ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

TO: WEST COUNTY BOARD OF ZONING ADJUSTMENTS
HEARING DATE: OCTOBER 23, 2024

GENERAL INFORMATION

APPLICATION TYPE AND NUMBER:	Conditional Use Permit, PLN2023-00149
OWNER:	Patrick Young, Young Living Trust
APPLICANT:	Qiao Lu (business owner/certified massage practitioner)
PROPOSAL:	Application to allow a new massage facility.
ADDRESS AND SIZE OF PARCEL:	17251 Hesperian Boulevard, in the San Lorenzo area of Alameda County, designated Assessor's Parcel Number, 412-0058-006-04; 43,975 square feet (1.01 acres)
ZONING:	Retail Business (C-1) zoning district
GENERAL PLAN DESIGNATION:	This site is located within the *Eden Area General Plan* adopted by Alameda County Board of Supervisors on May 30, 2010. The Plan currently designates the site as EAGP-GC-MHDR Eden Area General Plan - General Commercial with Medium-High Density Residential land use area.
ENVIRONMENTAL REVIEW:	This project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class (1), Existing Facilities.

RECOMMENDATION

Staff recommends the Board of Zoning Adjustments to allow a new massage facility, based on drawings marked "Exhibit A" on file with the Alameda County Planning Department and the enclosed Conditions of Approval.

PLANNING HISTORY

June 21, 1951, the 12th Zoning Unit designated the subject sites to C-1 (Retail Business) District.

October 19, 2023, subject Conditional Use Permit application, PLN2023-00149, was submitted for the commercial space on the north (right) side, space # 17251.

June 12, 2024, Conditional Use Permit, PLN2023-00170, allowed a tattoo studio (south (left) space # 17255) located in a C-1 Zoning District.

SITE AND CONTEXT DESCRIPTION



Physical Features: The property consists of a level lot measuring 4,500 sq. ft. in area and situated midblock. The lot contains a small one-story commercial building with two suites. The building is at zero lot line at the front with small side and rear yards, and no off street parking. The building façade provides two entrances and no windows. The proposed massage establishment would be located in the suite known as "17251 Hesperian Blvd." This space is situated to the north (right), and measures 1,300 sq. ft. in floor area. A Tattoo Studio is located on the other suite measuring 592 sq. ft. in floor area and known as "17255 Hesperian Blvd."

Adjacent Area: The surrounding area along the Hesperian Blvd corridor consists of single family residences, apartments, and commercial uses such as beauty salons and restaurants.

PROJECT DESCRIPTION

The proposal would allow the operation of a new massage facility with daily hours from 10:00 am to 9:00 p.m. The 1,300 square foot suite provides a lobby, reception area, laundry, breakroom, three massage rooms, an ADA and two standard half-bathrooms, breakroom, mechanical room, and storage.

The use is subject to the State of California Massage Therapy Council (Senate B ill 619), Business and professions Code 4600 – 4621, County Massage Establishment Ordinance, Zoning Ordinance, and County Sheriff's Office, Massage Practitioner/Establishment permit process.

The Applicant is the business owner and a certified massage therapist. Currently, there is one other certified massage therapist on staff. The techniques offered at this location will include Shiatsu, Foot Reflexology, Swedish, Polarity Therapy, and Deep Tissue. The owner may hire additional staff based on future demand.

REFERRAL RESPONSES

Alameda County Fire Department: In a referral response dated February 1, 2024, the Fire Marshal stated that the project must comply with all Building and Fire Code requirements in effect at the time of Building Permit submittal.

Alameda County Environmental Health: In a Planning referral response dated, February 2, 2024, the Department of Environmental Health Staff stated the applicant is required to schedule an appointment for site visit with the department to assess the existing conditions of the facility and to determine if additional information and or if plans need to be submitted for review and approval.

Public Works Agency, Development Engineering: In a Planning referral response dated February 2, 2024, the Development Engineering Department Staff said it had no comments for the application.

Alameda County Sheriff's Office: Responded to the referral request on February 1, 2024, without comment.

Code Enforcement Division: In a Planning referral response dated February 16, 2024, Code Enforcement Staff provided the following comments, which have been addressed and will be required prior to operation (see Condition #4):

1) Massage Rooms 1 & 2 have deadbolt locks on the door, which should be removed before service can be provided, per Alameda County Municipal Code Chapter 3.24.140 (J)

2) A door exists between the Break Room and Massage Room 2 that is not notated on the floor plan. A sink that is present on the floor plan is not present in Massage Room 1. An updated floor plan should be provided by the applicant indicating these changes.

Economic & Civic Development (ECD): Responded to the referral request on June 12, 2024, that ECD supports any new business in the corridor that aligns with allowed zoning.

San Lorenzo Village Homes Association: No comment received.

Castro Valley/Eden Area Chamber of Commerce: No comment received.

STAFF ANALYSIS

June 26, 2024, West County Board of Zoning Adjustments (WBZA): At the hearing, the WBZA continued the CUP, PLN2023-00149, application for ninety days on a 5/0 vote, so the applicant could complete the Department of Justice's (DOJ's) Livescan with the Sheriff's Office and reorganize her business.

On September 20, 2024, staff received communication from the Sheriff confirming the completed Department of Justice Livescan. The Sheriff's Office is ready to issue permits for a massage establishment with a single practitioner (applicant). See attachment.

Eden Area Municipal Advisory Council (EMAC): At the June 11, 2024, EMAC hearing, the council recommended approval of PLN2023-00149 on a 4-1-1 vote.

Conformance with the General Plan

This site lies within the boundaries of Eden Area General Plan, adopted May 30, 2010. The Plan designates the site as EAGP-GC-MHDR Eden Area General Plan - General Commercial with Medium-High Density Residential land use allowed as a secondary use.

The General Commercial designation allows for a wide range of commercial uses that encompass small offices, local and regional retail establishments and automobile-oriented uses to meet the needs of Eden Area residents, employees and pass-through travelers. Offices are particularly encouraged in

commercially designated areas to enhance the employment base of the area. Commercial parcels have a maximum FAR of 1.0. Neighborhood commercial uses include grocery and convenience stores, salons, professional offices, restaurants, fast-food establishments, auto service stations, drug stores, dry cleaners, day care centers, shoe stores, tool and appliance repair shops, contractors' shops, hardware stores and banks. Neighborhood commercial uses are best located in centralized areas capable of serving the greatest number of households with the least travel distance and best access to alternate modes of transportation and freeways.

The Medium-High Density Residential (MHDR) designation is characterized by townhouses and multi-family buildings, generally between two and four stories. Allowed densities are between 22 to 43 dwelling units per acre.

The proposal is consistent with the following Land Use Goal of the Eden Area General Plan:

Goal LU-13 Enhance economic development opportunities in the Eden Area.

Therefore, the proposal conforms to the General Plan.

Conformance with Zoning Ordinance

The site is zoned C-1 (Retail business district). C-1 districts are established to provide areas for comparison retail shopping and office uses, and to enhance their usefulness by protecting them from incompatible types of commercial uses which can be provided for more effectively in the general commercial districts.

Section 17.38.030(N) conditionally permits a Massage Facility in the C-1 zoning district, decided by the West County Board of Zoning Adjustments, on the recommendation of Planning staff and the Eden Area Council.

The proposal conforms to the Zoning Ordinance as described in the following section of this report.

Massage Establishment Permit: The use is subject to the County Massage Establishment Ordinance in Chapter 3.24 and the provisions of the Massage Practitioner/Establishment permit issued by the Alameda County Sheriff's Office.

The Alameda County Sheriff's Department requires an operator of a massage establishment to secure approval of a Massage Establishment Permit for the subject premises, which is issued per approval of the Conditional Use Permit application. The Massage Establishment Permit requires multi-agency inspections and annual renewal.

Parking

Developed in 1946, the property is legal non-conforming with respect to on-site parking. Currently, the Zoning Ordinance Section 17.52.930 requires one parking space for every 300 square feet of floor area available to customers which would require 3 parking spaces (822sq. ft. / 300 = 2.74). On-street parking is available on the Hesperian Boulevard frontage to provide parking for the proposed facility.

Summary: As proposed, the operation of the massage establishment use at this location meets the overall intent and regulations of the Alameda County General Plan and Zoning Ordinance.

TENTATIVE FINDINGS BASED ON INFORMATION AVAILABLE PRIOR TO THE PUBLIC HEARING

1. Is the use required by the public need?

   Yes. Therapeutic message is becoming increasingly popular, especially for an increasingly older population, with a growing demand for qualified professionals.

2. Will the use be properly related to other land uses and transportation and service facilities in the vicinity?

   Yes. The use is located on a major arterial street in the vicinity of other commercial operations, is consistent with the local zoning, and all other service facilities necessary to serve the proposed use are available. The use does not generate high traffic volumes or noise, or otherwise impinge on adjacent residential uses, and will not require the construction or new buildings. Parking is available along the Hesperian Boulevard frontage.

3. Will the use, if permitted, under all circumstances and conditions of this particular case, materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood?

   No. The proposed massage establishment use is a low-impact commercial operation consistent with the zoning and does not generate any adverse health or safety impacts. All associated massage practitioners and massage therapists shall be certified and meet the requirements of the California Massage Therapy Council (CAMTC), per State of California Business and Professions Code Section 4600 et seq and must be licensed by the Sheriff's Department to ensure compliance with local and State standards. No new development would occur; the use will continue to occupy the existing structure.

4. Will the use be contrary to the specific intent clauses or performance standards established for the District in which it is to be considered?

   No. The use is a conditionally allowed use under the C-1 zoning district, which allows massage establishments, and will be properly conditioned so as to be consistent with the character and performance standards established for the commercial zoning.

SUMMARY

This project meets the requirements of the Eden Area General Plan and the Zoning Ordinance. Findings can be made to support approval of this Conditional Use Permit to establishment of a Massage Facility in a 1,300 sq. ft. commercial space with a 9:00 PM closing time as described in this staff report.

CONCLUSION

Should the Eden Municipal Advisory Council recommend approval of the Conditional Use Permit application for operation of a new massage facility, located at 17251 Hesperian Boulevard, the use shall be subject to plans marked “Exhibit A” on file with the Planning Department and the following conditions:

1. The CUP (Conditional Use Permit), PLN2023-00149 authorizes a new massage facility in the C-1 (Retail Business), located at 17251 Hesperian Boulevard, in the San Lorenzo area of Alameda

County, designated Assessor's Parcel Number, 412-0058-006-04.

2. Update the approved exhibit to reflect the as-built condition of the facility.

3. The hours of operation shall be limited to 10:00 a.m. to 9:00 p.m., Monday through Sunday. The hours of operation shall not exceed the timeframe listed under this condition.

4. Prior to operation, Permittee shall remove all locks on the massage room doors.

5. Maintain compliance with all requirements of the following agencies:

   a) Alameda County Public Works Agency, Building Inspection Department;
   b) Alameda County Public Works Agency, Development Engineering;
   c) Alameda County Fire Department;
   d) Alameda County Planning and Code Enforcement;
   e) Alameda County Department of Environmental Health;
   f) Alameda County Sheriff's Office;
   g) California Massage Therapy Council; and
   h) Alameda County Business License Department

6. Negligible or deminimis changes or additions to permit conditions stated herein or the approved site plan may be authorized by the Planning Director subject to a determination that any proposed change or addition is found to be sin substantial compliance with the original approved permit conditions or site plan.

7. Compliance with all laws and Regulations. The applicant, owner, or successor shall comply with all other local, state, or federal regulations, laws, and ordinances, during the life of this Permit. Failure to comply with all other local, state, or federal may subject the permit to revocation in accordance with conditions of approval herein and per the Alameda County Zoning Ordinance Section 17.54.030.

8. The project shall meet all applicable County and State Building and Fire Codes at the time of submittal of any Building Permits.

9. Indemnification. The property owner or successor in interest shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action or proceeding against Alameda County and its, agents, officers or employees to attack, set aside, void, or annul Conditional Use Permit, **PLN2023-00149**, the finding of exemption from the requirements of the California Environmental Quality Act or any combination thereof. Such indemnification shall include, but not limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify owner or successor of any such challenge.

10. Responsibility for fees. The applicant, property owner, and successor shall be responsible for payment of all reasonable costs associated with the necessary permit processing or inspections of the conditions of approval contained in the authorization of the facility, including costs incurred by the Community Development Agency, the County Fire Department, the Building Inspection Division, the Public Works Agency or any other applicable Federal, State or County department

or agency. Nonpayment of fees may subject the permit to revocation in accordance with conditions of approval herein and per the Alameda County Zoning Ordinance Section 17.54.030.

11. All massage practitioners associated with the subject massage business shall be certified and remain certified by the California Massage Therapy Council (CAMTC), pursuant to the State of California Business and Professions Code Sections 4600 et seq., as amended from time to time. All managing employees or owners associated with the subject massage business shall be registered and background checked with the Alameda County Sheriff's Office pursuant to Alameda County Code of Ordinances Chapter 3.24-Massage Establishments, as amended from time to time. No non-certified massage practitioners or therapists shall be allowed to operate at this business, or the business shall be subject to revocation of this permit.

12. No off-site massage services may be provided or facilitated by the applicant, owner, any successor or massage practitioner unless an Off-premises Massage Permit is first obtained pursuant to Alameda County Code of Ordinances Section 3.24.040.

13. The massage establishment operator shall ensure that compliance with all applicable operational standards contained in the Alameda County Code of Ordinances Chapter 3.24 is maintained during the life of this permit.

14. Changes in massage establishment operators, massage practitioners, and managing employee personnel must be immediately reported in writing to the Sheriff's Office and to the Planning Department.

15. The massage establishment operator shall keep and make available to the Sheriff's Office at any time a client register with the name and address of each patron, the date and time of their service, the type of service that was performed, the service location, the fee for the service, and the name of the practitioner who performed the service, to the satisfaction of the Sheriff's Office.

16. The main entrance shall remain unlocked during business hours.

17. As long as the business remains in operation, there shall be a sign at the main entrance to the subject massage establishment identifying the business.

18. The owner or operator of the massage establishment is responsible for the conduct of all employees and independent contractors working on the premises. Any false information provided as part of the Massage Establishment Permit and petition for this CUP, or any violation by any massage practitioner or managing employee, or by any business owner or employee of the subject business, of the terms of the CAMTC certificate or of the terms of the California Business and Professions Code Sections 4600, et seq., or of any local ordinance, is subject to the revocation of the Conditional Use Permit, **PLN2023-00149** and cause for Code Enforcement action against the property.

19. The Permittee shall allow the Alameda County Health Department access to inspect the premises during regular business hours prior to occupancy on a yearly basis, at a fee to the business owner or operator.

20. The Permittee shall allow Alameda County staff access to inspect the premises to verify compliance with all applicable laws and permit conditions during regular business hours prior to

occupancy, and as needed for periodic compliance and Permit renewal inspections. Such inspections may be unannounced.

21. At all times during the life of the CUP, the business owner or operator shall be responsible for maintenance of the premises to current Fire and Building Code regulations.

22. At all times during the life of the CUP, the business owner or operator shall be responsible for maintenance of the physical premises to current zoning ordinance regulations regarding signage, exterior architecture and design.

23. Any violation of these conditions, violation of applicable laws, ordinances or regulations, or noncompliance with inspections shall be grounds for revocation of the Conditional Use Permit, and other permits/licenses, and shall be cause for Code Enforcement action against the owner and business.

24. A mandatory review shall be conducted **ONE YEAR** from approval of this Conditional Use Permit, PLN2023-00149 **and every FIVE YEARS thereafter**. As a result of the mandatory review, a permit for renewal and public hearing may be required to review the original conditions of approval to determine compliance with the findings that supported the original permit approval. Any condition of approval may be modified or added to ensure the activity continues in conformance with the intent and purpose of the zoning ordinance and shall be of the same force and effect as if originally imposed. Review costs shall be borne by the applicant.

END OF CONDITIONS OF APPROVAL

ATTACHMENTS

Draft Resolution
Referral comments
Chapter 3.24 Massage Establishment Ordinance
Ordinance Section 17.38.030
Certificates
Photos
Graphics

Prepared By: Pat Anekayuwat, Planner
Reviewed By: Damien Curry, Senior Planner

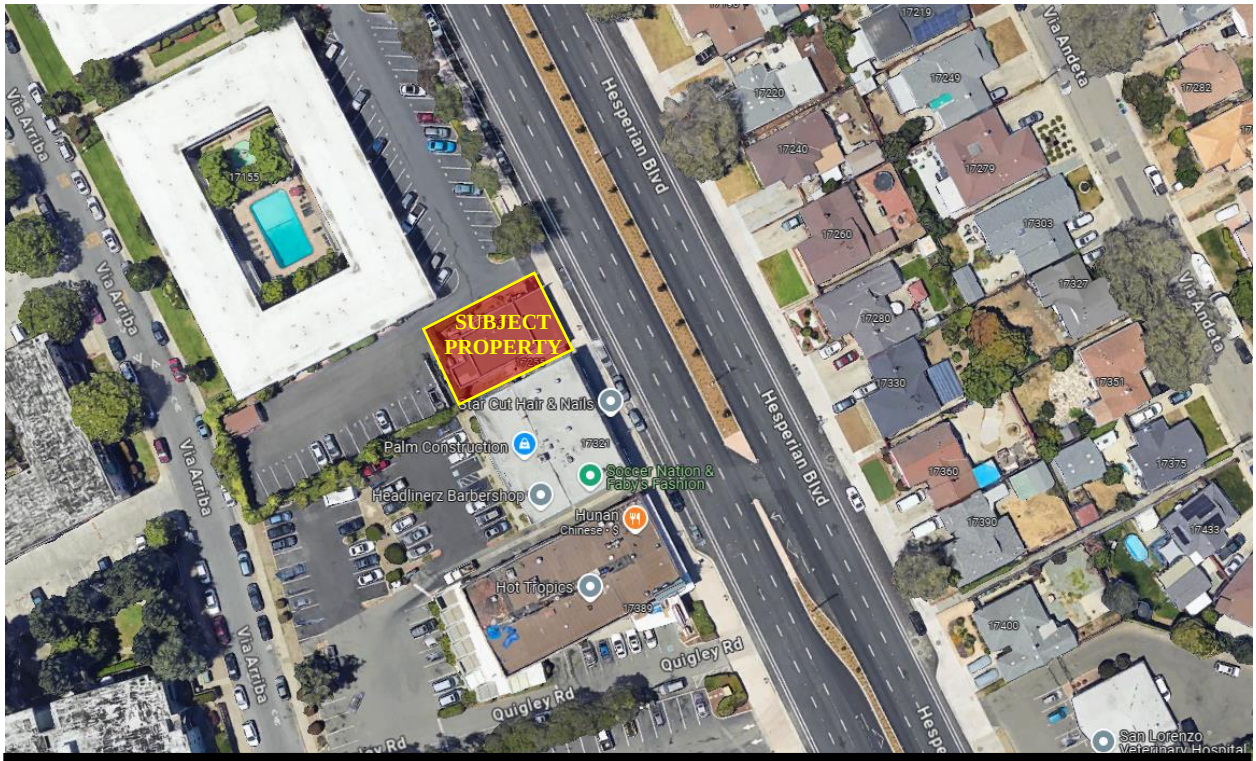


Figure 1. Subject property surrounded by a range of single-family, multi-residential, typical service commercial businesses, drive-thru restaurants, and retail type uses.



