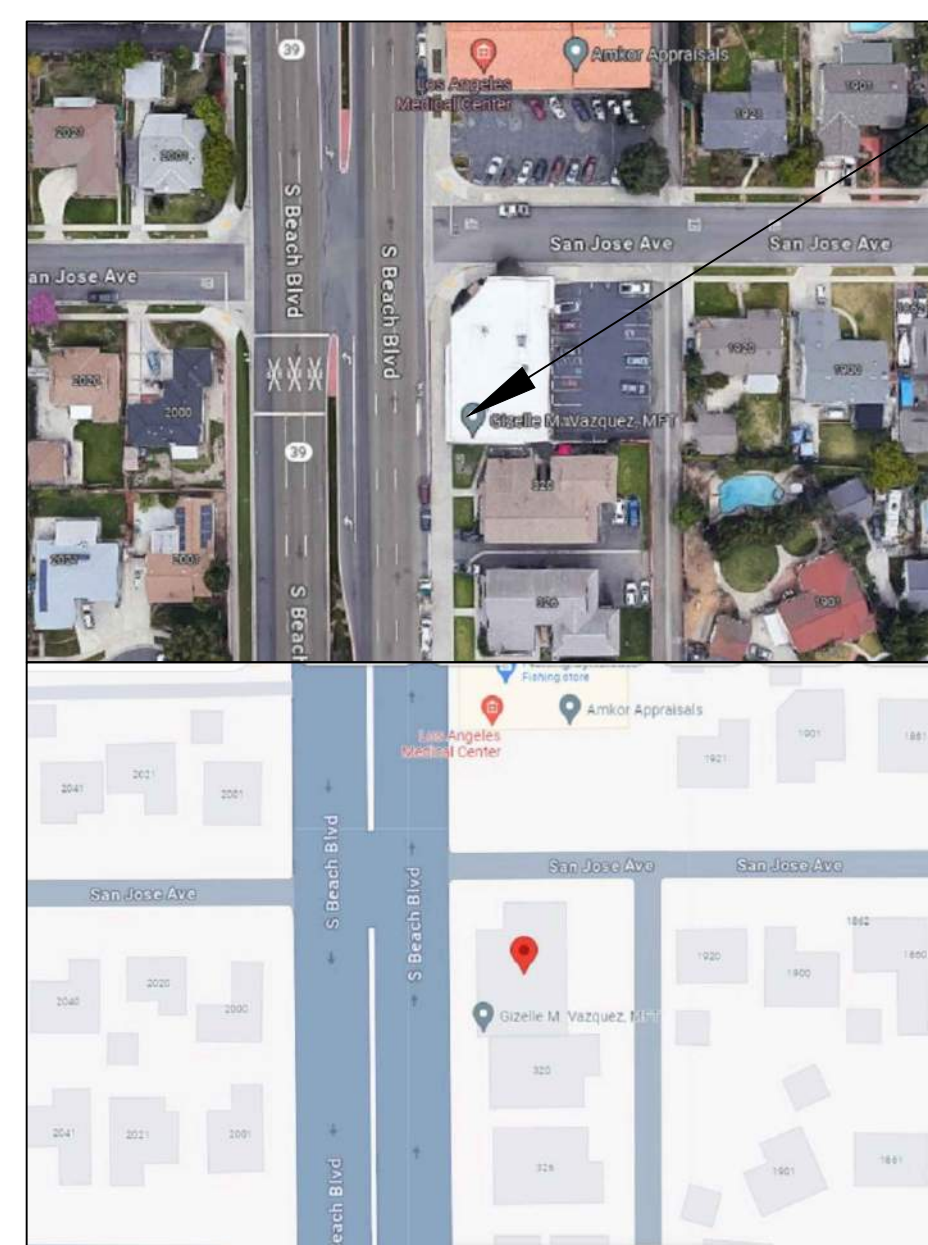


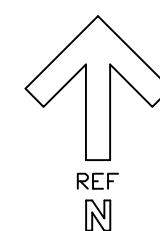
**GENERAL NOTES:**

1. WORK PERFORMED SHALL COMPLY WITH THE CURRENT APPLICABLE CODES. SEE TABLE:
  - 1.1. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
  - 1.2. STANDARD SPECIFICATIONS OF A.S.T.M.
  - 1.3. AMENDMENTS BY THE LOCAL JURISDICTION
2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS. NOTES AND DIMENSIONS TAKES PRECEDENCE OVER SCALING OF THE DRAWING. EACH CONTRACTOR OR SUB-CONTRACTOR SHALL REPORT TO PROJECT OWNER AND ARCHITECT ALL CONDITIONS WHICH PREVENT THE PROPER EXECUTION OF THEIR WORK.
3. TYPICAL DETAILS AND SPECIFICATIONS ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT OTHERWISE SHOWN.
4. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON PROJECT.
5. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OR ALLOWABLE FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ARCHITECT IN WRITING FOR INTERPRETATION OR CLARIFICATION
6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA GREEN BUILDING STANDARDS (CGBS) SECTION 4.504.2
  - 6.1. PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS
  - 6.2. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS
  - 6.3. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED
  - 6.4. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS
  - 6.5. 80% OF FLOOR AREA CONTAINING RESILIENT FLOORING SHALL COMPLY WITH VOC EMISSION LIMITS PER THE COLLABORATIVE FOR HIGH-PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM
  - 6.6. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION.

**VICINITY MAP**



**PROJECT LOCATION**



# 300 S. Beach #A,B,C - T.I. FOR CHILD CARE

300 S. BEACH BLVD LA HABRA, CA 90631

**PROPERTY INFORMATION**

ADDRESS: 300 S BEACH BLVD LA HABRA, CA      ZONE: R-4  
 NUMBER OF STORIES: 1  
 FIRE SPRINKLER: NO  
 LEGAL DESCRIPTION: TR 3335 LOT 2 N 30 FT      TYPE OF CONSTRUCTION: VB  
 PREVIOUS OCCUPANCY: B  
 THEREOF (LOT 3)      PROPOSED OCCUPANCY : E

Assessment No. 018-131-06  
 Lot Number 2  
 Legal Start Date 10/31/1957  
 Doc. No. MM 101/27-29  
 Map No. TR 3335

LOT AREA: 12,560 SF  
 BUILDING AREA: 5,628 SF

**SCOPE OF WORK**

1. COMBINE ROOMS BY REMOVING PARTITIONS TO MAKE (7) CLASS ROOMS FOR CHILD CARE.
2. CREATE A 1,600 SF PLAYGROUND AT THE PARKING LOT.
3. ADD 1 BATHROOM, REPLACE (2) URINALS WITH (2) TOILETS.
4. NO CHANGES OF MECHANICAL SYSTEM. ELECTRICAL WORK TO REPAIR ONLY. MEP PERMITS WILL BE PULLED SEPARATELY.

**GOVERNING BUILDING CODES**

2022 CBC, 2022 CPC, 2022 CEC, 2022 CMC  
 2022 CALIFORNIA ENERGY CODE  
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
 CITY OF LA HABRA CODE OF ORDINANCES  
 CITY OF LA HABRA AMENDMENTS

**CONTACT INFORMATION**

**OWNER**  
 Manoja Weerakoon  
 manojaw01@gmail.com  
 626-224-5259

**ARCHITECT**  
**JYL ARCHITECT**  
 2120 S. WATSON ST  
 LA HABRA, CA 90631  
 TEL: 562-665-6390  
 JYLEEARCHITECT@GMAIL.COM

**PLUMBING FIXTURE AND OCC.LOAD CALCULATION**

OCCUPANT LOAD CALCULATION				PLUMBING FIXTURE CALCULATION cpc 422.1			
ROOM NAME	AREA (SF)	OCC. FACTOR	occ. load	E Educational occupancy		FOR STUDENT USE	
				MALE	FEMALE		
classroom 1	602	35	18				
classroom 2	178	35	2				
classroom 3	443	35	13				
classroom 4	212	35	6				
classroom 5	286	35	8				
classroom 6	577	35	16				
classroom 7	107	35	3				
PANTRY	46	150	1				
OFFICE 1	83	150	1				
OFFICE 2	170	150	1				
LOBBY 1	240	15	16				
LOBBY 2	121	15	8				
<b>TOTAL</b>			<b>93</b>				

