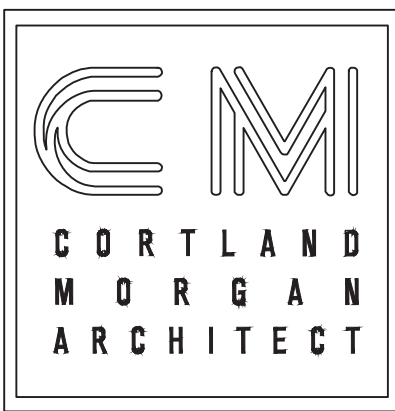


DATE: 04/09/25

JOB NO: 2498

DRAWN: Staff

CHECKED: CM



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MANGO AT CORTE MADERA
THE VILLAGE AT CORTE MADERA CENTER
1602 REDWOOD HIGHWAY, SPACE #D039
CORTE MADERA/CA/94925

CORTLAND MORGAN

REVISIONS

01.13.2025 LL Issue
02.03.2025 LL Issue #2
03.18.2025 LL Issue #3
04.03.2025 Permit Issue
04.09.2025 Bid Issue

General Notes

DEPARTMENT OF BUILDING USE

SHEET NUMBER

A-0002

03-CONCRETE
Concrete cutting and Boring

03-82.13 Existing slab to be bored.
a. Data conduits to be separate from power conduits.
b. Location of bores to be confirmed by GC after complete lay-out has been confirmed and approved by architect.
c. All penetrations shall be sleeved, sealed, fire stopped, and waterproofed. The penetration sleeve shall extend a minimum of 4" on either side of the slab and be labeled with the required NFPA rating.
d. Prior to any work on the concrete slab GC shall verify that Work shall not conflict with any existing structural, utility, or other inside/under-slab condition.
e. Ground penetrating radar (GPR) survey is required prior to work commencement
f. GC to confirm Landlord / Owner procedures and requirements.

04-MASONRY
04-21 Brick veneer to remain
a. bricked to be cleaned
05-METAL
05-12 Bench support: 1" x 1" x 1/8" steel tube, welded to 1/4" thick by 2" wide steel plate. Plate secured with thorough bolts to reinforcing behind the wall.
a. 1/2" dia. through bolts.
b. 1-1/4" continuous bench cleat anchored to reinforcing behind wall.
c. Flush mount hex head screws.
d. 1" x1" 1/8" bracket

05-15 Cantilever Wall
1. Steel post: HSS 3x3x1/4 Up (7"-0")
2. Provide PL 1/2" x 4" x 12" plate welded to bottom of post.
3. At concrete floor secure plate to floor with (4) 1/2" Dia Hilti-HY 200 Bolts; min 5" Embedment.
4. Secure framing at each side into HH with (11) 0.157" Dia. Hilti PAF
5. Ensure that all bolt connections are not visible.
1. 6 x 6 x 1/4" steel post
05-16 Provide 8 x 8 welded plate at bottom of post
b. Ensure that all bolt connections are not visible on finish side.
c. Plate / column to bear on existing beam

05-17 Unistrut
05-17.1 Track Light suspension
a. Unistrut system provided and installed by GC
b. 3/8" steel threaded rod at 10'-0" o.c. and within 8" of end of fixtures
c. P100 unistrut with elongated holes. Install P 1001 unistrut for spans between 8'-0" and 12'-0"

05-20 Joist Framing
05-21 Box Beam (4x6) 14 GA
a. Screw connections with #10-16 TekS Screw @ 16" O.C.
b. 6" top and bottom track
c. Continuous 4" metal stud

05-22 Box Beam (4x10) 16 GA.
a. Screw connections with #10-16 TekS Screw @ 16" O.C.
b. 3-5/8" top and bottom track
c. Continuous 10 x 16 metal stud
05-25 Shelf support
05-25.1 4" x 4" x 1/8" steel tube, tube secured with flush mount screws to blocking
05-25.2 2" x 4" 18 gauge L bracket continuous.
a. Top of bracket to be flush with top of wood shelf.
b. Secure with two rows of 1-1/4" # 10 wood screws at 24" oc. Screws to be installed at a slight angle away from each other.

05-27 Steel L bracket
05-27.1 Steel L-Bracket: 2" x 3" x 3/16" thick

05-30 Splay wire support to existing deck structure

05-50 Aluminum Profiles
05-50.20 Aluminum L finished to match base molding
05-50.30 3/4" x 3/4" Aluminum profile, shop splayed black / mat finish

05-70 Stainless steel "I" bracket 1/8" thick.

05-75 Aluminum Profile
05-75.10 Aluminum Channel.
a. 5/8" x 3/4" U-Channel.
b. Channel to painted black - shop spray.
05-75.20 Aluminum light profile
a. GC provided and installed
b. Approximate dimensions
• 1/8" thick aluminum x 5-1/2" in height x 2-3/8" interior width
c. All fasteners concealed.
d. Same finish as adjacent base molding
• Finish to be powder coated
• Interior and exterior to have same finish.

06-Wood, Plastics and Composites
06-2 Contractor shall ensure that all new walls are straightened, level and plumb., typ.
06-3 Openings
06-3.10 1-3/4" engineer framing header and vertical support.
06-3.11 Engineer lumber cut to size

06-4 Scheduled framing
06-4.10 20 Ga. Framing.
a. 7/8" Hat Channel
b. 1-5/8" studs @ 16" O.C.
c. 2-5/8" studs @ 16" O.C.
d. 3-5/8" studs @ 16" O.C.
e. 5-5/8" Studs @ 16" O.C.
06-4.12 18 Gauge Framing
a. 7/8" Hat Channel
b. 1-5/8" studs @ 16" O.C.
c. 2-5/8" studs @ 16" O.C.
d. 3-5/8" Studs @ 16" O.C.
e. 5-5/8" Studs @ 16" O.C.
06-4.20 Floor Framing
a. 7-1/4" ClarkDietrich Tradeready Steel Joist @ 16" O.C.
b. 800TD324-175-43 ClarkDietrich Tradeready Steel Joist @ 16" O.C.
• Provide Trade Ready Rim @ each end.
• Provide diagonal bracing as required.

06-4.21 Ceiling framing per details
a. 2-5/8" studs @ 16" O.C.
b. 5-5/8" Studs @ 16" O.C.
06-4.22 Ceiling framing at Window
• Display
a. Provide Level 4
b. Provide 5/8" continuous blocking behind gypsum.
c. At plenum ceilings use 18" sheet metal for blocking

06-5 Wood blocking
06-5.21 5/8" plywood blocking min.
06-5.22 3/4" plywood blocking min.
06-5.23 Provide solid blocking behind all vanities, min to 34" aff
06-5.24 Provide solid blocking behind all millwork.

06-5.25 Provide solid wood blocking
a. Blocking match adjacent finish
06-5.26 3/4" Marine plywood

06-6 Fire rated blocking options
06-6.50 5/8" plywood secured to bearing.
a. At existing walls / Ceiling existing gypsum to be removed, blocking to be installed and wall to be repaired to like new condition.
06-6.51 3/4" plywood blocking min.
06-6.52 1" Plywood
06-6.53 16 gauge sheet metal (to be used at plenum ceilings).
06-6.80 Solid wood

06-22 Millwork
06-22.20 Wood Panels
1. General Contractor Provided
a. Fire rated plywood provided and installed by GC
b. Metal framing provided and installed by GC
c. Structural support provided and installed by GC
d. Solid blocking painted to match wall.

2. Owner Provided GC Installed
a. All wood species to be grade A or better.
b. At 1/4" x 1/4" Reveal ensure solid wood is used
c. Base to be inset 1/4" from face panel.
d. Provide solid blocking at end of panels to conceal Z-clips. Blocking to be same wood species and finish as panel.
e. All corners to be mitered.

06-22.30 Mirror Panel
1. Owner Provided GC Installed
a. All exposed edges to be finished to match adjacent wall
b. Provide interior frame: 1" x 1" hardwood
c. GC to provide blocking behind gypsum finish - 5/8" Fire Rated Plywood.
d. 1/4" thick mirror to extend 1/8" past MDF panel, at all exposed edges to be polished. Provided and installed by GC
e. 5/8" MDF panel secure to wall
f. Clock outlet provided and installed by GC

06-30 Finish Millwork
06-30.10 Back Cash Cabinets
a. Owner provide, GC assembled and installed.
b. Provide self closing drawer bottom slides.
c. All hinges are concealed soft closing European hinge.
d. Shelves are min 3/4" thick adjustable shelves.
e. Provide grommets @ 3" O.C.
f. Provide levelers at all base units.
g. Continuous base to match cabinet, and align height with adjacent base molding.
h. Xero vertical guide provided by Mango, installed by GC
i. Door pull - finish to match cabinet finish.
j. Provide shelf holes / pins @ 1.5" O.C. Min

06-30.15 Committed Cabinet
a. Operable door hinged at top.
b. Face of door to be formica solidcore laminate to match millwork cabinet.

06-30.20 Movable Cabinet
a. All visible corners to be mitered.
b. No fasteners to be visible.
c. Provide caster at bottom of cabinet Min 4
d. Pull out drawers
e. Drawer slide - concealed undermount, soft glide
f. 1/8" thick aluminum pull, powder coated to match base cabinet color. Secured to base cabinet. Screw heads to match in color.
g. Continuous base to match cabinet finish
06-30.25 Cash Counter enclosure
a. Exterior finish panel per schedule.
b. Provide solid wood - all edges eased.
c. Provide 1/4" reveal between solid wood and veneer panel - ensure veneer panel has the edge band at all exposed edges.
d. All corners to be mitered.
e. Provide 5/8" Substrate Minimum.
f. Interior panel min 5/8" MDF finished same as exterior final panel.
g. Enclosure to be secured to floor or wall.
h. Rolling cabinets are provided by Owner installed by GC.
i. Powe box secured to panel. Provided and installed by GC
j. Data box provided and installed by GC.

06-30.30 Oak Shelf / Repisa
a. Owner provided
I. Solid white oak shelf.
II. Metal T-bracket.
III. Metal Z-bracket.
IV. LED and LED drivers.
b. GC provided
I. LED installation
II. All fasteners to be concealed.
III. Provide glue and biscuits at joints.
IV. Blocking

06-30.35 Fitting room Cabinets
a. Owner Provided GC installed
a. All visible corners to be mitered.
b. All visible faces to be finished.
c. No fasteners to be visible.
d. Provide caster at bottom of cabinet Min 4
e. Pull out drawers
f. Drawer slide - concealed undermount, soft glide
g. Provide concealed pull.
h. Continuous base to match cabinet finish.

06-30.36 Bench
a. Owner Provided and installed
• Bench frame: Where bench exceeds 4'-0" in length provide 1x1x3/16" steel tube rectangular frame, with supports @ 24" O.C. shop welded - Finished in black.
• Bench frame: Benches 4'-0" or less: Provide 1" x 1" hardwood solid frame with members at 12" o.c. at short end.
• Support frame to be secured to walls, (back and side). All fasteners to be concealed from view. Ensure that bench is secured to bearing and that it does not deform the surrounding walls or finishes.
• Frame support to be 1 x 1 @ 12" O.C.
• Top of bench can be veneer plywood.
• Face of bench to be solid wood to match top of bench.
• Veneer finish per schedule.
• All corners to be mitered.
• Provide levelers - min2 per leg.
• Bench must meet all local ADA jurisdictions.
b. General Contractor Provided and installed
• Bench frame: Where bench exceeds 4'-0" in length provide 1x1x3/16" steel tube rectangular frame, with supports @ 24" O.C. shop welded - Finished in black.
• Bench frame: Benches 4'-0" or less: Provide 1" x 1" hardwood solid frame with members at 12" o.c. at short end.

• Support frame to be secured to walls, (back and side). All fasteners to be concealed from view. Ensure that bench is secured to bearing and that it does not deform the surrounding walls or finishes.
• Frame support to be 1 x 1 @ 12" O.C.
• Top of bench can be veneer plywood.
• Face of bench to be solid wood to match top of bench.
• Veneer finish per schedule.
• All corners to be mitered.
• Provide levelers - min2 per leg.
• Bench must meet all local ADA jurisdictions.

06-30.50 Mallorquina
a. Owner Provided GC Installed
1. White Oak battens - 1"wide x 6" deep x 95" long (30 x 150 x 2400 mm) @ 9" O.C. (230 mm)
2. White Oak battens (exterior frame) - 1"wide x 6" deep x 95" long (30 x 150 x 2400 mm)
3. White Oak Battens per detailed dimensions.
4. Omega support provided by Owner installed by GC @ 2'-0" o.c.
5. Fastening member - 1" wide x 1-1/2" deep x 36" long (27 x 40 x 920 mm) @ 40" O.C. (1,017mm)
6. # 12 x 2 wood screw driven at an angle into wood.

7. Mallorquina Modules: Each module is to be assembled in its entirety prior to being raised to final ceiling location.
8. Modular fasteners: Ensure that all fasteners are secured.
b. M4 Mortise Nut Glued and secured to member.
ii. M4 Allen screw
b. General Contractor Provided and installed
1. 1/4" Diameter all thread hanger rod @ 24" O.C. To be screwed into omega support.
2. Unistrut A1000 (14 ga, 1-1/4") at 4'-0" O.C.

07-14 Fire Penetrations
07-14.1 GC responsible for maintaining the code required fire rating at all demising walls and penetrations (ductwork, piping, conduit, etc.) This works shall include the installation of firestops and fire rated penetration seals as required by code.
5. Unistrut to be solid without holes. Carpenter to drill holes @ beam locations.
6. 3/8" HILTI HDI-P Shallow concrete anchor
7. Cable to concrete: X-Ray slab to avoid Post-Tensioning.
• 3/16" Diameter aircraft cable with 2 flt-grip clips and 1-1/4" standard thimble at loop.
• 5/8" x 12" jaw & jaw turnbuckle, tighten until cable is taut.
• 3/8" HILTI HDI-P shallow concrete anchor with threaded eye bolt.

06-30.51 Mallorquina at Open Ceiling (painted)
a. 2 x 6 Pine or poplar.
b. Painted mat finish.
c. 1/4" Diameter all thread hanger rod @ each Omega location.
06-30.52 Mallorquina at Open Ceiling Oak Veneer
a. Oak veneer, Fire rated plywood
b. All corners to be mitered.
c. All connections to be fully glued.
d. Provide solid blocking. Blocking to be doweled and glued to plywood.
06-30.53 Mallorquina at Gypsum Ceiling
a. Perimeter framing to be 1-1/2" min.
b. Framing support by GC: Provide engineer lumber cut to size. Coordinate exact size with millwork.
c. Framing support to be secured to bearing with wood screws.(screws to be pre-drilled) @ 2'-0" o.c. and fully glued to bearing.
d. Millworkers to secured individual members to framing support with 1" finish nails @ 2'-0" O.C. staggered at each side. All nail heads to be recessed and puttied fill.

06-30.54 Mallorquina at Repisa
a. Owner provided, GC installed.
b. 1 x 1 oak mullions - single piece
c. Anchor to floor and / or wall - fasteners to be flush top. Where visible fasteners are to be plugged using similar finish
• Plug provided and installed by GC.
d. 1x1 oak mullion / cross bracing support - fasteners to be concealed and installed on back side.
e. Secure with 2" long wood screws min 24" O.C., 2" from ends. Screws to be obscured from view.
06-30.55 Mallorquina at Display
a. 1-1/4" x 1-1/4" oak mullions - single piece
b. Anchor to floor and ceiling - fasteners to be flush top. Where visible fasteners are to be plugged using similar finish
• Plug provided and installed by GC.

06-30.56 Mallorquina at Display
a. 1-1/4" x 1-1/4" oak mullions - single piece
b. Anchor to floor and ceiling - fasteners to be flush top. Where visible fasteners are to be plugged using similar finish
c. 1-1/4" x1-1/4" oak mullion / cross bracing support - fasteners to be concealed and installed on back side.
06-30.65 Charging Station
a. GC Provided and installed
• Shelf dimensions: 36" wide, 12" deep, 1" thick
• Shelves to be black formica at all exposed edges.
• Pull out drawers
• Drawer slide - concealed undermount, soft glide
• Provide concealed pull.
• Continuous base to match cabinet finish.

06-30.66 Charging Station
a. GC Provided and installed
• Shelf dimensions: 36" wide, 12" deep, 1" thick
• Shelves to be black formica at all exposed edges.
• Pull out drawers
• Drawer slide - concealed undermount, soft glide
• Provide concealed pull.
• Continuous base to match cabinet finish.

06-30.67 Charging Station
a. GC Provided and installed
• Shelf dimensions: 36" wide, 12" deep, 1" thick
• Shelves to be black formica at all exposed edges.
• Pull out drawers
• Drawer slide - concealed undermount, soft glide
• Provide concealed pull.
• Continuous base to match cabinet finish.

06-30.68 Charging Station
a. GC Provided and installed
• Shelf dimensions: 36" wide, 12" deep, 1" thick
• Shelves to be black formica at all exposed edges.
• Pull out drawers
• Drawer slide - concealed undermount, soft glide
• Provide concealed pull.
• Continuous base to match cabinet finish.

06-30.69 Charging Station
a. GC Provided and installed
• Shelf dimensions: 36" wide, 12" deep, 1" thick
• Shelves to be black formica at all exposed edges.
• Pull out drawers
• Drawer slide - concealed undermount, soft glide
• Provide concealed pull.
• Continuous base to match cabinet finish.

06-30.70 Working Counter
a. Provide Continuous laminate counter
b. Provide 2" grommets to power / data.
c. Counter to have supports min at 4'-0" Provide L brackets secure to bearing on wall
06-30.75 Niche
a. GC Provide and Install
b. 5/4" thick Shop lacquered MDF Shelf
c. All fasteners to be concealed.
d. Provide 1/2" x 1/2" continuous wood cleat anchored to wall

wall.

06-46.10 Wood trim
a. Door and window casing clear pine or similar
b. All corners to be mitered
c. All nail holes to be filled and sanded smooth prior to painting
d. Base molding to be knot free, paint grade
e. All nailed and fasteners to be properly sunken, filled and sanded smooth.

06-46.20 Oak Trim / Casing
a. Places to be grade A solid wood - no veneer
b. All corners to be mitered.
c. All joints to be properly glued.
d. When securing to wall using trim nails, make sure that nails are completely embedded and puttied over to match the oak finish.
e. All exposed edges to be sanded and finished.

06-47 Door and window jamb
a. Jamb to be hardwood
b. Jamb to be secured to solid framing
c. Min nominal dimension to be 3/4"
d. Each section to be a single piece - no splicing.

06-50 Window Platform
a. 3/4" cdx plywood over framing
b. 18 gauge 2x3-5/8" studs @ 16" O.c.
c. Provide framing knee walls at 4'-0" o.c.
d. Provide removable mdf. 1/4" painted at all sides, and not to exceed 3'-0" wide. Final lay-out to be coordinated with architect.
e. Provide removable wood astragal - shop painted.
f. Removable power outlet access panel - shop painted to match platform.
g. Power outlet to be accessible.
Shop lacquered wood panel ensure seamless installation

07-Thermal Protection
07-13 Continuous water proofing membrane
07-14 Fire Penetrations
07-14.1 GC responsible for maintaining the code required fire rating at all demising walls and penetrations (ductwork, piping, conduit, etc.) This works shall include the installation of firestops and fire rated penetration seals as required by code.

07-21 Batt Insulation
07-21.1 Provide full width batt insulation @ exterior walls
a. Min r-21
b. At new framed walls
07-95 Expansion Joint
07-95.13 At Tile
Provide Schutter Dilux-KSN
08-Openings
08-5 Openings
08-5.10 Framed Opening
a. Opening to be square
b. Provide gypsum at all faces
08-5.20 Access Panels: Provide the minimum access panel possible. GC is responsible for providing panels as required by Land Lord equipment / devices or Tenant equipment / devices
a. Access panels to be provided at all valves.
b. Access panels to be concealed type.

08-7 Door Per Schedule.
08-7.5 Fire rated door
a. Door and frame rated for 90 min
08-7.6 Knock down door
08-7.10 Wood door:
a. Contractor shall provide and install new door type complete with all related frames & fittings.
b. Doors to have factory pre-finish
c. Door finish per schedule.
d. Door styles and rails to be poplar or similar
e. Provide knife hinges as specified.
f. Provide clear door silences at all Jamb.
08-7.20 Pocket door hardware per schedule.

08-7.30 Concealed door at Display
a. Door to be flush to wall on both sides
b. Hinges to be concealed
c. Finishes to match adjacent wall, including base molding
d. Provide door catch to hold door in place
e. Provide door pull, at bottom of door.
f. Door to be chamfered to ensure a tight fit.
08-7.35 Concealed door with panel
a. Fin face of door, (panel) to be flush at retail side
b. Hinges to be concealed from retail side
c. Finishes to match adjacent wall, including base molding
d. Hardware per schedule
e. GC to increase number of hinges if necessary to hold door
f. Door to be chamfered to ensure a tight fit.
g. Panel to be secured to door - all fasteners to be concealed.
08-7.40 EzJamb per schedule
a. Door to be flush to retail side, unless noted.
b. EzJamb per schedule
c. Hinges per schedule
d. Door per schedule
e. Pull per schedule
08-7.80 Cool door
a. Provide panic device to meet code
b. Key Station to be placed in full view of grill for safe operation
c. Motor activated key.
d. Frame to be fully recessed.

08-30 Access Panels
08-30.10 Trimless access
a. panel painted same color as surround.
08-40 Storefront
08-40.10 Aluminum, channels
a. 1-1/4" x 3" aluminum channels
08-40.15 Interior Aluminum Storefront per schedule.
a. GC to provide shop drawings for approval.
b. Refer to floor door schedule for specifications.
c. Door pull.
d. Threshold must meet ADA.
e. Door latch not required.
f. Concealed door closer
g. Provide key lock at bottom of door.
h. Door to remain open during store operation hrs.