Figure 2. View of the facility building (right) from Hesperian Blvd.

RESOLUTION NO. Z-XX-XX OF
THE WEST COUNTY BOARD OF ZONING ADJUSTMENTS
ADOPTED AT THE HEARING OF OCTOBER 23, 2024, CONCERNING
CONDITIONAL USE PERMIT, PLN2023-00149

WHEREAS QIAO LU has filed for CONDITIONAL USE PERMIT, PLN2023-00149, to allow a new massage facility, in a C-1 (Retail Business) District, located at 17251 Hesperian Boulevard, west side, 525 feet north of Hacienda Avenue, San Lorenzo area of unincorporated Alameda County, bearing Assessor's Parcel Number: 412-0058-006-04; and

WHEREAS the Eden Area Municipal Advisory Council did hold a public hearing on said application at the hour of 6:00 p.m. on the 11th day of June 2024, in the San Lorenzo Library Building, 395 Paseo Grande, San Lorenzo, California; and

WHEREAS it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

WHEREAS the Eden Area Municipal Advisory Council did recommend approval of PLN2023-00149; and

WHEREAS the West County Board of Zoning Adjustments did hold a public hearing on said application at the hour of 1:30 p.m. on the 26th day of June 2024, in the Alameda County Building, 224 West Winton Avenue, Public Hearing Room, Hayward, California; and

WHEREAS it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

WHEREAS this application has been reviewed in accordance with the provisions of the California Environmental Quality Act and has been found to be categorically exempt; Article 19, Section 15301, Class 1, Existing Facilities, involving negligible or no expansion of a use beyond that existing at the time of permit application; and

WHEREAS a Pre-Hearing Analysis was submitted recommending the application be conditionally approved; and

WHEREAS the Applicant and a Representative appeared at said public hearings and presented testimony in support of the application; and

WHEREAS Neighbors appeared at the public hearings to offer testimony; and

WHEREAS the Board did hear and consider all said reports, recommendations and testimony as hereinabove set forth;

NOW THEREFORE

BE IT RESOLVED that the Board finds that:

(a) The use is required by the public need as the therapeutic message is becoming increasingly popular, especially for an increasingly older population, with a growing demand for qualified professionals.

(b) The use will be properly related to other land uses and transportation and service facilities in the vicinity as The use is located on a major arterial street in the vicinity of other commercial operations, is consistent with the local zoning, and all other service facilities necessary to serve the proposed use are available. The use does not generate high traffic volumes or noise, or otherwise impinge on adjacent residential uses, and will not require the construction or new buildings. Parking is available along the Hesperian Boulevard frontage.

(c) The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injuries to property or improvements in the neighborhood as the proposed massage establishment use is a low-impact commercial operation consistent with the zoning and does not generate any adverse health or safety impacts. All associated massage practitioners and massage therapists shall be certified and meet the requirements of the California Massage Therapy Council (CAMTC), per State of California Business and Professions Code Section 4600 et seq and must be licensed by the Sheriff's Department to ensure compliance with local and State standards. No new development would occur; the use will continue to occupy the existing structure.

(d) The use will not be contrary to the specific intent clauses or performance standards established for the District in which it is to be considered as the use, as the use is a conditionally allowed use under the C-1 zoning district, which allows massage establishments, and will be properly conditioned so as to be consistent with the character and performance standards established for the commercial zoning.

NOW THEREFORE

BE IT FURTHER RESOLVED that the Board does hereby approve the said application as shown by materials labeled “Exhibit A” on file with the Alameda County Planning Department subject to the following conditions:

1. The approval of PLN2023-00149, Conditional Use Permit, authorizes a new massage facility in the C-1 (Retail Business) District, located at 17251 Hesperian Boulevard, San Lorenzo area of unincorporated Alameda County, designated Assessor's Parcel Number, 412-0058-006-04.

2. Permittee shall provide an updated exhibit to reflect the as-built condition of the facility.

3. The hours of operation shall be limited to 10:00 a.m. to 9:00 p.m., Monday through Sunday. The hours of operation shall not exceed the timeframe listed under this condition.

4. Prior to operation, Permittee shall remove all locks on the massage room doors.

5. Permittee shall maintain compliance with the requirements of the following agencies:

a) Alameda County Public Works Agency, Building Inspection Department;
b) Alameda County Public Works Agency, Development Engineering;
c) Alameda County Fire Department;
d) Alameda County Planning and Code Enforcement Division;
e) Alameda County Department of Environmental Health;
f) Alameda County Sheriff's Office;
g) California Massage Therapy Council; and
h) Alameda County Business License Department.

6. Negligible or de minimis changes or additions to permit conditions stated herein or the approved site plan may be authorized by the Planning Director subject to a determination that any proposed change or addition is found to be sin substantial compliance with the original approved permit conditions or site plan.

7. Compliance with all laws and Regulations. The applicant, owner, or successor shall comply with all other local, state, or federal regulations, laws, and ordinances, during the life of this Permit. Failure to comply with all other local, state, or federal may subject the permit to revocation in accordance with conditions of approval herein and per the Alameda County Zoning Ordinance Section 17.54.030.

8. The project shall meet all applicable County and State Building and Fire Codes at the time of submittal of any Building Permits.

9. Indemnification. The property owner or successor in interest shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action or proceeding against Alameda County and its, agents, officers or employees to attack, set aside, void, or annul Conditional Use Permit, PLN2023-00149, the finding of exemption from the requirements of the California Environmental Quality Act or any combination thereof. Such indemnification shall include, but not limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify owner or successor of any such challenge.

10. Responsibility for fees. The applicant, property owner, and successor shall be responsible for payment of all reasonable costs associated with the necessary permit processing or inspections of the conditions of approval contained in the authorization of the facility, including costs incurred by the Community Development Agency, the County Fire Department, the Building Inspection Division, the Public Works Agency or any other applicable Federal, State or County department or agency. Nonpayment of fees may subject the permit to revocation in accordance with conditions of approval herein and per the Alameda County Zoning Ordinance Section 17.54.030.

11. All massage practitioners associated with the subject massage business shall be certified and remain certified by the California Massage Therapy Council (CAMTC), pursuant to the State of California Business and Professions Code Sections 4600 et seq., as amended from time to time. All managing employees or owners associated with the subject massage business shall be registered and background checked with the Alameda County Sheriff's Office pursuant to Alameda County Code of Ordinances Chapter 3.24-Massage Establishments, as amended from time to time. No non-certified massage practitioners or therapists shall be allowed to operate at this business, or the business shall be subject to revocation of this permit.

12. No off-site massage services may be provided or facilitated by the applicant, owner, any successor or massage practitioner unless an Off-premises Massage Permit is first obtained pursuant to Alameda County Code of Ordinances Section 3.24.040.

13. The massage establishment operator shall ensure that compliance with all applicable operational standards contained in the Alameda County Code of Ordinances Chapter 3.24 is maintained during the life of this permit.

14. Changes in massage establishment operators, massage practitioners, and managing employee personnel must be immediately reported in writing to the Sheriff's Office and to the Planning Department.

15. The massage establishment operator shall keep and make available to the Sheriff's Office at any time a client register with the name and address of each patron, the date and time of their service, the type of service that was performed, the service location, the fee for the service, and the name of the practitioner who performed the service, to the satisfaction of the Sheriff's Office.

16. The main entrance shall remain unlocked during business hours

17. As long as the business remains in operation, there shall be a sign at the main entrance to the subject massage establishment identifying the business.

18. The owner or operator of the massage establishment is responsible for the conduct of all employees and independent contractors working on the premises. Any false information provided as part of the Massage Establishment Permit and petition for this CUP, or any violation by any massage practitioner or managing employee, or by any business owner or employee of the subject business, of the terms of the CAMTC certificate or of the terms of the California Business and Professions Code Sections 4600, et seq., or of any local ordinance, is subject to the revocation of the Conditional Use Permit, PLN2023-00149 and cause for Code Enforcement action against the property.

19. The Permittee shall allow the Alameda County Health Department access to inspect the premises during regular business hours prior to occupancy on a yearly basis, at a fee to the business owner or operator.

20. The Permittee shall allow Alameda County staff access to inspect the premises to verify compliance with all applicable laws and permit conditions during regular business hours prior to occupancy, and as needed for periodic compliance and Permit renewal inspections. Such inspections may be unannounced.

21. At all times during the life of the CUP, the business owner or operator shall be responsible for maintenance of the premises to current Fire and Building Code regulations.

22. At all times during the life of the CUP, the business owner or operator shall be responsible for maintenance of the physical premises to current zoning ordinance regulations regarding signage, exterior architecture and design.

23. Any violation of these conditions, violation of applicable laws, ordinances or regulations, or

noncompliance with inspections shall be grounds for revocation of the Conditional Use Permit, and other permits/licenses, and shall be cause for Code Enforcement action against the owner and business.

24. A mandatory review shall be conducted **ONE YEAR** from approval of this Conditional Use Permit, PLN2023-00149 **and every FIVE YEARS thereafter**. As a result of the mandatory review, a permit for renewal and public hearing may be required to review the original conditions of approval to determine compliance with the findings that supported the original permit approval. Any condition of approval may be modified or added to ensure the activity continues in conformance with the intent and purpose of the zoning ordinance and shall be of the same force and effect as if originally imposed. Review costs shall be borne by the applicant.

Pursuant to Section 17-52.050 of the Alameda County Zoning Ordinance said Conditional Use Permit shall be implemented within a term of three (3) years of its issuance or it shall be of no force or effect.

If implemented, said Conditional Use Permit shall undergo a mandatory review on or around October 23, 2025, and October 23, 2030, and every five years thereafter, and shall remain revocable for cause in accordance with Section 17-54.030 of the Alameda County Zoning Ordinance.

-- END OF CONDITIONS OF APPROVAL --

WEST COUNTY BOARD OF ZONING ADJUSTMENTS
ALAMEDA COUNTY PLANNING DEPARTMENT

Anekayuwat, Pat, CDA

From: Thompson, Stephen L., Sheriff
Sent: Friday, September 20, 2024 3:11 PM
To: Anekayuwat, Pat, CDA
Cc: Orduna, Rodrigo, CDA; Curry, Damien, CDA; Greene, Christine, CDA; Cox, Marcus H., Sheriff
Subject: RE: Massage Parlor Conditional Use Permit at upcoming June 26th at 1:30pm meeting for BZA- West County - 17251 Hesperian Boulevard. SLZ

Hello Pat,

The Livescan is complete and I am ready to issue permits for establishment and one practitioner. Is there anything additional you need to complete this process?

Best regards,

Luther Thompson | Deputy Sheriff #2161
Alameda County Sheriff's Office

Eden Township Substation
15001 Foothill Blvd., San Leandro, CA 94578
510.667.3620 Desk | 510.667.3963 FAX
41201 QIC | slthompson@acgov.org

From: Anekayuwat, Pat, CDA <pat.anekayuwat@acgov.org>
Sent: Tuesday, July 16, 2024 10:52 AM
To: Thompson, Stephen L., Sheriff <SlThompson@acgov.org>
Cc: Orduna, Rodrigo, CDA <rodrigo.orduna@acgov.org>; Curry, Damien, CDA <damien.curry@acgov.org>; Greene, Christine, CDA <christine.greene@acgov.org>; Cox, Marcus H., Sheriff <mcox@acgov.org>
Subject: RE: Massage Parlor Conditional Use Permit at upcoming June 26th at 1:30pm meeting for BZA- West County - 17251 Hesperian Boulevard. SLZ

Hi Deputy Thompson,

The WBZA continued the CUP for 90 days (October 2024) so that the applicant could reorganize and complete the Livescan. We hope to return to the WBZA sooner, depending on the DOJ's turnaround time.

Best Regards,

Pat Anekayuwat
Alameda County Planning Department
Community Development Agency
224 W. Winton Ave. Rm.111
Hayward, CA 94544
phone: 510-670-5400
fax: 510-670-6529
pat.anekayuwat@acgov.org

Alameda County Fire Department

Division of Fire Code Administration

Plan Review Comments

6363 Clark Ave, Dublin California 94568 Phone (925) 833-3473 Fax (925) 875-9387

2/1/2024

Alameda County
Community Development Agency
Planning Department
224 West Winton Ave., Room 111
Hayward, California 94544

To	Pat Anekayuwat	**PLN #**	2023-00149
Address	17251 Hesperian		
Job Description	CUP for New Massage Business		
Reviewed By	Bonnie S. Terra, Division Chief		

Review of Planning referrals are usually based on information and plans that lacking details for specific comments. The primary focus of our review is to assure fire access to the site. Specific fire and building code issues will be addressed during the regular building permit submittal and review process.

Conditions of Approval

The following conditions shall be met prior the issuance of a building permit and fire clearance for occupancy.

1. Project must comply with all building and fire code requirements in effect at time of building permit submittal.

Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Alameda, CA 94502 - (510) 567-6700

Ronald Browder, Director of Environmental Health
Phone: (510) 567-6777 Fax: (510) 337-9135

February 16, 2024

GOLDEN PALACE SPA
17251 HESPERIAN BLVD SUITE A
SAN LORENZO, CA 94580

SUBJECT: Proposed Massage Facility site assessment

Dear Zhane Wang:

A site visit was conducted on February 16, 2024, and the following are the items to be addressed for your proposed Massage Facility:

1. Specify that all hand wash sinks will be equipped with mixing faucets.
2. Indicate that a Paper Towel Dispenser and Soap Dispenser shall be installed at all hand wash sink locations (rest rooms and massage rooms).
3. Specify that the existing flooring in all the rest rooms will be changed to a continuous commercial flooring coved up the wall at least six inches. Submit a sample and the manufacturer's specification sheet to the flooring for prior approval.
4. Specify that the acoustical ceiling and wall panels in the rest room shall be changed to smooth and cleanable.
5. Install Fiberglass Reinforced Plastic (FRP) or equivalent on the walls in the rest rooms extending at least six feet from the finished floor.
6. Install FRP or equivalent behind the Mop Sink at least four feet from the finished floor.
7. Indicate that the Hot Water Heater T & P drain line will have a minimum one-inch air gap above the Mop Sink.
8. Indicate that the Mop Sink Faucet will be equipped with an anti-siphon/back flow prevention device.
9. Specify that a Mop Hook will be installed above the Mop Sink and a chemical shelf or cabinet installed nearby.
10. Indicate where the Washing Machine and Dryer will be located and how the wastewater will discharge into the sewer. Check with the Building Department for any plumbing or electrical requirements.

If you have any questions or need any clarifications, please contact me.

Sincerely,

Rodel Villa

Rodel Villa, Supervising REHS
Alameda County Department of Environmental Health
(510) 567-6883
rodel.villa@acgov.org

email: qiaoqiao09@gmail.com iflinvestments@gmail.com pat.anekayuwat@acgov.org Martinez, Juan-Carlos, CDA Juan-Carlos.Martinez@acgov.org Ronald.browder@acgov.org

Anekayuwat, Pat, CDA

From: Martinez, Juan-Carlos, CDA
Sent: Friday, February 16, 2024 1:59 PM
To: Anekayuwat, Pat, CDA
Cc: Labayog, Edward, CDA; Felix, Holly B., CDA
Subject: RE: PLN20023-00149, Massage Establishment - Planning Department Referral

Greetings,

Please see my comments below in light of today's inspection of the proposed massage establishment:

1) Massage Rooms 1 & 2 have deadbolt locks on the door, which should be removed before service can be provided, per Alameda County Municipal Code Chapter 3.24.140 (J)

2) A door exists between the Break Room and Massage Room 2 that is not notated on the floor plan. A sink that is present on the floor plan is not present in Massage Room 1. An updated floor plan should be provided by the applicant indicating these changes.

Regards,

Juan-Carlos Martinez
Zoning Investigator II
Alameda County Planning Department
Community Development Agency

224 West Winton Avenue, Suite 111
Hayward, CA 94544
P: (510) 670-6663
F: (510) 785-8793
juan-carlos.martinez@acgov.org

From: Labayog, Edward, CDA <Edward.Labayog@acgov.org>
Sent: Wednesday, January 31, 2024 6:03 PM
To: Martinez, Juan-Carlos, CDA <Juan-Carlos.Martinez@acgov.org>; Felix, Holly B., CDA <holly.felix@acgov.org>
Subject: FW: PLN20023-00149, Massage Establishment - Planning Department Referral

Any comments on this?

Edward J. Labayog
Assistant Planning Director
Code Enforcement Manager

ALAMEDA COUNTY | Community Development Agency
Planning Department
224 W. Winton Avenue, Room 111 • Hayward, CA 94544
Office 510-670-6556 | Fax 510-785-8793
edward.labayog@acgov.org | www.acgov.org/cda

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ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Sandra Rivera
Agency Director

Albert Lopez
Planning Director

224
West Winton Ave
Room 111

Hayward
California
94544

phone
510.670.5400
fax
510.785.8793

www.acgov.org/cda

PROJECT REFERRAL

Date: 02/01/2024

RE: Case No.: PLN2023-00149

SDR / Site Development Review

Due Date: 02/09/2024

- AC PWA Development Engineering (deveng@acpwa.org)
- AC Fire Department (countyfpplanchecks@acgov.org)
- Environmental Health (rodel.villa@acgov.org)
- Sheriff's Office (slthompson@acgov.org)
- Code Enforcement (edward.labayog@acgov.org)

The following application is referred to you for your information and recommendation:

CUP / Conditional Use Permit to allow new massage facility, land use designation of EAGP-GC/MDR (Eden Area General Plan – General Commercial/Medium Density Residential), and with a Zoning District of C-1 (Retail business), located at 17251 Hesperian Boulevard, west side 525 feet north of its intersection with Hacienda Avenue, San Lorenzo area of unincorporated Alameda County.