PLUMBING FIXTURE BREAKDOWN				
	REQ.	PROVIDED	REQ.	PROVIDED
WATER CLOSET		1	3	2
URINAL				3
LAVATORY	1	1	1	2


**PARKING**

REQUIRED PARKING SPACES: 10  
 PROVIDED PARKING SPACES: 10  
 1 VAN ACCESSIBLE, 9 STANDARD


**DRAWING INDEX**

- CS- COVER SHEET
- A1- EXISTING SITE PLAN
- A2- PROPOSED SITE PLAN
- A3- EXISTING FLOOR PLAN
- A4- PROPOSED FLOOR PLAN
- A5- EXIT EGRESS PLAN
- A6- ACCESSIBILITY REFERENCE 1
- A6.1- ACCESSIBILITY REFERENCE 2

General Notes



**JYL Architect**  
ADU Specialist



No.	Revision/Issue	Date

Firm Name and Address

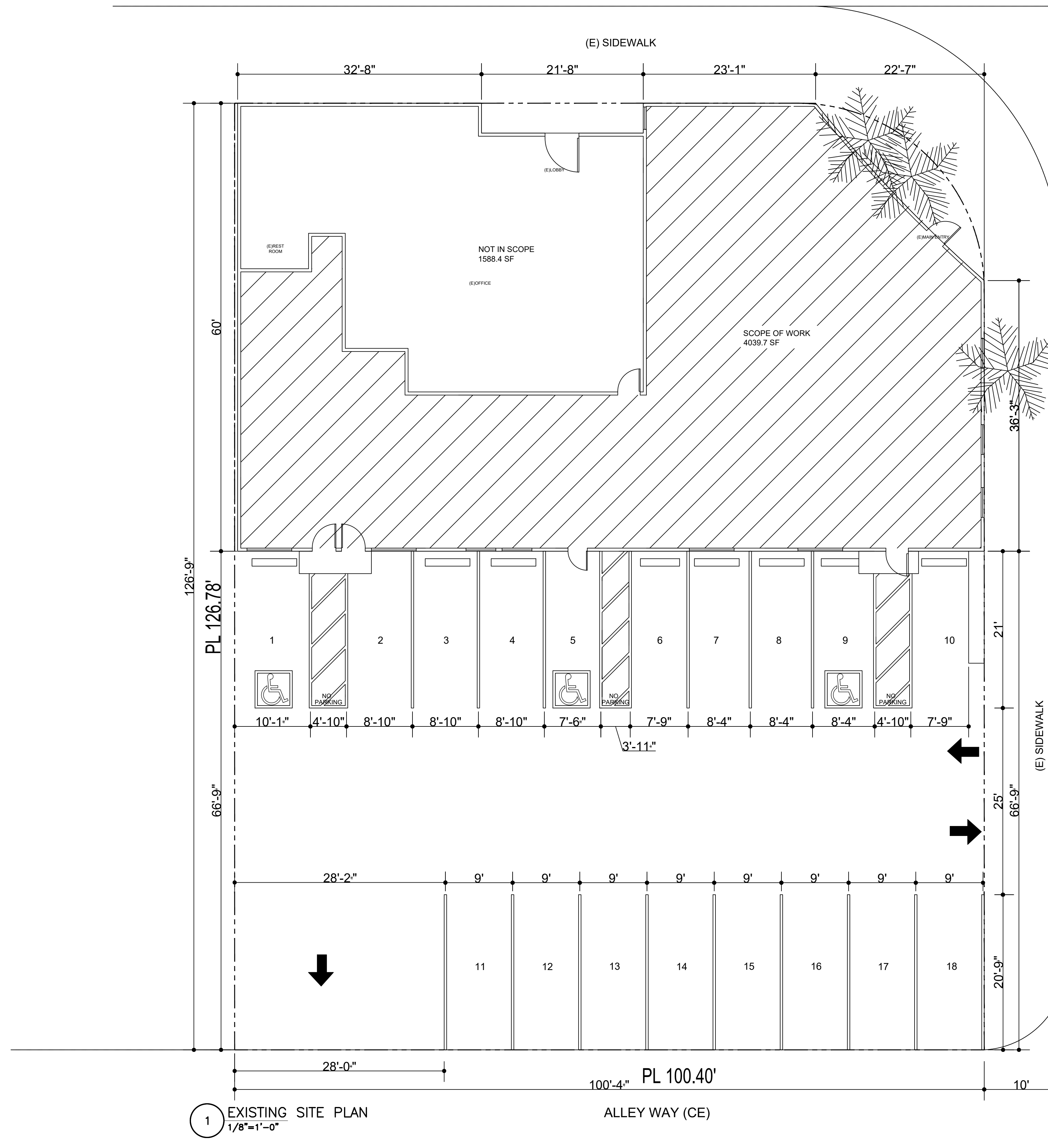
**JYL Architect**  
 2120 S Watson St.  
 La Habra, CA 90631  
 562-665-6390

Project Name and Address

Weerakoon'S SCHOOL  
 300 S Beach Blvd  
 La Habra, CA  
 90631

Project Weerakoon'S SCHOOL	Sheet CS
Date 7/11/2024	
Scale As Noted	

S BEACH BLVD



1 EXISTING SITE PLAN  
1/8"=1'-0"

General Notes



**JYL Architect**  
ADU Specialist



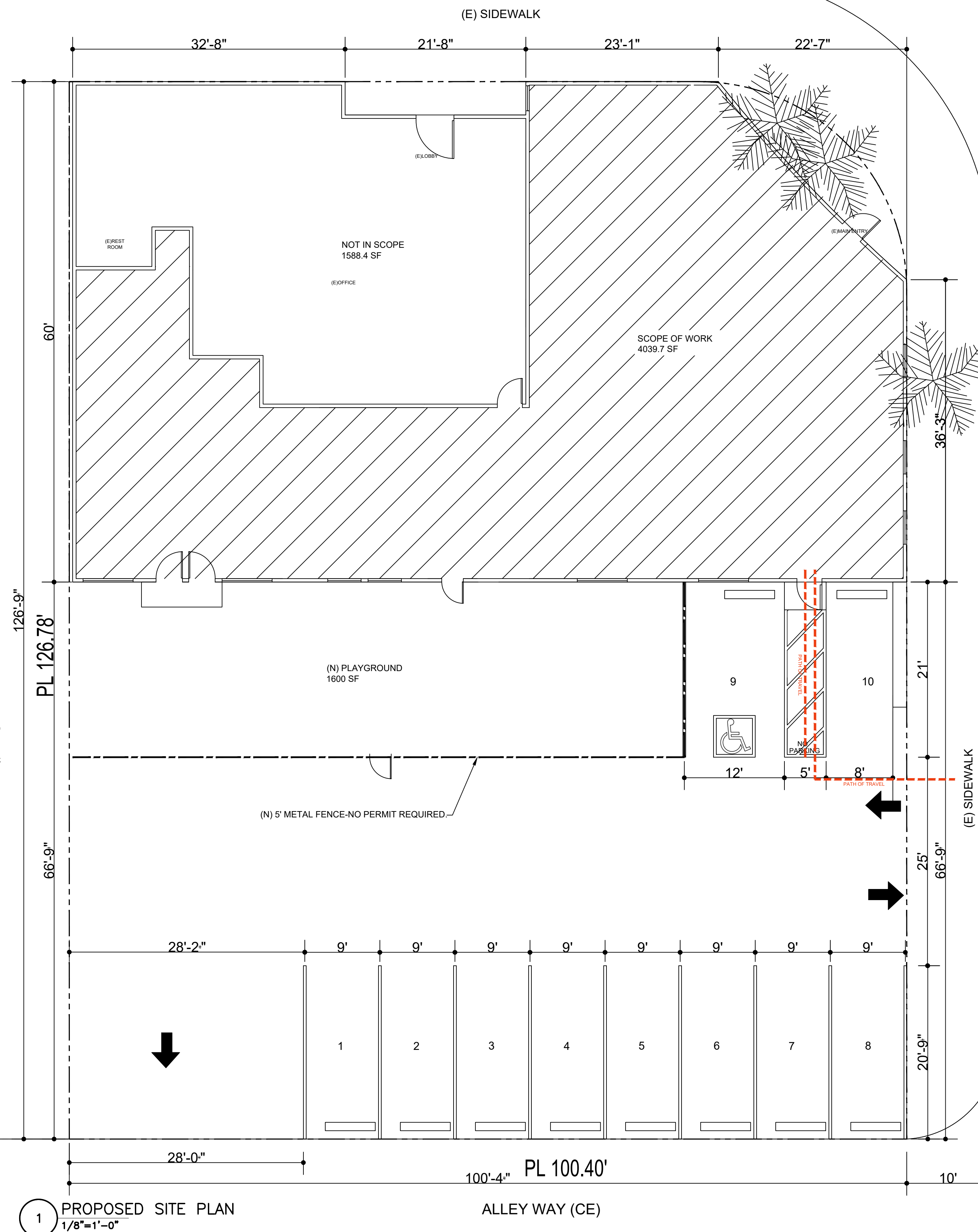
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**JYL Architect**  
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 562-665-6390