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08-40.15 Interior Aluminum Storefront per schedule.
a. GC to provide shop drawings for approval.
b. Refer to floor door schedule for specifications.
c. Door pull.
d. Threshold must meet ADA.
e. Door latch not required.
f. Concealed door closer
g. Provide key lock at bottom of door.
h. Door to remain open during store operation hrs.

b. Provide weather proofing.
c. GC to provide sample for approval.
d. Store front vendor to provide calculations to confirm that the glass meets local code requirements. Based on the design glass size
e. Glass to be min5/8" tempered.
f. Glass to be non-reflective type.
08-40.26 Glass:
a. GC to provide sample for approval.
b. Store front vendor to provide calculations to confirm that the glass meets local code requirements. Based on the design glass size
c. Glass to be min 1/2" tempered.
• 8'-0" to 10'-0" Min 10'-0"
• 10'-0" to 12'-0" Min 5/8"
• 12'-0" to 14'-0" Min 3/4"
d. Glass to be low-iron / starfire
e. Glass to be non-reflective type.
f. Glass to be a single pane as depicted in the elevation
g. Exterior glass to be insulated to meet local energy codes.
• Argon filled

08-41 Storefront Re-purpose
08-41.10 Existing storefront frame
a. Infrastructure to remain - GC to repair as necessary.
08-41.20 Aluminum panel
a. Aluminum panel over existing bulkhead
b. Aluminum panel to replace existing panel / finish.
08-41.30 Cladding
a. Existing cladding / break metal to be replaced with new.
b. All seems to be tight.

08-53 Plastic Windows
08-53.66 Provide Graphics on window
a. Graphics design are provided by client
b. Graphics are provided and installed by GC
c. Graphics are to be installed on inside of window
d. Provide black solid vinyl.

08-54 Door Hardware
a. All new hardware is lever type to meet accessibility requirements of Americans with Disabilities act, title 24, and all other local authority regulations.
b. General contractor is responsible to provide compliance with local applicable codes with respect to fire rating of doors, frames, and related hardware. notify architect of any discrepancies between codes and specifications.
c. General contractor to provide and install all doors, frames and related hardware, unless noted otherwise.
d. All doors, frames and related hardware are to be as specified or equivalent to be approved by architect.
e. All locksets are to be keyed separately with master key provided, unless noted otherwise.
f. All doorstops to be floor mounted unless noted otherwise in door schedule. all hardware similarly mounted to be installed after the installation of the finished floor material.
g. General contractor shall submit a detailed hardware and keying schedule and furnish hardware samples at the request of architect
h. Track to be recessed to minimize gap at top of door.
i. Provide magnet recessed in door style. And metal receiver, (white in color) secured to wall

08-55 Threshold
08-72.10 Schluter Schiene type or sim.
a. Top flush with all finish surfaces.
b. Stainless steel
c. Brass - Brush Finish
d. Aluminum
08-72.20 ADA threshold
a. Zero International Half Threshold 1545 or sim.
b. ADA Compliant
c. Aluminum Finish.

08-75 Door closer per specifications
08-87.10 Window adhesive film
a. Install 3m black-out adhesive film.
b. Ensure all areas are cover and no sunlight passes through.
c. Follow manufactures recommendations for proper installation.
09-Finishes
09-3 Refinish:
09-3.10 Existing wood floor to be re-processed:
a. The existing finish is to be removed to bare wood.
b. Existing wood floor to be sanded and re-finished to match sample.
c. New wood floor to match and align with existing.
d. Any floor repair has to be done in a stich pattern consistent with the existing wood floor.
e. New and re-processed floor to look seamless and like new.
09-3.50 Existing terrazzo to be cleaned, polished and re-sealed.

09-6 Paint
09-6.10 Interior Ceiling Paint
09-6.20 Interior Wall Paint
09-10 Finish per schedule
09-20 Plaster Finish
09-20.21 All gypsum finishes to receive a level 4 finish unless noted.
09-21 Plaster and Gypsum Assemblies
09-21.16 Gypsum board Assembly Soffit
a. 3-5/8" 20 GA metal studs at 16" O.C.
b. 5/8" Gypsum over framing
c. Provide Level 4 finish
d. Provide metal corner bead at all exterior corners.
e. Provide gypsum finish at all exposed faces, including underneath soffit.

09-22 Metal Framing
09-23 Gypsum Board finish, (GC provided, installed and finished)
a. 5/8" gypsum secured to framing.
b. All surfaces to be taped and spackled.
c. Provide level 4 finish.

09-25 Texture finishes
a. Provide water resistant gypsum, such as green board or approved equal
b. Provide level 4 finish
c. Substrate to be primed prior to installation finish.

09-26 Cement leveling bed
a. Provide enough self-leveling to ensure a flush finish between all floor materials.

09-27 Taped-in profile: Provide profile / trim as required to meet design
a. Color to match wall / per finish schedule
b. Finish to be shop splayed.
c. All corners to be mitered.

09-28 Storefront Door
a. Frame to match storefront.

09-27.11 Provide taped in j-bead
09-27.12 Provide aluminum corner bead
09-27.13 Provide continuous pitcon edge trim or sim.
09-27.14 Provide tear away bead
09-27.15 1/4" Radii bead: Use aluminum on straight runs and flexible at radii
a. All cornerwork mitered
09-27.16 L-Trim Molding
a. Fry Reglet profile: DRML-200, (2" deep)
b. Fry Reglet profile: DRML-300, (3" deep)
09-27.17 Z-reveal
a. Fry Reglet profile: DRMZ-625-25, (Z-Reveal: 5/8" x 1/4")
b. Fry Reglet profile: DRMZ-625-50, (Z-Reveal 5/8" x 1/2")
c. Fry Reglet profile: DRMZ-625-1250, (Z-Reveal 5/8" x 1-1/4")
09-27.18 U-Reveal
a. Fry Reglet profile: DRM-25-25, (1/4" x 1/4" U reveal).
b. Fry Reglet profile: DRMZ-625-100
c. Fry Reglet profile: DRM-625-V-100, (5/8" deep x 1" wide. GC to coordinate with MEP for venting requirements and to ensure that it matches in width to supply / return taped in linear.
d. Fry Reglet profile: DRM-625-50 (5/8" x 1 1/2")

09-27.19 L-Profile
a. Fry Reglet profile: F3, (L Drywall Edge)
09-27.20 F-Profile
a. 5/8" x 5/8" Fry Reglet profile: VPRF-625-625
b. 1/4" x 5/8" Fry Reglet Profile: DRMF 50-625
09-27.21 Base molding
a. Fry Reglet profile: DRMB-625-400, (4" recessed base)
09-27.22 Profile Curved Outside Corner: 5/8" x 1" Rad (DRMC-OS-625). At curved soffits provide flexible equivalent profile.

09-27.23 Profile 3/4" U-Channel
09-27.24 LED Flat Base. Factory finished. LED provided by Owner

09-27 Custom profiles
09-27.25 Faldon LED Shield
a. Aluminum L profile provided and installed by GC.
b. L Profile 4" x 1-1/4" x 1/8" thick.
c. Secure aluminum angle to bearing @ 24" o.c. - fasteners to be set flush.
d. Shopped sprayed to match adjacent finish.
e. Lengths min 10'-0" long
f. Joints to be tight and sealed. All corners are to be mitered.
09-27.26 U-Channel
a. Provided and installed by GC.
b. 3/4" Wide x 5/8" deep, (interior)
c. Channel color to match adjacent surfaces.
d. Provide end caps at all exposed ends.
e. Channel to be secured to floor.

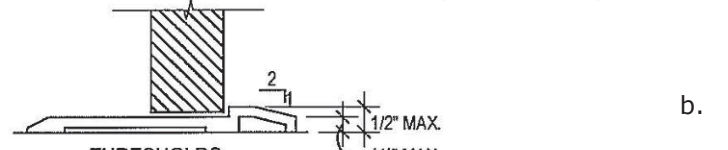
09-28 Backing Boards and Underlaments.
09-28.13 1/2" Cement backing board.
09-28.16 5/8" Densglass gold sheathing
a. All edges to be taped with fiberglass tape
b. Apply min two coats over tape.
09-

- a. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4 INCH. AND SHALL BE A MINIMUM OF 4 FEET IN WIDTH.
- b. SURFACES WITH A SLOPE OF LESS THAN 6 PERCENT GRADIENT SHALL BE AT LEAST AS SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
- c. SURFACES WITH A SLOPE OF 6 PERCENT GRADIENT OR GREATER SHALL BE SLIP-RESISTANT.
- d. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE PERPENDICULAR TO THE PROMINENT DIRECTION OF TRAVEL, AND A MAXIMUM OF 1/2" IN SIZE. CA: GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2 INCH IN THE DIRECTION OF TRAFFIC FLOW.
- f. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIAN RAMPS.
- g. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4 INCH MAY BE VERTICAL WHEN CHANGES IN LEVEL GREATER THAN 1/2 INCH ARE NECESSARY COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
- h. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60 INCHES BY 60 INCHES AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK. AND NOT LESS THAN 48 INCHES WIDE BY 44 INCHES DEEP THAT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
- i. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS OF AT LEAST 5 FEET IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FEET.
- j. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36 INCHES WIDE. SEE DETECTABLE WARNING TEXTURE DETAIL.

Walks and Walkways

Scale: N/A

- a. LATCHES AND LOCKSETS: PROVIDE LEVER TYPE. PUSH- PULL OR PANIC TYPE HARDWARE 34 INCHES TO 48 INCHES CA: 44 INCHES ABOVE FLOOR.
- b. ADJUSTABLE CLOSURE PROVIDED WITH MAXIMUM PRESSURE FOR OPENING DOORS AS FOLLOWS:
- INTERIOR DOORS - 5 POUNDS PRESSURE
 - EXTERIOR DOORS - 5 POUNDS PRESSURE
 - FIRE DOORS - PER ADMINISTRATIVE AUTHORITY
 - DOOR CLOSURES TO BE ADJUSTED TO CLOSE FROM AN OPEN POSITION OF 90 DEG IN NOT LESS THAN 5 SECONDS TO A POINT 12" FROM LATCH. ADJUST CLOSURES AFTER INSTALLATION AND TEST DOOR COMPLIANCE. CA: MAXIMUM FORCE TO OPERATE DOORS SHALL BE 5 POUNDS PRESSURE FIRE DOORS SHALL BE MAXIMUM 15 POUNDS.
- c. FLOOR LEVEL AT DOORS
- C.1: THRESHOLDS: THE FLOOR OR LANDING SHALL NOT BE MORE THAN 112 INCH LOWER THAN THE THRESHOLD OF THE DOOR WAY. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 112 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. (SEE BELOW).

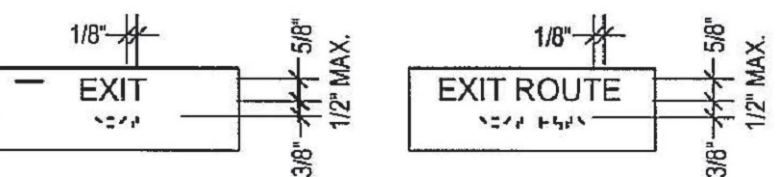


- C.2: LEVEL FLOOR OR LANDING: THERE SHALL BE A LEVEL AND CLEAR AREA ON EACH SIDE OF AN EXIT DOOR. THE LEVEL AREAS SHALL BE AS SHOWN BELOW. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENING (VESTIBULE) SHALL PROVIDE 48 INCHES OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH SPACE (SEE ACCESSIBILITY CLEARANCE DRAWINGS THIS PAGE).
- d. DOOR WIDTH & HEIGHT: 3 FEET WIDE AND 6 FEET 8 INCHES HIGH. CLEAR WIDTH: 32 INCHES MINIMUM WITH DOOR OPEN 90 DEG. MEASURED FROM THE FACE OF THE DOOR TO THE OPPOSITE STOP.
- e. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

Doors

Scale: N/A

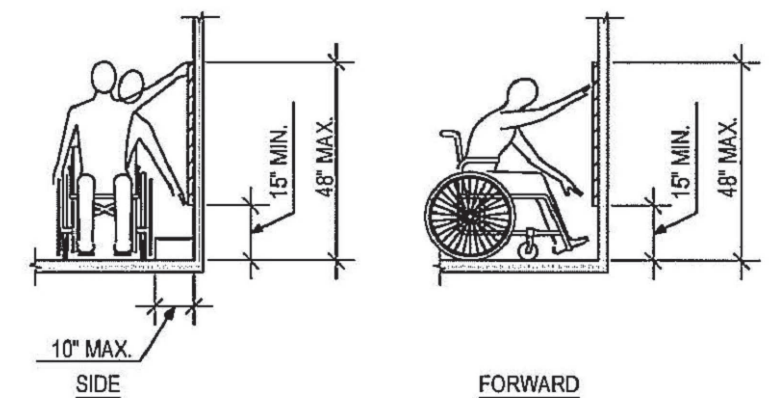
- a. EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT."
- b. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: 1) "EXIT STAIRS DOWN" 2) "EXIT RAMP UP" 3) "EXIT STAIR UP" 4) "EXIT RAMP DOWN"
- c. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE."
- d. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE."
- e. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS "TO EXIT."



Exit Route Signage

Scale: N/A

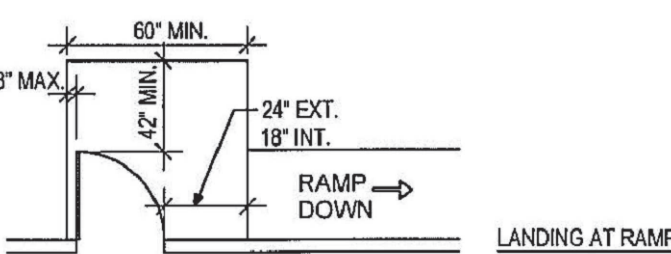
- a. GEOMETRICAL SYMBOLS
- a.a WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES MAX. AND THE LOW FORWARD REACH SHALL BE 15 INCHES MIN. ABOVE THE FLOOR. WHERE A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES MAX AND THE LOW SIDE REACH SHALL BE 15 INCHES MIN. ABOVE THE FLOOR. 2A
- a.b EXCEPTION: EXISTING ELEMENTS SHALL BE PERMITTED AT 54 INCHES MAX. ABOVE THE FLOOR.



Forward/Side Reach

Scale: N/A

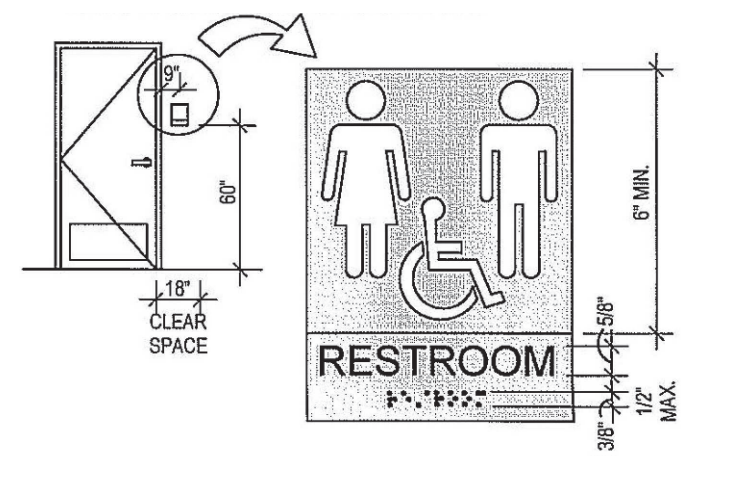
- a. ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1 : 20 (1 : 12 MAX.)
- b. 1 : 12 SLOPED RAMPS WITH LENGTH GREATER THAN 72" SHALL HAVE HANDRAILS ON BOTH SIDES.
- c. THE TOP LANDINGS ON A RAMP MUST BE AT LEAST 60 INCHES IN DEPTH.
- d. IF A DOOR SWINGS ONTO A TOP LANDING. THE MIN. LANDING DIMENSION SHALL BE NOT LESS THAN 42 INCHES CLEAR PLUS THE WIDTH OF THE DOOR
- e. THE TOP LANDING SHALL HAVE A WIDTH NOT LESS THAN ITS DEPTH.
- f. THE TOP LANDING SHALL EXTEND NOT LESS THAN 24-INCHES BEYOND THE STRIKE SIDE OF THE DOOR AT EXTERIOR RAMPS AND 18-INCHES AT INTERIOR RAMPS.
- g. THE BOTTOM LANDING SHALL BE NOT LESS THAN 60 INCHES CA: 72 INCHES DEEP.
- h. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT TURNS AND WHENEVER THE CHANGE IN LEVEL EXCEEDS 30 INCHES.
- i. INTERMEDIATE LANDINGS ON RAMPS SHALL HAVE A DEPTH OF NOT LESS THAN 5'-0", WHERE A CA: 30 DEGREE CHANGE IN RAMP DIRECTION OCCURS, A MINIMUM 72" BY 72" LANDING SHALL BE PROVIDED.
- j. RAMPS SHALL BE NOT LESS THAN 4'-0" WIDE. RAMPS SERVING A PRIMARY ENTRANCE FOR AN OCCUPANT LOAD OF 300 OR MORE PEOPLE SHALL BE NOT LESS THAN 5'-0" WIDE.
- k. HANDRAILS SHALL BE PLACED ON EACH SIDE OF EACH RAMP AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP. HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE THE RAMP SURFACE AND EXTEND A MINIMUM OF 1 FOOT BEYOND THE TOP AND BOTTOM OF THE RAMP.
- l. SURFACES OF RAMPS SHALL BE SLIP-RESISTANT.
- m. AMPS & LANDINGS WITH DROP OFFS SHALL HAVE CURBS. WALLS RAILING OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. CURB SHALL BE A MIN. 2" IN HEIGHT. MAXIMUM ELEVATION CHANGE BETWEEN LANDINGS IS 30".



Ramps

Scale: N/A

- a. SIGNS IDENTIFYING PERMANENT ROOMS OR SPACES OR PROVIDING INFORMATION OR DIRECTION, TO INCLUDE RAISED CHARACTERS, CONTRACTED GRADE II BRAILLE AND PICTORIAL SYMBOLS.
- b. WHEN SIGNS IDENTIFY, OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURE OF A BUILDING OR SITE, THEY SHALL INCLUDE THE APPROPRIATE SYMBOL OF ACCESSIBILITY OR PICTOGRAM, WITH THE EQUIVALENT VISUAL AND TACTILE DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE BORDER OF THE PICTOGRAM SHALL BE MINIMUM 6" IN HEIGHT.
- c. VISUAL CHARACTERS SHALL BE UPPERCASE, STANDARD SANS SERIF FONT. VISUAL CHARACTERS TO HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 MEASURED BY THE WIDTH OF AN UPPERCASE O & THE HEIGHT OF AN UPPER CASE I & A STROKE WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:5 & 1:10 MEASURED BY THE WIDTH OF AN UPPERCASE I.
- d. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. CHARACTERS, SYMBOLS AND BACKGROUNDS SHALL HAVE A NON-GLARE FINISH.
- e. TACTILE CHARACTERS SHALL BE UPPERCASE, STANDARD SANS SERIF FONT. RAISED 1/32" OFF THE BACKGROUND. THE HEIGHT OF TACTILE CHARACTERS SHALL BE BETWEEN 5/8" AND 2". CHARACTERS SHALL BE ACCOMPANIED BY GRADE II BRAILLE LOCATED 3/8 MIN. BELOW BOTTOM EDGE OF CHARACTER.
- f. GRADE 2 BRAILLE SHALL HAVE DOMED OR ROUNDED DOTS SPACED 1/10" WITH-IN CELLS, AND 2/10" BETWEEN CELLS.
- g. TACTILE SIGNS SHALL BE MOUNTED 48" MINIMUM TO THE BASELINE OF THE LOWEST TACTILE LETTER, AND 60" MAXIMUM ABOVE THE FLOOR TO THE BASELINE OF THE HIGHEST TACTILE LETTER. AN 18" X 18" CLEAR SPACE IS REQUIRED IN FRONT OF THE TACTILE SIGN. BEYOND THE ARC OF ANY DOOR SWING. WHERE SIGNS ARE MOUNTED AT DOORS. THE SIGN SHALL BE ON THE LATCH SIDE OF THE DOOR. WHERE SIGNS ARE MOUNTED AT DOUBLE DOORS, OR WHERE THERE IS NO WALL SPACE, THE SIGN SHALL BE MOUNTED ON THE NEAREST ADJACENT WALL, PREFERABLY THE RIGHT SIDE.

