

# KEYNOTES

- 1) NFPA 13 FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE PROPOSED BUILDING. A SPRINKLER PLAN WILL BE REQUIRED UNDER A SEPARATE PERMIT. SEE CIVIL PLAN FOR LOCATION OF FIRE SPRINKLER BACK FLOW DEVICE AND FIRE DEPARTMENT CONNECTION (FDC)
- 2) A FIRE ALARM WILL BE REQUIRED WITH OCCUPANT NOTIFICATION PER N FPA 72 AND THE 2019 CALIFORNIA FIRE CODE. THE PROJECT SHALL COMPLY WITH THE RIVERSIDE FIRE DEPARTMENT FIRE PROTECTION GUIDE REQUIREMENTS
- 3) BIKE RACK: THE LOCATION DESIGN AND CONSTRUCTION OF THE BIKE RACKS SHALL BE CONSISTENT WITH THE RECOMMENDATIONS CONTAINED IN THE CITY OF RIVERSIDE
- 4) EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL COMPLY WITH THE PROVISIONS OF 2019 CBC 1006. THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN ONE (1) FOOTCANDLE OF LIGHTING AT THE WALKING SURFACE LEVEL. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL AREAS PER CODE.
- 5) EXIT SIGNS: EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. CBC 1013 EXIT SIGNS REQUIRED AT REAR EXIT DOORS.  
  
EXIT SIGNS SHALL COMPLY WITH PROVISIONS OF THE 2019 CBC 1011 AND BE ILLUMINATED AT ALL TIMES.
- 6) DOOR OPERATIONS: ALL REQUIRED EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- 7) EXIT DOORS SHALL HAVE A VISIBLE DURABLE SIGN STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS ONE INCH HIGH ON CONTRASTING BACKGROUND (ABOVE THE DOOR); POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR.
- 8) AT MAIN ENTRY PROVIDE AN OCCUPANT LOAD SIGN WITH MAXIMUM OCCUPANT NUMBER PER THE OCCUPANT CALCULATION TABLE. SIGN SHALL BE LOCATED BY THE FIRE INSPECTOR & NEAR MAIN ENTRY DOOR.
- 9) TENANT UNITS WILL BE CONSTRUCTED AS CORE AND SHELL. FURNISHINGS WILL BE UNDER SEPARATE PERMIT DURING TENANT IMPROVEMENT.
- 10) FUTURE UNISEX BATHROOMS UNDER SEPARATE PERMIT DURING TENANT IMPROVEMENT

# MEANS OF EGRESS

- 1) MAX TRAVEL DISTANCE PER CDC 2019 TABLE 1017.2 FOR SPRINKLERED OCCUPANCY "A" IS 250 FT.
- 2) MAX COMMON PATH OF EGRESS TRAVEL FOR SPRINKLERED SPACES WITH ONE EXIT AND MAX OCCUPANT LOAD OF 49, PER TABLE 1006.2.1, "A" IS 75 FT. MAX.

### EXITS:

#### FUTURE TENANT SPACE

- 2 EXITS PROVIDED: (2) DOUBLE 3'-0" (6'-0" W TOTAL) MAIN ENTRY DOORS & (2) 3'-0" W SINGLE REAR DOORS.

#### MIN. REQUIRED EXIT WIDTH: SECTION 1005.3.2

CLEAR OPENING WIDTH =  $144'' / 0.15$  PER OCCUPANT  
= 960 OCCUPANTS > 145 (EXCEEDS REQUIRED)