Project Name and Address  
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 3000 S Beach Blvd  
 La Habra, Ca  
 90631

Project Weerakoon's SCHOOL	Sheet A1
Date 7/11/2024	
Scale As Noted	

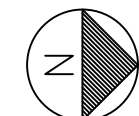
S BEACH BLVD



- The Path of Travel (P.O.T) as verified by the project architect, is:
- a) A common barrier free accessible route from the public sidewalk and from the nearest disabled parking spaces through the primary entrance of the building to the specific area of alteration or addition and into the accessible toilets serving the alteration or addition,
  - b) At least 48" wide without any abrupt vertical changes exceeding 1/2" beveled at 1:2 maximum slope, except that level changes do not exceed 1/4" vertical,
  - c) The path surface is slip resistant, stable, firm and smooth,
  - d) Passing spaces at least 60"x60" are located not more than 200' apart,
  - e) Continuous gradients have 60" level areas not more than 400' apart,
  - f) Cross slope does not exceed 2%,
  - g) Slope in the direction of travel is less than 5% unless otherwise indicated as a ramp,
  - h) Maintain POT free of overhanging obstructions to 80" minimum, protruding objects greater than 4" projection from wall or edge and 27" above finish grade

1 PROPOSED SITE PLAN  
1/8"=1'-0"

SAN JOSE AVE



General Notes



**JYL Architect**  
ADU Specialist

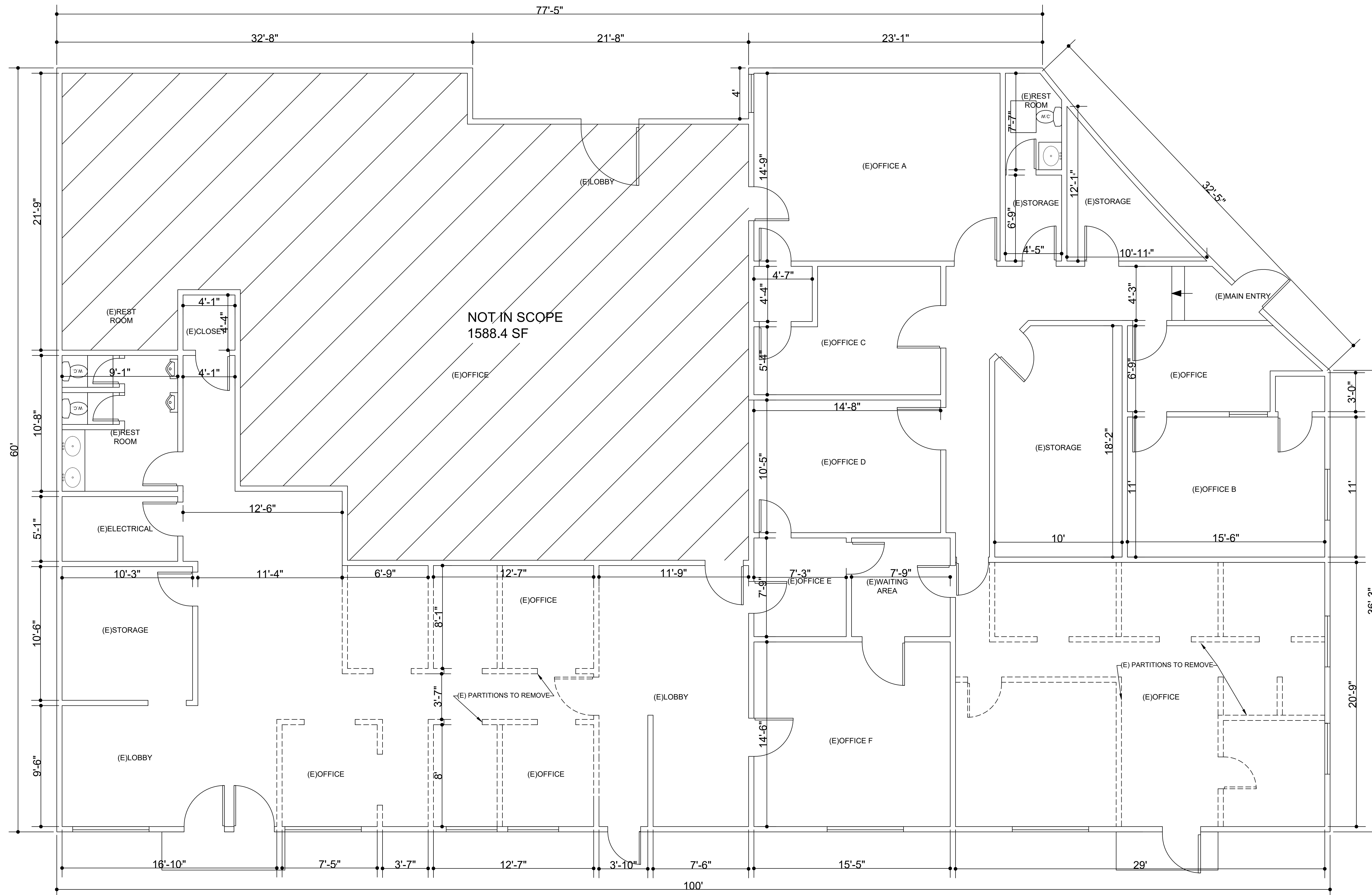


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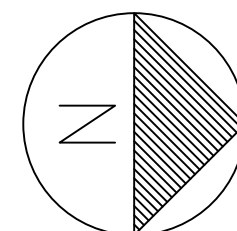
Firm Name and Address  
**JYL Architect**  
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 562-665-6390

Project Name and Address  
 Weerakoon's SCHOOL  
 3000 S Beach Blvd  
 La Habra, Ca  
 90631