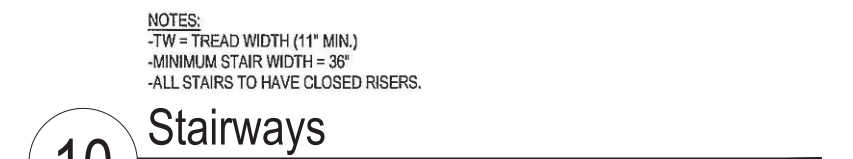
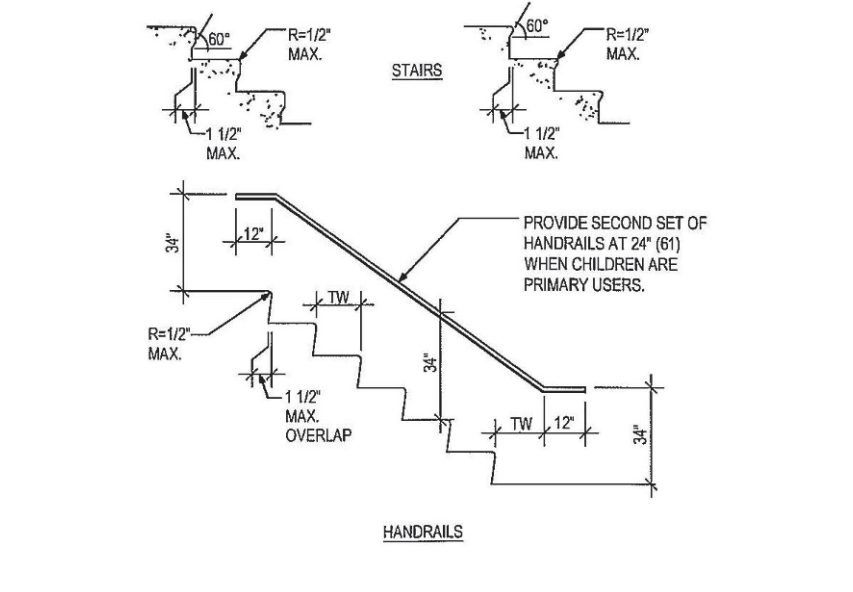


- g. CALIFORNIA ONLY: MOUNTING LOCATION & HEIGHT. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTER LINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THE A PERSON MAY ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

Tactile Signage

Scale: N/A

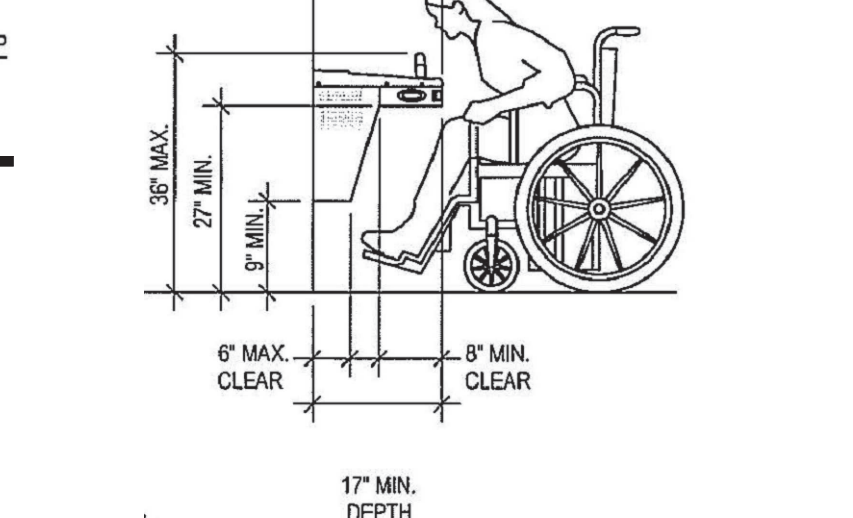
- a. STAIRWAYS SHALL HAVE HAN-RAILS ON EACH SIDE. HANDRAILS MUST BE 1 1/4 INCHES TO 2 INCHES CA: 1-1/2 INCHES IN CROSS SECTIONAL DIMENSION AND 1 1/2 INCHES CLEAR FROM THE WALL EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH. HANDRAILS SHALL NOT ROTATE IN THEIR FITTINGS.
- b. EXTERIOR STAIRS: CAST IRON (NON-SKID) STAIR NOSINGS MIN. 2" WIDE CONTRASTING COLOR STRIPE AT UPPER APPROACH AND AT EVERY TREAD.
- c. INTERIOR STAIRS: 12 INCH WIDE CONTRASTING COLOR STRIPE AT UPPER APPROACH AND LOWER TREAD OF EACH FLIGHT OF STAIRS TO BE LOCATED 1 INCH FROM NOSING. STRIPE TO BE AS SLIP-RESISTANT AS STAIR TREADS.



Stairways

Scale: N/A

- KNEE AND TOE CLEARANCE**
- a. PROJECTIONS FROM WALLS WITH LEADING EDGE BETWEEN 27" AND 80" ABOVE FLOOR MAY PROJECT 4" MAXIMUM. LEADING EDGE AT OR BELOW 27" MAY PROJECT ANY AMOUNT. FREE STANDING PROJECTIONS WITH LEADING EDGE BETWEEN 27" AND 80" ABOVE FLOOR MAY PROJECT 12" MAX. PROJECTIONS MAY NOT REDUCE MANEUVERING SPACE, OR CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
- b. HEAD ROOM: 80" MINIMUM CA: 84" MINIMUM

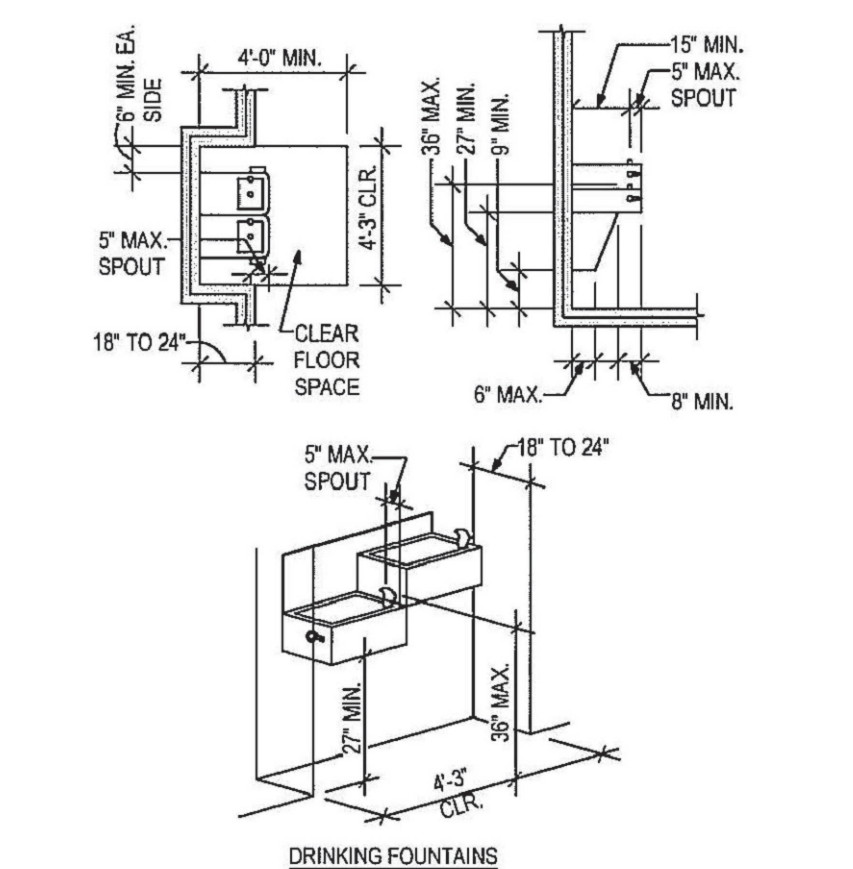


ELECTRICAL

- a. ELECTRICAL RECEPTACLES (15, 20 AND 30 AMPS) SHALL BE AT LEAST 15 INCHES ABOVE THE FLOOR
- b. SWITCHES AND CONTROLS FOR LIGHTS, APPLIANCES, COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE NOT LESS THAN 3 FEET NOR MORE THAN 4 FEET ABOVE THE FLOOR.
- c. FIRE ALARM INITIATING DEVICES SHALL BE 48 INCHES MAX ABOVE THE FLOOR, GROUND OR SIDEWALK
- PUBLIC TELEPHONE**
- a. A CLEAR FLOOR OR GROUND SPACE AT LEAST 30 INCHES IN BY 48 INCHES THAT ALLOWS EITHER A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT TELEPHONES, BASES, ENCLOSURES, AND FIXED SEATS SHALL NOT IMPEDE APPROACHES BY PEOPLE WHO USE WHEELCHAIRS.
- b. THE HIGHEST OPERABLE PART OF THE TELEPHONE SHALL BE NO HIGHER THAN 48 INCHES ABOVE FINISH FLOOR.

DRINKING FOUNTAINS

- a. PROVIDE HI-LOW DRINKING FOUNTAIN, 17 INCHES TO 19 INCHES IN DEPTH WITH CLEAR KNEE SPACE BETWEEN BOTTOM OF APRON AND FLOOR NOT LESS THAN 27 INCHES HIGH. 30 INCHES WIDE AND PROJECTING 8 INCHES UNDER FRONT EDGE OF FOUNTAIN.
- b. SPOUT OUTLET FOR LOWER FOUNTAIN TO BE 36 INCHES MAXIMUM ABOVE FLOOR. SPOUT OUTLET FOR UPPER FOUNTAIN TO BE BETWEEN 38 INCHES AND 43 INCHES ABOVE FLOOR.
- c. BUBBLER TO BE ACTIVATED BY A HAND OPERATED LEVER LOCATED WITHIN 6 INCHES OF THE FRONT OF THE FOUNTAIN OR BY A PUSH BAR ALONG THE FRONT OF THE FOUNTAIN.
- d. BUBBLER TO PROVIDE A FLOW OF WATER 4 INCHES HIGH AND BE LOCATED 5 INCHES MAXIMUM FROM FRONT OF UNIT.



Protruding Objects

Scale: N/A

- a. GEOMETRICAL SYMBOLS
- a.1 DOORWAYS LEADING TO MEN'S SANITARY FACILITIES, SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4 INCH THICK WITH EDGES, 12 INCHES LONG AND VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4 INCH THICK WITH EDGES, 12 INCH IN DIAMETER.

- a.2 UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4 INCH THICK, 12 INCH DIAMETER. WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12 INCH DIAMETER.
- a.3 GEOMETRIC (CIRCLE AND TRIANGLE) SYMBOLS ON SANITARY DOORS SHALL BE LOCATED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT.

- a.4 RAISED LETTERS SHALL BE PROVIDED IN CONFORMANCE TO ANSI SECTION 703.4.2 AND ACCOMPANIED BY GRADE II BRAILLE PER ANSI 703.5 AND SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE SUCH THAT BRAILLE IS BETWEEN 40" AND 60" ABOVE FINISHED SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNATURE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.

- a.5 PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6 INCHES (152 MM) IN HEIGHT

- b. ACCESSIBLE COMPARTMENT - DOORS SHALL BE EQUIPPED WITH AN AUTOMATIC CLOSING DEVICE. 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.

- c. WATER CLOSET: FLUSH CONTROLS ARE TO BE OPERABLE BY AN OSCILLATING HANDLE WITH A MINIMUM OPERATING FORCE OF 5 LB/F OR BY A LOW VOLTAGE BUTTON. THE HANDLE OR BUTTON IS TO BE LOCATED ON THE WIDE SIDE SO AS TO BE OPERABLE WITHOUT REQUIRING EXCESSIVE BODY MOVEMENT.

- d. URINALS: PROVIDE ALL WALL HUNG URINALS WITH ELONGATED RIM. FLUSH CONTROLS ARE TO BE HAN-OPERATED AND ARE TO MEET THE SAME REQUIREMENTS AS THE FLUSH CONTROLS FOR THE WATER CLOSET AND ARE TO BE A MAXIMUM OF 44 INCHES ABOVE THE FLOOR. RIM ELEVATION TO BE 17 INCHES A.F.F.

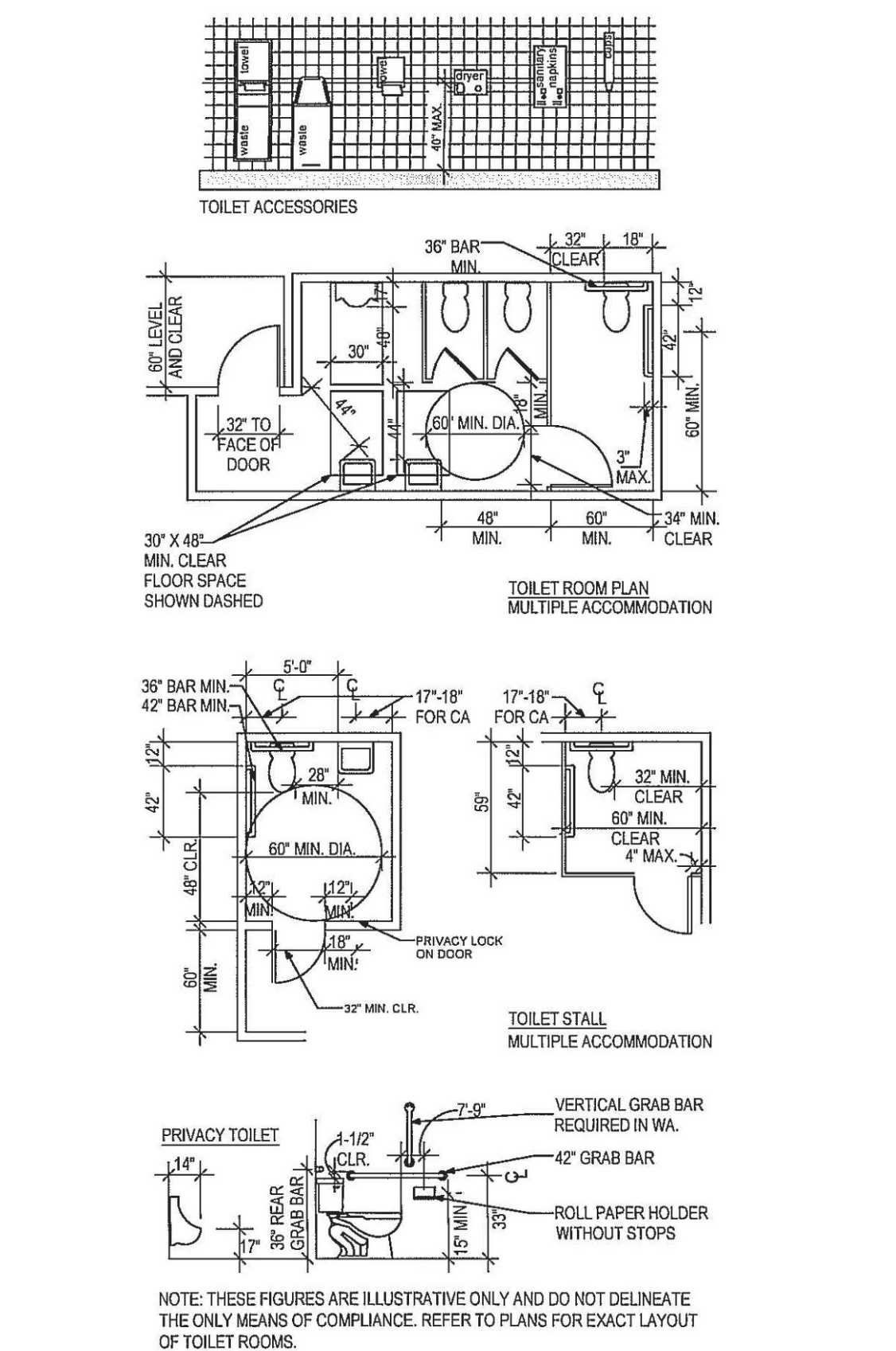
- e. LAVATORY: PROVIDE A CLEARANCE OF AT LEAST 29 INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES WIDE, TO 8 INCHES MINIMUM DEPTH AT THE TOP. PROVIDE FOR THE CLEARANCE AT LEAST 30 INCHES

- f. WIDE, TO 9 INCHES ABOVE THE FLOOR AND 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY. PROVIDE A CLEAR FLOOR SPACE 30 INCHES X 48 INCHES IN FRONT OF LAVATORY. THE CLEAR SPACE MAY EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. INSULATE HOT WATER AND DRAIN PIPES UNDER LAVATORIES. NO SHARP OR ABRASIVE SURFACES ARE ALLOWED UNDER LAVATORIES. FAUCET CONTROLS ARE REQUIRED TO BE OPERABLE WITH ONE HAND AND CANNOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE NECESSARY TO OPERATE CONTROLS IS NOT TO EXCEED 5 LB/F.

- g. LB/F. LAVATORY: PROVIDE A CLEARANCE OF AT LEAST 29 INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES WIDE, TO 8 INCHES MINIMUM DEPTH AT THE TOP. PROVIDE FOR THE CLEARANCE AT LEAST 30 INCHES WIDE. TO 9 INCHES ABOVE THE FLOOR AND 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY. PROVIDE A CLEAR FLOOR SPACE 30 INCHES X 48 INCHES IN FRONT OF LAVATORY. THE CLEAR SPACE MAY EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. INSULATE HOT WATER AND DRAIN PIPES UNDER LAVATORIES. NO SHARP OR ABRASIVE SURFACES ARE ALLOWED UNDER LAVATORIES. FAUCET CONTROLS ARE REQUIRED TO BE OPERABLE WITH ONE HAND AND CANNOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE NECESSARY TO OPERATE CONTROLS IS NOT TO EXCEED 5 LB/F.

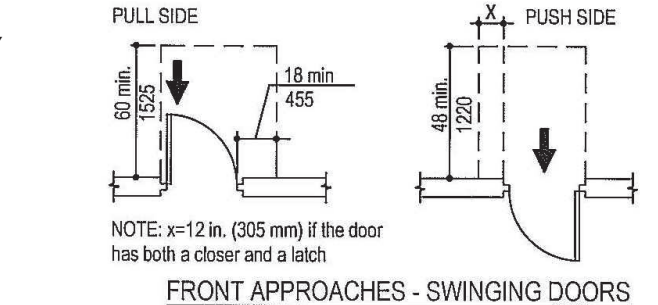
- h. ACCESSORIES: WHERE TOWEL SANITARY NAPKIN AND WASTE RECEPTACLES AND SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE IS TO BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40 INCHES FROM THE FLOOR.
- i. MOUNT MIRRORS WITH THE BOTTOM EDGE NO MORE THAN 40 INCHES FROM THE FLOOR.
- j. LOCATE TOILET TISSUE DISPENSERS ON THE WALL WITHIN 7" MIN TO 9" MAX. FROM THE FRONT EDGE OF THE TOILET SEAT.
- k. THE STRUCTURAL STRENGTH OF GRAB BARS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE SPECIFICATIONS OF THE AMERICAN DISABILITIES ACT.

- l. SINGLE ACCOMMODATION: A CLEAR FLOOR SPACE OF AT LEAST 60 INCHES IN DIAMETER IS REQUIRED FOR SINGLE ACCOMMODATION TOILET ROOMS.

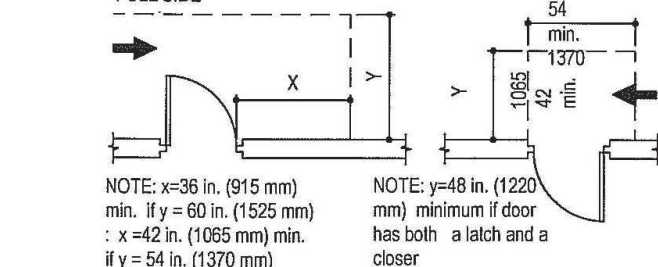


Sanitary Facilities

Scale: N/A

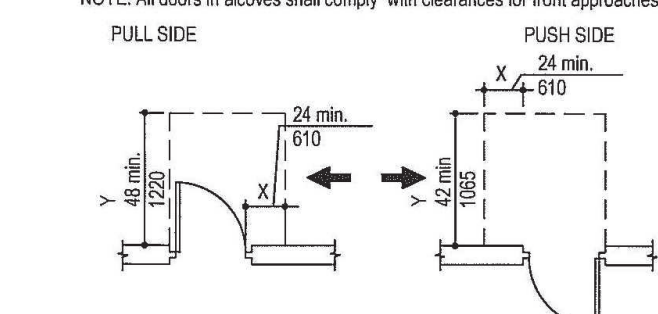


FRONT APPROACHES - SWINGING DOORS

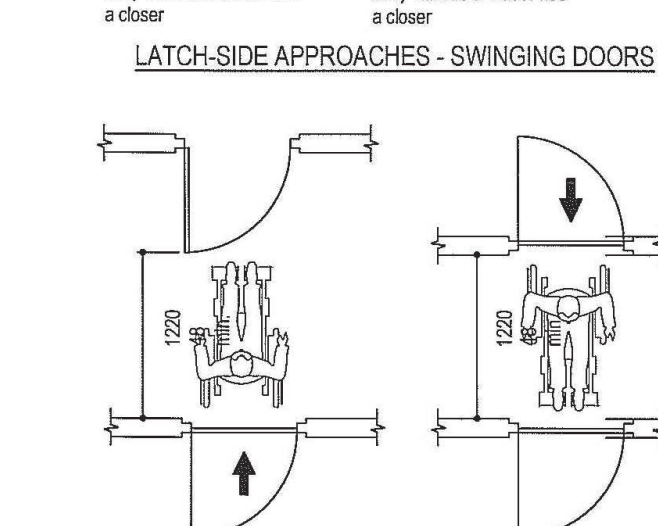


HINGE-SIDE APPROACHES - SWINGING DOORS

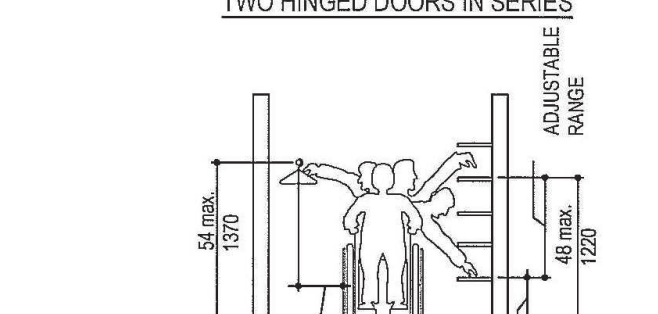
NOTE: All doors in alcoves shall comply with clearances for front approaches.