APN: 412-0058-002-02

This project is: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA), and State and County CEQA Guidelines, under Section 15301 – Existing Facilities, Class 1

Receipt of your comments by the indicated due date will enable the inclusion of relevant information in the preparation of a written staff report; otherwise, please initial and date below that your organization, department, or agency has no comment and return this notice by the indicated due date.

Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at **(510) 670-6117**, or at the email below.

Sincerely,

Pat Anekayuwat, Planner
Alameda County Planning Dept.
pat.anekayuwat@acgov.org

cc: Zhane Wang / Golden Palace Spa (applicant), P.O. Box 2354, Dublin, CA 94568
Young Living Trust (owner), 704 North Point, San Francisco, CA 94109
Email: qiaoqiao09@gmail.com
iflinvestments@gmail.com

_____ No Comment – Date 2/2/24

Attachments: Project Application Information
Project Drawings Marked "EXHIBIT A"

Anekayuwat, Pat, CDA

From: Orfanos, Jaimie, CDA
Sent: Wednesday, June 12, 2024 3:56 PM
To: Anekayuwat, Pat, CDA
Subject: RE: CUP_PLN2024-00149_Planning referral

Hi Pat,

Thank you for referring this project. The refreshed building looks very nice and we support any new business in the corridor that aligns with allowed zoning.

Thanks,

Jaimie

From: Anekayuwat, Pat, CDA <pat.anekayuwat@acgov.org>
Sent: Wednesday, June 12, 2024 10:19 AM
Cc: Anekayuwat, Pat, CDA <pat.anekayuwat@acgov.org>
Subject: CUP_PLN2024-00149_Planning referral

Hi,

Attached is an CUP, PLN2023-00149, Planning Department referral for your review and comment. If you have any questions about the project, please feel free to contact me.

Best Regards,

Pat Anekayuwat
Alameda County Planning Department
Community Development Agency
224 W. Winton Ave. Rm.111
Hayward, CA 94544
phone: 510-670-5400
fax: 510-670-6529
pat.anekayuwat@acgov.org
http://www.acgov.org/cda

General Plan and Zoning Information is now available via the Public Access Map (PAM)



CONFIDENTIALITY NOTICE: This e-mail message including attachments, if any, is intended only for the person(s) or entity(ies) to which it is addressed any may contain confidential and/or privileged material. Any unauthorized review,

Chapter 3.24 - MASSAGE ESTABLISHMENTS

Sections:

Footnotes:
*--- (**2**) ---*
***Editor's note—** Ord. No. 2018-18, § 2, adopted May 8, 2018, amended Chapter 3.24 in its entirety to read as herein set out. Former Chapter 3.24, §§ 3.24.010—3.24.340, pertained to similar subject matter, and derived from prior gen. code §§ 2-130—2-130.32 and Ord. No. 95-43.*

3.24.010 - Purpose and intent.

In enacting this chapter, the Board of Supervisors of the County of Alameda recognizes that massage is a viable professional field offering the public valuable health and therapeutic services.

The Board of Supervisors further recognizes that unless properly regulated, the practice of massage and the operation of massage establishments may often be associated with unlawful activity and pose a threat to the quality of life in the community. Therefore, it is the purpose and intent of this chapter that the practice of massage and the operation of massage establishments be regulated in order to protect the public health, safety and welfare.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.020 - Definitions.

As used in this chapter, the following words and phrases have the meanings respectively ascribed to them by this section:

"Applicant" means any person who applies for a permit as required by this chapter.

"Certified" means possession of a certification from the council.

"Council" or "CMTC" means the California Massage Therapy Council created pursuant to Business and Professions Code, Division 2, Chapter 10.5.

"Managing employee" means any employee of a massage establishment who has been designated by the holder of the massage establishment permit to manage the business in his or her absence. The managing employee may perform massages at the business only if he/she obtains and maintains in effect a massage practitioner permit.

"Massage" means any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating of the external parts of the body with the hands or with the aid of any tools or appliances with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments or other similar preparations commonly used in this practice.

"Massage establishment" means any establishment having a fixed place or business where any person engages in or carries on or permits to be engaged in or carried on any of the activities mentioned in the definition of massage in this chapter. Such establishment shall have health enhancement as part of its purpose.

"Massage practitioner" means any person, who, for any consideration whatsoever, engages in the practice of massage.

"Off-premises massage service" means any business, not licensed as a massage establishment under the provisions of this chapter, wherein a function of such business is to engage or carry on massage, not at a fixed location but at a location designated by the permittee, massage practitioner, customer or client. Such business shall have health enhancement as part of its purpose.

"Permit" means any permit required and issued pursuant to the provisions of this chapter.

"Permittee" means any person possessing a permit required and issued pursuant to the provisions of this chapter.

"Person" means any individual, co-partnership, firm, association, joint-stock company, corporation or combination of individuals of whatever form or character.

"Sheriff" as used herein refers to that deputy sheriff who is responsible for receiving applications and the required fees, and conducts the investigation necessary in the processing of applications for permits required by this chapter. The officer shall have the right to verify the authenticity of any information supplied pursuant to the requirements of this chapter.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.030 - Permit required.

It shall be unlawful for any person to engage in, conduct or carry on, or to permit to be engaged in, conducted or carried on, in or upon any premises in the unincorporated area of the County of Alameda the application of massage for compensation, the operation of a massage establishment or an off-premises massage service without first having obtained the appropriate permit from the sheriff and certification from the CMTC.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.040 - Application for massage establishment or off-premises massage service permit.

A. Permits shall only be available for massage services to be provided by CMTC-certified massage practitioners.
B. The application for a permit to operate a massage establishment or off-premises massage service shall set forth:
    1. The exact nature of the massage to be administered;
    2. The proposed place of business and facilities;
    3. The name and address of each applicant;

4. The name, address and CMTC certificate number for each massage practitioner; and
5. A description of the type of relationship between the applicant and each massage practitioner (i.e., employee, independent contractor, general partner, etc.).

C. In addition to the foregoing, any applicant for a permit shall furnish the following information:

1. The two previous addresses immediately prior to the present address of the applicant;
2. Written proof that the applicant is at least eighteen (18) years of age;
3. Applicant's height, weight, color of eyes and hair;
4. Two portrait photographs at least two inches by two inches;
5. Business, occupation or employment history of the applicant for the five years immediately preceding the date of the application;
6. If the applicant is a corporation, the name of the corporation shall be set forth exactly as shown in its articles of incorporation, together with the names and residence addresses of each of its officers, directors, and each stockholder holding more than five percent of the stock of the corporation, along with the amount of stock held. If the applicant is a partnership or company, the application shall set forth the name and residence addresses of each of the partners or members, including limited partners or members. If one or more of the partners or members is a corporation, the provisions of this section pertaining to a corporate applicant shall apply;
7. The names and residence addresses of all persons currently employed by the massage establishment, regardless of the nature of the employment, along with the nature of the work performed, and recent passport-sized photographs of each such employee. All applicants or permittees shall notify the sheriff in writing of the names, addresses and the nature of the work, of any new employees, within five days of such employment, and supply the photographs described in this subsection. Such new employees shall allow fingerprints to be taken, for the purpose of identification, upon request. As used in this subsection, "employee" includes every owner, partner, manager, supervisor and worker, whether paid or not, who renders personal services of any nature in the operation of a massage establishment;
8. All criminal convictions except minor traffic violations, and all pending criminal matters;
9. Such other identification and information necessary to verify the truth of the matters hereinbefore specified;
10. A written statement that neither the applicant nor any of the owners or partners of the business have knowingly made any false, misleading, or fraudulent statement of facts in the application for the permit or in any other document required by the county in conjunction therewith.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.050 - Application for massage practitioner permit.

The application for a massage practitioner permit shall contain the information required by Section 3.24.040(B)(1) through (5) and (8) through (10) and the name and address of the massage school attended by each massage practitioner.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.060 - Application for managing employee permit.

Application for a managing employee permit shall contain but not be limited to the information required by Section 3.24.040(B)(1) through (5) and (8) through 10).

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.070 - Education requirements.

All applicants for a massage practitioner permit must obtain a certificate from CMTC to qualify for a permit.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.080 - Referral of application to other departments.

The sheriff, upon receiving an application for a massage establishment permit, shall refer the application to the building official, the appropriate fire protection district, the department of health services and the planning department, which departments shall inspect the premises proposed to be operated as a massage establishment and make written recommendations to the sheriff concerning compliance with the provisions of this chapter and all other laws which they administer.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.090 - Issuance of permit for a massage establishment or off-premises massage service.

The sheriff shall issue a nontransferable permit based upon his investigation, within forty-five (45) days after the complete application has been filed if he finds that the operation as proposed by the applicant, would comply with all applicable laws and permitting or licensing requirements, including, but not limited to, this chapter, the building, zoning, fire, and health laws of the county as administered by each county department with jurisdiction.

A massage establishment permit or off-premises massage service permit may be issued conditionally in order to ensure compliance with the provisions of this chapter.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.100 - Issuance of managing employee and massage practitioner permits.

The sheriff shall issue a nontransferable managing employee or massage practitioner permit within forty-five (45) days of the date of receipt of the complete application if he finds that the application complies with this chapter.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.110 - Exemptions from massage practitioner requirements.

The provisions of this chapter shall not apply to:

A. Physicians, surgeons, chiropractors, osteopaths, nurses, physical therapists, or other health professionals who are duly licensed to practice their respective professions under the laws of the state;

B. Massage practitioners who are performing massage in the offices of or under the supervision of a licensed medical professional;

C. Barbers or cosmetologists who are duly licensed under the laws of the state while performing massage within the scope of their licenses.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.120 - Exemption from massage establishment requirements.

When massage is conducted as a function that is clearly incidental to the operation of an athletic or fitness facility, barber shop, or beauty salon, the business will not be required to comply with the massage establishment requirements of this chapter provided the giving of massage for compensation is not a principal function of such business. All massage practitioners operating in such businesses shall be CMTC certified in accordance with the requirements of this chapter. In determining whether massage constitutes a principal or incidental function of the previously mentioned businesses, the sheriff shall consider the percent of income derived from massages, the amount of floor space devoted to and the number of employees assigned to massage services, as well as the manner in which the business advertises and holds itself out to the public. The decision of the sheriff regarding whether a particular business is entitled to exemption may be appealed to the Board of Supervisors through the procedures set forth in Section 3.24.300.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.130 - Exemption from off-premises massage requirements.

Persons administering massages or health treatments involving massage to other persons who are participating in a recreational or special event that has been approved and registered by the sheriff shall be CMTC certified but will not be required to hold an off-premises massage permit provided the following conditions are met:

A. The massage practitioner or therapist shall be registered with the Alameda County Sheriff's Office;

B. Massage services are made available equally to all participants in the event;

C. The event is open to participation by the general public or a significant segment of the public;

D. The massage services are provided during the event in an open environment at the site of the event;

E. The sponsors of the event have approved the provision of massage services at the event.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.140 - Massage establishment facilities and operation requirements.

All massage establishments shall comply with the following facilities and operation requirements:

A. Massage establishments shall comply with all applicable code requirements.

B. Lighting. White light equivalent to at least forty (40) watts of lighting shall be provided in each room where a massage is being administered.

C. Walls and Floors. Any toilet, shower, and bathtub rooms shall be provided with a waterproof floor covering, which shall be covered up to a height of four inches with a three-eighths inch minimum radius coving. The walls of all shower and bathtub rooms shall be finished to a height of six feet with a smooth, nonabsorbent finished surface of Keene cement, tile, fiberglass reinforced panel (FRP), or similar material. Floors of wet and dry heat rooms shall be adequately pitched to one or more floor drams properly connected to the sanitary sewer (Exception: Dry heat rooms with wooden floors need not be provided with pitched floors and floor drains). A source of hot water must be available within the immediate vicinity of dry and wet heat rooms to facilitate cleaning.

The walls, ceilings, floors, pools, showers, bathtubs, steam rooms, toilets, and all other physical facilities including appliances and apparatuses for the establishment must be in good repair and maintained in a clean and sanitary condition. Ceilings of all rooms shall be smooth and cleanable. Wet and dry heat rooms, steam and vapor rooms, or steam or vapor cabinets, shower compartments and toilet rooms shall be thoroughly cleaned and disinfected on a daily basis each day the business is in operation. Bathtubs shall be thoroughly cleaned and disinfected after each use.

D. Equipment. All equipment used in the massage operation shall be maintained in a clean and sanitary condition.

E. Rest Rooms. Adequate rest room facilities, either separate or unisex, with appropriate door signs shall be available for use by customers. All lavatories or wash basins shall be provided with hot and cold running water, soap and single service towels in wall mounted dispensers.

F. Ventilation. All portions of the massage establishment's toilets and baths shall be provided with adequate ventilation by means of windows or skylights with an area of not less than one-eighth of the total floor area or a mechanical operating ventilating system. When windows or skylights are used for ventilating, at least one-half of the total required window area shall be operable.

G.

Linens. All massage establishments shall be provided with clean and sanitary towels, sheets and linens in sufficient quantity and freshly laundered. Towels, sheets and linen shall not be used for more than one person. The reuse of such linen shall be prohibited unless such linen has first been laundered. Heavy white paper may be substituted for sheets provided such paper is used only once for every person and then discarded. Cabinets or other covered space shall be provided for the storage of clean linen. Receptacles shall be provided for the storage of all soiled linen and paper towels.

H. Pads used on massage tables shall be covered with durable, washable plastic or other acceptable waterproof material.

J. No service enumerated in the definition of massage in Section 3.24.020 of this chapter may be carried on in any cubicle, room, booth or any area within a massage establishment which is fitted with a door capable of being locked. Secondary security doors at the entrance to the business shall remain unlocked during business hours, unless the massage establishment is a business entity owned by one individual with one or no employees or independent contractors and has registered as such with the sheriff. The sheriff may grant an exception to this requirement if the massage establishment provides a description of the physical site and operations plan that demonstrates that other security measures are appropriate.

K. Each service offered, the price thereof and the minimum length of time such service shall be performed shall be posted in a conspicuous public location in each massage establishment. No services shall be performed and no sums shall be charged for any services other than those posted. Such services shall be legitimate, recognized massage/bodywork functions that comply with CMTC standards. No massage practitioner shall perform, offer to perform, solicit or in any other way make available any service that is not a legitimate massage/bodywork function recognized by the CMTC.

L. No employee or massage practitioner shall dress while engaged in the practice of massage for compensation, or while visible to clients in a massage establishment, in any of the following:

1. Attire that is transparent, see-through, or substantially exposes the certificate holder's undergarments;
2. Swim attire, if not providing a water-based massage modality approved by the council;
3. A manner that exposes the certificate holder's breasts, buttocks, or genitals;
4. A manner that constitutes a violation of Section 314 of the Penal Code; or
5. A manner that is otherwise deemed by the council to constitute unprofessional attire based on the custom and practice of the profession in California.

M. The business shall not engage in sexually suggestive advertising related to massage services.

N. No massage establishment or any portion of a building in which the massage establishment is located shall be used for residential or sleeping purposes.

O.

No alcoholic beverages or other controlled substances shall be sold, served, furnished, kept, and no person shall enter, be, or remain in any part of a massage establishment while in possession of, consuming, or using any alcoholic beverage or other controlled substances, except pursuant to a prescription for such controlled substances. The owner, operator, or responsible managing employee shall not permit any such person to enter or remain upon such premises.

P. Security deposit facilities capable of being locked by the patron or a security bag that can be carried by the patron shall be available for the protection of the valuables of the patrons.

Q. There shall be a sign at the main entrance to all massage establishments identifying the business. Such sign shall comply with all applicable zoning codes and reasonably conform to the standards of other businesses in that area. Such sign shall not have interior lighting.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.150 - Client register.

Every massage establishment and off-premises massage service permittee shall keep a client register, approved as to form by the sheriff, of all patrons, with names, addresses, dates and times of all massages, the name of the practitioner administering the service, the type of service, the room or cubicle where such service was performed and the fee paid for such service. Said client register shall at all times during business hours be subject to inspection by the sheriff or any law enforcement officer upon request. This record shall be considered confidential and shall be kept on file for one year.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.160 - Personnel register.

The operator of a massage establishment or an off-premises massage service shall maintain a register of all persons employed as massage practitioners and their permit numbers. Said register shall be available for inspection at all times during regular business hours.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.170 - Operating hours.

No massage establishment or off-premises massage service granted a permit pursuant to the provisions of this chapter shall operate between the hours of eleven p.m. and seven a.m.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.180 - Name and place of business—Change of location.

No person granted a permit pursuant to the provisions of this chapter shall operate under any name not his or her own legal name or conduct his or her business at any location not specified in the permit.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.190 - Badges.

Every person practicing massage pursuant to the provisions of this chapter shall conspicuously display a badge which shall contain his or her full name as it is specified in his or her permit while rendering such massage services.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.210 - Prohibited acts.

A. Touching of Sexual and Genital Parts of Client During Massage. No holder of a massage establishment permit, massage practitioner, off-premises massage permit or managing employee permit or any other employee of a massage establishment shall place either his/her hands upon, or touch with any part of his/her body, a sexual or genital part of any other person in the course of a massage, or massage a sexual or genital part of any other person, other than massage of female breasts with the written consent of the person receiving the massage and a referral from a licensed California health care provider in accordance with Business and Professions Code 4609(a)(1)(F). Sexual or genital parts shall include the genitals, pubic area, anus or perineum of any person or the vulva or breast of a female.

B. Uncovering and Exposure of Sexual and Genital Parts of Clients Before, During or After Massage. No holder of a massage establishment permit, massage practitioner, managing employee or any other employee of a massage establishment shall uncover and expose the sexual or genital parts, as defined in subsection A of this section, of a client or themselves in the course of performing a massage or other health treatment before or after a massage. This subsection does not prohibit a client from turning over in the course of a massage, so long as the massage practitioner holds a drape over the client to protect his/her privacy.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.220 - Display of permit and certificate.

Every person practicing massage pursuant to the provisions of this chapter shall display his or her permit issued pursuant to this chapter and his or her CMTC certification in a conspicuous place within the massage establishment so that the permit may be readily seen by persons entering the premises. Persons engaged in an off-premises massage service must have their permit available for inspection at all times while providing off-premises services.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.230 - Fees.

Every application for a permit hereunder shall be accompanied by a fee in an amount specified by resolution of the Board of Supervisors, no part of which shall be refunded if the application is denied.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.240 - Annual renewal application.