Project Weerakoon's SCHOOL	Sheet A2
Date 7/11/2024	
Scale As Noted	



**1** EXISTING FLOOR PLAN  
SCALE: 1/4"=1'-0"



General Notes



**JYL Architect**  
ADU Specialist

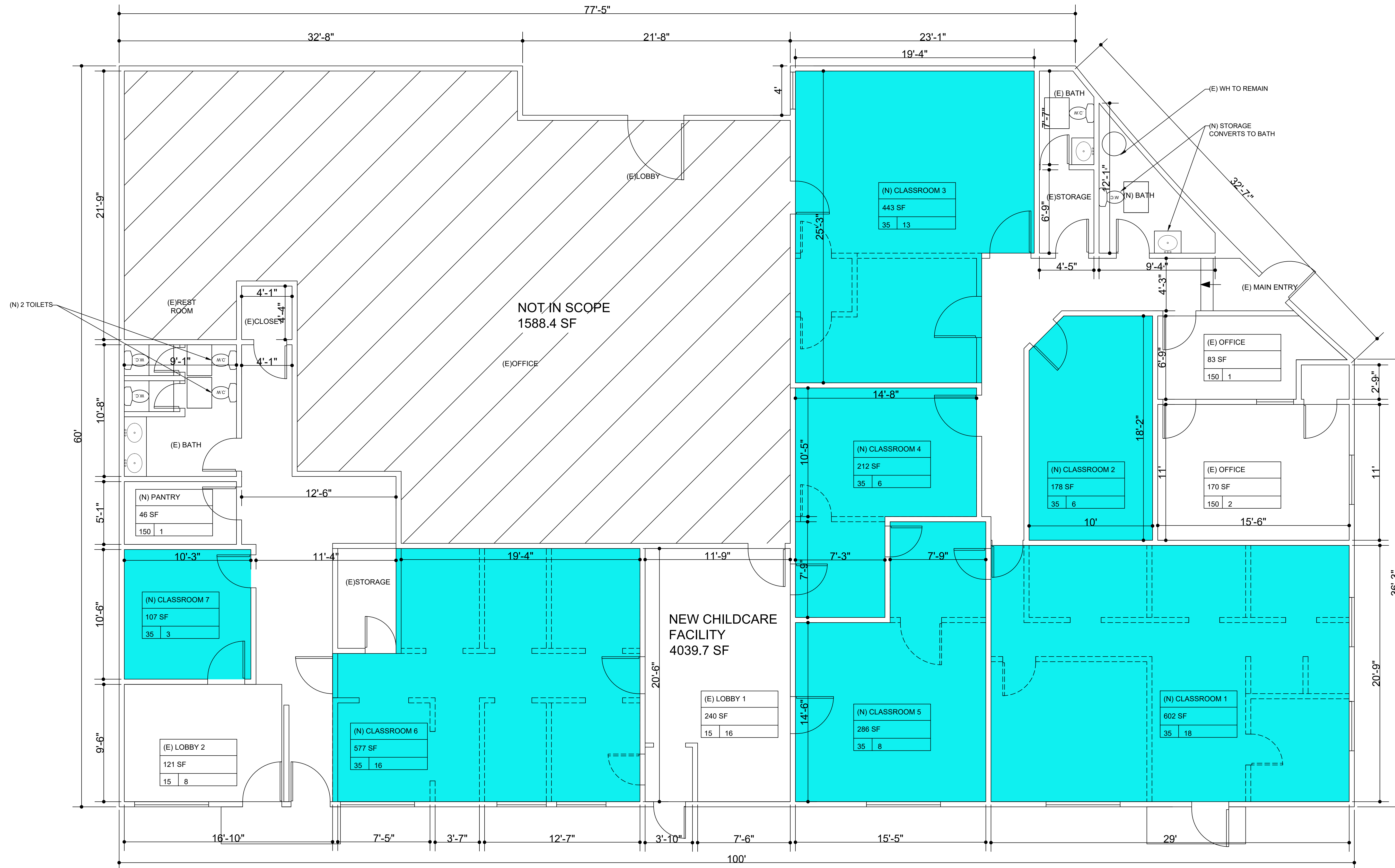


No.	Revision/Issue	Date

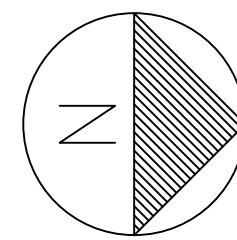
Firm Name and Address  
**JYL Architect**  
 2120 S Watson St.  
 La Habra, CA 90631  
 562-665-6390

Project Name and Address  
 Weerakoon's SCHOOL  
 300 S Beach Blvd  
 La Habra CA  
 90631

Project Weerakoon's SCHOOL	Sheet A3
Date 7/11/2024	
Scale As Noted	



**1 PROPOSED FLOOR PLAN**  
SCALE: 1/4"=1'-0"



General Notes



**JYL Architect**  
ADU Specialist

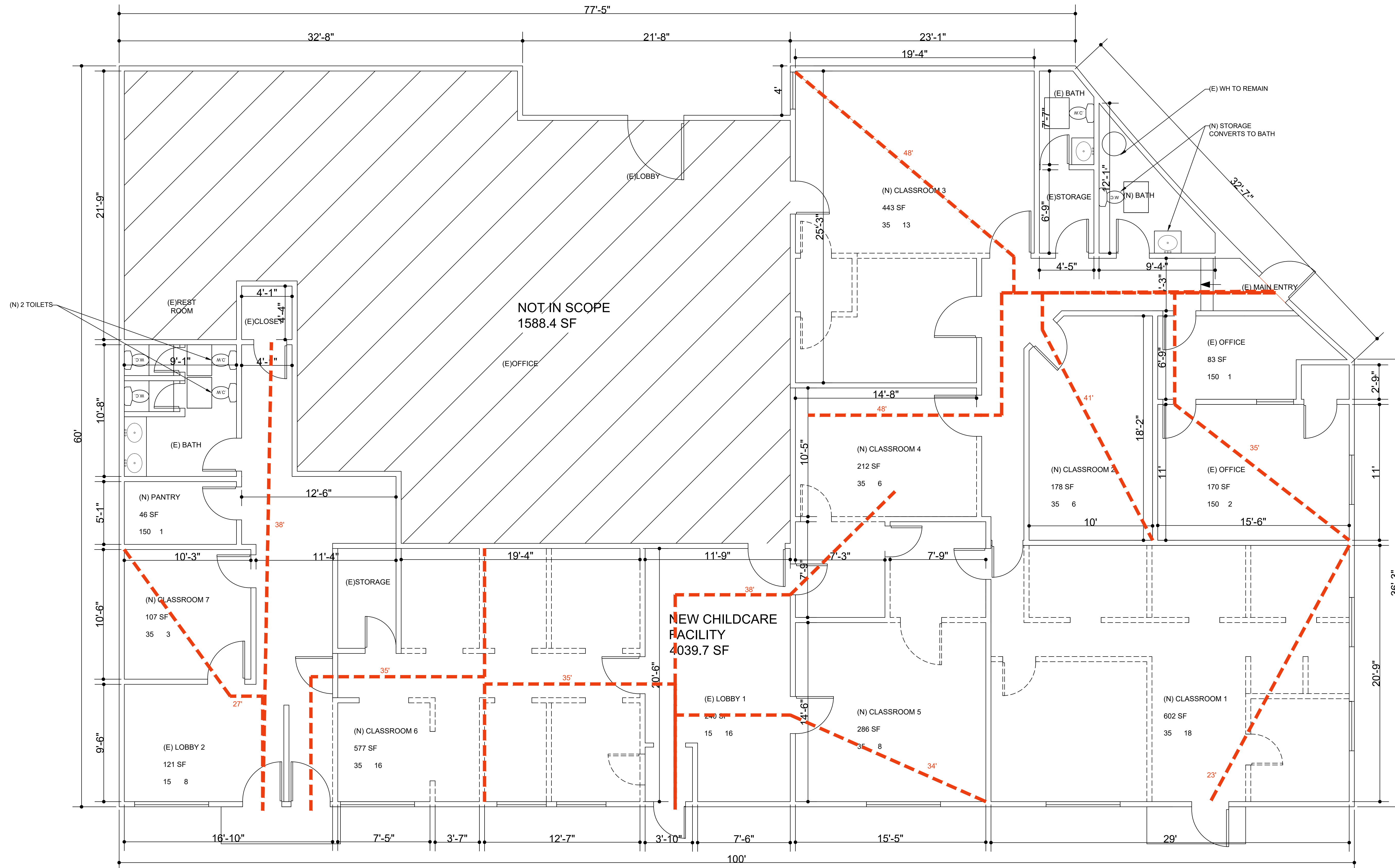


No.	Revision/Issue	Date

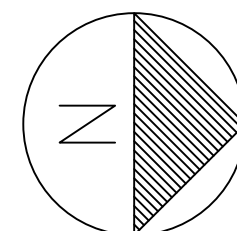
Firm Name and Address  
**JYL Architect**  
 2120 S Watson St.  
 La Habra, CA 90631  
 562-665-6390

Project Name and Address  
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 300 S Beach Blvd  
 La Habra CA  
 90631

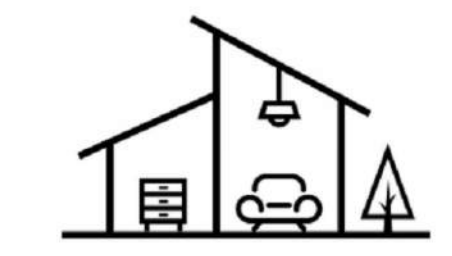
Project Weerakoon's SCHOOL	Sheet A4
Date 7/11/2024	
Scale As Noted	



**1** EGRESS PLAN  
SCALE: 1/4"=1'-0"



General Notes



**JYL Architect**  
ADU Specialist



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 2120 S Watson St.  
 La Habra, CA 90631  
 562-665-6390

Project Name and Address  
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 300 S Beach Blvd  
 La Habra CA  
 90631

Project Weerakoon's SCHOOL	Sheet A5
Date 7/11/2024	
Scale As Noted	

**Purpose:** The Los Angeles Department of Building and Safety is providing this typical Disabled Access Standard Details & Notes for Commercial Buildings ("Standard Details & Notes") as a supplement to construction drawings in order to assist the public, architect and/or engineer in preparing their construction documents for the building permit process. It covers general requirements and does not define which accessibility features are required. The approved set of plans will identify which accessibility features are required to be constructed and complied with the disabled access requirements. The use of this Standard Details & Notes does not waive the requirements of providing disabled access plans and details that are specific to the job. It is the responsibility of the owner, architect and/or engineer to show compliance to the current Los Angeles Building Code requirements. Any modification to the Standard Details & Notes shall be only done by the Department. If there are any discrepancy or conflict in the Standard Details & Notes with the current Los Angeles Building Code, the current Los Angeles Building Code shall prevail.