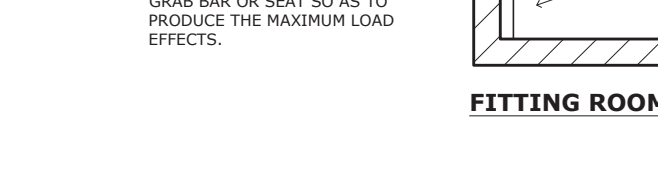
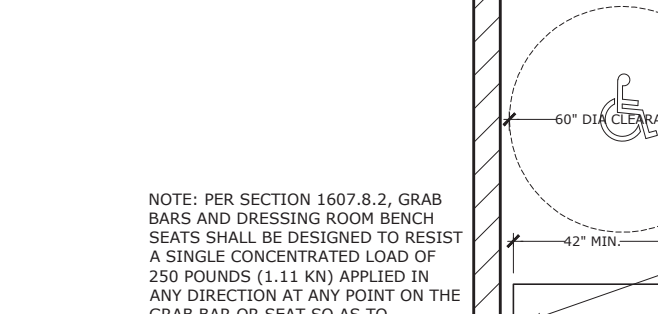
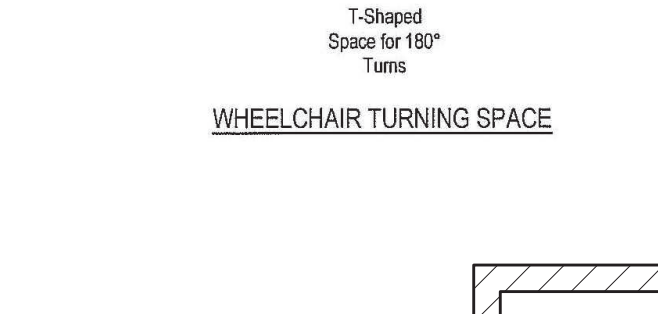
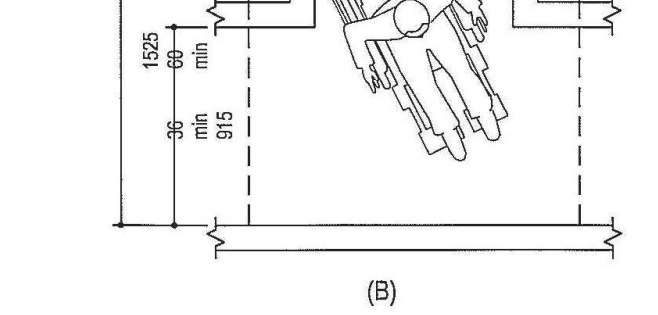
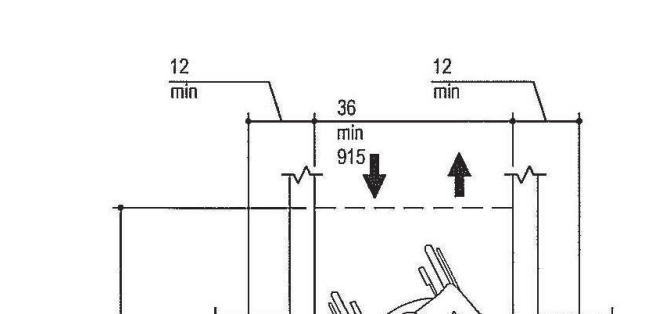
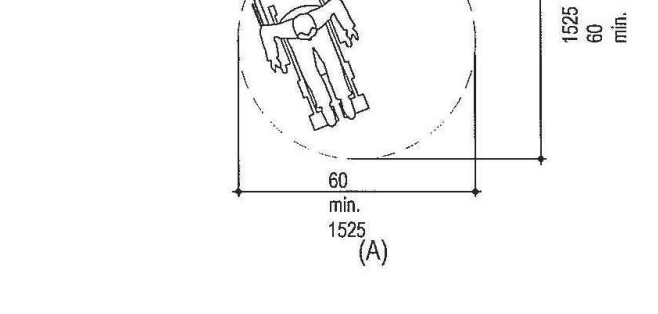
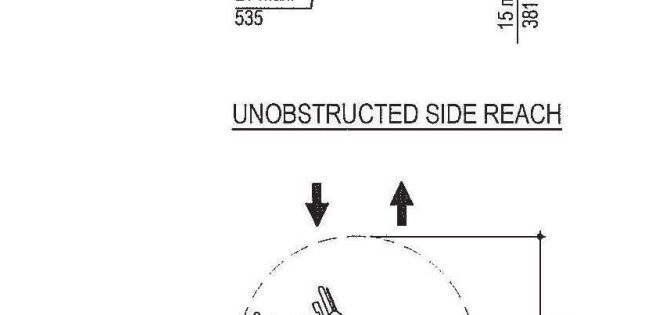
LATCH-SIDE APPROACHES - SWINGING DOORS



TWO HINGED DOORS IN SERIES

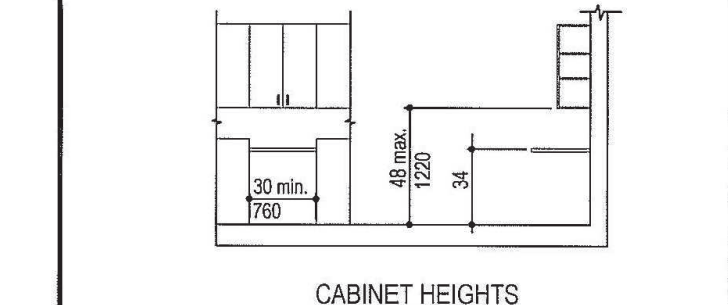


UNOBSTRUCTED SIDE REACH

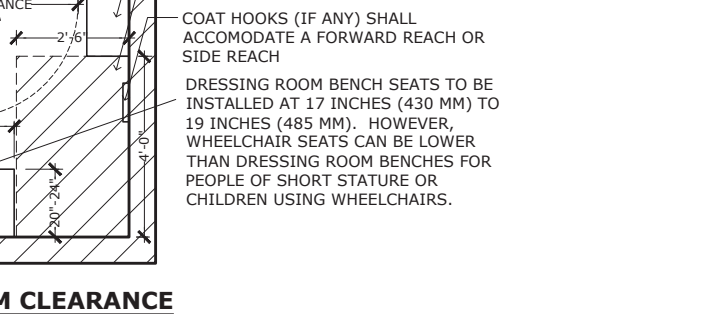
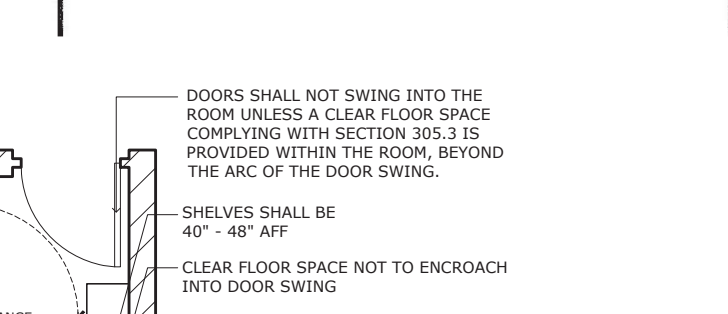
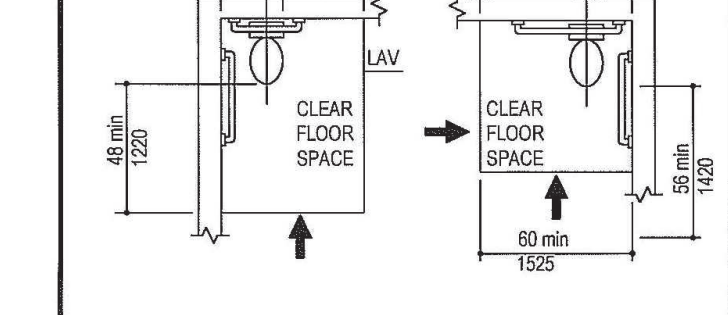
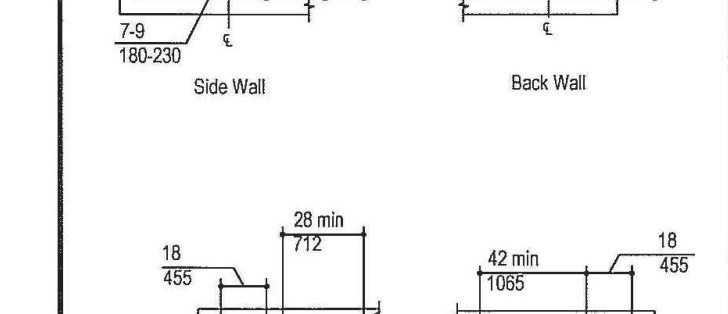
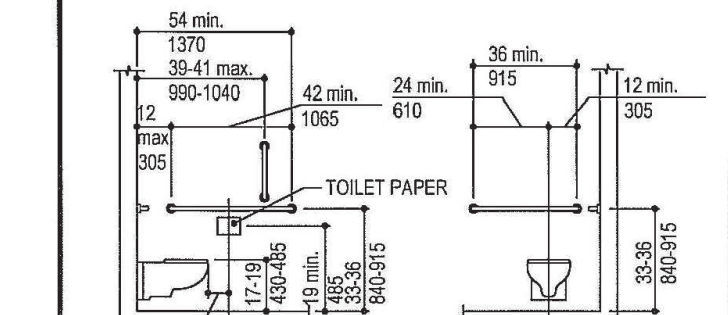
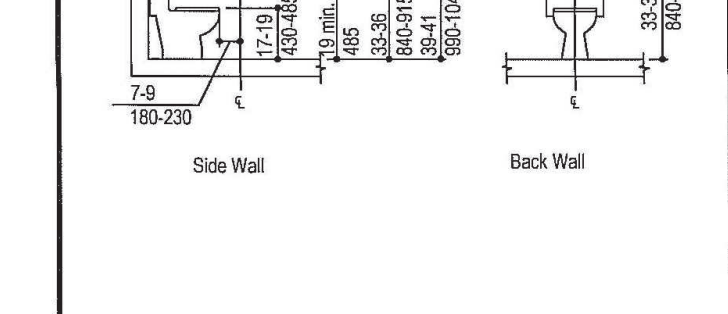
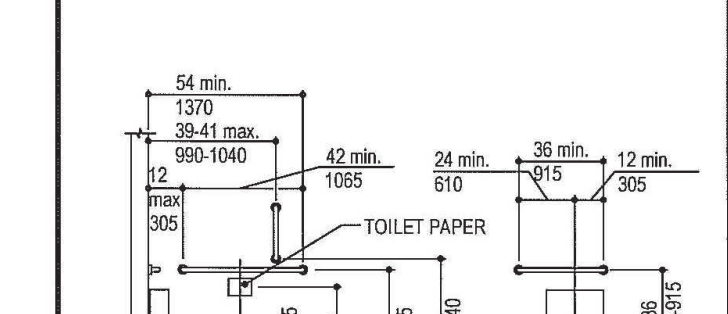
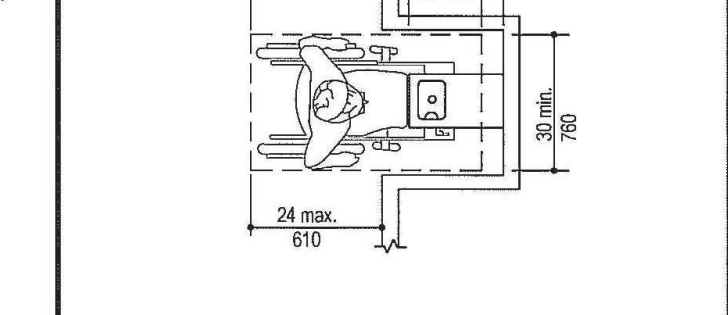
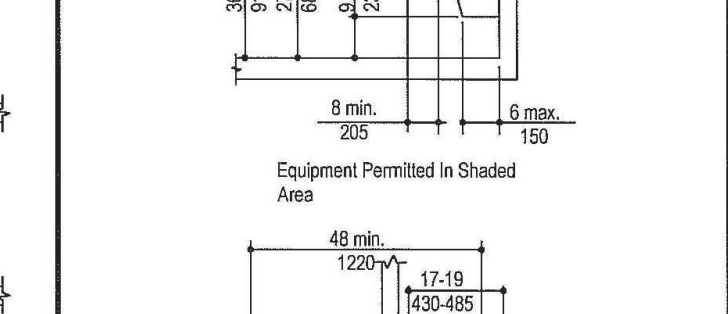
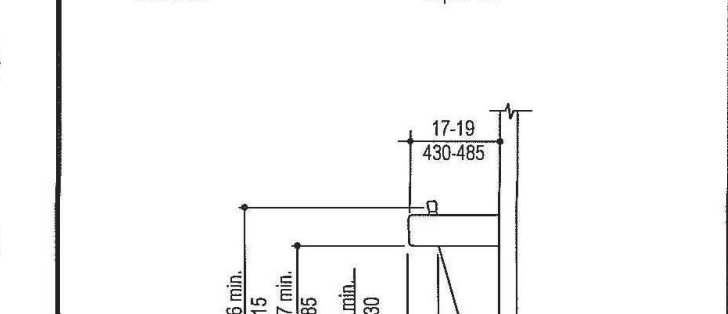
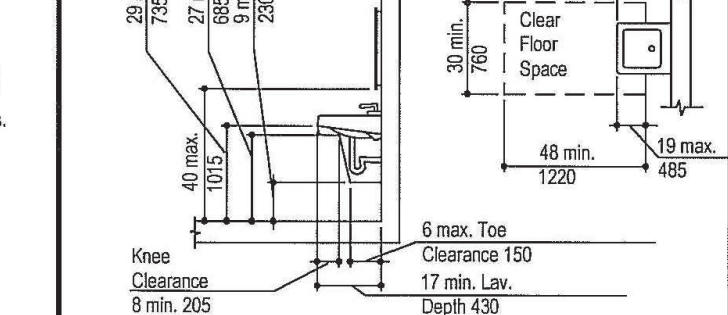
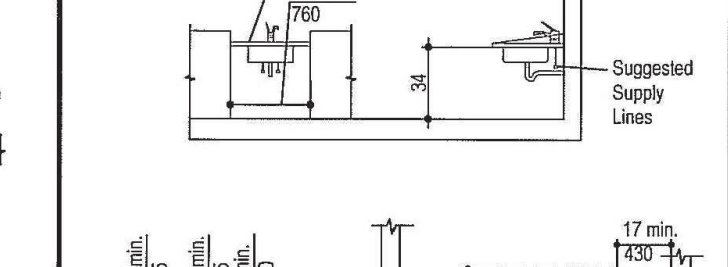


Accessibility Clearances

Scale: N/A

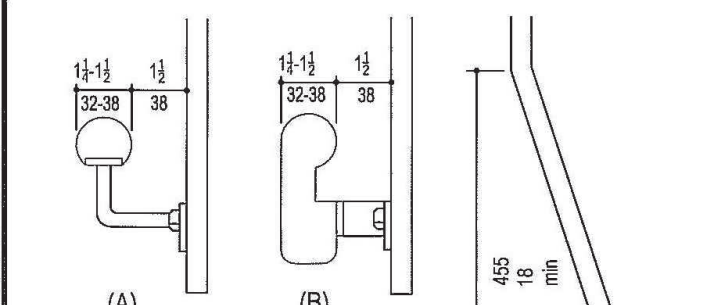


CABINET HEIGHTS

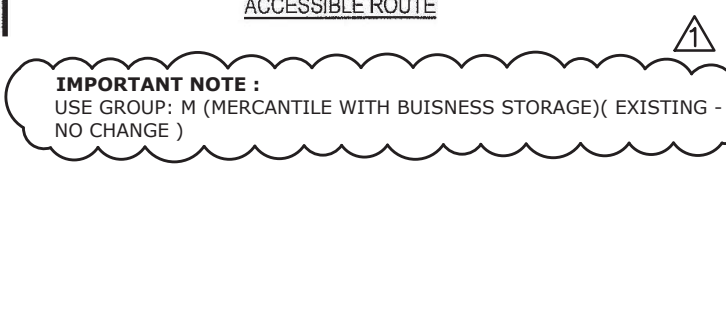
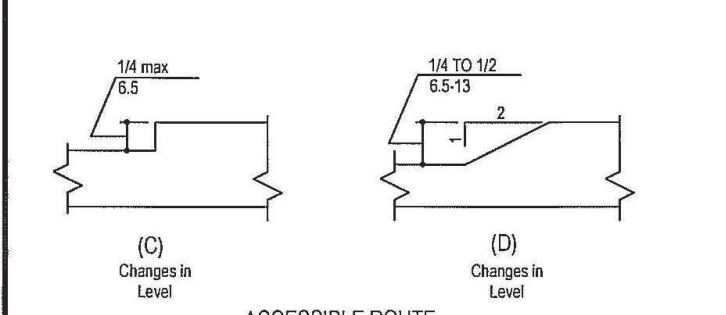
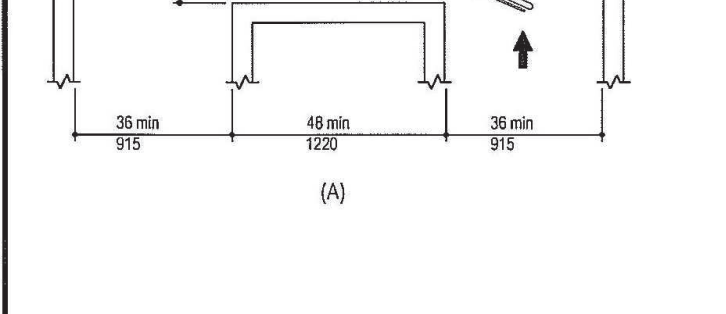
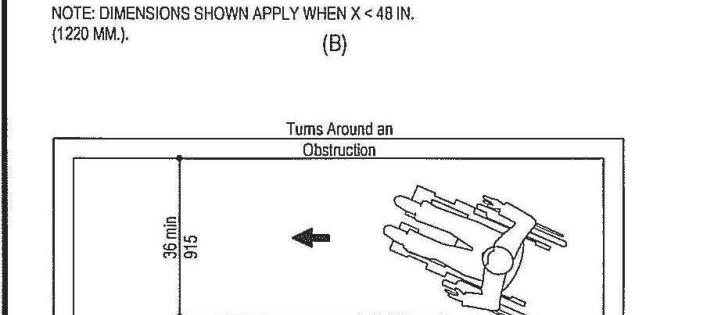
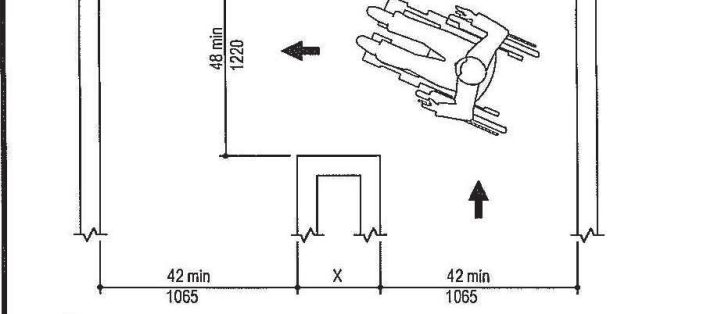
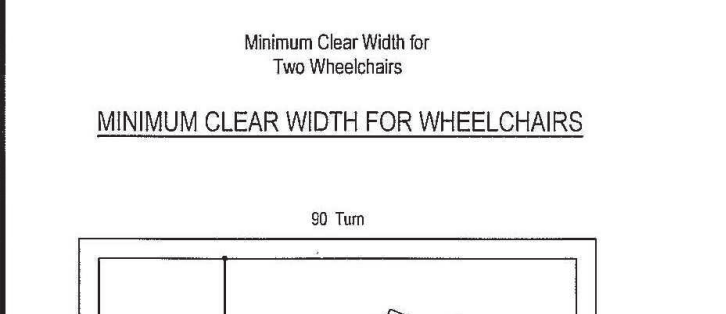
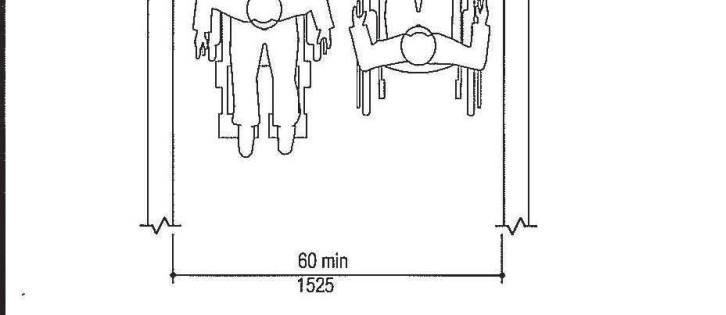
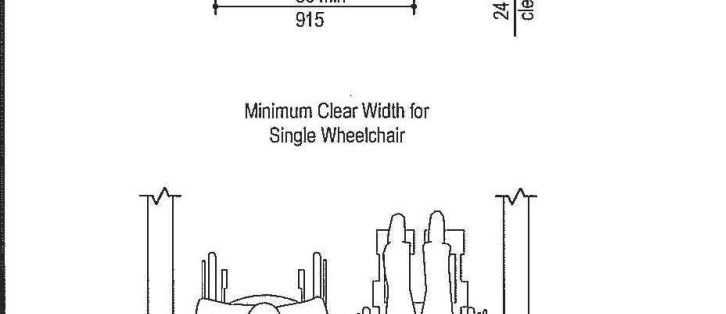
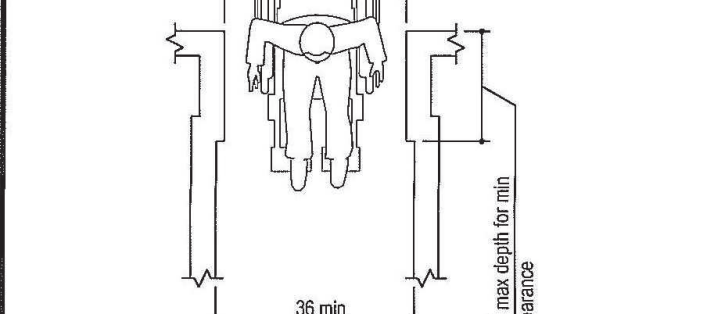
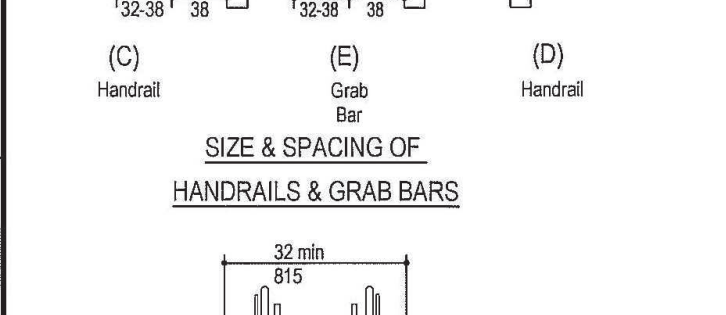
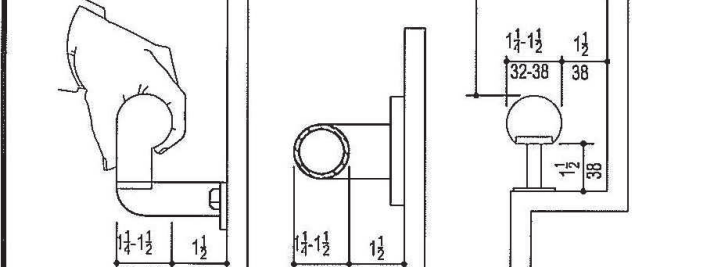


FITTING ROOM CLEARANCE

NOTE: PER SECTION 1607.8.2, GRAB BARS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 300 POUNDS (133 KIL) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS.