#### FUTURE TENANT SPACE

- 2 EXITS PROVIDED: DOUBLE 3'-0" (6'-0" W TOTAL) MAIN ENTRY DOORS & (1) 3'-0" WIDE SINGLE REAR DOOR

#### MIN. REQUIRED EXIT WIDTH: SECTION 1005.3.2

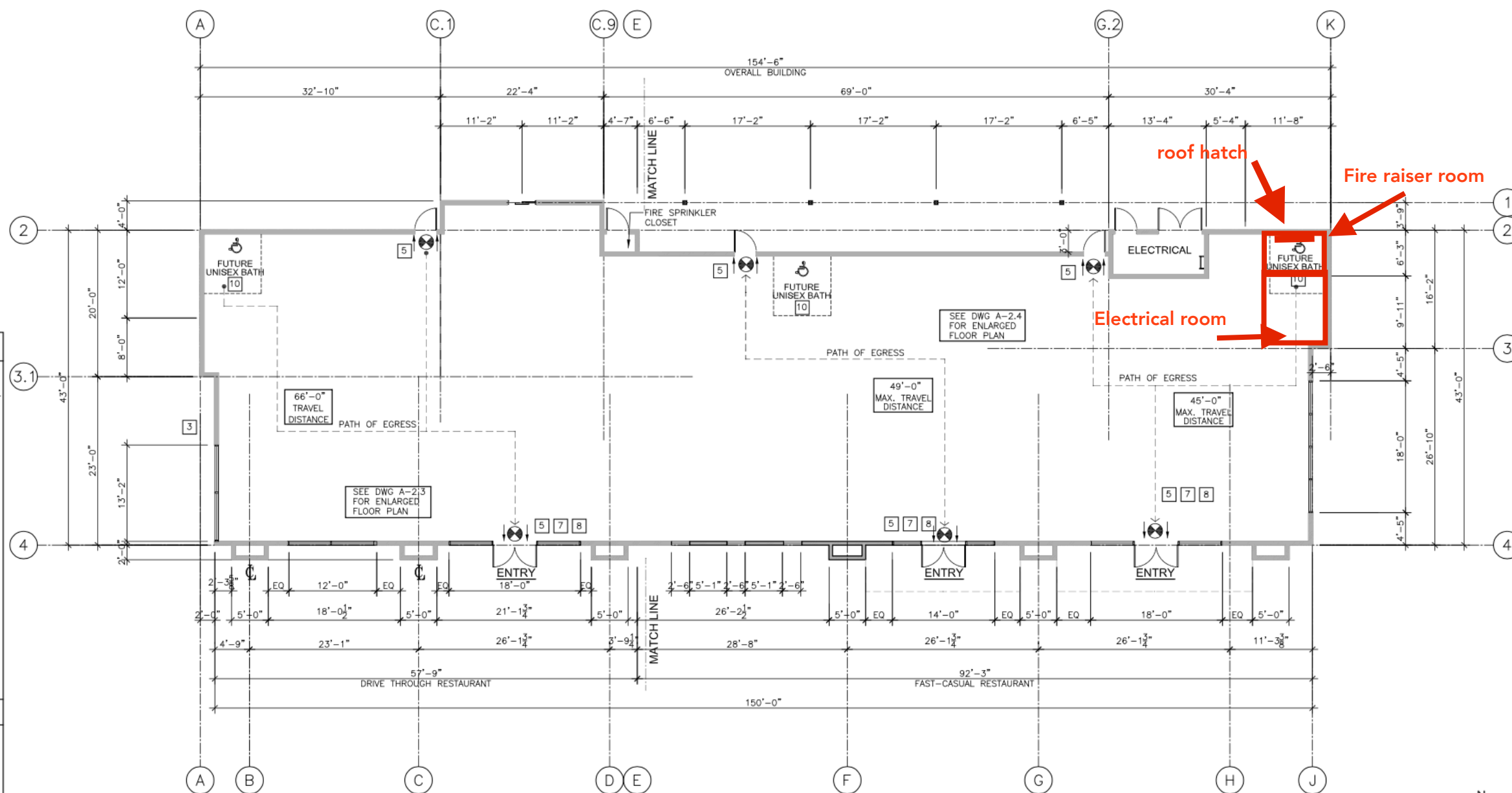
CLEAR OPENING WIDTH =  $108'' / 0.15$  PER OCCUPANT  
= 720 OCCUPANTS > 88 (EXCEEDS REQUIRED)