Every holder of a permit required by this chapter shall annually make application for renewal of his or her permit to the sheriff's department. The annual renewal application shall require an update on any and all information set forth on the application for the massage practitioner permit filed by the applicant and be accompanied by the annual renewal fee. The application shall be accepted only upon payment of the renewal fee. If the permittee fails to deliver, fails to provide the updated information, or fails to pay the renewal fee within thirty (30) days following the annual anniversary date of the massage practitioner permit, then the underlying permit shall be null and void and shall be revoked by operation of the terms of this section. If the permittee, after compliance with the requirements of this section, has not received an interpretive response within sixty (60) days following the annual anniversary date of the permit, such permit shall be considered renewed.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.250 - Inspection.

The sheriff shall from time to time and at least once a year, make an inspection of each massage establishment in the unincorporated territory of the county for the purpose of determining that the provisions of this chapter are complied with. If, during an inspection, a violation of this chapter is observed, the sheriff shall either advise the permittee or employee in charge if the violation is such that it can be corrected at that time or serve the permittee or employee in charge written notice of the violation. When written notice is given the permittee shall correct the violation within thirty (30) days.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.260 - Additional requirements.

The sheriff shall have the right to establish additional operating requirements as needed to insure compliance with this chapter and the laws of the State of California.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.270 - Responsibility of employer.

It is unlawful for a massage establishment to employ as a massage practitioner a person who does not have a valid permit issued pursuant to the provisions of this chapter.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.280 - Applicability to existing business.

The provisions of this chapter shall be applicable to persons now engaged in the business regulated in this chapter. Existing businesses of the kind referred to in this chapter shall conform with all provisions contained herein within ninety (90) days of the effective date of this section. All practitioners licensed before the effective date of this chapter shall meet all requirements within one year.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.290 - Alameda County business license.

All applicants for permits required by this chapter shall apply for and pay a business license tax to the Alameda County treasurer/tax collector in accordance with Chapter 3.04, Section 3.04.030.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.300 - Violation—Penalty.

Any violation of any of the provisions of this chapter is a misdemeanor and is punishable by a fine not to exceed five hundred dollars ($500.00) or by imprisonment in the county jail for a period not to exceed six months, or both.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.310 - Revocation.

The sheriff may revoke a permit for any violation of the provisions of this chapter or of any applicable law or regulation, or for any false, misleading or fraudulent statement of a material fact in the application for the permit.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.320 - Notice of intent to revoke—Immediate suspension—Hearing.

If the sheriff determines that a permit should be revoked, he shall serve on the permittee a notice of his intent with his reasons therefor. The notice shall provide for revocation of the permit seven days after service of the notice upon the permittee, unless the permittee requests a hearing before the sheriff or his agent prior to revocation. The notice may contain a statement that the permit is immediately suspended and such suspension shall remain in effect during the pendency of the revocation and appeal procedures. The sheriff shall give the permittee at least five days' prior written notice of the time and place of the hearing which shall be held within fourteen (14) days of the receipt by the sheriff of the request therefor, and shall issue his written decision within seven days after the conclusion of the hearing.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.330 - Appeal procedure.

The applicant or the aggrieved party, including but not limited to, any county officer, department, board or commission affected by the permit shall have the right to appeal any action of the sheriff in granting or denying an application for a permit, or revoking a permit to the Board of Supervisors. The appeal shall be made in writing, specifying the grounds therefor, and filed with the clerk of the Board of Supervisors within ten days after the action of the sheriff. The Board of Supervisors may hear additional evidence and may sustain, reverse, or modify the decision of the sheriff. The decision of the board shall be final.

(Ord. No. 2018-18, § 2, 5-8-18)

3.24.340 - Variances.

If the Board of Supervisors finds that strict compliance with the provisions of this chapter will result in an arbitrary or unreasonable taking of property or in the practical elimination of any lawful business, occupation or activity, in either case, it may prescribe other and different requirements consistent with protection of the public health, safety and welfare. In determining under what conditions and to what extent a variance from the requirements of this chapter is necessary and will be permitted, the Board of Supervisors shall exercise a wide discretion in weighing the equities involved and the advantages and disadvantages of the residents of the county and to lawful business, occupation or activity involved, resulting from requiring compliance with said requirements or resulting from the granting of a variance.

(Ord. No. 2018-18, § 2, 5-8-18)

17.38.030 - Conditional uses—Board of zoning adjustments.

The following are conditional uses in C-1 districts and shall be permitted only if approved by the board of zoning adjustments as provided in Section 17.54.130:

A. Community facility;

B. Animal hospital, kennel;

C. Clubhouse, or rooms used by members of an organized club, lodge, union or society;

D. Mortuary;

E. Commercial recreation facility other than a theater, if within a building;

F. Storage garage, and storage lots for recreational vehicles and boats;

G. Theater, drive-in theater;

H. Drive-in business;

I. Hotel, motel, boarding house;

J. Automobile sales lot;

K. Service station, Type A; or a facility retailing automotive parts and supplies which are installed and serviced on the site but does not include, engine, transmission or differential rebuilding or body repair;

L. Plant nursery including the sale of landscaping materials, excluding wet-mix concrete sales providing all equipment, supplies, and merchandise other than plant materials are kept within a completely enclosed building;

M. Tavern;

N. Massage establishment in possession of a valid permit issued pursuant to Chapter 3.24 of this code;

O. Recycling centers, when operated in conjunction with a permitted use on the same premises;

P. Advertising signs, provided that no single sign shall be flashing or intermittent, contain moving parts or be located so as to be directed towards lands in any adjacent R district, except pursuant to Section 17.52.515(A)(3) and in conformance with Section 17.54.226;

Q. In-patient and out-patient health facilities as licensed by the State Department of Health Services;

R. Tattoo studio;

S. Alcohol outlet;

T. Firearms sales;

U. Beauty school or business school;

V. Unattended collection box(es) placed in conjunction with an approved community facility as defined in Section 17.04.010;

W. Cannabis retailer, subject to and in compliance with Chapter 6.108 of this code;

X. Combined cannabis operation, subject to and in compliance with Chapter 6.109 of this code.

(Ord. 2006-33 § 4 (part): Ord. 2002-60 (part); Ord. 2000-53 § 1 (part); Ord. 98-53 § 1 (part); Ord. 96-15 § 1 (part): Ord. 94-41 § 1 (part): prior gen. code § 8-48.2)

(Ord. No. 2010-49, § 7, 9-14-10; Ord. No. 2010-71, § 58, 12-21-10; Ord. No. 2013-26, § 9, 7-16-13; Ord. No. 2017-35, § 2, 9-12-17; Ord. No. 2018-18, § 2, 5-8-18; Ord. No. 2018-23, § 2, 5-8-18; Ord. No. 2019-23, § 2, 6-18-19)

CALIFORNIA MASSAGE THERAPY COUNCIL

By authority of the State of California Code B&P Section 4600,
the California Massage Therapy Council hereby awards to

Qiao Lu

the designation of

CERTIFIED MASSAGE THERAPIST

Let it be known by all that, having met the standards set forth by the California Massage Therapy Council and having demonstrated knowledge of applicable disciplines related to the practice of massage therapy, ***Qiao Lu*** *is recognized as a* ***CMT*** *in good standing, including all the rights and privileges pertaining thereto, as witnessed by the signature below.*

Given at Sacramento, California, Friday, February 03, 2023.

California Massage Therapy Council
Established 2009

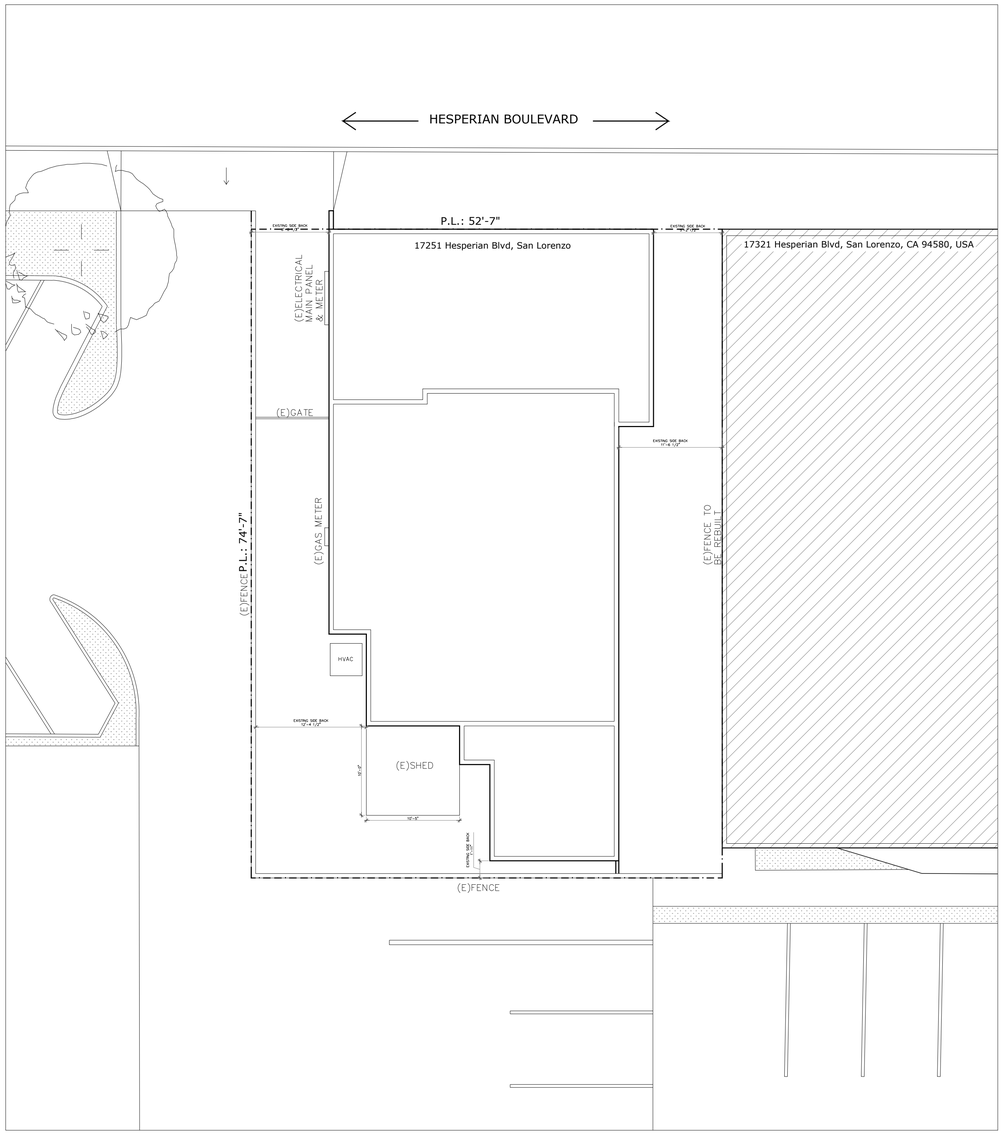
Jeffrey Forman, Chairman of the Board
California Massage Therapy Council
CAMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814

CERTIFICATE # 41274
EXPIRES: 3/17/2025

The validity and authenticity of this certificate may be verified online by entering the name and certificate number at: www.camtc.org

17251 HESPERIAN

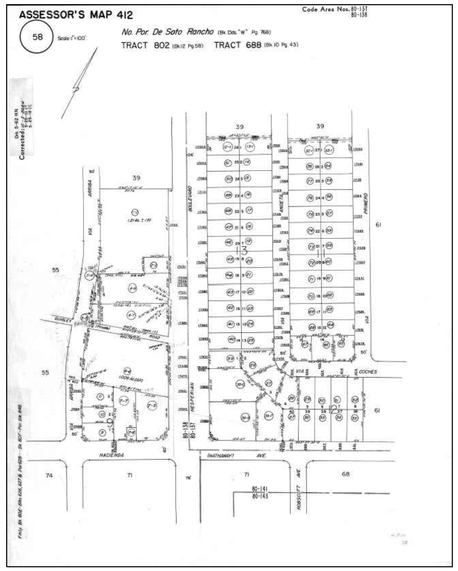
SAN LORENZO, CA 94580



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

SCOPE OF WORK

CREATE A NEW SHOWER IN STORAGE AND A STACKED WASHER AND DRYER IN AN EXISTING BATHROOM. REMOVING THE TOILET AND SINK. A FAN IS ALSO ADDED TO THE DRYER.



2 | **BLOCK PLAN**
NO SCALE

GENERAL NOTE

1. CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY LOCATIONS, CONDITIONS AND DETAILS REQUIRED TO COMPLETE THE WORK.
2. DISPOSAL SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT LAWS AND REGULATIONS.
3. THE CONITRACTOR SHALL USE MATERIALS THAT ARE COMPATIBLE TO EXISTING MATERIALS AND COMPLY WITH APPLICABLE REGULATIONS. BEFORE PROCEEDING, EXAMINE THE SURFACES TO BE MODIFIED AND THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF UNSAFE OR OTHERWISE UNSATISFACTORY CONDITIONS ARE ENCOUNTERED, TAKE CORRECTIVE ACTION BEFORE PROCEEDING WITH THE WORK. CUT USING SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING. RESTORE FINISHES OF PATCHED AREAS AND, WHERE NECESSARY, EXTEND FINISH RESTORATION INTO ADJOINING SURFACES.
4. ALL MATERIAL SHALL BE INSTALLED WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
5. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE SITE AND SHALL VERIFY ALL MEASUREMENTS.
6. EXISTING OPENING FRAME SHALL REMAIN UNALTERED. ALL NEW WINDOWS OR DOORS SHALL FIT THE EXISTING ROUGH OPENING.
7. PERFORM ALL WORK IN A WORKMANLIKE MANNER. CONTRACTOR TO REPLACE OR REPAIR ANY DAMAGE TO EXISTING AREAS TO REMAIN, AS DETERMINED BY THE OWNER.

CODES

2022 EDITION OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)

PART 1 - California Building Code Volumes 1 & 2
PART 2 - California Mechanical Code
PART 3 - California Plumbing Code
PART 4 - California Electrical Code
PART 5 - California Existing Buildings Code
PART 6 - California Fire Code
PART 7 - California Energy Code
PART 8 - California Residential Building Code
PART 9 - California Green Building Standards Code
PART 10 - California Historical Building Code

2022 CALIFORNIA ADA STANDARDS FOR ACCESSIBLE DESIGN

NO CHANGES

-Electrical / Lighting

OWNER	
NAME	Patrick Young
EMAIL	peachesncreamltd@gmail.com
PHONE	408-916-6226
TEAM	
ARCHITECTS-SF	FRANCISCO MATOS
ADDRESS	1390 Market Street Suite 1612 San Francisco, CA 94102
PHONE	(415) 519-4954
EMAIL	francisco@architects-sf.com
GENERAL CONTRACTOR	VALENZ CONSTRUCTION LICENSE #1037 132
ADDRESS	1038 KUSKI LN, CONCORD, CA. 945182
PROJECT DATA	
ADDRESS	17251 Hesperian, San Leandro, CA
APN	412-58-2-2
ZONING CLASSIFICATION	RL 8
OCCUPANCY CLASSIFICATION	(E) B (P) B
TENANT UNITS	(E) 2 (P) 2
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	(E) 10'-4" (P) 10'-4"
STORY COUNT	(E) 1 (P) 1
CONSTRUCTION TYPE	VB
SPRINKLER SYSTEM AND AREA COVERAGE	NO SPRINKLER
PARKING SPACE	1
SQUARE FOOTAGE	(E) TENANT A: 1,315 TENANT B: 592 NO CHANGE
LOT SIZE	3,927 SQ. FT.

SHEET LIST	
GENERAL	
G-000	TITLE SHEET
ARCHITECTURE DRAWING	
A-100	PROPOSED SITE PLAN
A-101	EXISTING & PROPOSED FLOOR PLAN
A-102	EXISTING & PROPOSED REFLECTIVE CEILING PLAN
A-103	ACCESSIBILITY DETAILS
A-104	ACCESSIBILITY DETAILS
A-105	ACCESSIBILITY DETAILS

OCCUPANT LOAD (EXISTING)				
AREA	OCCUPANCY GROUP	OCCUPIED AREA (SF)	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
Tenant B	B	592	100	6

ARCHITECTS SF
SF ARCHITECTS
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Phone: (415)519-4954