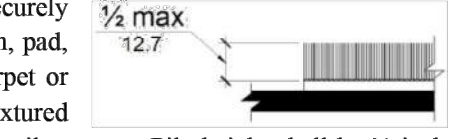
**EXISTING BUILDINGS AND FACILITIES**

For projects where the adjusted construction cost of alterations, structural repairs, or additions to the existing buildings or facilities within three years of the original alteration does not exceed a valuation threshold of \$161,298.00, the cost of compliance with Section 11B-202.4 (Path of Travel Requirements) of the 2017 LABC shall be limited to 20% of the adjusted construction cost of alterations, structural repairs or additions. Refer to Information Bulletin P/BC 2017-076 for more details.

**DIVISION 3 – BUILDING BLOCKS**

**A. [11B-302] FLOOR OR GROUND SURFACES**

- Floor and ground surfaces shall be stable, firm, and slip resistant. [11B-302.1]
- Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inches maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. [11B-302.2]
- Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimensions perpendicular to the dominant direction of travel. [11B-302.3]

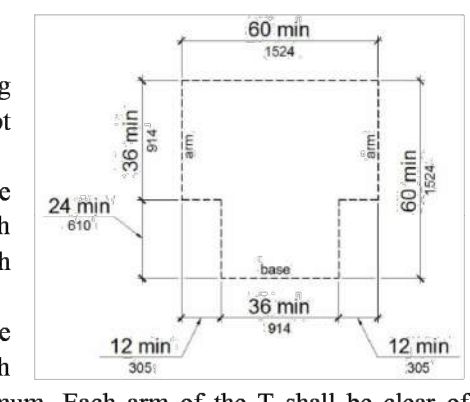


**B. [11B-303] CHANGES IN LEVEL**

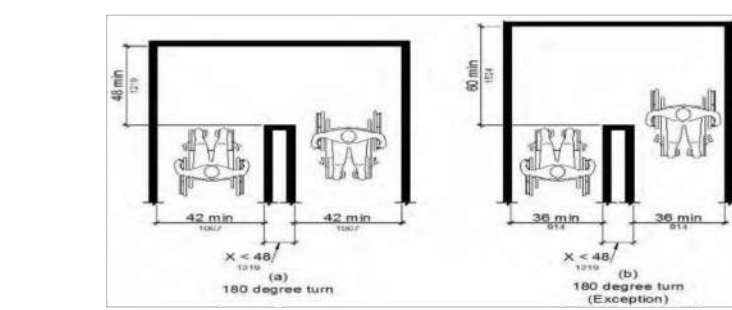
- Vertical changes in level of 1/2 inch high maximum shall be permitted without edge treatment. Beveled changed in level between 1/4 inch high (minimum) to 1/2 inch high (maximum) with a slope not steeper than 1:2. [11B-303.2 and 11B-303.3]

**C. [11B-304] TURNING SPACE**

- Floor or ground surfaces of a turning space shall be level with slopes not steeper than 1:48. [11B-304.2]
- Circular turning space shall be a space of 60 inches diameter minimum with knee and toe clearance complying with Section 11B-306. [11B-304.3.1]
- T-Shaped turning space shall be a space within 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of

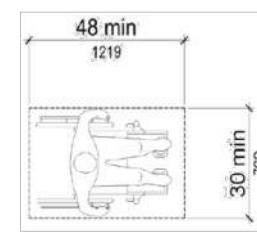


obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. [11B-304.3.2]



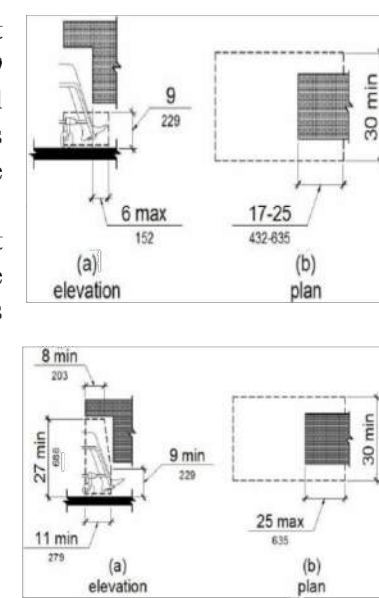
**D. [11B-305] CLEAR FLOOR AND GROUND SPACE**

- Floor or ground surfaces of a clear floor or ground space shall be level with slopes not steeper than 1:48. [11B-305.2]
- The clear floor or ground space shall be 30 inches minimum by 48 inches minimum, with the knee and toe



**E. [11B-306] KNEE AND TOE CLEARANCE**

- Toe clearance, the space under an element between the finish floor or ground and 9 inches above the finish floor or ground, shall extend 17 inches minimum deep and 25 inches maximum deep under an element and shall be 30 inches wide minimum. [11B-306.2]
- Knee clearance, the space under an element between 9 inches and 27 inches above the finish floor or ground, shall extend 25 inches maximum in depth, and shall be 11 inches deep minimum at 9 inches above the finish floor or ground and 8 inches deep minimum at 27 inches above the finish floor or ground; and shall be 30 inches wide minimum. [11B-306.3]

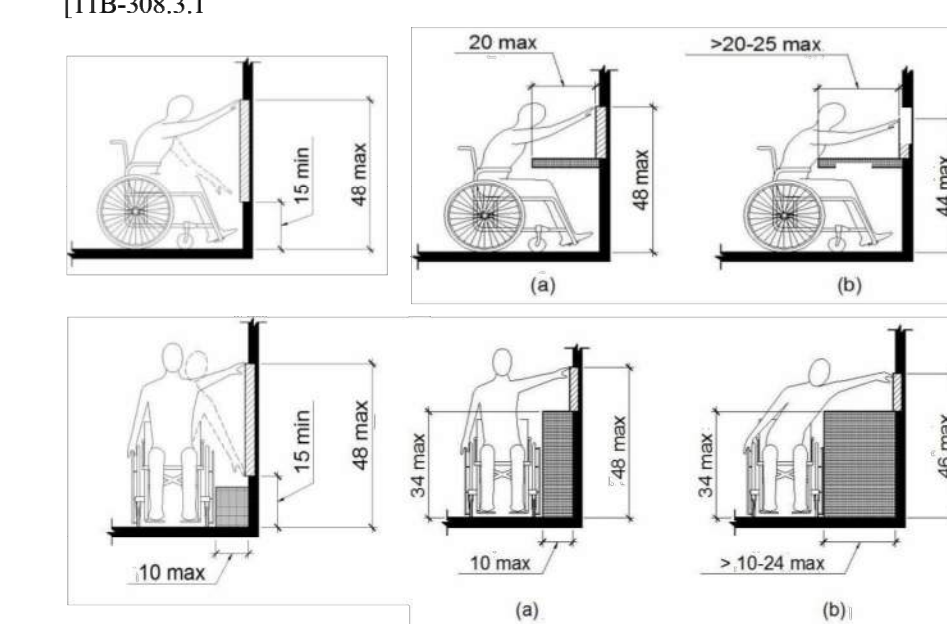


- The knee clearance at lavatories shall be 27 inches high minimum above the finish floor or ground at a depth of 8 inches minimum increasing to 29 inches high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. [11B-306.3.3]
- Knee space at dining and work surfaces shall extend 19 inches deep minimum at 27 inches above the finish floor or ground. [11B-306.3.3]

**F. [11B-308] REACH RANGES**

- Where forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground. [11B-308.2.1]
- Where forward reach is obstructed, the high forward reach shall be 48 inches maximum where the reach depth is 20 inches maximum; the high forward reach shall be 44 inches maximum where the reach depth exceeds 20 inches and 25 inches maximum. [11B-308.2.2]

3. Where side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground. [11B-308.3.1]



4. Where side reach is obstructed, the height of the obstruction shall be 34 inches maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum. [11B-308.3.2]

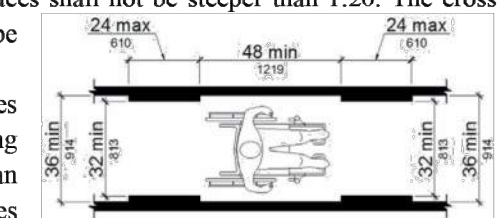
**G. [11B-309] OPERABLE PARTS**

- Operable parts shall be placed within one or more of the reach ranges and the clear floor or ground space 30 inches by 48 inches minimum. [11B-309.2 and 11B-309.3]
- Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum, except gas pump nozzles. [11B-309.4]

**DIVISION 4 – ACCESSIBLE ROUTES**

**A. [11B-403] WALKING SURFACE**

- The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48. [11B-403.3]
- Walking surfaces shall be 36 inches minimum clear width. Walking surfaces in corridors serving an occupant load of 10 or more, or routes to accessible toilet compartments shall be 44 inches minimum. The clear width for sidewalks and walks shall be 48 inches minimum. The clear width for accessible routes to accessible toilets shall be 44 inches.
- The clear width for aisles shall be 36 inches minimum if serving elements on only one side, and 44 inches minimum if serving elements on both sides. [11B-403.5.1 Exception 4]
- The clear width of walking surface shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inches wide minimum.