# ABBREVIATIONS

|                            |                                  |                        |                      |
|----------------------------|----------------------------------|------------------------|----------------------|
| A.C. ASPHALT CONCRETE      | F.E. FIRE EXTINGUISHER           | MIR. MIRROR            | MISC. MISCELLANEOUS  |
| A.D. AREA DRAIN            | F.E.C. FIRE EXTINGUISHER CABINET | N. NORTH               | N.C. NOT IN CONTRACT |
| ASPH. ASPHALT              | FIN. FINISH                      | N.L.C. NOT IN CONTRACT | N.T.S. NOT TO SCALE  |
| BD. BOARD                  | FL. FLOOR                        | PL. PLATE              | PLAS. PLASTER        |
| BLDG. BUILDING             | FLUOR. FLUORESCENT               | PLYWD. PLYWOOD         |                      |
| BLKG. BLOCKING             | F.O.C. FACE OF CONCRETE          |                        |                      |
|                            | F.O.F. FACE OF FINISH            |                        |                      |
|                            | F.O.M. FACE OF MASONRY           |                        |                      |
|                            | F.O.S. FACE OF STUD              |                        |                      |
| CAB. CABINET               | FT. FOOT OR FEET                 | RAD. RADIUS            | R. RISER             |
| CER. CERAMIC               | FTG. FOOTING                     | R.D. ROOF DRAIN        | REF. REFERENCE       |
| CLG. CEILING               |                                  | REFR. REFRIGERATOR     |                      |
| CLR. CLEAR                 | GALV. GALVANIZED                 | SH. SHELF              | SHTG. SHEATHING      |
| COL. COLUMN                | GL. GLASS                        | SIM. SIMILAR           | SPEC. SPECIFICATION  |
| CONC. CONCRETE             | GR. GRADE                        | SO. SQUARE             | STD. STANDARD        |
| CONSTR. CONSTRUCTION       | GYP. GYPSUM                      | STR. STRUCTURAL        | STOR. STORAGE        |
|                            | H.B. HOSE BIBB                   | SUSP. SUSPENDED        |                      |
|                            | HORIZ. HORIZONTAL                | TR. TREAD              | TEL. TELEPHONE       |
| DBL. DOUBLE                | HR. HOUR                         | T&G. TONGUE & GROOVE   | THK. THICK           |
| D.F. DRINKING FOUNTAIN     | HGT. HEIGHT                      | TH. THIN               | TOIL. TOILET         |
| DET. DETAIL                | H.W. HOT WATER                   | T.V. TELEVISION        | TYP. TYPICAL         |
| DTL. DETAIL                | I.D. INSIDE DIAMETER             | W.C. WATER CLOSET      | WD. WOOD             |
| DIA. DIAMETER              | INSUL. INSULATION                |                        |                      |
| DIM. DIMENSION             | INT. INTERIOR                    |                        |                      |
| DN. DOWN                   | JST. JOIST                       |                        |                      |
| DS. DOWNSPOUT              | JT. JOINT                        |                        |                      |
| D.S.P. DRY STANDPIPE       | LAV. LAVATORY                    |                        |                      |
| DWG. DRAWING               | LAV. LAVATORY                    |                        |                      |
| E.J. EXPANSION JOINT       | MATL. MATERIAL                   |                        |                      |
| E.L. ELEVATION (GRADE)     | MAX. MAXIMUM                     |                        |                      |
| ELEV. ELEVATION (BUILDING) | MET. METAL                       |                        |                      |
| EQPT. EQUIPMENT            | MFR. MANUFACTURER                |                        |                      |
| EXST. EXISTING             | MIN. MINIMUM                     |                        |                      |
| EXT. EXTERIOR              |                                  |                        |                      |
| F.A. FIRE ALARM            |                                  |                        |                      |
| F.D. FLOOR DRAIN           |                                  |                        |                      |
| FDN. FOUNDATION            |                                  |                        |                      |

# SYMBOL LEGEND

|  |                               |  |                              |
|--|-------------------------------|--|------------------------------|
|  | BUILDING OR WALL SECTION      |  | REVISION                     |
|  | SECTION IDENTIFICATION LETTER |  | REVISION NUMBER              |
|  | SHEET NUMBER                  |  | WALL TYPE<br>SEE SHEET       |
|  | DOOR SYMBOL                   |  | ROOM IDENTIFICATION          |
|  | DOOR NUMBER                   |  | ROOM NUMBER                  |
|  | INTERIOR ELEVATION            |  | DETAIL REFERENCE             |
|  | ELEVATION NUMBER              |  | DETAIL IDENTIFICATION NUMBER |
|  | DETAIL NUMBER                 |  | SHEET NUMBER                 |
|  | SHEET NUMBER                  |  |                              |



OVERALL FLOOR PLAN SCALE 1/8"=1'-0" 1



| REVISIONS                 | DATE       |
|---------------------------|------------|
| PLAN CHECK CORRECTIONS #1 | 8/10/2022  |
| PLAN CHECK CORRECTIONS #2 | 7/29/2022  |
| PLAN CHECK CORRECTIONS #3 | 5/20/2022  |
| PLAN CHECK CORRECTIONS #4 | 5/20/2022  |
| PLAN CHECK CORRECTIONS #5 | 10/20/2022 |