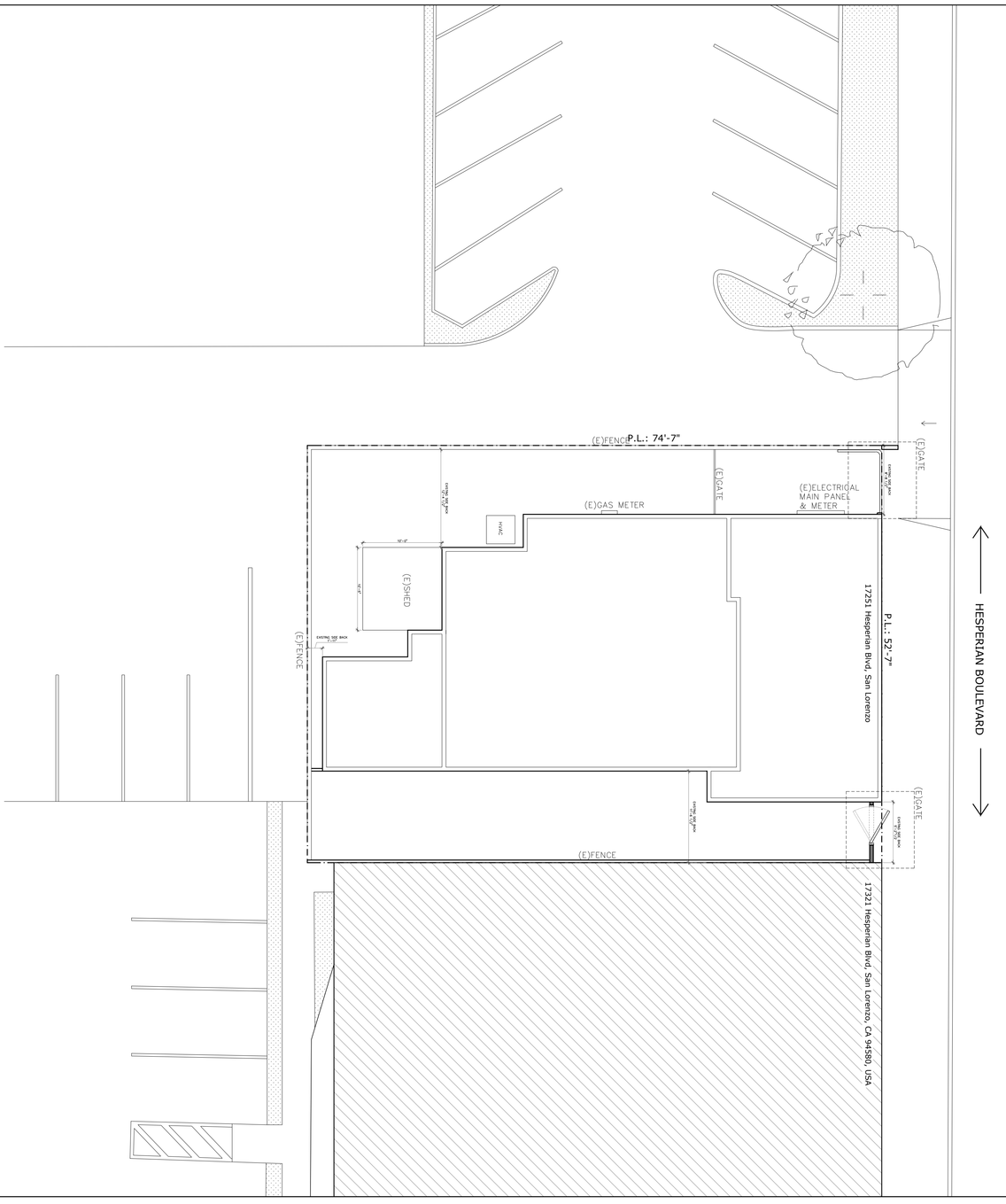
#	Revisions	Date

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL
STATE OF CALIFORNIA

PROJECT:
17251 HESPERIAN,
SAN LORENZO, CA 94580, USA
APN - 412-58-2-2

DRAWING TITLE:
GENERAL INFORMATION

G000



3 PROPOSED SITE PLAN (NO CHANGE)
1/8"=1'-0"

A-100

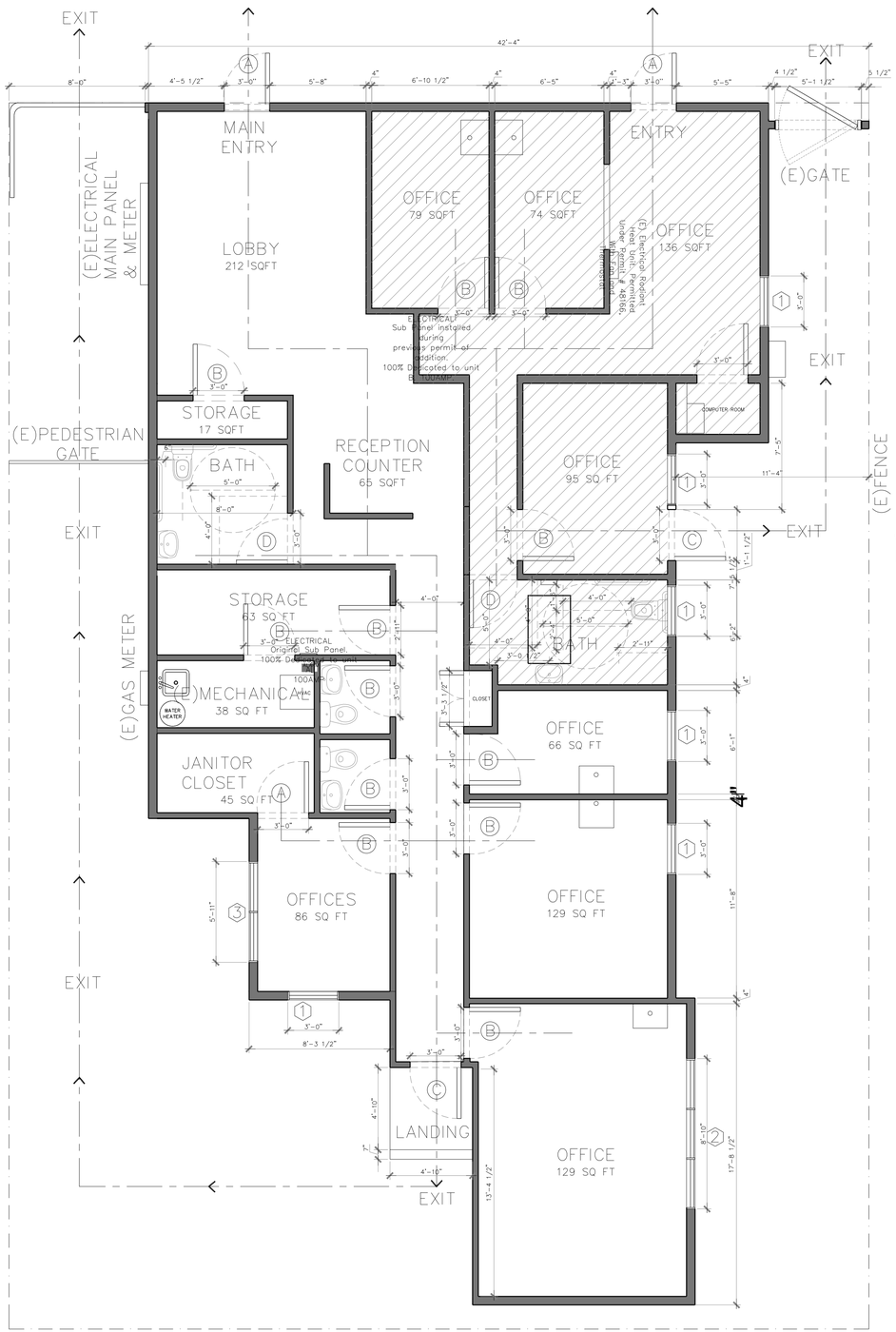
DRAWING TITLE:
EXISTING
SITE PLAN (NO CHANGE)

PROJECT:
17251 HESPERIAN,
SAN LORENZO, CA 94580, USA
APN - 412-58-2-2

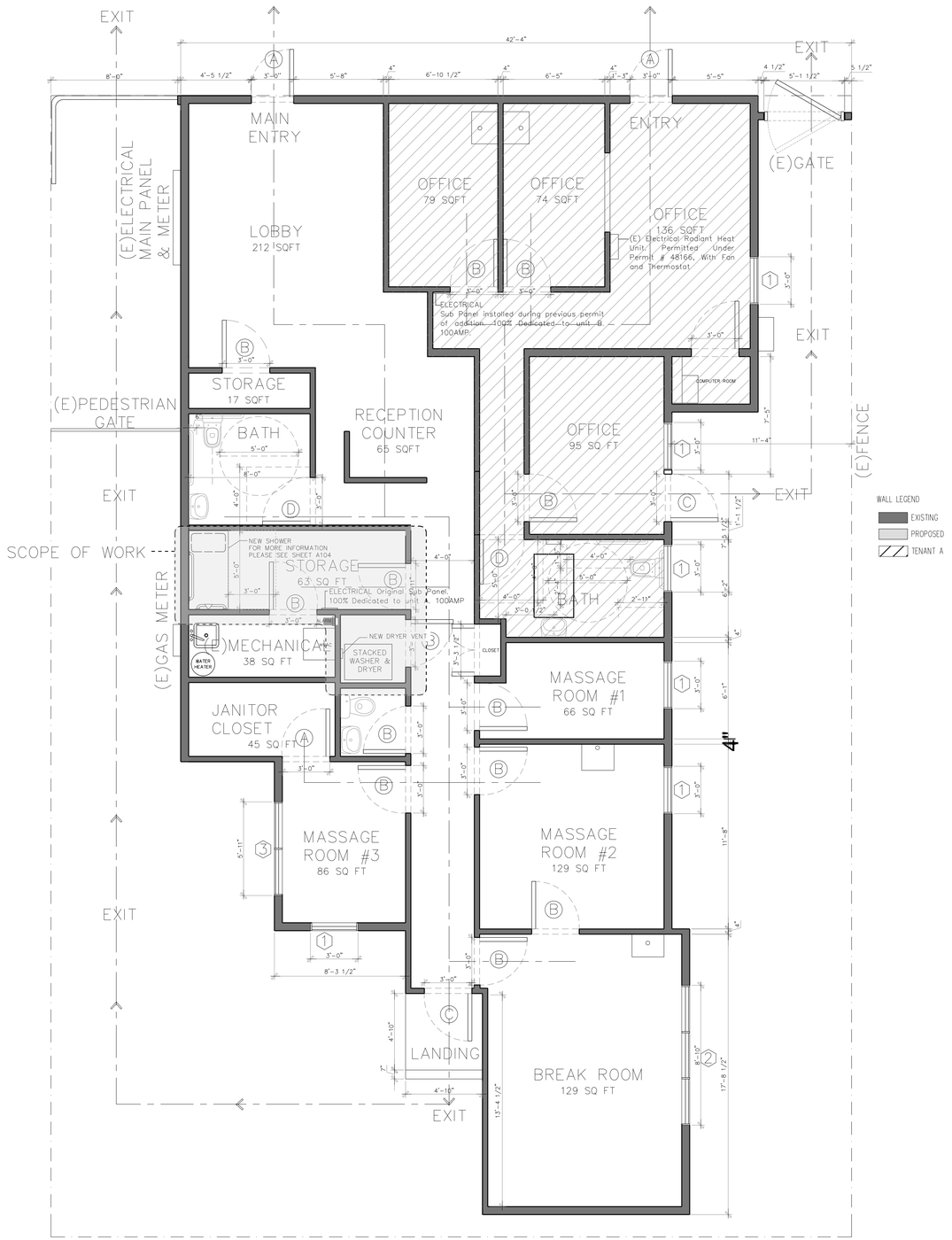
LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
REGISTERED
STATE OF CALIFORNIA

No.	Revisions	Date

ARCHITECTS SF
SF ARCHITECTS
Phone: (415) 519-4954
Email: francisco@architects-sf.com
Address: PO BOX 426993, San Francisco CA, 94142



4 EXISTING FLOOR PLAN
1/4"=1'-0"



5 PROPOSED FLOOR PLAN
1/4"=1'-0"

NOTES:
1. Lavatory cannot be S Trap.
2. Cannot use jimmy cap at lavatory.
3. Top of electrical plug outlet box at lavatory cannot exceed 44 inches.
4. Doors cannot exceed $\frac{1}{4}$ vertical, $\frac{1}{2}$ vertical with bevel. See Detail in sheet A-107.

SF ARCHITECTS
ARCHITECTS SF
Address: PO BOX 426993 San Francisco CA, 94142
Email: francisco@architects-sf.com
Phone: (415) 519-4954