SIZE & SPACING OF HANDRAILS & GRAB BARS



DEPARTMENT OF BUILDING USE

NOTE: THESE FIGURES ARE ILLUSTRATIVE ONLY AND DO NOT DELINEATE THE ONLY MEANS OF COMPLIANCE. REFER TO PLANS FOR EXACT LAYOUT OF TOILET ROOMS.

DATE: 04/09/25

JOB NO: 2498

DRAWN: Staff

CHECKED: CM



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MANGO AT CORTE MADERA
THE VILLAGE AT CORTE MADERA CENTER
1602 REDWOOD HIGHWAY, SPACE #D039
CORTE MADERA/CA/94925

REVISIONS

- 01.13.2025 LL Issue
02.03.2025 LL Issue #2
03.18.2025 LL Issue #3
04.03.2025 Permit Issue
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05.30.2025 Revision 1

Accessability Notes

SHEET NUMBER

A-003



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CORTLAND MORGAN

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Accessability
Standards & ADA
Egress Plan

SHEET NUMBER

A-004

Exit Access Travel Distance				
Fire Protection	Occupancy	Required per California Building Code 2022	Proposed Travel Distance	Compliance
Sprinklered	M (Mercantile) with Storage type S-1	250'	Primary: 144'-0"	Complies
			Secondary: 145'-3"	Complies

EGRESS ANALYSIS OCCUPANCY LOAD CALCULATION California Building Code 2022	
Floor	1st Floor
Sales Area (SA), SF	4193.5
Stockroom Area (SRA), SF	1307.5
Gross Leased Area (GLA), SF 5501.0	
(0.00007)(GLA)+25 = OLF	
25.091525	
Occupant Load Factor per 402.8.2.1	
Per table 1004.5, SA Occupant Load Factor is 60	
Per table 1004.5, SRA Occupant Load Factor is 300	
4193.5 / 60 = 69.89	
SA Occupant Load is 70	
1307.5 / 300 = 4.36	
SRA Occupant Load is 4	
(Occupant load)(0.2) = Minimum required egress component width	
(SA)(0.2)	
Per 1010.1.1, min. width of clear opening is 34	
Proposed Egress Door Widths	
Door 01: (2) 3'-0" Doors (Allows 360 people to evacuate)	
Door 02: (2) 3'-0" Doors (Allows 360 people to evacuate)	
Door EX01: 3'-0" Doors (Allows 180 people to evacuate)	

SECTION 402 COVERED MALL AND OPEN MALL BUILDINGS

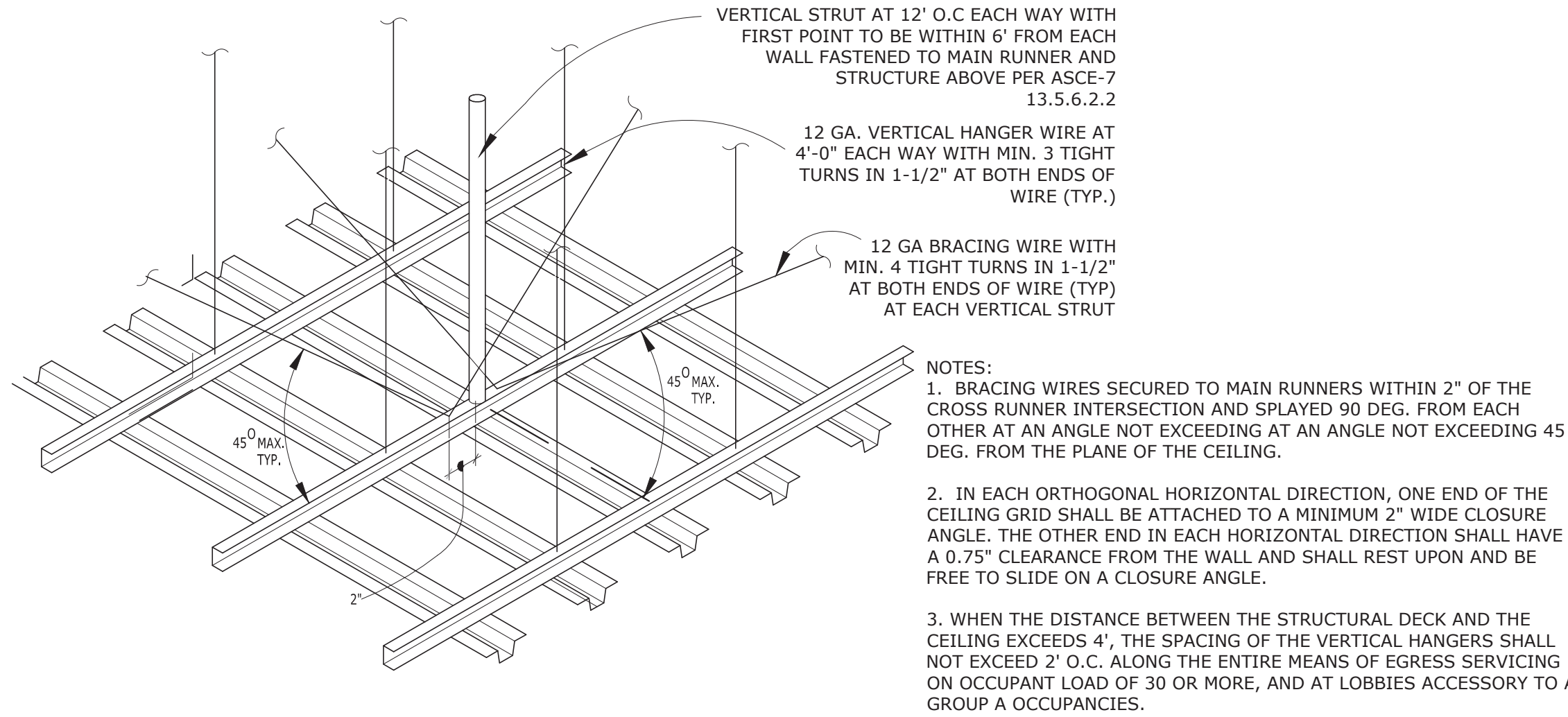
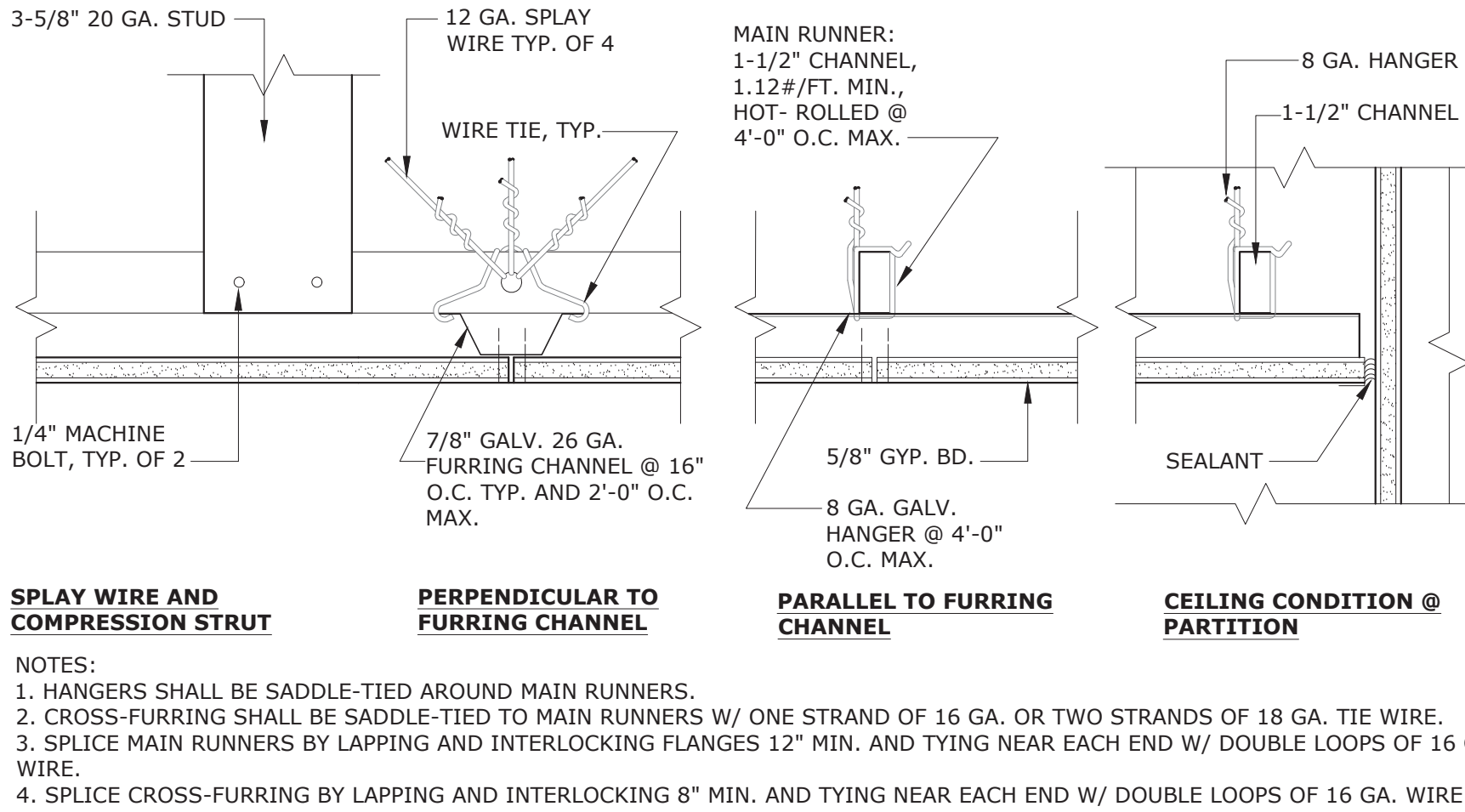
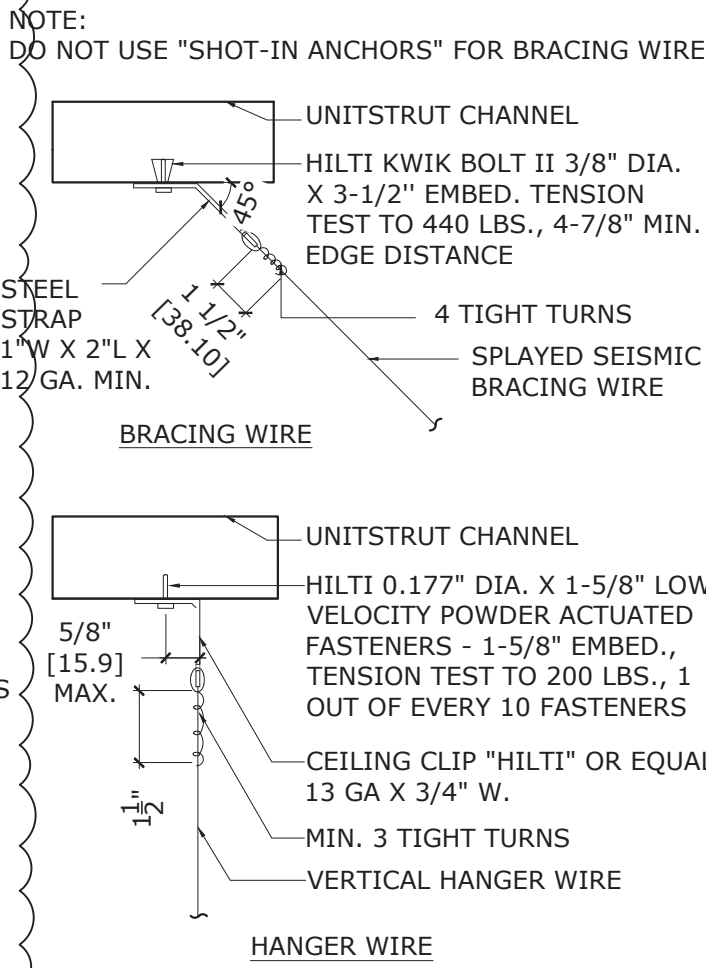
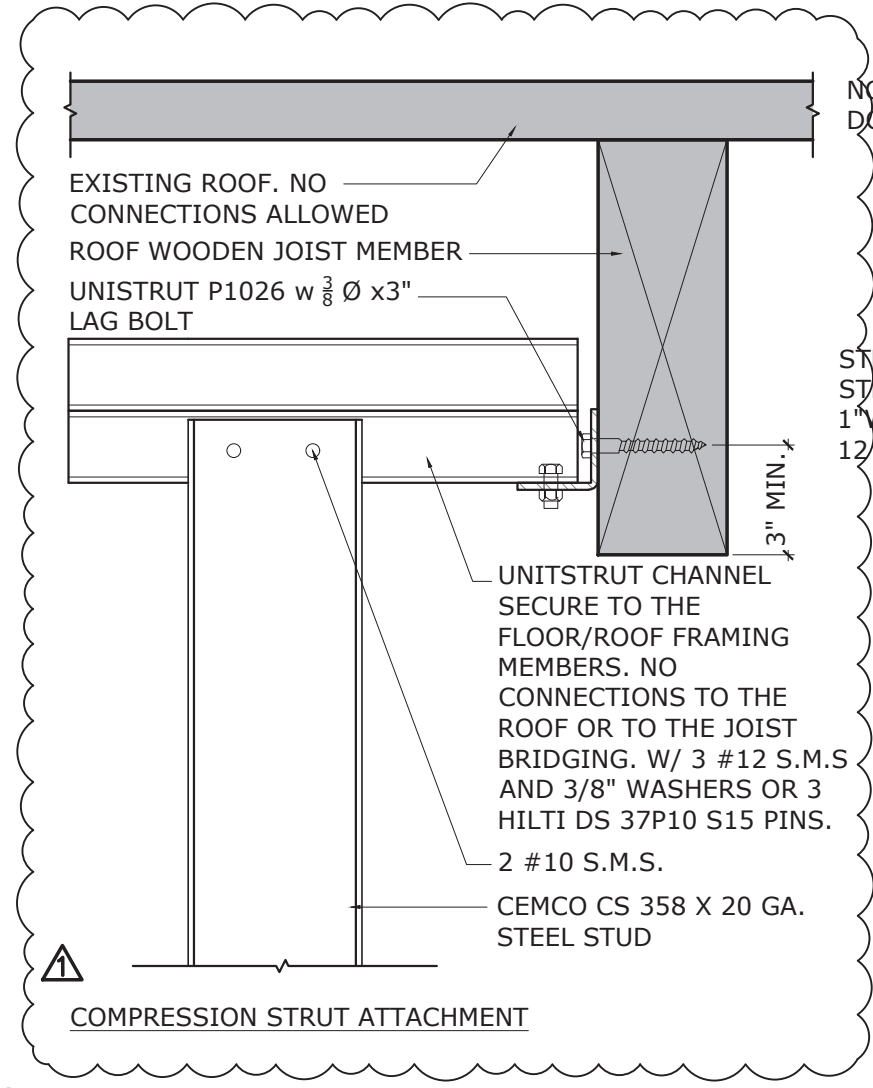
402.8.2 Determination of occupant load.
The occupant load permitted in any individual tenant space in a covered or open mall building shall be determined as required by this code. Means of egress requirements for individual tenant spaces shall be based on the occupant load thus determined.

402.8.2.1 Occupant formula.
In determining required means of egress of the mall, the number of occupants for whom means of egress are to be provided shall be based on gross leasable area of the covered or open mall building (excluding anchor buildings) and the occupant load factor as determined by Equation 4-1.

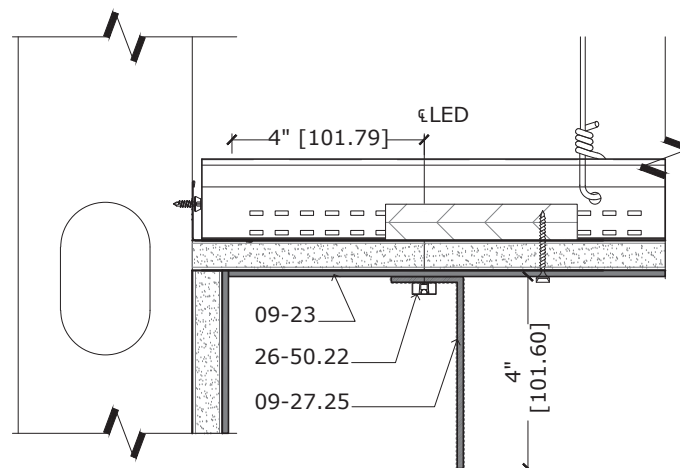
Equation 4-1: OLF = (0.00007)(GLA)+25
where:
OLF = The occupant load factor (square feet per person).
GLA = The gross leasable area (square feet).
Exception: Tenant spaces attached to a covered or open mall building but with a means of egress system that is totally independent of the open mall of an open mall building or of a covered mall building shall not be considered as gross leasable area for determining the required means of egress for the mall building.
402.8.2.2 OLF range.
The occupant load factor (OLF) is not required to be less than 30 and shall not exceed 50.

3 Egress Shedule

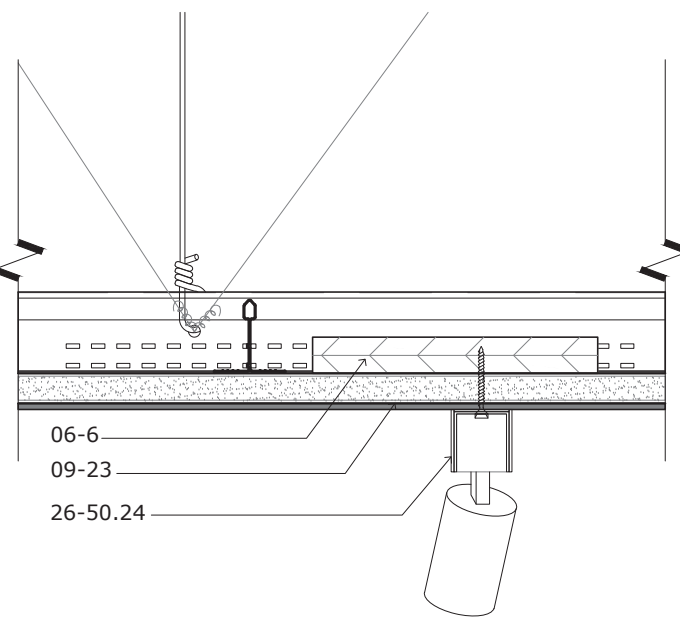
Scale: N/A



5 Ceiling Framing Details
Scale: 3" = 1'-0"

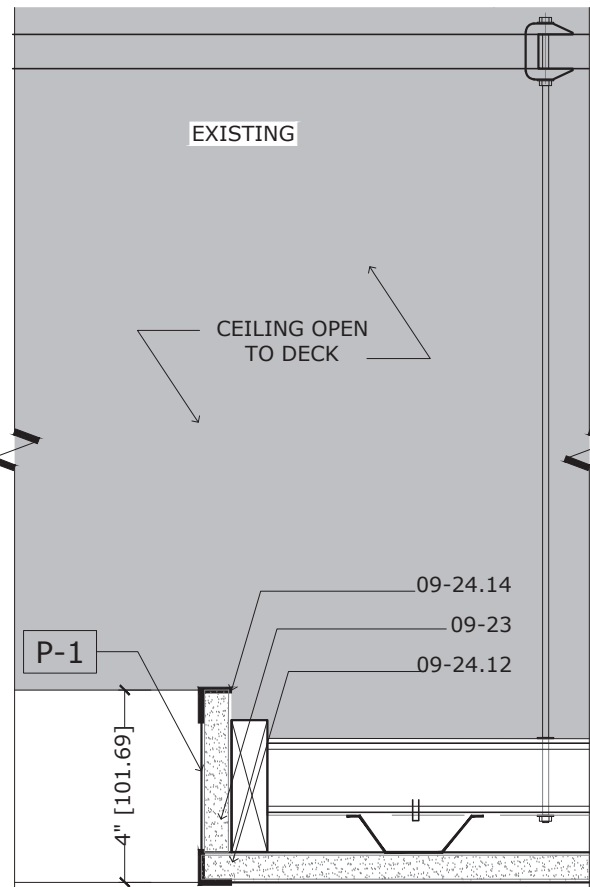


3C Ceiling L Profile LED
Scale: 3" = 1'-0"