As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Disabled Access Standard Details & Notes For Commercial Buildings  
(Sheet 1 of 4)  
Project Address:  
Application #:



General Notes

**JYL Architect**  
ADU Specialist

No.	Revision/Issue	Date

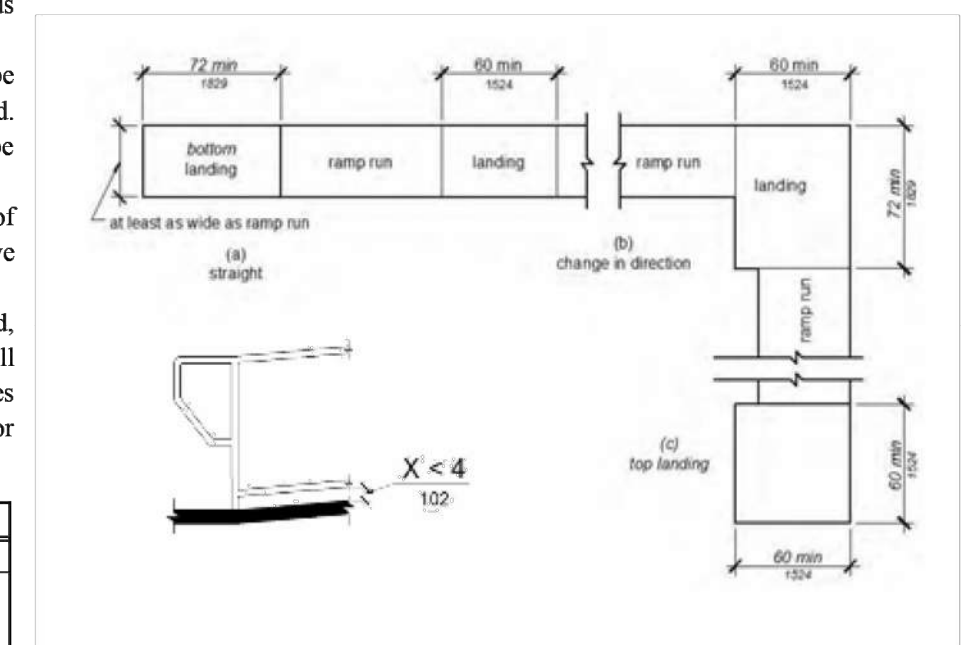
Firm Name and Address  
**JYL Architect**  
2120 S Watson St.  
La Habra, CA 90631  
562-665-6390

Project Name and Address  
Weerakoon's SCHOOL  
300 S Beach Blvd  
La Habra CA  
90631

Project: Weerakoon's SCHOOL  
Date: 7/11/2024  
Scale: As Noted  
Sheet: A6

- Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches minimum leaving the turn. [11B-403.5.2]
- B. [11B-404] DOORS, DOORWAYS, AND GATES**
- Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. [11B-404.2.3]
  - Changes in level of the doorway are not permitted. Changes in level at thresholds shall be 1/2 inches high maximum. [11B-404.2.4.4 and 11B-404.2.5]
  - Handles, pulls, latches, locks, and other operable parts on doors and gates shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. [11B-404.2.7]
  - Interior hinged door and gates sliding or folding doors shall have maximum of 5 pounds for pushing or pulling force. Fire door and exterior door shall have maximum of 15 pounds for pushing or pulling force. [11B-404.2.9]
  - Swinging door and gate surfaces within 10 inches of the finish floor or ground, measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

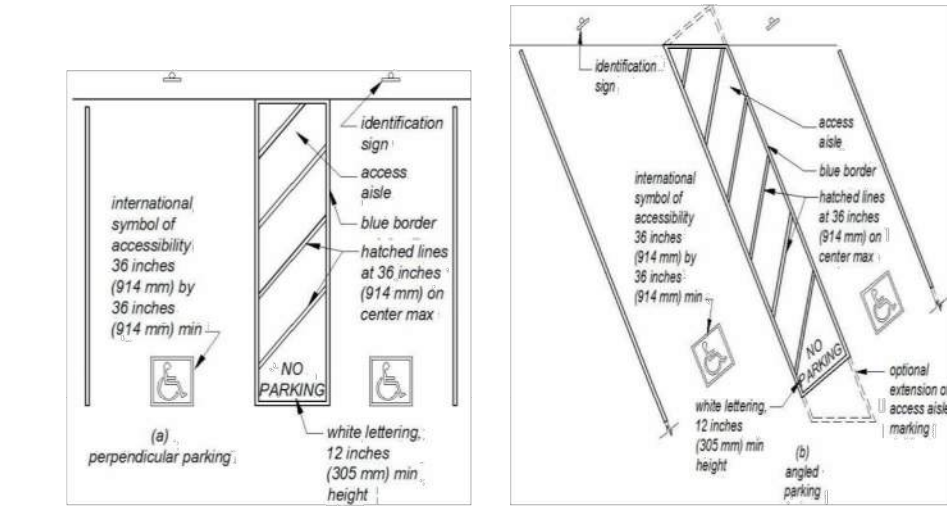
- The landing clear width shall be at least as wide as the widest ramp run leading to the landing. Top landings shall be 60 inches wide minimum. [11B-405.7.2]
- The landing clear length shall be 60 inches long minimum. Bottom landings shall extend 72 inches minimum in the direction of ramp run. [11B-405.7.3]
- Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. [11B-405.7.4]
- Ramp runs shall have handrails complying with Section 11B-505.



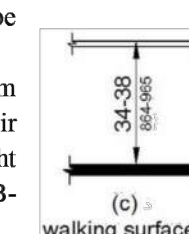
**DIVISION 5 – GENERAL SITE AND BUILDING ELEMENTS**

- A. [11B-502] PARKING SPACES**
- Car and van parking spaces shall be 216 inches long minimum. Car parking spaces shall be 108 inches wide minimum and van parking spaces shall be 144 inches wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3 [11B-502.2] Van parking spaces shall be permitted to be 108 inches wide minimum where the access aisle is 96 inches wide minimum. [11B-502.2 Exception]
  - Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. [11B-502.3]
  - Access aisles serving car and van parking spaces shall be 60 inches wide minimum. [11B-502.3.1]
  - Access aisle shall extend the full required length of the parking spaces they serve. [11B-502.3.2]
  - Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces. [11B-502.3.4]
  - Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted, except for slope not steeper than 1:48 shall be permitted. [11B-502.4]
  - Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches minimum. [11B-502.5]

- Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Signs identifying van parking spaces shall comply with 11B-502.6.
- A parking space identification sign shall be visible from each parking space.
- The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1.
- The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1.
- 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. [11B-502.7]
- Parking space and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked. [11B-502.7.1]
- A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes. [11B-502.7.2]



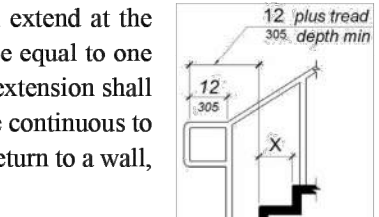
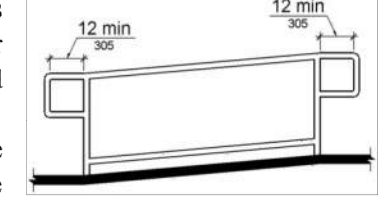
- B. [11B-504] STAIRWAYS**
- Open risers are not permitted. [11B-504.2 and 11B-504.3]
  - Changes in level of stair treads are not permitted, except slope is not steeper than 1:48. [11B-504.4]
  - Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that at least as slip resistant as the other tread of the stair. [11B-504.4.1]
  - Stairs handrails shall comply with Section 11B-505. [11B-504.6]
- C. [11B-505] HANDRAILS**
- Handrails shall be provided on both sides of stairs and ramps. [11B-505.2]
  - Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.
  - Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosing, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosing, and ramp surfaces. [11B-505.4]