#	Revisions	Date

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL
STATE OF CALIFORNIA

PROJECT:
17251 HESPERIAN, SAN LORENZO, CA 94580, USA
APN - 412-58-2-2

DRAWING TITLE:
EXISTING & PROPOSED FLOOR PLAN

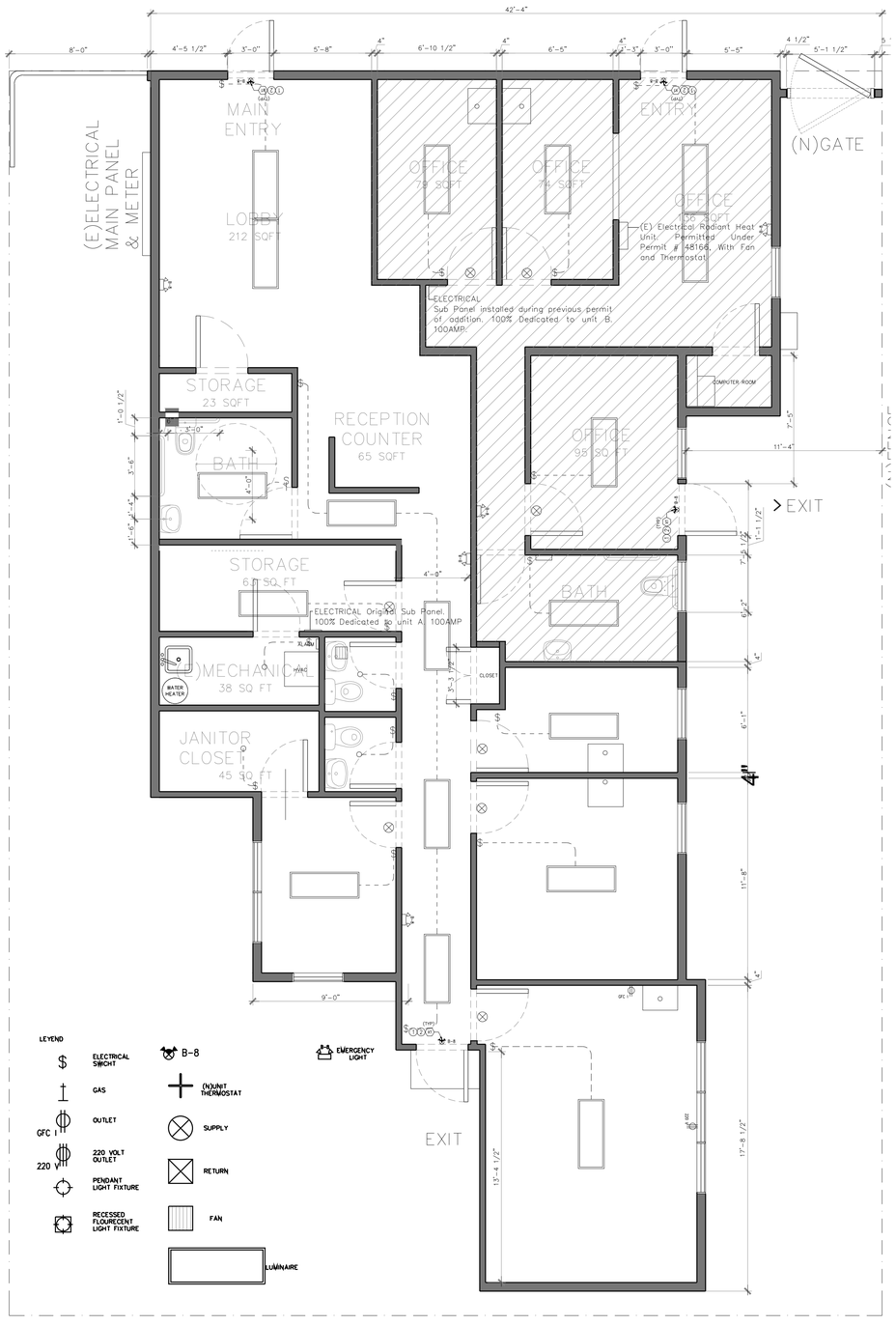
A-101

ELECTRICAL

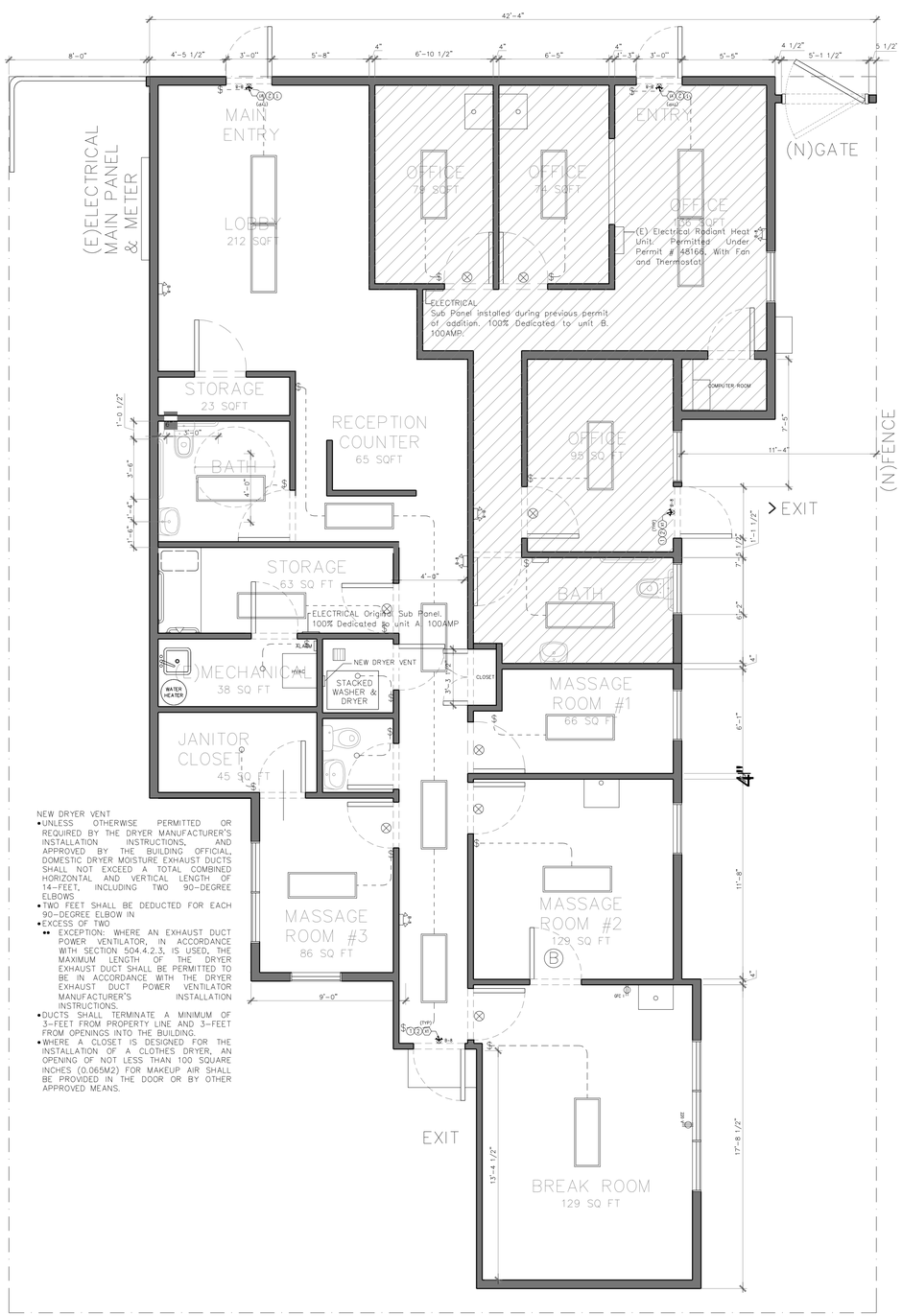
1. NO ELECTRICAL PANELS IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" INCHES IN FRONT OF PANELS, 30" WIDE OR WIDTH OF EQUIPMENT AND 6'-6" HIGH FOR HEADROOM. (CEC 110.26)
2. PROVIDE A MINIMUM 3 LUG INTERSYSTEM BONDING BUSBAR AT THE MAIN ELECTRICAL SERVICE. (CEC 250.94)
3. ALL AUTOMATIC GARAGE DOOR OPENERS THAT ARE INSTALLED IN A RESIDENCE SHALL HAVE A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE. (CBC 406.2.1)
4. A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20' OF REBAR OR #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (CEC 250.52(A)(3)) BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCES-SIBLE AND OF AN APPROVED TYPE. (CEC 250.104)
5. ALL 15/20 AMPERE RECEPTACLES INSTALLED PER CEC 210.52 SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)
6. ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER. (CEC 210.12)
7. PROVIDE A MINIMUM OF ONE 20A CIRCUIT TO BE USED FOR THE LAUNDRY RECEPTACLE. (CEC 210.11(C)(2)) PROVIDE A MINIMUM OF ONE 20A CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS. (CEC 210.11(C)(3))
8. PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES AND WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN (CEC 210.52 (D), (F) & (G))
9. FURNACES INSTALLED IN ATTICS AND CRAWL SPACES SHALL HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS), LIGHT SWITCH AND RECEPTACLE IN THE SPACE. PROVIDE A SERVICE RECEPTACLE FOR THE FURNACE. (CEC 210.63)
10. ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (CEC 210.52(E))
11. GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE THE GARAGE. EXCEPTION: GARAGE CIRCUIT MAY SERVE READILY ACCESSIBLE OUTDOOR RECEPTACLE OUTLETS. ((CEC 210.11 (C)(4)) A MINIMUM OF 1 RECEPTACLE SHALL BE PROVIDED FOR EACH CAR SPACE. (210.52(G)(1))
12. AT LEAST ONE WALL SWITCHED LIGHTING OUTLET OR FIXTURE SHALL BE INSTALLED IN EVERY HABITA-BLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICAL POWER, EQUIPMENT SPACES (ATTICS, BASEMENTS, ETC). (CEC 210.70)
13. KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES AND SIMILAR AREAS. COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" INCHES OR WIDER, NOT GREATER THAN 4' O.C., WITHIN 24" INCHES OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52 (C)) ISLAND COUN-TER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS IN-STALLED THAN 2 RECEPTACLES MAY BE REQUIRED. 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COUNTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER IN-STALLATIONS. (CEC FIGURE 210.52(C)(1))
14. RECEPTACLES SHALL BE INSTALLED AT 12' O.C. MAXIMUM IN WALLS STARTING AT 6' MAXIMUM FROM THE WALL END. WALLS LONGER THAN TWO FEET SHALL HAVE A RECEPTACLE. HALLWAY WALLS LONGER THAN 10 FT SHALL HAVE A RECEPTACLE IN HALLWAYS. (CEC 210.52(A))
15. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (CEC 406.9(C) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN 3FT HORIZONTALLY AND 8FT VERTICALLY ABOVE A SHOWER AND/OR BATHTUB THRESHOLD. (CEC 410.10(D))
16. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE RATED FOR THE APPLI-CATION. (CEC 410.10)
17. GFCI OUTLETS ARE REQUIRED: FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUN-TERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN UNFINISHED BASEMENTS, CRAWL SPACE LIGHTING OUTLETS, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR SINKS, LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS INCLUDING OUT-LETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER. (CEC 210.8)
18. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLI-ANCES OR WITH ATTACHED GARAGES (CRC R315):
    - 18.1. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
    - 18.2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
    - 18.3. ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS (MAY BE BATTERY OPERATED)
19. SMOKE ALARMS SHALL BE INSTALLED (CRC (R314):
    - 19.1. IN EACH ROOM USED FOR SLEEPING PURPOSES.
    - 19.2. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
    - 19.3. IN EACH STORY, INCLUDING BASEMENTS.
20. AT THE TOP OF STAIRWAYS BETWEEN HABITABLE FLOORS WHERE AN INTERVENING DOOR OR OBSTRUCTION PREVENTS SMOKE FROM REACHING THE SMOKE DETECTOR.
21. SHALL NOT BE INSTALLED WITHIN 20FT HORIZONTALLY OF COOKING APPLIANCES AND NO CLOSER THAN 3FT TO MECHANICAL REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR (314.3(4)).
22. ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS. (MAY BE BATTERY OPERAT-ED.)
23. ALL SMOKE AND CARBON-MONOXIDE ALARMS SHALL BE HARDWIRED WITH A BATTERY BACKUP (SMOKE ALARMS SHALL HAVE A 10-YEAR SEALED BATTERY). (CRC R314.4 & R315.1.2)
24. SMOKE DETECTORS WITHIN 10 FEET TO 20 FEET OF THE STOVE SHALL BE IONIZATION TYPE WITH ALARM SILENCING SWITCH. CRC R314.3.3.
25. ALL 15/20 AMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE IN-USE (BUBBLE) COVERS IN-STALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED WEATHER-RESISTANT TYPE. (CEC 406.9(B)(1))

SHEET NOTES:

1. PROVIDE HOT UNSWITCHED FOR EMERGENCY/EXIT LIGHT. PROVIDE WITH 90 MINUTE EMERGENCY BATTERY PACK. VERIFY EXACT LOCATION WITH ARCHITECT/OWNER.
2. VERIFY WITH OWNER EXACT LOCATION AND MOUNTING HEIGHT OF EMERGENCY EGRESS LIGHTING ABOVE DOOR AND PLATE GLASS.



7 | EXISTING REFLECTIVE CEILING PLAN
1/4"=1'-0"



NEW DRYER VENT
- UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND APPROVED BY THE BUILDING OFFICIAL, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14-FEET, INCLUDING TWO 90-DEGREE ELBOWS
- TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN
- EXCESS OF TWO
  - EXCEPTION: WHERE AN EXHAUST DUCT POWER VENTILATOR, IN ACCORDANCE WITH SECTION 504.4.2.3, IS USED, THE MAXIMUM LENGTH OF THE DRYER EXHAUST DUCT SHALL BE PERMITTED TO BE IN ACCORDANCE WITH THE DRYER EXHAUST DUCT POWER VENTILATOR MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- DUCTS SHALL TERMINATE A MINIMUM OF 3-FEET FROM PROPERTY LINE AND 3-FEET FROM OPENINGS INTO THE BUILDING.
- WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NOT LESS THAN 100 SQUARE INCHES (0.065M2) FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS.

8 | PROPOSED REFLECTIVE CEILING PLAN (NO CHANGE)
1/4"=1'-0"

ARCHITECTS SF
SF ARCHITECTS
Address: PO BOX 426993, San Francisco CA, 94142
Email: francisco@architects-sf.com
Phone: (415) 519-4864

#	Revisions	Date

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
17251 HESPERIAN,
SAN LORENZO, CA 94580, USA
APN - 412-58-2-2

DRAWING TITLE:
EXISTING & PROPOSED
REFLECTIVE CEILING PLAN
(NO CHANGE)

A-102

BATHROOM ACCESSIBILITY NOTES

CBC CHAPTER 11B BATHROOM GENERAL

11B–213. TOILET ROOMS AND BATHING ROOMS.
11B–213.2: WHERE TOILET ROOMS AND BATHING ROOMS ARE PROVIDED, EACH TOILET ROOM SHALL COMPLY WITH SECTION 11B–603.

EXCEPTION TO 11B–213.2:
1. IN ALTERATIONS WHERE IT IS TECHNICALLY INFEASIBLE TO COMPLY, ALTERING EXISTING TOILET OR BATHING ROOMS SHALL NOT BE REQUIRED WHERE A SINGLE UNISEX TOILET ROOM OR BATHING ROOM ISPROVIDED AND LOCATED IN THE SAME AREA AND ON THE SAME FLOOR AS EXISTING IN ACCESSIBLE TOILET OR BATHING ROOMS.

2. WHERE MULTIPLE SINGLE USER TOILET ROOMS ARE CLUSTERED IN A SINGLE LOCATION, 50%, BUT NO FEWER THAN ONE OF THE SINGLE–USER TOILET ROOMS AT EACH CLUSTER SHALL BE COMPLIANT.

11B–213.2.1 UNISEX TOILET AND UNISEX BAITHING ROOM. UNISEX TOILET ROOMS SHALL CONTAIN NOT MORE THAN ONE LABORATORY, AND NOT MORE THAN TWO WATER CLOSETS WITHOUT URINALS OR ONE WATER CLOSET AND ONE URINAL.

11B–213.3 PLUMBING FIXTURES AND ACCESSORIES
11B–213.3.1: TOILET COMPARTMENTS
–WHERE LESS THAN 6 TOILET COMPARTMENTS ARE PROVIDED, AT LEAST ONE TOILET COMPARTMENT SHALL COMPLY WITH SECTION 11B–604.8 .1
–WHERE SIX OR MORE TOILET COMPARTMENTS ARE PROVIDED, OR WHERE THE COMBINATION OF URINALS AND WATER CLOSETS TOTAL SIX OR MORE, AT LEAST ONE COMPARTMENT COMPLY WITH SECTION 11B–604.8 .2.
11B–213.3.2: WATER CLOSETS. WHERE WATER CLOSETS ARE PROVIDED AT LEAST ONE SHALL COMPLY WITH SECTION 11B–604.
11B–213.3.3: URINALS. WHERE URINALS ARE PROVIDED AT LEAST ONCE SHALL COMPLY WITH SECTION 11B–605.
11B–213.3.4 LAVATORIES. WHERE LAVATORIES ARE PROVIDED AT LEAST ONE OF EACH TYPE IN EACH ROOM SHALL COMPLY WITH SECTION 11B–606.
11B–213.3.5: MIRRORS. WHERE MIRRORS ARE PROVIDED AT LEAST ONE SHALL COMPLY WITH SECTION 11B–603.3.

11B–213.3.6: BATHING FACILITIES.
11B–213.3.7: COATHOOKS AND SHELVES IN TOILET ROOMS.
11B–214. WASHING MACHINES AND CLOTHES DRYERS. WHERE THREE OR FEWER WASHING MACHINES AND/OR CLOTHES DRYERS ARE PROVIDED, AT LEAST ONE SHALL COMPLY WITH SECTION 11B–611. WHERE MORE THAN THREE ARE PROVIDED, AT LEAST TWO SHALL COMPLY WITH SECTION 11B–611.
11B–215. FIRE ALARM SYSTEMS
11B–215.2: ALARMS IN PUBLIC AND COMMON USE AREAS SHALL COMPLY WITH CHAPTER 9, SECTION 90 7.5.2.3.1.

EXCEPTION: IN EXISTING FACILITIES, VISIBLE ALARMS SHALL NOT BE REQUIRED EXCEPT WHERE THE EXISTING FIRE ALARM SYSTEM IS UPGRADED OR REPLACED, OR A NEW FIRE ALARM SYSTEM IS INSTALLED.
11B–216. SIGNS
11B–216.1: SIGNS SHALL COMPLY WITH SECTION 11B–703.
SEE EXCEPTION TO 11B–216.
11B–217. TELEPHONES
11B–217.1: WHERE TELEPHONES ARE PROVIDED, ACCESSIBLE TELEPHONES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B–270.

CBC CHAPTER 11B - BATHROOM GENERAL

1. NEW & EXISTING RESTROOM FIXTURES & ACCESSORIES SHALL CONFORM TO THE FOLLOWING CLEARANCES, U.O.N.

2. TOTAL STALL LENGTH MUST INCORPORATE 48" MIN. CLR. @ END OPEN STALLS. (60" CLEAR @ SIDE ENTRY STALLS) DISTANCE FROM THE FRONT OF THE WATER CLOSET TO THE FRONT OF THE COMPARTMENT.

3.INSULATE HOT WATER & DRAIN PIPES. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

4. CONTROLS FOR WATER CLOSET AND URINALS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS FORCE (lbf), CBC SECTION 1115B.2.1.1.2.

5. THE LAVATORY FAUCET CONTROLS SHALL 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 POUNDS. LEVER–OPERATED PUSH TYPE AND ELECTRONICALLY CONTROLLED MS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SEE CBC SEC 1115B.2.1.2.1.

6. COMPARTMENT DOORS, WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC–CLOSING DEVICE, AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES (813mm) WHEN LOCATED AT THE END AND 34 INCHES (864mm) WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (C.B.C. 1115B.7.1.4).

7. THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U–SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP–OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST.

8. ALL WORK SHALL COMPLY WITH C.B.C. (TITLE–24) AND ADA REQUIREMENTS.

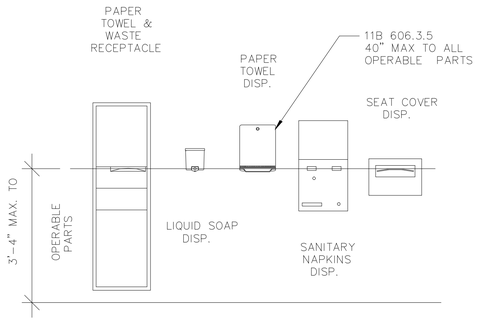
9. GRAB BARS SHALL BE SMOOTH WITH MIN. RADIUS OF

10. STRUCTURAL STRENGTH OF GRAB BARS SHALL SUPPORT MIN. 250 lbs. POINT LOAD AT ANY POINT ALONG LENGTH OF GRAB BARS.

11. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

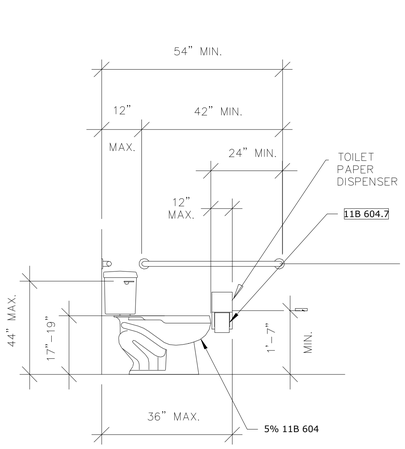
12. SURFACE OF WALL ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.

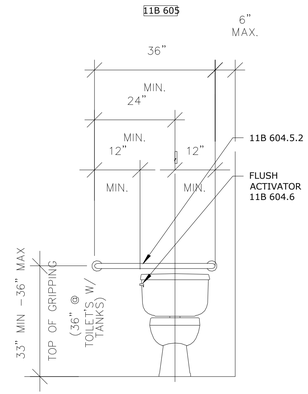
13. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN +40" A.F.F. PER CBC 1115B.8.1



TOILET ACCESSORIES

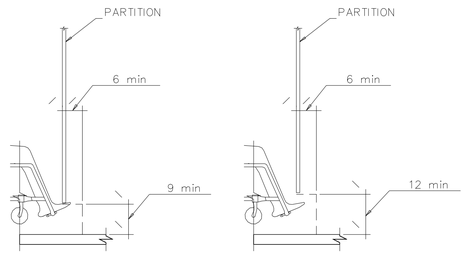
CBC 11B BATHROOM ACCESSORIES



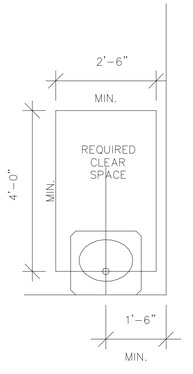


WATER CLOSET WATER CLOSET

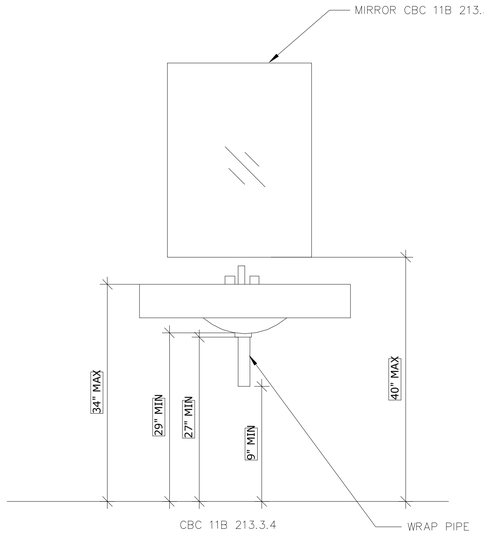
CBC 11B ACCESSIBLE TOILET



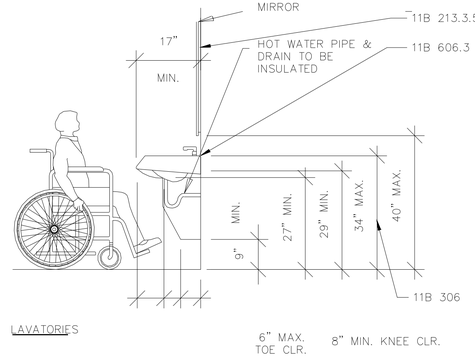
CBC 11B TOE CLEARANCE



CBC 11B SINK



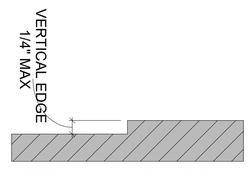
CBC 11B 213.3.4



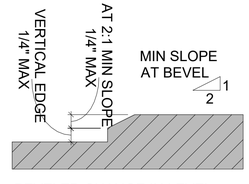
LAVATORIES

6" MAX. TOE CLR. 8" MIN. KNEE CLR.