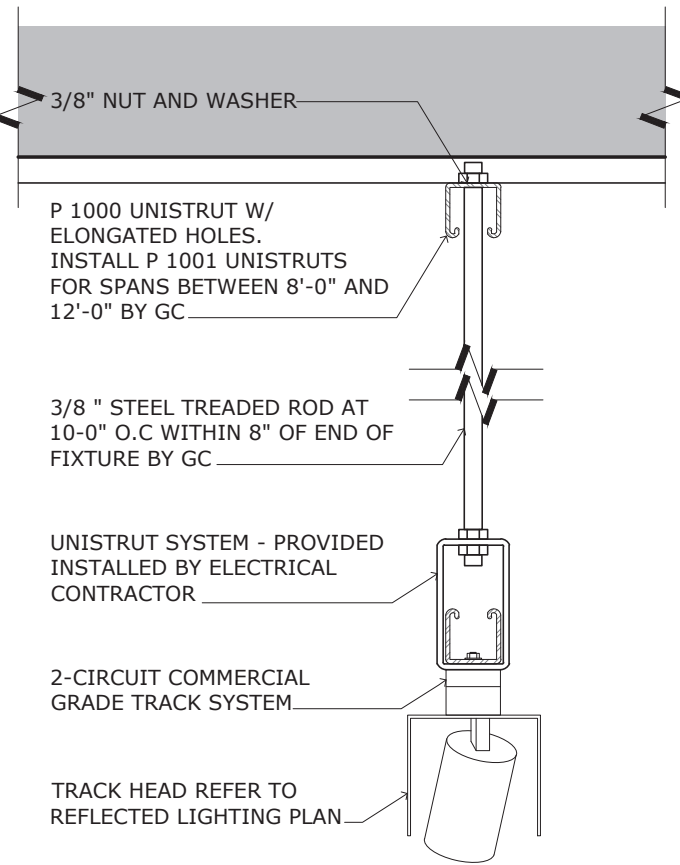


3A Track Detail: Surface Mount
Scale: 3" = 1'-0"

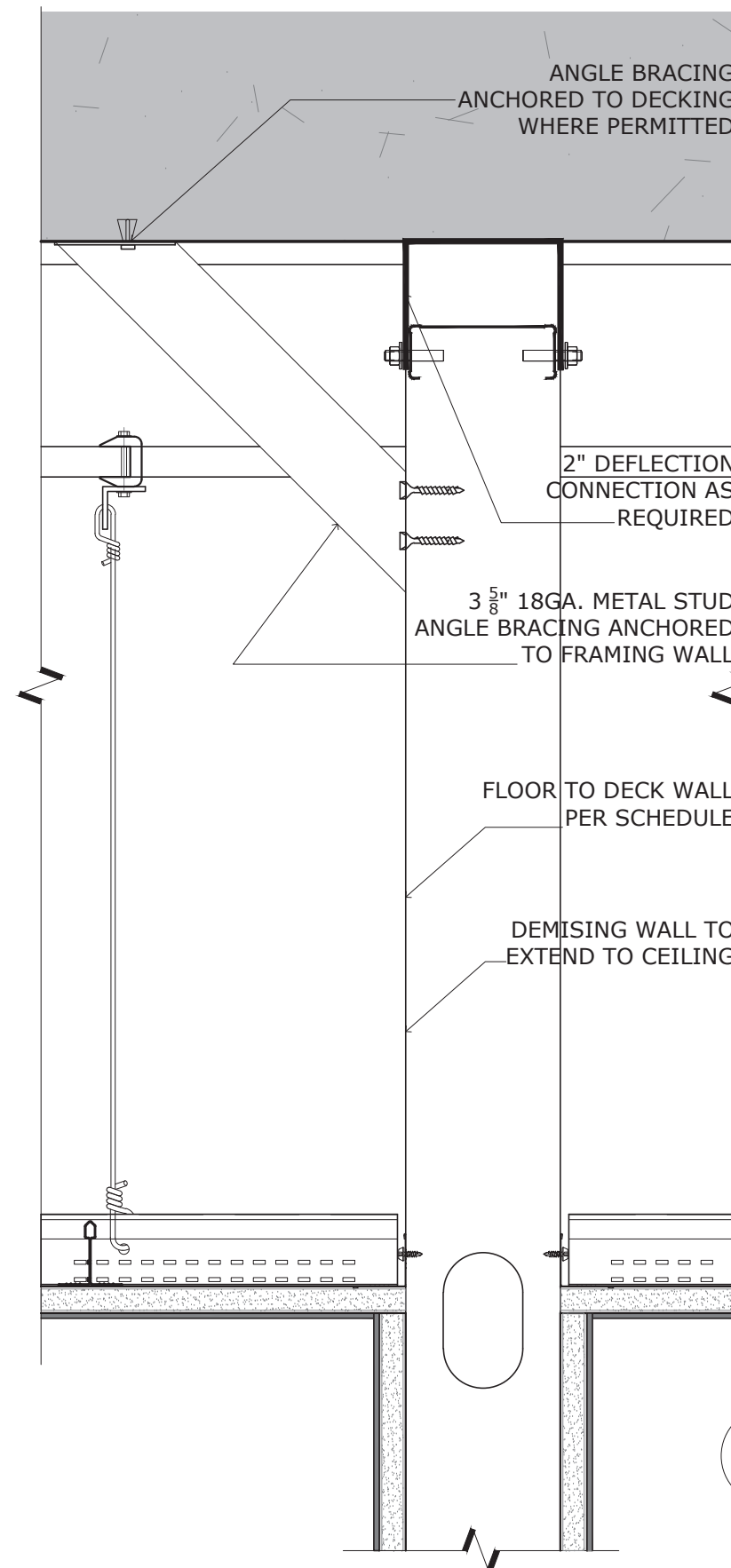
- NOTES:
1. All hung items (fixtures, ceiling, ductwork, etc) must be hung from the structure or added framework provided as part of the TI, not attached to the underside of the deck above.
 2. All gypsum ceiling throughout must be sound proof. Acoustical ceiling system Gold Bond® SoundBreak® XP® Gypsum Board to be provided. The GC must consult a home theater specialist to achieve proper insulation.



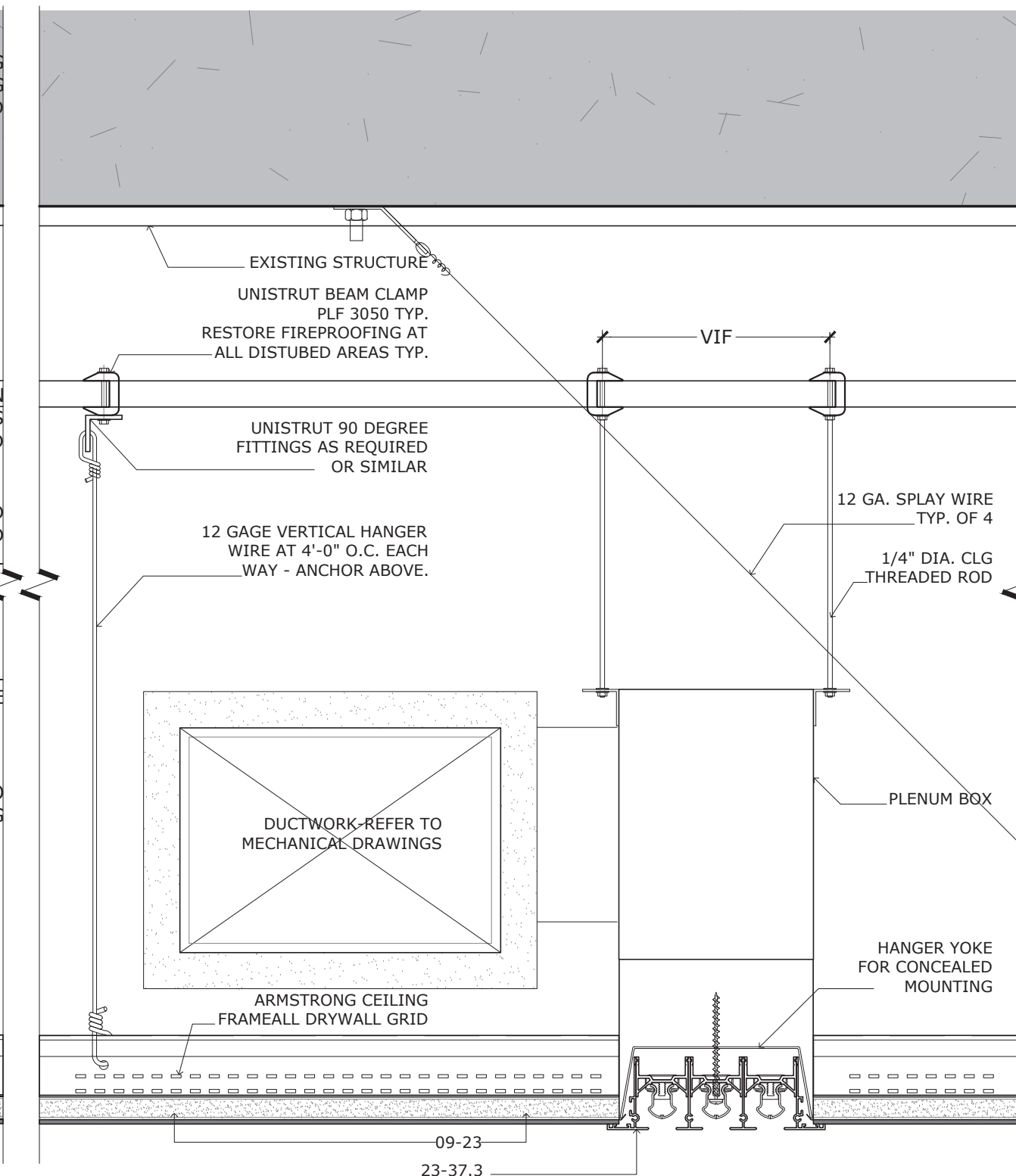
4 Open Focal - No LED Light
Scale: 3" = 1'-0"



3 Track Detail: Suspended
Scale: 3" = 1'-0"

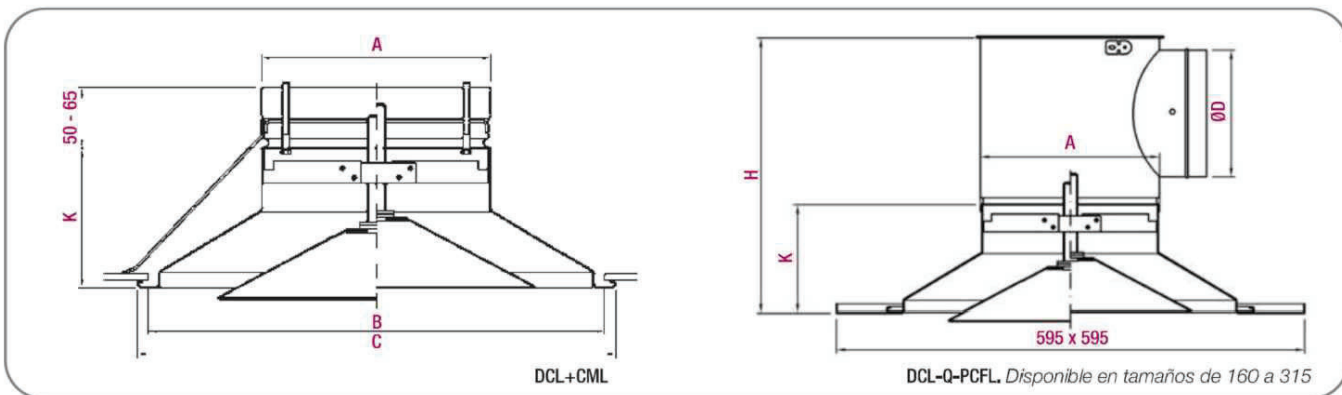


2A Linear Diffuser Detail: Surface
Scale: 3" = 1'-0"

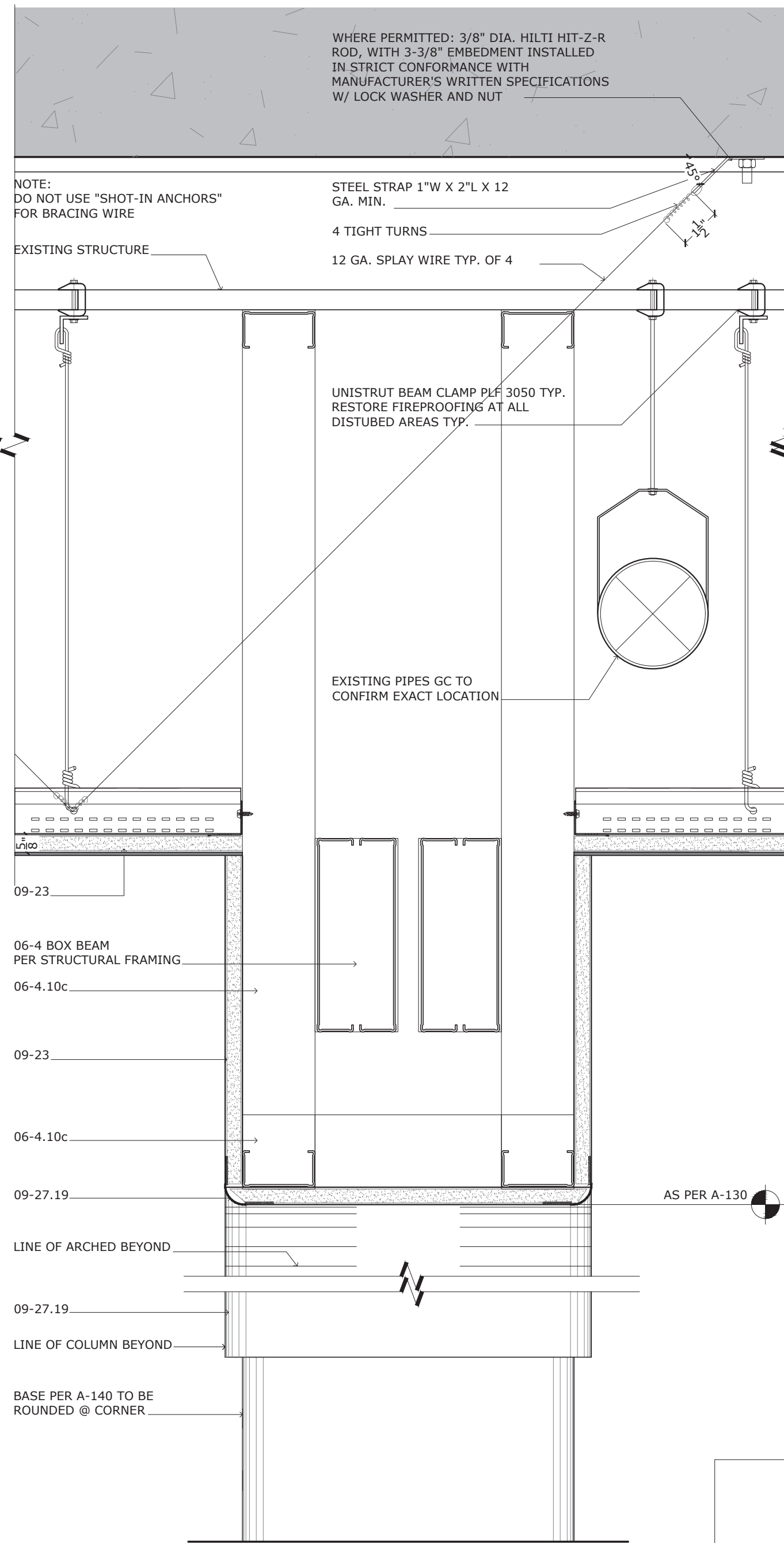


30 HVAC
MODELOS KOOLAIR
DCL - IMPULSIÓN CIRCULAR

DCL-250 MODEL
Outer visible diameter 498 mm Distance between diffusers from 2 m to 5 m Cooling power of the diffuser: 2190W
WHT: WHITE DIFFUSER
BLK: BLACK DIFFUSER



2 Rounded HVAC Diffuser
Scale: N/A



1 Typ Arch Detail
Scale: 3" = 1'-0"

DATE: 04/09/25
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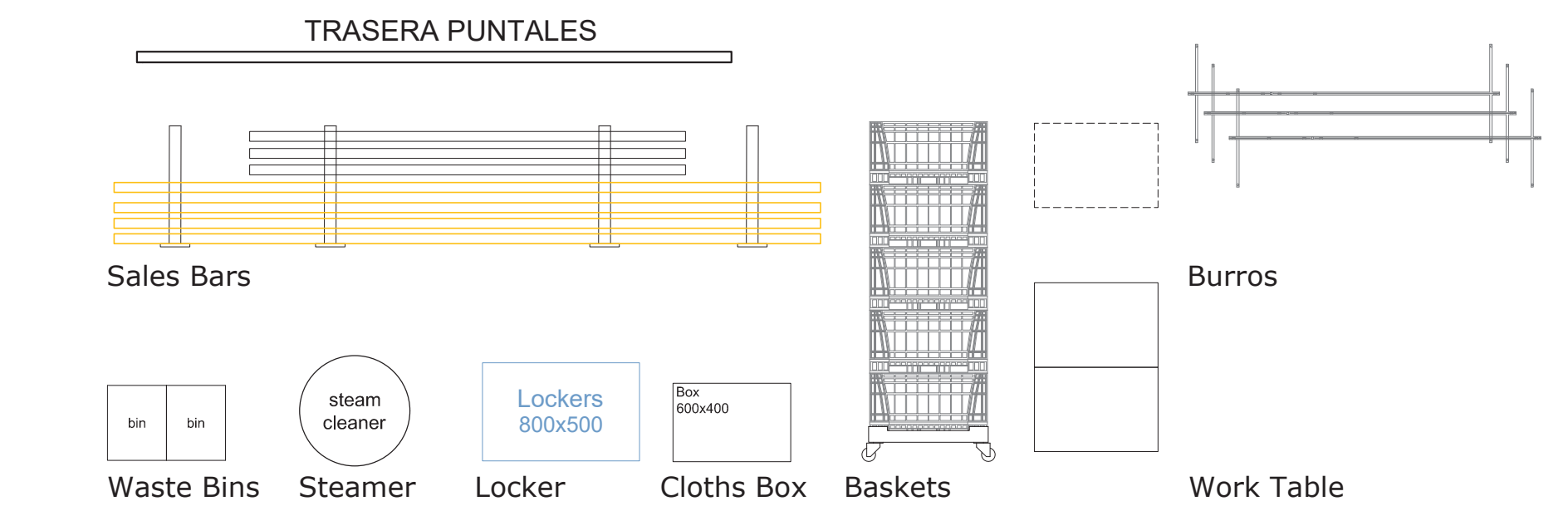
CORTLAND MORGAN

REVISIONS
01.13.2025 LL Issue
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04.09.2025 Bid Issue
05.30.2025 Revision 1