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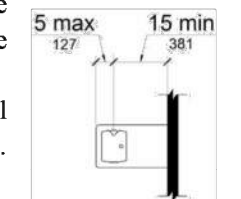
4. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches minimum. Handrails may be located in a recess if the recess is 3 inches maximum deep and 18 inches minimum clear above the top of the handrail. [11B-505.5]
5. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. [11B-505-8]
6. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. [11B-505.10.1]
7. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface. [11B-505.10.2]
8. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. Such extension shall continue with a horizontal extension or shall be continuous to the handrail of an adjacent stair flight or shall return to a wall, guard, or the walking surface. [11B-505.10.3]



**DIVISION 6 – PLUMBING ELEMENTS AND FACILITIES**

**A. [11B-602] DRINKING FOUNTAINS**

1. When required, no fewer than two drinking fountains shall be provided. One shall have spout outlet at 36 inches maximum above the finished floor, and the other shall have spout outlet for standing persons at 38 inches minimum to 43 inches maximum above the floor. [11B-211.2, 11B-602.4, 11B-602.7]
2. Units of the drinking fountains shall have a clear floor or ground space positioned for a forward approach and centered on the unit. Knees and toe clearance complying with Section 11B-306 shall be provided. [11B-602.2]
3. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. [11B-602.5]
4. Wall- and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. [11B-602.8]
5. All drinking fountains shall either be located completely with alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7. [11B-602.9]



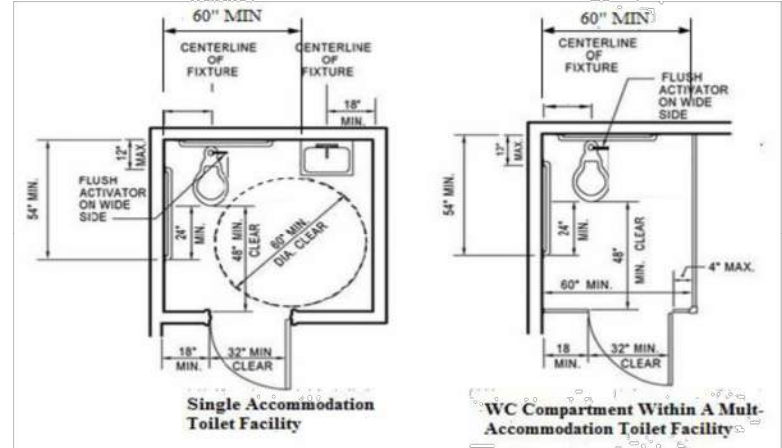
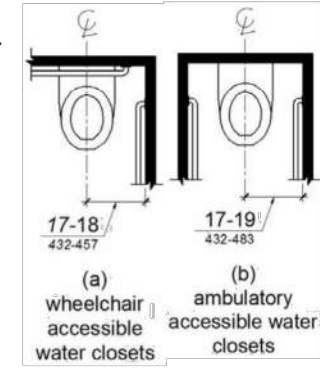
**B. [11B-603] TOILET AND BATHING ROOMS**

1. Turning space shall be provided with the room and shall comply with Section 11B-304. [11B-603.2.1]
2. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap. [11B-603.2.2]
3. Doors shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a door in any position may encroach into the turning space by 12 inches maximum. [11B-603.2.3]

4. Where the toilet room or bathing room is for individual use and a clear floor space complying with Section 11B-305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture. [11B-603.2.3]
5. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground. [11B-603.3]
6. Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor. Medicine cabinets shall be located with a usable shelf no higher than 44 inches maximum above the finish floor. [11B-603.4]

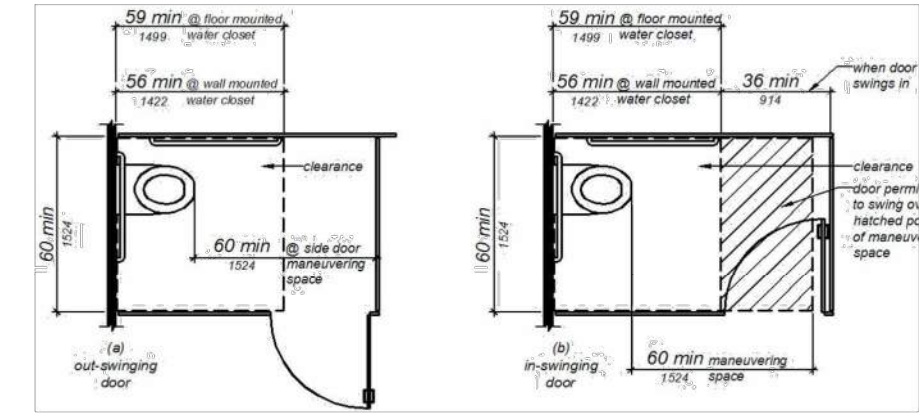
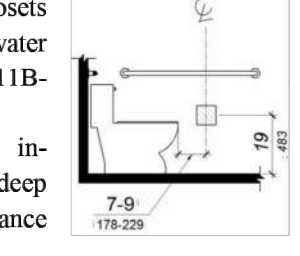
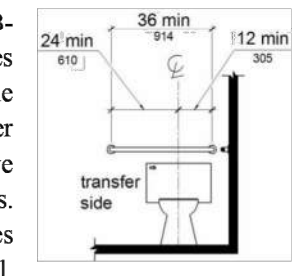
**C. [11B-604] WATER CLOSETS AND TOILET COMPARTMENTS**

1. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from the side wall or partition, except that water closet shall be 17 inches minimum and 19 inches maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in Section 11B-604.8.2. Water closets shall be arranged for a left-hand or right-hand approach. [11B-604.2]
2. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular front to rear wall. A minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet. [11B-604.3.1]

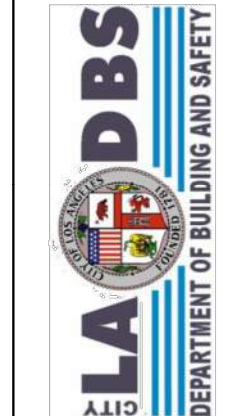


3. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance. [11B-604.3.2]
4. The seat height of a water closet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position. Seats shall be 2 inches high maximum. [11B-604.4]
5. Grab bars shall be provided on the side wall closet to the water closet and on the rear wall. [11B-604.5]

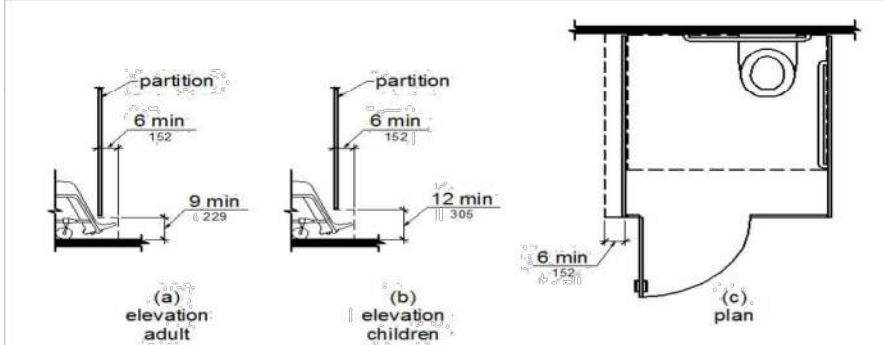
6. The side wall grab bar shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall with the front end positioned 24 inches minimum in front of the water closet. [11B-604.5.1]
7. The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 112 inches minimum on one side and 24 inches minimum on the other side. [11B-604.5.2]
8. Toilet paper dispenser shall comply with Section 11B-309.4 and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches minimum above the finish floor and shall not be located behind grab bars.
9. Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall, and 56 inches deep minimum for wall hung water closets and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall. [11B-604.8.1.1]
10. In a wheelchair accessible compartment with an in-swinging door, a minimum 60 inches wide by 36 inches deep maneuvering space shall be provided in front of the clearance required in Section 11B-604.8.1.1.
11. In a wheelchair accessible compartment with a side-opening door, either in-swinging or out-swinging, a minimum 60 inches wide and 60 inches deep maneuvering space shall be provided in front of the water closet. [11B-604.8.1.1.2]
12. In a wheelchair accessible compartment with an end-opening door, either in-swinging or out-swinging, a minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet. [11B-604.8.1.1.3]
13. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the front partition. The door shall be self-closing. Doors shall not swing into the clear floor space or clearance required for any fixture.
14. When located at the side of a toilet compartment, the toilet compartment door opening shall provide a clear width of 34 inches minimum. [11B-604.8.1.2 Exception]