CBC 11B BATHROOM



VERTICAL CHANGE IN LEVEL



BEVELED CHANGE IN LEVEL

THRESHOLD

THRESHOLDS

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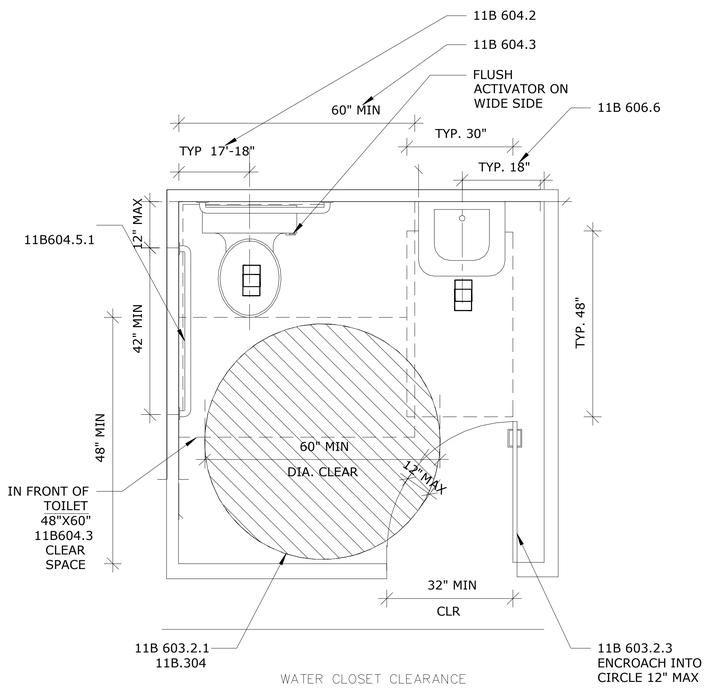
#	Revisions	Date

LICENSED ARCHITECT
FRANCISCO MATOS
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02/28/25
RENEWAL
STATE OF CALIFORNIA

PROJECT:
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APN - 412-58-2-2

DRAWING TITLE:
ACCESSIBILITY DETAILS

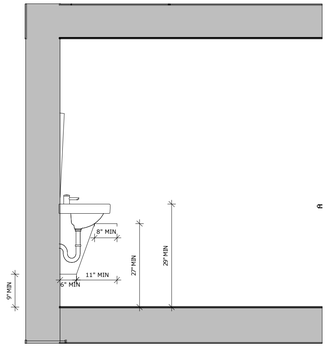
A-103



WATER CLOSET CLEARANCE

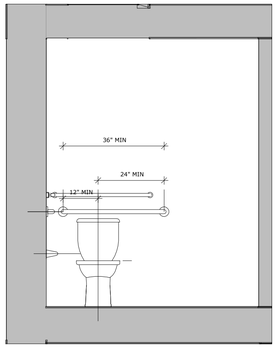
CBC 11B - TOILET

1/2" = 10"



ADA BATHROOM C

3/4" = 10"



ADA BATHROOM B

3/4" = 10"

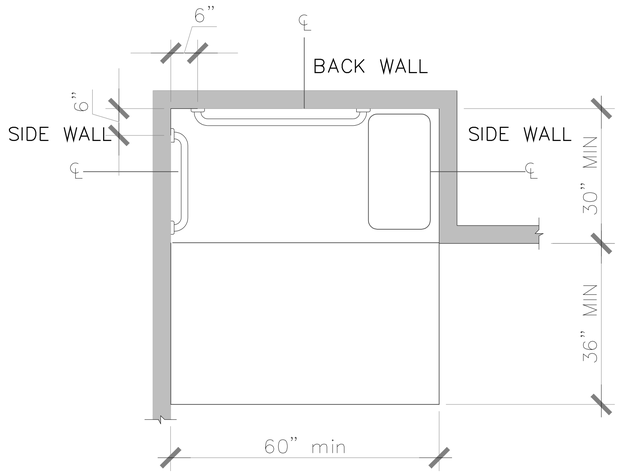


FIG. 11B-608.2.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

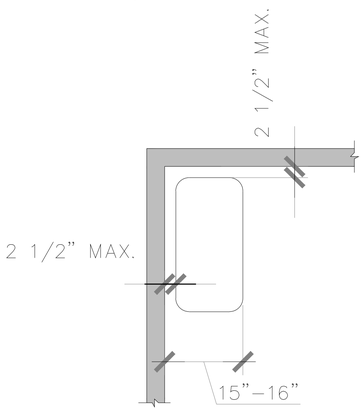
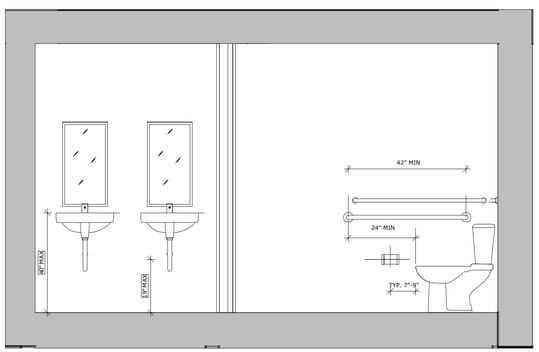
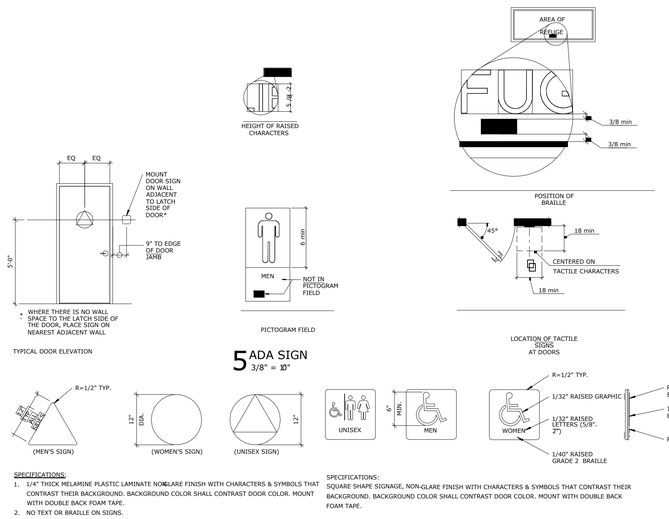


FIG. 11B-610.3.1 RECTANGULAR SHOWER SEAT



ADA BATHROOM A

3/4" = 10"



5 ADA SIGN
3/8" = 10"

SPECIFICATIONS:
1. 1/4" THICK MELAMINE PLASTIC LAMINATE NON-GLARE FINISH WITH CHARACTERS & SYMBOLS THAT CONTRAST THEIR BACKGROUND. BACKGROUND COLOR SHALL CONTRAST DOOR COLOR. MOUNT WITH DOUBLE BACK FOAM TAPE.
2. NO TEXT OR BRAILLE ON SIGNS.

SPECIFICATIONS:
SQUARE SHAPE SIGNAGE, NON-GLARE FINISH WITH CHARACTERS & SYMBOLS THAT CONTRAST THEIR BACKGROUND. BACKGROUND COLOR SHALL CONTRAST DOOR COLOR. MOUNT WITH DOUBLE BACK FOAM TAPE.

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#	Revisions	Date

LICENSED ARCHITECT
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02/28/25
RENEWAL
STATE OF CALIFORNIA

PROJECT:
17251 HESPERIAN,
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APN - 412-58-2-2

DRAWING TITLE:
ACCESSIBILITY DETAILS

A-104

CBC CHAPTER 11B - ACCESSIBILITY NOTES

CBC CHAPTER 11B - ACCESSIBILITY TO PUBLIC BUILDINGS
11B-103: NOTHING IN THESE REQUIREMENTS PREVENTS THE USE OF DESIG NS, PRODUCTS, OR TECHNOLOGIES HAS ALTERNATIVES TO THOSE PRESCRIBED, PROVIDE A RESULT IN SUBSTANTIALLY EQUIVALENT OR GREATER ACCESSIBILITY AND USABILITY.
11B-201.4: THESE REQUIREMENTS SHALL APPLY TO TEMPORARY OR PERMAN ENT CONSTRUCTION SUPPORT FACILITIES FOR USES IN ACTIVITIES NOT DIREC TLY ASSOCIATED WITH ACTUAL PROCESS OF CONSTRUCTION ., WHEN PROVIDED, TOILET AND BATHIN G FACILITIES SERVING CONSTRUCTION SUPPORT FACILITIES SHALL COMPLY WITH SECTIO N 11 B – 213. EXCEPTION: DURING CONSTRUCTION AND ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN SITE ARRIVAL POINTS OR THE BOUNDARY OF THE AREA CONSTRUC TION IN THE ENTRANCE TO THE CONSTRUCTION SUPPORT FACILITIES IF THE ONLY MEANS OF ACCE SS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.
11 B- 202: EXISTING BUILDINGS:
11 B – 202.3 .1: REDUCTION IN ACCESS IS PROHIBITED.
11 B – 202.4: PROVIDE AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC ARE A OF ALTERATION OR ADDITION. THE PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE:
1. A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY.
2. TOILET AND BEATING FACILITIES SERVING THE AREA.
3. DRINKING FOUNTAINS SERVING THE AREA.
4. PUBLIC TELEPHONES SERVING THE AREA. NOTE SECTION 11 B – 217, ... NOT REQUIRED IF PUBLIC TELEPHONES ARE NOT PROVIDED.
5. SIGNS.
EXCEPTIONS TO 11B-202.4 (ACCESSIBLE PATH):
1. RESIDENTIAL DWELLING UNITS SHALL COMPLY WITH SECTION 11 B -233.4.2.
2. PATH OF TRAVEL ELEMENTS CONSTRUCTED IN COMPLIANCE WITH THE IM MEDIATE PRECEDING EDITION OF CBC SHALL NOT BE REQUIRED TO BE RETROFITTED TO REFLECT THE INCREMENTAL CHANGES IN THE CODE SOLELY BECAUSE OF AN ALTERATION TO AN AREA SERVED BY THOSE ELEMENTS.
3(A). ALTERING ONE BUILDING ENTRANCE.
3(B). ALTERING ONE EXISTING TOILET FACILITY.
3(C). ALTERING EXISTING ELEVATORS.
3(D). ALTERING THE EXISTING STEPS.
3(E). ALTERING EXISTING HANDRAILS.
4. ALTERATIONS SOLELY FOR THE PURPOSE OF BARRIER REMOVAL PURSUAN T TO THE REQUIREMENTS OF ADA OR CALDAG SHALL BE LIMITED TO THE SCOPE OF W ORK. (SEE 11B-204.4 FOR ITEMIZED LIST)
5. RESURFACING OR RESTRIPING OF (E) PARKING LOT.
6. THE ADDITION OR REPLACEMENT OF SIGNS AND/OR IDENTIFICATION DE VICES.
7. PROJECTS CONSISTING ONLY OF HVAC, REROOFING, ELECTRICAL WORK NOT INVOLVING PLACEMENT OF SWITCHES AND RECEPTACLES, COSMETIC WORK (EG. PAINTING ETC.)
8. (SEE 11B-202.4 HARDSHIP EXCEPTION)
11B-203. GENERAL EXCEPTIONS
11B-203.2: CONSTRUCTION SITES. STRUCTURES DIRECTLY ASSOCIATED WI TH THE PROCESS OF CONSTRUCTION SHALL NOT BE REQUIRED TO COMPLY (EG: SCA FFOLDING, BRIDGING, MATERIALS HOIST, MATERIALS STORAGE AND CONSTRUCTION TRAILERS).
11B-203.4: LIMITED ACCESS SPACES. SPACES NOT CUSTOMARILY OCCUPIE D AND ACCESSED ONLY BY LETTERS, CATWALKS, CRAWLSPACES, OR VERY NAR ROW PASSAGEWAYS SHALL NOT BE REQUIRED TO COMPLY.
11B-203.5: MACHINERY SPACES. SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR OR OCCASIONAL MONITORING OF EQ UIPMENT SHALL NOT BE REQUIRED TO COMPLY.
11B-206 . ACCESSIBLE ROUTES
11B-206.2.1: SITE ARRIVAL POINTS. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION S TOPS TO THE ACCESSIBLE BUILDING ENTRANCE.
11B-206.2.2: AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSI BLE BUILDINGS, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
11B-206.2.3: MULTI-STORY BUILDINGS AND FACILITIES. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH STORY AND MEZZANINE IN MULTISTORY BUILD INGS.
SEE EXCEPTIONS TO 11B-206.2.3 (ACCESSIBLE ROUTES):
11B-206.3: LOCATION. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. AN ACCESS IBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHE R SPACES FOR SIMILAR PURPOSES.
11B-206.4: ENTRANCES: ENTRANCES SHALL BE ON AN ACCESSIBLE ROUTE.
11B-206.1: ALL ENTRANCES AND EXTERIOR GROUND -FLOOR EXITS TO BUILDINGS SHALL COMPLY WITH SECTION 11 B – 404.
EXCEPTIONS TO 11B-206.1:
1. EXTERIOR GROUND -FLOOR EXITS SERVING SMOKE PROOF ENCLOSURES, STAIRWELLS, AND EXIT DOORS SERVING STAIRS ONLY SHALL NOT BE REQU IRED TO COMPLY.
2. EXITS IN EXCESS OF THOSE REQUIRED BY CHAPTER 10, AND ***WHICH ARE MORE THAN 24 INCHES ABOVE GRADE SHALL NOT BE REQUIRED TO COMPLY.*** *SUCH DOORS SHALL HAVE WARNING SIGNS COMPLYING WITH SECTION 11 B – 703.5, STATING THAT THEY ARE NOT ACCESSIBLE. I WASN'T I WAS WORKING*
11 B – 207. ACCESSIBLE MEANS OF EGRESS.
11B-207.1: MEANS OF EGRESS SHALL COMPLY WITH CHAPTER 10, SECTION 1007.
11B-208. PARKING SPACES
11B-208.2: MINIMUM NUMBER. PARKING SPACES SHALL BE PROVIDED IN ACCESSIBLE 208.2.
11B-208.2.4: VAN PARKING SPACES. FOR EVERY SIX OR FRACTION OF SI X PARKING SPACES, AT LEAST ONE SHALL BE A VAN PARKING SPACE.
11B-208.3.1: LOCATION. ACCESSIBLE PARKING SPACES SHALL BE ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE ENTRANCE. WHERE PARKING SERVES MORE THAN ONE ACCESSIBLE ENTRANCE, SPACES SHALL BE DISBUR SED AND LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCES.
11B-209. PASSENGER LOADING ZONES AND BUS STOPS
11B-209.2.1: PASSENGER LOADING ZONES. AT LEAST ONE COMPLIANT LOA DING ZONE SHALL BE PROVIDED IN EVERY CONTINUOUS 100 LINEAR FEET OF LO ADING ZONE SPACE, OR FRACTION THEREOF.
11B-213. TOILET ROOMS AND BATHING ROOMS.
11B-213.2: WHERE TOILET ROOMS AND BATHING ROOMS ARE PROVIDED, EACH TOILET ROOM SHALL COMPLY WITH SECTION 11 B – 603.
EXCEPTION TO 11 B – 213.2:
1. IN ALTERATIONS WHERE IT IS TECHNICALLY INFEASIBLE TO COMPLY, ALTERING EXISTING TOILET OR BATHING ROOMS SHALL NOT BE REQUIRED WHERE A S INGLE UNISEX TOILET ROOM OR BATHING ROOM IS PROVISED AND LOCATED IN THE SAME AREA AN D ON THE SAME FLOOR AS EXISTING IN ACCESSIBLE TOILET OR BATHING ROOMS.
4. WHERE MULTIPLE SINGLE USER TOILET ROOMS ARE CLUSTERED IN A SI NGLE LOCATION, 50%, BUT NO FEWER THAN ONE OF THE SINGLE -USER TOILET ROOMS AT EACH CLUSTER SHALL BE COMPLIANT.
11B-213.2.1: **UNISEX TOILET AND UNISEX BAITING ROOM.** UNISEX TOILET ROOMS SHALL CONTAIN NOT MORE THAN ONE LABORATORY, AND NOT MORE THAN TW O WATER CLOSETS WITHOUT URINALS OR ONE WATER CLOSET AND ONE URINAL.
11 B – 213.3: **PLUMBING FIXTURES AND ACCESSORIES** .
11B-213.3.1: TOILET COMPARTMENTS.
...WHERE LESS THAN 6 TOILET COMPARTMENTS ARE PROVIDED, AT LEAST ONE TOILET COMPARTMENT SHALL COMPLY WITH SECTION 11 B – 604.8 .1.
– WHERE SIX OR MORE TOILET COMPARTMENTS ARE PROVIDED, OR WHERE THE COMBINATION OF URINALS AND WATER CLOSETS TOTAL SIX OR MORE, AT LEAST ONE COMPARTMENT SHALL COMPLY WITH SECTION 11 B – 604.8 .2.
11B-213.3.2: WATER CLOSETS. WHERE WATER CLOSETS ARE PROVIDED AT LEAST ONE SHALL COMPLY WITH SECTION 11 B – 604.
11B-213.3.3: URINALS. WHERE ONE OR MORE URINALS ARE PROVIDED AT LEAST ONCE SHALL COMPLY WITH SECTION 11 B – 605.
11B-213.3.4: LAVATORIES. WHERE LAVATORIES ARE PROVIDED AT LEAST 5% BUT NO FEWER THAN ONE SHALL COMPLY WITH SECTION 11 B – 606.
11B-213.3.5: MIRRORS. WHERE MIRRORS ARE PROVIDED AT LEAST ONE SHALL COMPLY WITH SECTION 11 B – 603.3.
11B-213.3.6: BATHING FACILITIES.
11B-213.3.7: COATHOOKS AND SHELVES IN TOILET ROOMS.
11 B – 214. WASHING MACHINES AND CLOTHES DRYERS : WHERE THREE OR FEWER WASHING MACHINES AND/OR CLOTHES DRYERS ARE PROVIDED, AT LE AST ONE SHALL COMPLY WITH SECTION 11 B – 611. WHERE MORE THAN THREE ARE PROVIDED, AT LEAST TWO SHALL COMPLY WITH SECTION 11 B – 611.
11B – 215. FIRE ALARM SYSTEMS
11 B – 215.2: ALARMS IN PUBLIC USE AREAS IN COMMON USE AREAS SHALL COMPLY WITH CHAPTER 9, SECTION 90 7.5.2.3.1.
EXCEPTION: IN EXISTING FACILITIES, VISIBLE ALARMS SHALL NOT BE R EQUIRED EXCEPT WHERE THE EXISTING FIRE ALARM SYSTEM IS UPGRADED OR REPLACED, OR A NEW FIRE ALARM SYSTEM IS INSTALLED.
11 B – 216. SIGNS
11 B – 216.1: SIGNS SHALL COMPLY WITH SECTION 11 B – 703.
SEE EXCEPTION: TO 11 B – 216.
11 B – 217. TELEPHONES
11 B – 217.1: WHERE PAY TELEPHONES ARE PROVIDED, ACCESSIBLE TELEPHONES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11 B – 270.