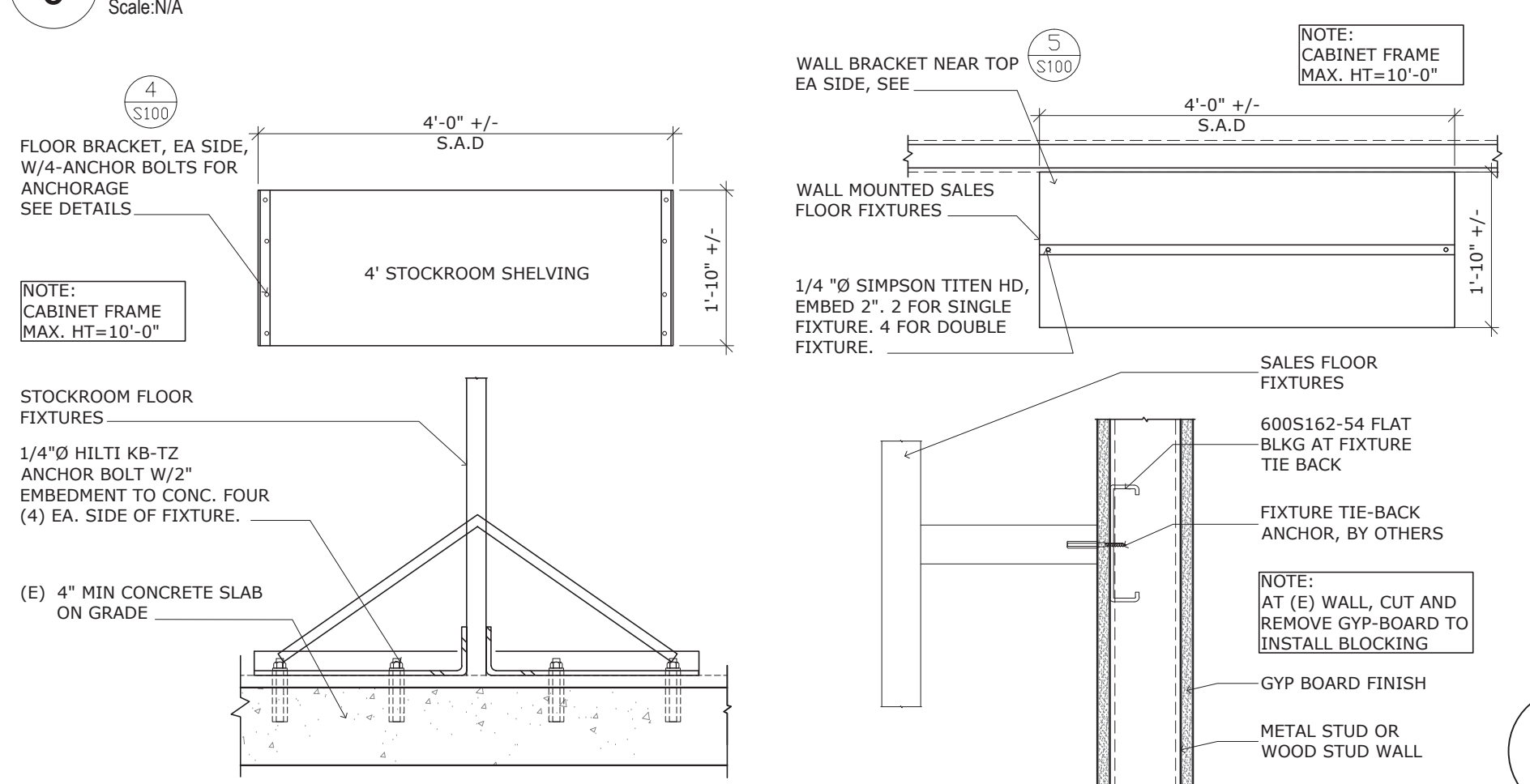
Ceiling, Lighting
and General
Details

SHEET NUMBER

A-006

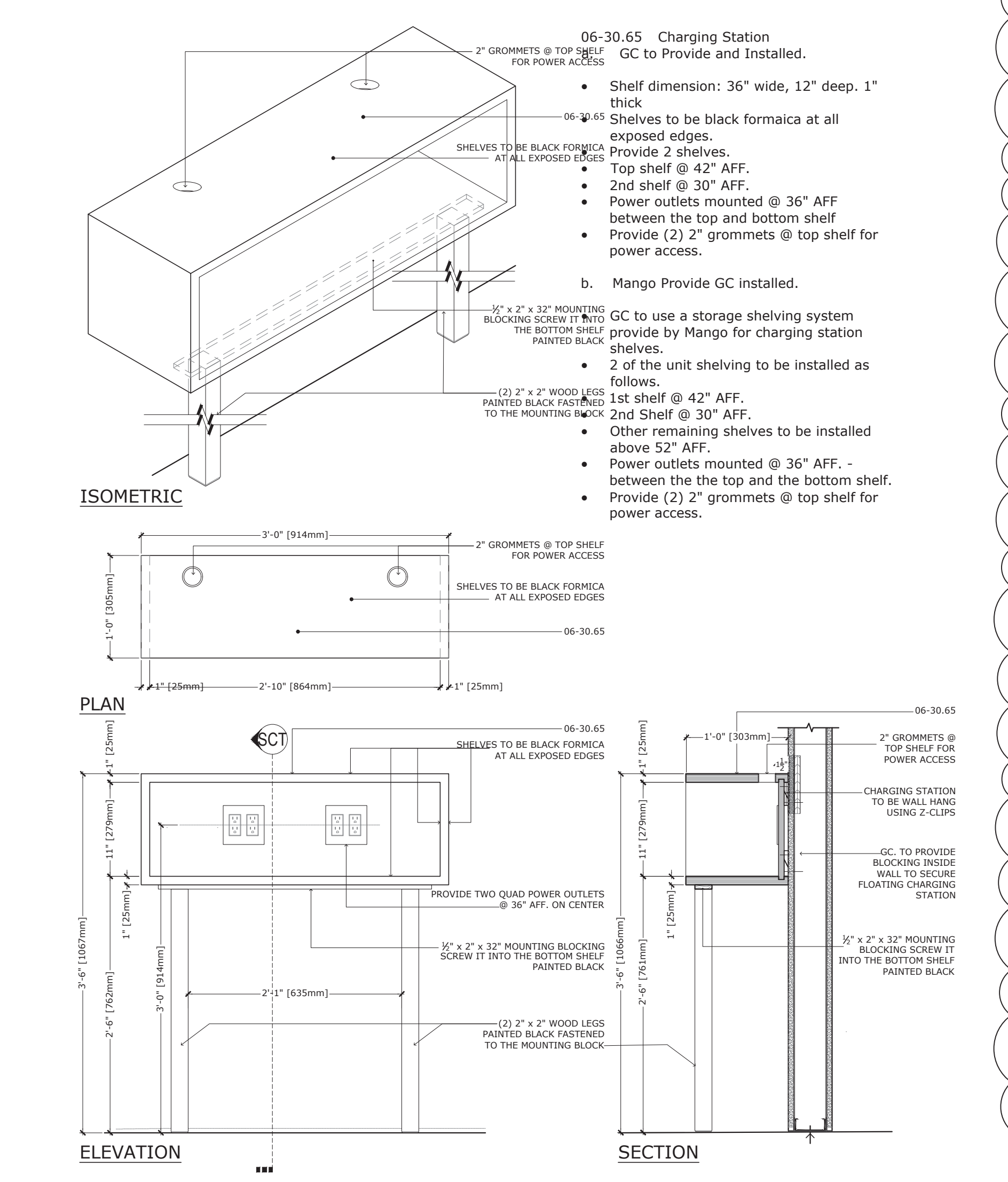


Accessories
Scale: 1/4" = 1'-0"

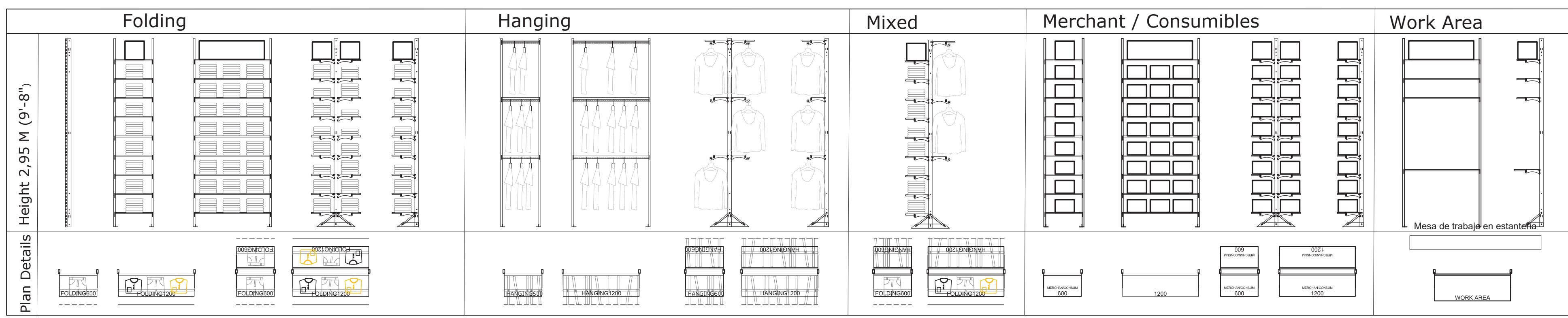


Stockroom Shelving
Sales Area Shelving

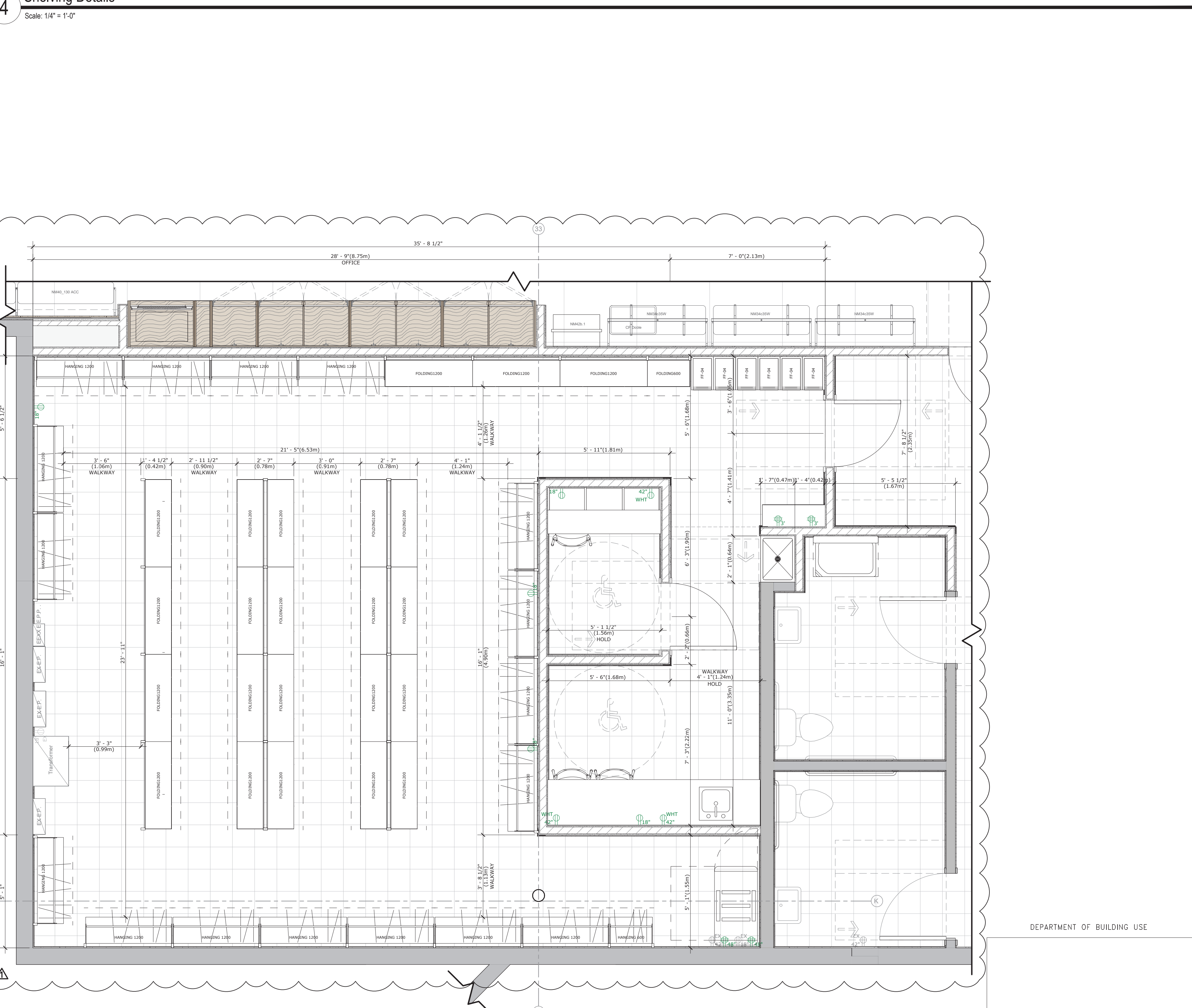
3 Stockroom Shelving Anchoring Detail
Scale: 1" = 1'-0"



M-14 Charginn Station Double Shelf (FF-03)
Scale: 1" = 1'-0"



4 Shelving Details
Scale: 3/8" = 1'-0"



1 Partial Plan at Back of House
Scale: 3/8" = 1'-0"

DATE: 04/09/25
JOB NO: 2498
DRAWN: Staff
CHECKED: CM

CORTLAND MORGAN ARCHITECT

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FAX: (817) 635-5699

MANGO AT CORTE MADERA
THE VILLAGE AT CORTE MADERA CENTER
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04.09.2025 Bid Issue
05.30.2025 Revision 1

Storage Shelving System & M-14 Charging Station Details

SHEET NUMBER

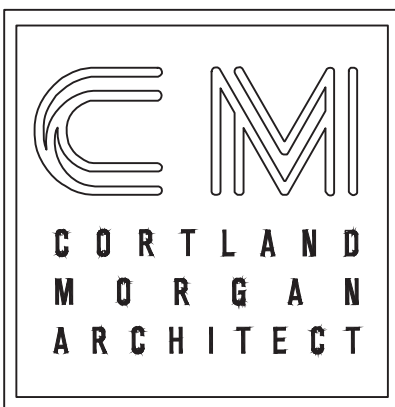
A-007

DATE: 04/09/25

JOB NO: 2498

DRAWN: Staff

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MANGO AT CORTE MADERA
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CORTLAND MORGAN

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04.09.2025 Bid Issue

Village At Corte
Madera Master ADA
Site Plan (2/7)
-for reference only-

SHEET NUMBER

A-009

ISSUE
RECORD ISSUE
05.31.2023

ISSUE
RECORD ISSUE
05.31.2023

MACERICH

VILLAGE AT CORTE MADERA
1618 REDWOOD HIGHWAY
CORTE MADERA, CA 94925

PROJECT:

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PERMISSION OF THE ARCHITECT
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DATE: 05/01/2023

BY: [Signature]

FOR: [Signature]

DATE: 05/31/2023

BY: [Signature]

FOR: [Signature]

DATE: 05/31/2023

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DATE: 05/31/2023

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FOR: [Signature]

DATE: 05/31/2023

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RECORD ISSUE

RECORD ISSUE
05.31.2023

SHEET NUMBER:
A002

ACCESSIBILITY NOTES AND DETAILS (FOR REFERENCE)

11B-301 GENERAL

11B-301.1 SCOPE
THE PROVISIONS OF DIVISION 3 SHALL APPLY WHERE REQUIRED BY DIVISION 2 OR WHERE REFERENCED BY A REQUIREMENT IN THIS CHAPTER.

11B-302 FLOOR OR GROUND SURFACES

11B-302.1 GENERAL
FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT AND SHALL COMPLY WITH SECTION 11B-302.

EXCEPTIONS:

1. WITHIN ANIMAL CONTAINMENT AREAS, FLOOR AND GROUND SURFACES SHALL NOT BE REQUIRED TO BE STABLE, FIRM AND SLIP RESISTANT.
2. AREAS OF SPORT ACTIVITY SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-302.

11B-302.3 OPENINGS
OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH (12.7 MM) DIAMETER EXCEPT AS ALLOWED IN SECTIONS 11B-407.4.3, 11B-409.4.3, 11B-410.4, 11B-410.5.3 AND 11B-410.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

11B-302.3 CHANGES IN LEVEL

11B-302.3.1 GENERAL
WHERE CHANGES IN LEVEL ARE PERMITTED IN FLOOR OR GROUND SURFACES, THEY SHALL COMPLY WITH SECTION 11B-303.

EXCEPTIONS:

1. ANIMAL CONTAINMENT AREAS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-303.
2. AREAS OF SPORT ACTIVITY SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-303.

11B-302.3.2 VERTICAL CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT.

11B-302.3.3 BEVELED CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (12.7 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

11B-302.3.4 RAMP CHANGES IN LEVEL GREATER THAN 1/2 INCH (12.7 MM) HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH SECTION 11B-405 OR 11B-406.

11B-302.3.5 WARNING CURBS
ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES (102 MM) IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES (152 MM) IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE.

EXCEPTIONS:

1. A WARNING CURB IS NOT REQUIRED BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY.
2. A WARNING CURB IS NOT REQUIRED WHEN A GUARD OR HANDRAIL IS PROVIDED WITH A GUIDE RAIL CENTERED 2 INCHES (51 MM) MINIMUM AND 4 INCHES (102 MM) MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK.

11B-304 TURNING SPACE

11B-304.1 GENERAL
TURNING SPACE SHALL COMPLY WITH SECTION 11B-304.

11B-304.2 FLOOR OR GROUND SURFACES
FLOOR OR GROUND SURFACES OF A TURNING SPACE SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL, SLOPES EXCEEDING 1:48, AND DETECTABLE WARNING SHALL NOT BE PERMITTED.

EXCEPTION: RESERVED.

11B-304.3 SIZE
TURNING SPACE SHALL COMPLY WITH SECTION 11B-304.3.1 OR 11B-304.3.2.

11B-304.3.1 CIRCULAR SPACE
THE TURNING SPACE SHALL BE A SPACE OF 60 INCHES (1524 MM) DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

11B-304.3.2

11B-304.4 DOOR SWING
DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

11B-305 CLEAR FLOOR OR GROUND SPACE

11B-305.1 GENERAL
CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH SECTION 11B-305.

11B-305.2 FLOOR OR GROUND SURFACES
FLOOR OR GROUND SURFACES OF A CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL, SLOPES EXCEEDING 1:48, AND DETECTABLE WARNING SHALL NOT BE PERMITTED.

EXCEPTION: RESERVED.

11B-305.3 SIZE
THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES (762 MM) MINIMUM BY 48 INCHES (1219 MM) MINIMUM.

11B-305.4 KNEE AND TOE CLEARANCE
UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

11B-305.5 POSITION
UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.

11B-306 APPROACH

ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR OR GROUND SPACE. CLEAR FLOOR OR GROUND SPACE MAY OVERLAP AN ACCESSIBLE ROUTE, UNLESS SPECIFICALLY PROHIBITED ELSEWHERE IN THIS CHAPTER.

11B-306.7 MANEUVERING CLEARANCE
WHERE A CLEAR FLOOR OR GROUND SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCE SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 11B-305.7.1 AND 11B-305.7.2.

11B-306.7.1 FORWARD APPROACH
ALCOVES SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES (610 MM).

11B-306.7.2 PARALLEL APPROACH
ALCOVES SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM WHERE THE DEPTH EXCEEDS 15 INCHES (381 MM).

11B-306.8 KNEE AND TOE CLEARANCE

11B-306.8.1 GENERAL
WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF CLEAR FLOOR OR GROUND SPACE OR TURNING SPACE, THE SPACE SHALL COMPLY WITH SECTION 11B-306. ADDITIONAL SPACE SHALL NOT BE PROHIBITED BENEATH AN ELEMENT BUT SHALL NOT BE CONSIDERED AS PART OF THE CLEAR FLOOR OR GROUND SPACE OR TURNING SPACE.

11B-306.8.2 TOE CLEARANCE
TOE CLEARANCE SHALL BE 6 INCHES (152 MM) MINIMUM UNDER THE ELEMENT.

11B-306.8.3 KNEE CLEARANCE
KNEE CLEARANCE SHALL BE 27 INCHES (686 MM) MINIMUM UNDER THE ELEMENT.

11B-306.8.4 ADDITIONAL CLEARANCE
SPACE EXTENDING GREATER THAN 6 INCHES (152 MM) BEYOND THE AVAILABLE KNEE CLEARANCE AT 9 INCHES (229 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE.

11B-306.8.5 WIDTH
TOE CLEARANCE SHALL BE 30 INCHES (762 MM) WIDE MINIMUM.

11B-306.8.6 KNEE CLEARANCE
KNEE CLEARANCE SHALL BE 30 INCHES (762 MM) WIDE MINIMUM.

11B-306.8.7 ELECTRICAL SWITCHES
CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL COMPLY WITH SECTION 11B-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

11B-306.8.8 ELECTRICAL RECEPTACLE OUTLETS
ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL COMPLY WITH SECTION 11B-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

11B-306.8.9 FORWARD REACH
11B-306.8.9.1 UNOBSTRUCTED
WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES (381 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

11B-306.8.9.2 OBSTRUCTED HIGH REACH
WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES (508 MM) MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20 INCHES (508 MM), THE HIGH FORWARD REACH SHALL BE 44 INCHES (1118 MM) MAXIMUM AND THE REACH DEPTH SHALL BE 25 INCHES (635 MM) MAXIMUM.

11B-306.8.9.3 SIDE REACH
11B-306.8.9.3.1 UNOBSTRUCTED
WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES (381 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTIONS:

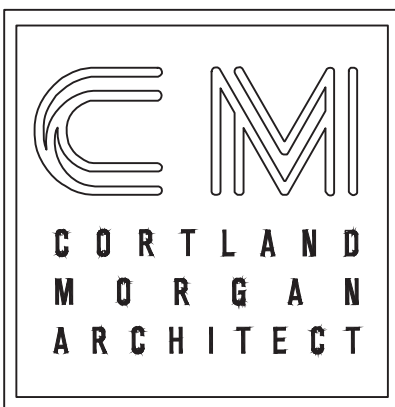
1. AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE AND THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 10 INCHES (254 MM) MAXIMUM.
2. OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES (1372 MM) MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS.

11B-306.8.9.3.2 OBSTRUCTED HIGH REACH
WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES (508 MM) MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20 INCHES (508 MM), THE HIGH FORWARD REACH SHALL BE 44 INCHES (1118 MM) MAXIMUM AND THE REACH DEPTH SHALL BE 25 INCHES (635 MM) MAXIMUM.

11B-306.8.9.4 PASSING SPACES
AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES (1524 MM) SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET (60.960 MM) MAXIMUM. PASSING SPACES SHALL BE EITHER A SPACE 60 INCHES (1524 MM) MINIMUM BY 60 INCHES (1524 MM) MINIMUM OR AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE COMPLYING WITH SECTION 11B-304.3.2 WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES (1219 MM) MINIMUM BEYOND THE INTERSECTION.

11B-306.8.9.5 HANDRAILS
WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH RUNNING SLOPES NOT STEEPER THAN 1:20 THEY SHALL COMPLY WITH SECTION 11B-505.

11B-306.8.9.6 CONTINUOUS GRADIENT
ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS, 60 INCHES (1524 MM) IN LENGTH, AT INTERVALS OF 400 FEET (121.920 MM) MAXIMUM. THE RESTING AREA SHALL BE AT LEAST AS WIDE AS THE WALK. THE SLOPE OF THE RESTING AREA IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.



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THE VILLAGE AT CORTE MADERA CENTER
1602 REDWOOD HIGHWAY, SPACE #D039
CORTE MADERA/CA/94925

CORTLAND MORGAN

REVISIONS

01.13.2025 LL Issue
02.03.2025 LL Issue #2
03.18.2025 LL Issue #3
04.03.2025 Permit Issue
04.09.2025 Bid Issue

Village At Corte
Madera Master ADA
Site Plan (3/7)
-for reference only-

SHEET NUMBER

A-010

ISSUE
RECORD ISSUE
05.31.2023

MACERICH

VILLAGE AT CORTE MADERA
1618 REDWOOD HIGHWAY
CORTE MADERA, CA 94925

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RECORD ISSUE
05.31.2023
A003

ACCESSIBILITY NOTES AND DETAILS (FOR REFERENCE)

11B-404 DOORS, DOORWAYS AND GATES

11B-404.1 GENERAL
DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-404.

- EXCEPTIONS:
- DOORS, DOORWAYS AND GATES DESIGNED TO BE OPERATED ONLY BY SECURITY PERSONNEL SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS 11B-404.2.2, 11B-404.2.3, 11B-404.2.4, 11B-404.3.2 AND 11B-404.3.4 THROUGH 11B-404.3.7. A SIGN VISIBLE FROM THE APPROACH SIDE COMPLYING WITH SECTION 11B-703.5 SHALL BE POSTED STATING "ENTRY RESTRICTED" AND CONTROLLED BY SECURITY PERSONNEL.
 - AT DETENTION AND CORRECTIONAL FACILITIES, DOORS, DOORWAYS AND GATES DESIGNED TO BE OPERATED ONLY BY SECURITY PERSONNEL SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS 11B-404.2.2, 11B-404.2.3, 11B-404.3.2 AND 11B-404.3.4 THROUGH 11B-404.3.7.

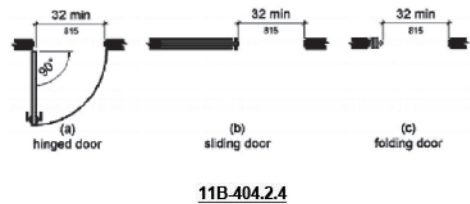
11B-404.2 MANUAL DOORS, DOORWAYS AND MANUAL GATES
MANUAL DOORS AND DOORWAYS AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COMPLY WITH SECTION 11B-404.2.