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15. At least one side partition shall provide a toe clearance of 9 inches minimum above the finish floor and 6 inches deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Partition components at toe clearances shall be smooth without sharp edges or abrasive surfaces. [11B-604.8.1.4]



16. A side-wall grab bar complying with Section 11B-604.5.1 shall be provided and shall be located on the wall closet to the water closet. In addition, a rear-wall grab bar shall be provided. [11B-604.8.1.5]
17. Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor. [11B-604.8.3]

**D. [11B-605] URINALS**

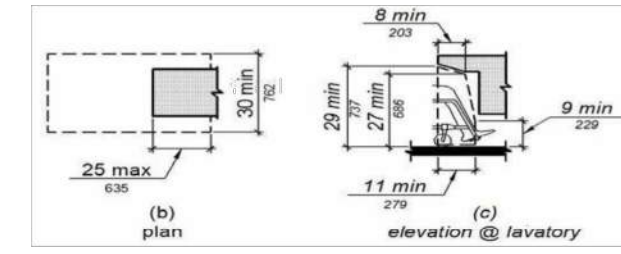
1. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13 1/2 inches deep minimum measured from the outer-face of the urinal rim to the back of the fixture. [11B-605.2]
2. A clear floor or ground space complying with Section 11B-305 positioned for forward approach shall be provide. [11B-605.3]



**E. [11B-606] LAVATORIES AND SINKS**

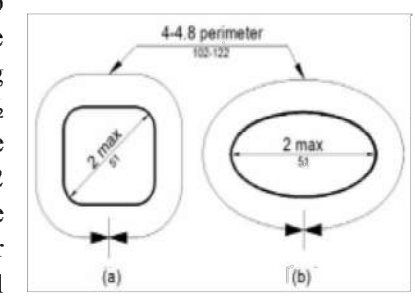
1. A clear floor space complying with Section 11B-305, positioned for a forward approach, and knee and toe clearance complying with Section 11B-306 shall be provided. [11B-606.2]
2. A parallel approach complying with Section 11B-305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars. [11B-606.2 Exception 1]
3. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground. [11B-606.3]
4. Controls of faucets shall comply with Section 11B-309.
5. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks. [11B-606.5]
6. Lavatories, when located adjacent to a side wall or partition, shall be a minimum of 18 inches to the centerline of the fixture. [11B-606.6]
7. Sinks shall be 6 1/2 inches deep maximum. [11B-606.7]

**Knee clearance at lavatories shall comply with 11B-306.3.**



**F. [11B-609] GRAB BARS**

1. Grab bars with circular section shall have an outside diameter of 1 1/4 inches minimum and 2 inches maximum. Grab bars with non-circular cross section shall have a cross-section dimension of 2 inches maximum and a perimeter dimension of 4 inches minimum and 4.8 inches maximum. [11B-609.2]
2. The space between the wall and the grab bar shall be 1 1/2 inches. The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches minimum. The space between the grab bar and projecting above shall be 12 inches minimum. The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches minimum.
3. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.
4. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges. [11B-609.5]
5. Grab bars shall not rotate within their fittings. [11B-609.6]
6. 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 grab, fastener, mounting device, or supporting structure. [11B-609.8]



**DIVISION 8 – SPECIAL ROOMS, SPACES, AND ELEMENTS**

**A. [11B-803] DRESSING, FITTING, AND LOCKER ROOMS**

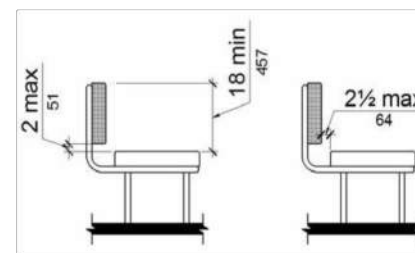
1. Turning space within a dressing, fitting and locker rooms shall be provided in accordance to 11B-304.
2. Doors shall not swing into the room unless a turning space complying with 11B-304.3 is provided beyond the arc of the door.
3. Benches shall be provided in accordance to section 11B-903.
4. Coat hooks provided within the room shall be located within one of the reach ranges specified in section 308 and coat hooks shall not be located above the bench or other seating in the room. Shelves shall be 40 inches minimum and 48 inches maximum above the finish floor or ground. [11B-803.5]
5. Mirrors shall be installed with the bottom edge of the reflecting surface 20 inches maximum above the finish floor or ground. Mirrors shall be full length with a reflective surface at 18 inches wide minimum by 54 inches high minimum and shall be mounted in a position affording a view to a person on the bench as well as to a person in a standing position. [11B-803.6]

**DIVISION 9 – BUILT- IN ELEMENTS**

**A. [11B-902] DINING SURFACES AND WORK SURFACES**

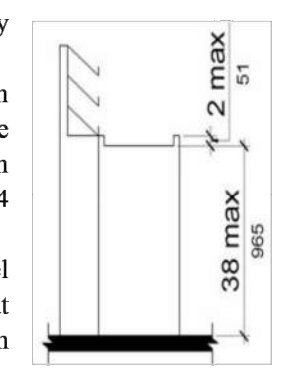
1. All dining and work surface shall comply with this division. [11B-902]

2. All dining and work surface shall be provided with a clear floor space complying with section 11B305 positioned for a forward approach and a knee and toe clearance complying with section 11B-306 shall be provided. [11B-902.2]
3. The tops of dining and work surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground. [11B-902.3]
- B. [11B-903] BENCHES**
1. A clear floor or ground space shall be provided in accordance to section 11B-305.
2. Benches shall have seats that are 48 inches long and 20 inches deep minimum and 24 inches deep maximum. [11B-903.3]
3. The bench shall be provided with a back support or shall be affixed to a wall along its long dimension. Back support shall be 48 inches long minimum and shall extend from a point 2 inches maximum above the seat surface to a point 18 inches minimum above the seat surface. Back support shall be 2 1/2 inches maximum from the rear edge of the seat measured horizontally. [11B-903.4]
4. The top of the bench seat surface shall be 17 inches minimum and 19 inches maximum above the finish floor or ground. [11B903.5]
5. Benches shall be affixed to the wall or floor and 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]



**C. [11B-904] CHECK-OUT AISLES AND SALES SERVICE COUNTERS**

1. Check-out aisle shall be provided in accordance to section 11B-403. [11B-904.3.1]
2. The counter height shall be 38 inches maximum above the finish floor or ground. The top of the counter edge protection shall 2 inches maximum above the counter surface aisle of the check-out counter. [11B-904.3.2]
3. All check writing surfaces, when provided, shall comply with section 11B-902.3. [11B904.4.4]
4. Accessible check-out aisle shall be provided by a sign clearly visible to a person in a wheelchair displaying the International Symbol of Accessibility complying with section 11B-703.7.2.1. The sign shall be a minimum of 4 inches by 4 inches. [11B-904.3.4]
5. The accessible portion of the counter with a parallel approach shall have a portion of the counter surface that is 36 inches long minimum and 34 inches high maximum above the finish floor, and a clear floor or ground space shall be positioned for a parallel approach adjacent to the 36 inch minimum length of the counter. [11B-904.4.1]
6. The accessible portion of the counter with a forward approach shall have a portion of the counter surface that is 36 inches long minimum and 34 inches high maximum. A clear floor or ground space complying with section 11B-305 shall be positioned for a forward approach to counter and a knee and toe clearance complying with section 11B-306 shall be provided under the counter. [11B-904.4.2]
7. Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverage shall comply with Section 11B-308. The tops of trays shall be 28 inches minimum and 34 inches maximum above the finish floor or ground. [11B-904.5]



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 Application #:



General Notes



No.	Revision/Issue	Date

Firm Name and Address  
**JYL Architect**  
 2120 S Watson St.  
 La Habra, CA 90631  
 562-665-6390

Project Name and Address  
 Weerakoon's SCHOOL  
 300 S Beach Blvd  
 La Habra CA  
 90631

Project: Weerakoon's SCHOOL  
 Date: 7/11/2024  
 Scale: As Noted  
 Sheet: A6.1