11 B – 219. ASSISTIVE LISTENING SYSTEMS
11 B – 219.2: AN ASSISTIVE LISTENING SYSTEMS SHALL BE PROVIDED IN ASSEMBLY AREAS. INCLUDING CONFERENCE AND MEETING ROOMS.
11 B – 219.3: THE MINIMUM NUMBER OF RECEIVERS SHALL BE EQUAL TO 4% OF THE TOTAL NUMBER OF SEATS. BUT IN NO CASE LESS THAN TWO. 25% MINIMUM OF RECEIVERS PROVIDED, BUT NO FEWER THAN TWO, AND SHALL BE HEARING AID COMPAT IBLE.
11 B – 221. ASSEMBLY AREA SEATING
11 B – 221.1: ASSEMBLY AREAS SHALL PROVIDE WHEELCHAIR SPACES, COMPANIO N SEATS, DESIGNATED AISLE SEATS, AND SEMI -AMBULANT SEATS COMPLYING WITH SECTION 11 B – 221 AND 11 B – 802.
11 B – 229. WINDOWS
11 B – 229.1: WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS O R SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL CO MPLY WITH SECTION 11 B – 309.
11 B – 247 DETECTABLE WARNINGS
11B-247.1.2.1: PLATFORM EDGES. SHALL COMPLY WITH SECTION 11B -705.1.1 AND 11B-705.1.2.2
11B-247.1.2.2: CURB RAMPS. SHALL COMPLY WITH SECTION 11B -705.1.1 AND 11B-705.1.2.2
11B-247.1.2.3: ISLANDS OR CUT -THROUGH MEDIAN'S. SHALL COMPLY WIT H SECTION 11B-705.1.1 AND 11B-705.1.2.3
11B-302 FLOOR SURFACES
11B-302.2: **CARPET** SHALL BE SECURELY ATTACHED. CARPET SHALL HAVE THE LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, LEVEL CUT/UNCUT PILE TEXTUR E. FILE HEIGHT SHALL BE ONE HALF INCH MAXIMUM. EXPOSED EDGES SHALL BE FASTENED TO FLOOR SURF ACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 11 B – 303.
11 B – 302.3: **OPENINGS IN FLOOR OR GROUND SURFACES** SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN ONE HALF INCH DIAMETER EXCEPT AS ALLOWED I N SECTIONS 11 B – 407.4 .3. (PLATFORM TO WASTE AWAY YOUR).
11 B – 303 CHANGES IN LEVEL
11 B – 303.2: VERTICAL CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT.
11 B – 303.3: CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 I NCH HIGH MAXIMUM SHALL BE BEVELED WITH THE SLOPE NOT STEEPER THAN 1: 2.
11 B – 303.4: CHANGES IN LEVEL GREATER THAN 1/2 INCH HIGH SHALL BE RAM PED AND SHALL COMPLY WITH SECTION 11 B – 405 OR MORE 11 B – 406.
11 B – 303.5: ABRUPT CHANGES IN LEVEL EXCEEDING 1 INCHES IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE. *EXCEPTION:*
1) A WARNING CURB IS NOT REQUIRED BETWEEN A WALK OR SIDEWALK AND THE ADJACENT STREET OR DRIVEWAY.
11 B – 304 TURNING SPACE
11 B – 304.2: TURNING SPACES SHALL NOT BE SLOPED GREATER THAN 1:48.
11 B – 304.3 .1: **CIRCULAR TURNING SPACE** SHALL BE 60 INCHES DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CL EARANCE COMPLYING WITH SECTION 11 B – 306.
11 B – 304.3 .2: **T-SHAPED TURNING SPACE** SHALL FIT WITHIN A MINIMUM 60 INCH SQUARE WITH MINIMUM 36 INCH WIDE ARMS AND LEG. ARMS SHALL EXTEND THE MINIMUM OF 12 INCHES BEYOND THE LEG ON EACH SIDE, AND THE LEG SHALL EXTEND A MINIMUM OF 24 INCHES BELOW THE ARMS. ENDS OF THE ARMS AND LEG SHALL BE PERMITT ED TO INCLUDE ME AND TOLD CLEARANCE COMPLYING WITH SECTION 11 B – 306.
11 B – 304.4: DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.
11 B – 306.2 TOE CLEARANCE
11 B – 306.2 .1: TOE SPACE SHALL EXTEND A MINIMUM OF 9 INCHES ABOVE TH E FINISH FLOOR.
11 B – 306.2 .2: TOE CLEARANCE SHALL EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT.
11 B – 306.2.3: TOE CLEARANCE REQUIRED AS A PART OF CLEAR FLOORS PACE SHALL EXTEND 17 INCHES MINIMUM UNDER THE ELEMENT.
SEE EXCEPTIONS TO SECTION 11 B – 306.2.3, AND FIGURE 11B-306.3
11 – 306.2 .5: TOLD CLEARANCE SHALL BE 30 INCHES WIDE MINIMUM.
11 B – 306.3 KNEE CLEARANCE: SEE CALDAG FIGURE 306.3
11 B – 306.3 .5: KNEE CLEARANCE SHALL BE 30 INCHES WIDE MINIMUM.
11 B – 307 PROTRUDING OBJECTS : SEE CALDAG FIGURES 11B -307.2, .3, AND .4
11 B – 308 REACH RANGES: SEE CALDAG FIGURE 308.2.2.
11 B – 402 ACCESSIBLE ROUTES
11 B – 402.2: ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FO LLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER TH AN 1:20, CALDAG COMPLIANT DOORWAYS, RAMPS, CURB RAMPS (EXCLUDING THE FLARED SIDE S), ELEVATORS AND PLATFORM LIFTS.
11 B – 403 WALKING SURFACES
11 B – 403.3: THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEP ER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEE PER THAN 1:48.
EXCEPTION: *THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRAD E ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY.*
11 B – 403.5.1: EXCEPT AS NOTED IN SECTION 11 B – 403.5.2 AND 5.3 (WIDTH AT TURNS, AND WIDTH OF PASSING SPACES), CLEAR WIDTH OF WALKING SURF ACES SHALL BE 36 INCHES MINIMUM. (SEE CALDAG FIGURE 403.5.1)
EXCEPTIONS:
1. THE CLEAR WITH MAY BE REDUCED TO 36 "MINIMUM FOR ANY LENGTH O F 24" MAXIMUM PROVIDED THAT REDUCED WITH SEGMENTS ARE SEPARATED BY AT LEAST 48 INCHES.
2. WITH FOUR WALKING SURFACES AND CORE DOORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES MINIMUM.
3. THE CLEAR WITH FOUR SIDEWALKS AND WALKS SHALL BE 48 INCHES MI NIMUM. IF, RIGHT-OF-WAY RESTRICTIONS, NATURAL BARRIERS, OR OTHER EXISTING C ONDITIONS, AND THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48 INCH CLEAR SIDEWAL K WITH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WITH MAY BE REDUCED TO 36 IN CHES.
4. THE CLEAR WITH FOR AISLES SHALL BE 36 INCHES MINIMUM IF SERVI NG ELEMENTS ON ONLY ONE SIDE. AND 44 INCHES MINIMUM IF SERVING ELEMENTS ON B OTH SIDES.
11 B – 403.5 .3: AN ACCESSIBLE ROUTE WITH A CLEAR SPACE LESS THAN 60" SHALL PROVIDE **PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM.** PASSING SPACES SHALL BE EITHER A SPACE 60 INCHES MINIMUM BY 60" MINIMUM OR AN INTERSECTI ON OF TWO WALKING SURFACES PROVIDING A T -SHAPED SPACE COMPLYING WITH SECTION 11 B – 304.3 .2.
11 B – 403.7: ALL WALKS WITH CONTINUOUS GRADIENT SHALL HAVE **RESTING AREAS** 60" IN LENGTH AT INTERVALS OF 400 FEET MAXIMUM RESTING AREAS SHALL B E AT LEAST AS WIDE AS THE LOCK THE SLOPE OF THE RESTING AREA IN ALL DIRECTIONS SHALL BE 1: 48 MAXIMUM.
11 B – 404 DOORS, DOORWAYS, AND GATES
EXCEPTION: *DOORS, DOORWAYS, AND GATES DESIGNED TO BE OPERATED ONLY BY SECURITY PERSONNEL SHALL NOT BE REQUIRED TO COMPLY. A SIGN VISIB LE FROM THE APPROACH SITE COMPLYING WITH SECTION 11 B – 703.5 SHALL BE POSTED STATING "ENTRY RESTRICTED AND CONTROLLED BY SECURITY PERSONNEL"*
11 B – 404.2 .1: **REVOLVING DOORS, GATES, AND TURNSTILES** *SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.*
11 B – 404.2 .2: **DOUBLE LEAF DOORS AND GATES.** *AT LEAST ONE OF THE ACTIVITIES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH SECTIONS 11 B – 404.2 .3 AND 11 B – 404.2 .4*
11 B – 404.2 .3: DOOR OPENINGS SHALL PROVIDE A **CLEAR WIDTH OF 32 INCHES MINIMUM.** *CLEAR OPENINGS OF DOORWAYS THIS DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. WITH THE DOOR OPEN 90°. OPENINGS MORE THAN 24 INCHES DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED OPENINGS LOWER THAN 34 INCHES ABOVE THE FINISH FLOO R. PROJECTIONS INTO THE CLEAR OPENING WITH ABOVE 34 INCHES AND LESS THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES.*
EXCEPTIONS:
1. IN ALTERATIONS, A PROJECTION OF 5/8 INCH MAXIMUM INTO THE REQ UIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.
2. DOOR CLOSERS IN DOORSTORS SHALL BE PERMITTED TO BE 78 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
11 B – 404.2 .4: MANEUVERING CLEARANCES. *SEE CALDAG FIGURES 11 B – 404.2.3 THROUGH FIGURE 11 B – 404.2.6*
11 B – 404.2 .9: DOOR AND GATE OPENING FORCE. *THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE 5 POU NDS MAXIMUM. THE FORCE REQUIRED TO OPEN* **FIRE DOORS** *SHALL NOT EXCEED 15 POUNDS.*
EXCEPTIONS:
1. EXTERIOR DOORS TO MACHINERY SPACES.
2. WHEN IT A SINGLE LOCATION, IF ONE OF EVERY EIGHT EXTERIOR DOO R LEAVES IS A POWERED DOOR, OTHER EXTERIOR DOORS AT THE SAME LOCATION SERVING THE SAME INTERIOR SPACE MAY HAVE A MAXIMUM OPENING FORCE OF 8.5 POUNDS. THE POWERE D LEAF SHALL BE LOCATED CLOSEST TO THE ACCESSIBLE ROUTE.
11 B – 404.2 .10: SWINGING DOOR AND GATE SURFACES *WITHIN 10 INCHES OF THE FINISH FLOOR VERTICALLY SHALL HAVE A SMOOTH SURFACE ON PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THO SE SERVICES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AND BE FREE OF SHARP OR ABRASIVE EDG ES.*
11 B – 405 RAMPS
11 B – 405.2: **SLOPE.** *RAMPS SHALL HAVE A SLOPE NOT STEEPER THAN 1:12.*
11 B – 405.3 **CROSS SLOPE** *SHALL NOT BE STEEPER THAN 1:48.*
11 B – 405.5: **THE CLEAR WIDTH** *OF A RAMP SHALL BE 48 INCHES MINIMUM. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH 3 1/2 INCHES ON EA CH SIDE AT THE HANDRAIL HEIGHT.*
EXCEPTION: *THE CLEAR WIDTH OF RAMPS IN RESIDENTIAL USES SERVING AN OCCUPANT LOAD OF 50 OR LESS SHALL BE 36 INCHES MINIMUM BETWEEN HANDRAILS.*
11 B – 405.6: THE RISE FOR ANY **RAMP RUN** *SHALL BE 30 INCHES MAXIMUM.*
11 B – 405.7: **EXCEPT** *WHERE THE RAMP CHANGES DIRECTION OR THE TOP AND BOTTOM OF THE RAMP THE* **LANDING WIDTH** *SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING*
11 B – 405.7.2.1: THE **TOP LANDING** SHALL BE 60" WIDE BY 60" LONG MIN.
11 B – 40 5.7.3.1: **BOTTOM LANDINGS** SHALL EXTEND 72" MINIMUM IN THE DIRECTION OF THE RAMP RUN.
11 B – 405.7.4: **CHANGES IN DIRECTION.** LANDINGS BETWEEN RAMP RUNS THAT CHANGE DIRECTION SHALL HAVE A CLEAR LANDING WIDTH OF 60" MINIMUM , AND SHALL EXTEND 72" MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER R AMP RUN.
11 B – 405.7 .5: WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP, DOORWA Y MANEUVERING CLEARANCES MAY OVERLAP THE REQUIRED LANDING AREA. **HOWEVER:**
1. DOORS, WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP AN D EQUIPPED BY MORE THAN 3".
2. DOORS, AND ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSI ON OF THE RAMP LANDING TO LESS THAN 42".
11 B – 405.9 .2: A CURB 2" HIGH MINIMUM, OR A BARRIER THAT PREVENTS TH E PASSAGE OF A 4" DIAMETER SPHERE SHALL BE PROVIDED, UNINTERRUPTED , ALONG THE LENGTH OF THE RAMP.

11 B – 502 PARKING SPACES (SEE FIGURES 11B – 502.2 THROUGH 11B – 502.3 .3)
CAR PARKING SPACES: SHALL BE 216" LONG BY 108" WIDE MIN.
VAN PARKING SPACES: SHALL BE 216" WIDE BY 144" WIDE.
EXCEPTION: *VAN PARKING SPACES MAY BE 108" WIDE MINIMUM WHERE THE ACCESS FILE IS 96"WIDE MINIMUM.*
11 B – 502.3: **ACCESS AISLES** SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE.
11 B – 502.3 .1: **WIDTH:** ACCESS FILES SHALL BE 60" WIDE MINIMUM.
11 B – 502.3 .2: **LENGTH:** ACCESS AISLES SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE.
11 B – 502.3 .3: **MARKINGS:** ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THE PERIMETER. THE AREA WITHIN THE BLU E BORDERLINE SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36" ON CENTER IN A COLOR THAT CONTRASTS WITH THAT OF THE AISLE SURFACE PREFERABLY BLUE OR WHITE. THE WORDS " NO PARKING" SHALL BE PAINTED ON THE SURFACE IN EACH ACCESS AISLE WHITE LETTERS A M INIMUM OF 12" HIGH AND LOCATED BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.
11 B – 502.3 .4: **LOCATION:** ACCESS AISLE SHALL NOT OVERLAP THE VEHICULAR WAY
VAN PARKING SPACE AISLES SHALL BE LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE.
11 B – 504 STAIRWAYS
11 B – 504.2: **TREADS AND RISERS**. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4" HIGH MINIMUM, AND 7" HIGH MAXIMUM. TREADS SHALL BE 11" DEEP MINIMUM. OPEN RISE RS ARE NOT PERMITTED. ***EXCEPTIONS:***
1. ON EXTERIOR STAIRWAYS AN OPENING OF NOT MORE THAN 1/2" MAY BE PERMITTED BETWEEN THE BASE OF THE RISER AND THE TREAD.
2. ON EXTERIOR STAIRWAYS, RISERS CONSTRUCTED OF GRATING CONTAINI NG OPENINGS AND NOT MORE THAN 1/2" MAY BE PERMITTED.
11 B – 504.4: **TREAD SURFACE** SHALL NOT HAVE A SLOPE STEEPER THAN 1:48.
11 B – 504.4 .1: **CONTRASTING STRIPE.** THE UPPER APPROACH TO STAIRS AND LOWER TRADE SHALL BE MARKED BY A STRIPE PROVIDING CLEAR VISUAL C ONTRAST. EXTERIOR STAIRS SHALL HAVE ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST.
11 B – 504.5: **NOSINGS.** THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE ONE HALF INCH MAXIMUM. NOSINGS THAT PROJECT BE ON THE RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVE OR BEVELED. RISERS ARE PERMITTED THE SLOPE UNDER THE TREAD AT AN ANGLE OF 30° MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL EXTEND 1 1/4" MAXIMUM OVER THE TR EAD BELOW.
11 B – 504.8: **FLOOR IDENTIFICATION.** IN AN ENCLOSED STAIRWAY, EACH LEVEL SHALL BE IDENTIFIED WITH A SIGN ADJACENT TO THE DOOR ENTERING THE ENCL OSED STAIRWAY. SIGNS SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE DOOR, AT THE EXIT DISCHARGE LEVEL, THE SIGNS SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO TH E LEFT OF THE IDENTIFYING LOWER-LEVEL. THE OUTSIDE DIAMETER THE START SHALL BE THE SAME AS THE HEIGHT OF THE CHARACTERS.
11 B – 505 HANDRAILS
11 B – 505.2: HANDRAILS SHALL BE PROVIDED ON BOTH SIDES THE STAIRS AND RAMPS. ***EXCEPTIONS:***
1. IN ASSEMBLY AREAS, HANDRAILS ARE NOT REQUIRED ON BOTH SIDES O F AISLE RAMPS WHERE A HANDRAIL IS PROVIDED AT EITHER SIDE OR WITHIN THE AISLE.
2. CURB RAMPS TO REQUIRE HANDRAILS.
3. AT OUTDOOR LANDINGS. HANDRAILS ARE NOT REQUIRED WHEN THE RAMP IS LESS THAN 6" IN RISE OR 72" IN LENGTH.
11 B – 505.3: **CONTINUITY**. HANDRAILS BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH PAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. ***EXCEPTION:*** *IN ASSEMBLY AREAS, HANDRAILS ARE NOT REQUIRED ALONG AISLE S OR WITHIN THE AISLE WIDTH.*
11 B – 505.4: **HEIGHT.** TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE BETWEEN 34" MINIMUM AND 38" MAXIMUM ABOVE WALKING SURFACES, STAI R NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE W ALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES.
11 B – 505.5: **CLEARANCE** BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACE SHALL BE 1 1/2" MINIMUM. HANDRAILS MAY BE LOCATED IN A R ECESS IF THE RECESSES IS 3" DEEP AND 18" MINIMUM ABOVE THE TOP OF THE HANDRAI L.
11 B – 505.6: **HANDRAIL GRIPPING SURFACE** SHALL BE CONTINUOUS ALONG ITS LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THE TOP OR SIDES. WHERE PROVID ED HORIZONTAL PROJECTIONS SHALL OCCUR 1 1/2" MINIMUM BELOW THE BOTTOM OF THE H ANDRAIL GRIPPING SURFACE.
11 B – 505.7 .1: **CIRCULAR CROSS SECTION.** HANDRAIL GRIPPING SURFACE WITH A CIRCULAR CROSS -SECTION SHALL HAVE AN OUTSIDE DIMENSION OF 1 1/4" MINIMUM AND 2" MAXIMUM.
11 B – 505.7 .2: NONCIRCULAR CROSS SECTIONS SHALL HAVE A PERIMETER DIMENSION OF BETWEEN 4" MINIMUM AND 6 1/4" MAXIMUM AND A CROSS -SECTIONAL DIMENSION OF 2 1/4" MAXIMUM
11 B – 505.10: **HANDRAIL EXTENSIONS.** ***EXCEPTIONS:***
1. EXTENSIONS ARE NOT REQUIRED FO R CONTINUOUS TO HANDRAILS AT TH E INSIDE TURN OF SWITCH -BACK OR DOGLEG STAIRS AND RAMPS.
*3. IN ALTERATIONS, WHERE THE EXTENSION OF HANDRAILS WOULD CREATE A HAZARD, THE EXTENSION MAY