11B-404.2.1 REVOLVING DOORS, GATES AND TURNSTILES
REVOLVING DOORS, REVOLVING GATES AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.

11B-404.2.2 DOUBLE LEAF DOORS AND GATES
AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH SECTIONS 11B-404.2.3 AND 11B-404.2.4.

11B-404.2.3 CLEAR WIDTH
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 34 INCHES (864 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WITH LOWER THAN 34 INCHES (864 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WITH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM).

- EXCEPTIONS:
- IN ITERATIONS, A PROJECTION OF 5/8 INCH (15.9 MM) MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.
 - DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 7/8 INCHES (19.1 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

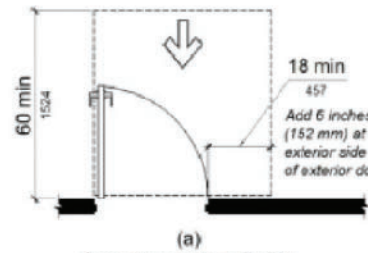


11B-404.2.3

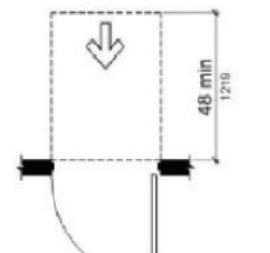
11B-404.2.4 MANEUVERING CLEARANCES
MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.

11B-404.2.4.1 SWINGING DOORS AND GATES
SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.1.

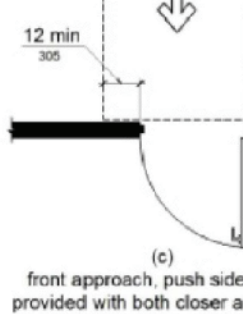
TABLE 11B-404.2.4.1			
APPROACH DIRECTION	TYPE OF USE	MINIMUM MANEUVERING CLEARANCE	
		PERPENDICULAR TO DOOR WAY	PARALLEL TO DOORWAY (BEYOND LATCH SIDE)
FROM FRONT	PULL	60 INCHES	18 INCHES (#1)
FROM FRONT	PUSH	48 INCHES	0 INCHES (#1)
FROM HINGE	PULL	60 INCHES	36 INCHES
FROM HINGE	PUSH	34 INCHES (#2)	22 INCHES (#2)
FROM LATCH SIDE	PULL	60 INCHES	24 INCHES
FROM LATCH SIDE	PUSH	44 INCHES (#4)	24 INCHES
1. ADD 12 INCHES IF CLOSER AND LATCH ARE PROVIDED			
2. ADD 4 INCHES IF CLOSER AND LATCH ARE PROVIDED			
3. BEYOND HINGE			
4. ADD 4 INCHES IF CLOSER AND LATCH ARE PROVIDED			
5. ADD 6 INCHES AT EXTERIOR SIDE OF DOORS			



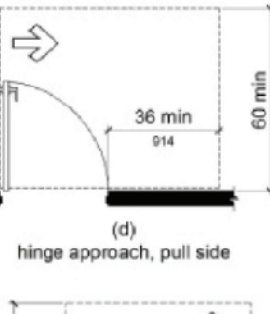
front approach, pull side



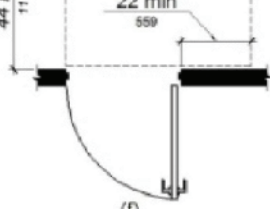
front approach, push side



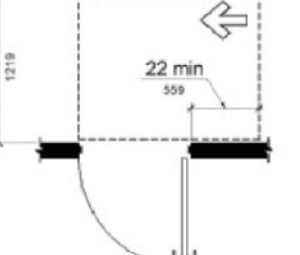
front approach, push side, door provided with both closer and latch



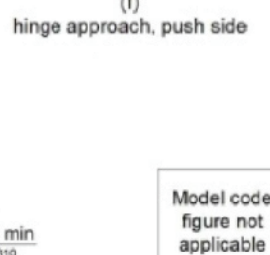
hinge approach, pull side



hinge approach, push side



latch approach, pull side

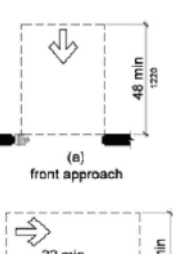


latch approach, push side

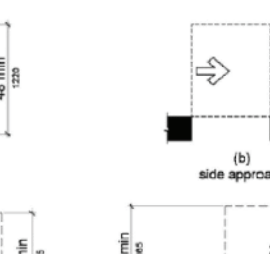
11B-404.2.4.1

11B-404.2.4.2 DOORWAYS WITHOUT DOORS OR GATES, SLIDING DOORS AND FOLDING DOORS
DOORWAYS LESS THAN 36 INCHES (914 MM) WIDE WITHOUT DOORS OR GATES, SLIDING DOORS OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.2.

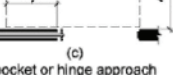
TABLE 11B-404.2.4.2			
APPROACH DIRECTION	TYPE OF USE	MINIMUM MANEUVERING CLEARANCE	
		PERPENDICULAR TO DOOR WAY	PARALLEL TO DOORWAY (BEYOND LATCH SIDE)
FROM FRONT	PULL	48 INCHES	18 INCHES (#1)
FROM FRONT	PUSH	42 INCHES	0 INCHES (#1)
FROM HINGE	PULL	48 INCHES	36 INCHES
FROM HINGE	PUSH	34 INCHES (#2)	22 INCHES (#2)
FROM LATCH SIDE	PULL	48 INCHES	24 INCHES
FROM LATCH SIDE	PUSH	42 INCHES (#4)	24 INCHES
1. DOORWAY WITH TWO DOOR LEAFS			
2. BEYOND POCKET/HINGE SIDE			



front approach



side approach



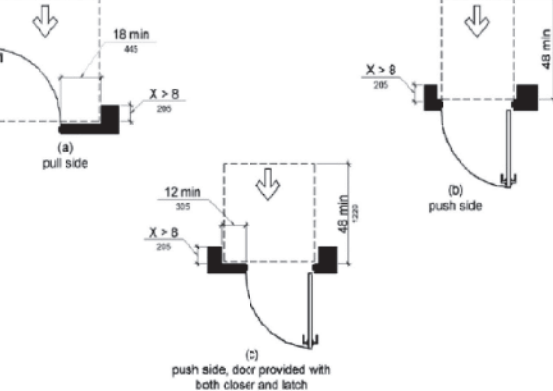
pocket or hinge approach



stop or latch approach

11B-404.2.4.2

11B-404.2.4.3 RECESSED DOORS AND GATES
MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES (457 MM) OF THE LATCH SIDE AT AN INTERIOR DOORWAY, OR WITHIN 24 INCHES (610 MM) OF THE LATCH SIDE OF AN EXTERIOR DOORWAY, PROJECTS MORE THAN 8 INCHES (203 MM) BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE.



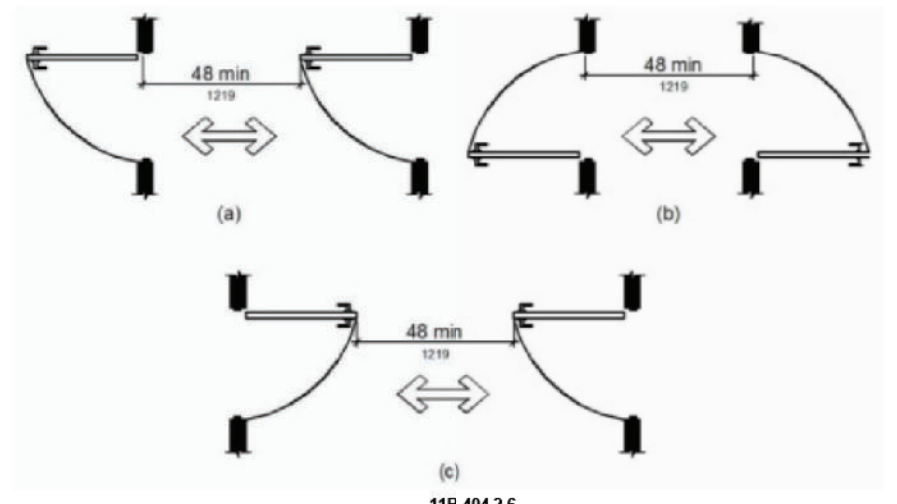
11B-404.2.4.3

11B-404.2.4.4 FLOOR OR GROUND SURFACE
FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL, SLOPES EXCEEDING 1:48, AND DETECTABLE WARNING SHALL NOT BE PERMITTED.

- EXCEPTIONS:
- RESERVED
 - CHANGES IN LEVEL AT THRESHOLDS COMPLYING WITH SECTION 11B-404.2.5 SHALL BE PERMITTED.

11B-404.2.5 THRESHOLDS
THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (12.7 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303.

11B-404.2.6 DOORS IN SERIES AND GATES IN SERIES
THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES AND GATES IN SERIES SHALL BE 48 INCHES (1219 MM) MINIMUM PLUS THE WIDTH OF DOORS OR GATES SWINGING INTO THE SPACE.



11B-404.2.6

11B-404.2.7 DOOR AND GATE HARDWARE
HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (864 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

- EXCEPTIONS:
- EXISTING LOCKS SHALL BE PERMITTED IN ANY LOCATION AT EXISTING GLAZED DOORS OR GRILLES THAT ARE DESIGNED WITH LOCKS THAT ARE ACTIVATED ONLY AT THE TOP OR BOTTOM RAIL.
 - ACCESS GATES IN BARRIER WALLS AND FENCES PROTECTING POOLS, SPAS AND HOT TUBS SHALL BE PERMITTED TO HAVE OPERABLE PARTS OF THE RELEASE OF LATCH OR SELF-LATCHING DEVICES AT 54 INCHES (1371 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND PROVIDED THE SELF-LATCHING DEVICES ARE NOT ALSO SELF-LOCKING DEVICES AND OPERATED BY MEANS OF A KEY, ELECTRONIC OPERATOR OR INTEGRAL COMBINATION LOCK.

11B-404.2.8 CLOSING SPEED
DOOR AND GATE CLOSING SPEED SHALL COMPLY WITH SECTION 11B-404.2.8.

11B-404.2.8.1 DOOR CLOSERS AND GATE CLOSERS
DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 1 DEGREE FROM THE LATCH IS 5 SECONDS MINIMUM.

11B-404.2.8.2 SPRING HINGES
DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

- 11B-404.2.9 DOOR AND GATE OPENING FORCE
THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS:
- INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM.
 - SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM.
 - REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7 N).
 - EXTERIOR HINGED DOORS: 5 POUNDS (22.2 N) MAXIMUM.

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAUGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.

- EXCEPTION: WHEN, AT A SINGLE LOCATION, ONE OF EVERY EIGHT EXTERIOR DOOR LEAFS, OR FRACTION OF EIGHT, 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 (37.8 N). THE POWERED LEAF(S) SHALL BE LOCATED CLOSEST TO THE ACCESSIBLE ROUTE.
- POWERED DOORS SHALL COMPLY WITH SECTION 11B-404.3. POWERED DOORS SHALL BE FULLY AUTOMATIC DOORS COMPLYING WITH BUILDERS HARDWARE MANUFACTURERS' ASSOCIATION (BHMA) A156.10 OR LOW ENERGY OPERATED DOORS COMPLYING WITH BHMA A156.19.
 - POWERED DOORS SERVING A BUILDING OR FACILITY WITH AN OCCUPANCY OF 150 OR MORE SHALL BE PROVIDED WITH A BACK-UP BATTERY OR BACK-UP GENERATOR. THE BACK-UP POWER SOURCE SHALL BE ABLE TO CYCLE THE DOOR A MINIMUM OF 100 CYCLES.
 - POWERED DOORS SHALL BE CONTROLLED ON BOTH THE INTERIOR AND EXTERIOR SIDES OF THE DOORS BY SENSING DEVICES, PUSH PLATES, VERTICAL ACTUATION BARS OR OTHER SIMILAR OPERATING DEVICES COMPLYING WITH SECTION 11B-303.
 - AT EACH LOCATION WHERE VERTICAL ACTUATION BARS ARE PROVIDED THE OPERABLE PORTION SHALL BE LOCATED SO THE BOTTOM IS 5 INCHES (127 MM) MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE AND THE TOP IS 35 INCHES (891 MM) MINIMUM ABOVE THE FLOOR OR GROUND SURFACE. THE OPERABLE PORTION OF EACH VERTICAL ACTUATION BAR SHALL BE A MINIMUM OF 2 INCHES (51 MM) WIDE AND SHALL DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.
 - WHERE PUSH PLATES, VERTICAL ACTUATION BARS OR OTHER SIMILAR OPERATING DEVICES ARE PROVIDED, THEY SHALL BE PLACED IN A COMPOUND LOCATION A LEL AND CLEAR FLOOR OR GROUND SPACE FOR FORWARD OR PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 SHALL BE PROVIDED, CENTERED ON THE OPERATING DEVICE. DOORS SHALL NOT SWING INTO THE REQUIRED CLEAR FLOOR OR GROUND SPACE.
 - SIGNS IDENTIFYING THE ACCESSIBLE ENTRANCE REQUIRED BY SECTION 11B-216.6 SHALL BE PLACED ON, OR IMMEDIATELY ADJACENT TO, EACH POWERED DOOR. SIGNS SHALL BE PROVIDED IN COMPLIANCE WITH BHMA A156.10 OR BHMA A156.19, AS APPLICABLE.
 - IN ADDITION TO THE REQUIREMENTS OF ITEM D, WHERE A POWERED DOOR IS PROVIDED IN BUILDINGS OR FACILITIES CONTAINING ASSEMBLY OCCUPANCIES OF 300 OR MORE, A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY MEASURING 6 INCHES BY 6 INCHES (152 MM BY 152 MM), COMPLYING WITH SECTION 11B-703.7, SHALL BE PROVIDED ABOVE THE DOOR ON BOTH THE INTERIOR AND EXTERIOR SIDES OF EACH POWERED DOOR.

11B-404.2.10 DOOR AND GATE SURFACES
SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE, PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CARVED.

- EXCEPTIONS:
- SLIDING DOORS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-404.2.10.
 - TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE, WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MINIMUM FROM THE HORIZONTAL, SHALL NOT BE REQUIRED TO MEET THE 1/16 INCH (254 MM) BOTTOM SMOOTH SURFACE HEIGHT REQUIREMENT.
 - DOORS AND GATES THAT DO NOT EXTEND TO WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-404.2.10.
 - RESERVED

11B-404.2.11 VISION LIGHTS
DOORS, GATES AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES (1092 MM) MAXIMUM ABOVE THE FINISH FLOOR.

EXCEPTION: GLAZING PANELS WITH THE LOWEST PART MORE THAN 66 INCHES (1676 MM) FROM THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-404.2.11.

11B-404.3 AUTOMATIC AND POWER-ASSISTED DOORS AND GATES
AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH SECTION 11B-404.3. FULL-POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10. LOW-ENERGY AND POWER-ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19.

11B-404.3.1 CLEAR WIDTH
DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32 INCHES (813 MM) MINIMUM IN POWER-ON AND POWER-OFF MODE. THE MINIMUM CLEAR WIDTH FOR AUTOMATIC DOOR SYSTEMS IN A DOORWAY SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING OF 32 INCHES (813 MM) WITH ONE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

11B-404.3.2 MANEUVERING CLEARANCE
CLEARANCES AT POWER-ASSISTED DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4. CLEARANCES AT AUTOMATIC DOORS AND GATES WITHOUT STANDBY POWER AND SERVING AN ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH SECTION 11B-404.2.4.

EXCEPTION: WHERE AUTOMATIC DOORS AND GATES REMAIN OPEN IN THE POWER-OFF CONDITION, COMPLIANCE WITH SECTION 11B-404.2.4 SHALL NOT BE REQUIRED.

11B-404.3.3 THRESHOLDS
THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTION 11B-404.2.5.

11B-404.3.4 DOORS IN SERIES AND GATES IN SERIES
DOORS IN SERIES AND GATES IN SERIES SHALL COMPLY WITH SECTION 11B-404.2.6.

11B-404.3.5 CONTROLS
MANUALLY OPERATED CONTROLS SHALL COMPLY WITH SECTION 11B-309. THE CLEAR FLOOR SPACE ADJACENT TO THE CONTROL SHALL BE LOCATED BEYOND THE ARC OF THE DOOR SWING.

11B-405 RAMPS

11B-405.1 GENERAL
RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 11B-405.

EXCEPTION: IN ASSEMBLY AREAS, AISLE RAMPS ADJACENT TO SEATING AND NOT SERVING ELEMENTS REQUIRED TO BE ON AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-405.

11B-405.2 SLOPE
RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

EXCEPTION: RESERVED

11B-405.3 CROSS SLOPE
CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.

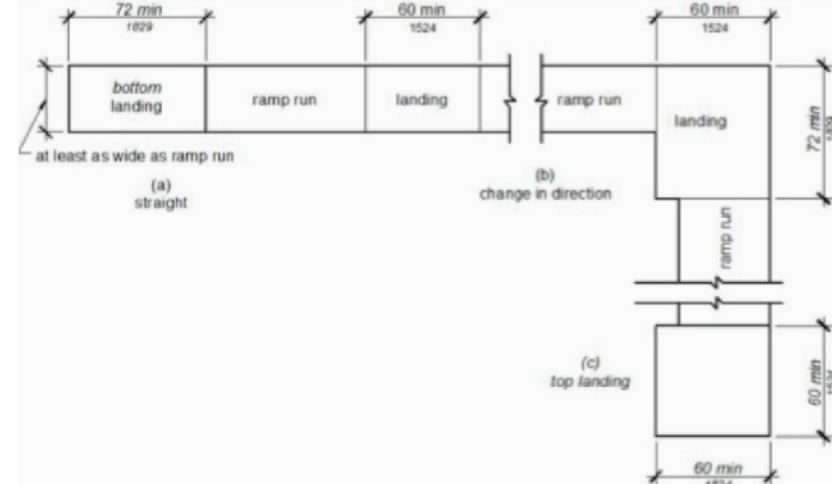
11B-405.4 FLOOR OR GROUND SURFACES
FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.

11B-405.5 CLEAR WIDTH
THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES (1219 MM) MINIMUM.

- EXCEPTIONS:
- WITHIN EMPLOYEE WORK AREAS, THE REQUIRED CLEAR WIDTH OF RAMPS THAT ARE A PART OF COMMON USE CIRCULATION PATHS SHALL BE PERMITTED TO BE DECREASED BY THE FUNCTION OF THE WORK BEING PERFORMED.
 - HANDRAILS MAY PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP AT EACH SIDE 3/4 INCHES (19 MM) MAXIMUM AT THE HANDRAIL HEIGHT.
 - THE CLEAR WIDTH OF RAMPS IN RESIDENTIAL USES SERVING AN OCCUPANT LOAD OF FIFTY OR LESS SHALL BE 36 INCHES (914 MM) MINIMUM BETWEEN HANDRAILS.

11B-405.6 RISE
THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (762 MM) MAXIMUM.

11B-405.7 LANDINGS
RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH SECTION 11B-405.7.



11B-405.7

11B-405.7.1 SLOPE
LANDINGS SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL, SLOPES EXCEEDING 1:48, AND DETECTABLE WARNING SHALL NOT BE PERMITTED.

EXCEPTION: RESERVED

11B-405.7.2 WIDTH
THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

11B-405.7.3 TOP LANDINGS SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM.

11B-405.7.3.1 LENGTH
THE LANDING CLEAR LENGTH SHALL BE 60 INCHES (1524 MM) LONG MINIMUM.

11B-405.7.3.2 BOTTOM LANDINGS SHALL EXTEND 72 INCHES (1829 MM) MINIMUM IN THE DIRECTION OF RAMP RUN.

11B-405.7.4 CHANGE IN DIRECTION
RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES (1524 MM) MINIMUM RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN.

11B-405.7.5 DOORWAYS
WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY SECTION 11B-404.2.4 AND 11B-404.3.2 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. DOORS, WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3 INCHES (76 MM). DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES (1067 MM).

11B-405.8 HANDRAILS
RAMP RUNS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 11B-505.

- EXCEPTIONS:
- RESERVED
 - RESERVED
 - CURB RAMPS DO NOT REQUIRE HANDRAILS.
 - AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED ON RAMP RUNS LESS THAN 6 INCHES (152 MM) IN RISE OR 72 INCHES (1829 MM) IN LENGTH.

11B-405.9 EDGE PROTECTION
EDGE PROTECTION COMPLYING WITH SECTION 11B-405.9.2 SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

- EXCEPTIONS:
- EDGE PROTECTION SHALL NOT BE REQUIRED ON RAMPS THAT ARE NOT REQUIRED TO HAVE HANDRAILS AND HAVE SIDES COMPLYING WITH SECTION 11B-405.2.2.</



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MANGO AT CORTE MADERA
THE VILLAGE AT CORTE MADERA CENTER
1602 REDWOOD HIGHWAY, SPACE #D039
CORTE MADERA/CA/94925

CORTLAND MORGAN

REVISIONS

01.13.2025 LL Issue
02.03.2025 LL Issue #2
03.18.2025 LL Issue #3
04.03.2025 Permit Issue
04.09.2025 Bid Issue

Village At Corte
Madera Master ADA
Site Plan (4/7)
-for reference only-

SHEET NUMBER

A-011

DEPARTMENT OF BUILDING USE

ISSUE
RECORD ISSUE
05.31.2023

MACERICH

VILLAGE AT CORTE MADERA
1618 REDWOOD HIGHWAY
CORTE MADERA, CA 94925

PROJECT:

SHEET TITLE
ACCESSIBILITY NOTES AND DETAILS (FOR REFERENCE)

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RECORD ISSUE
05.31.2023

SHEET NUMBER:

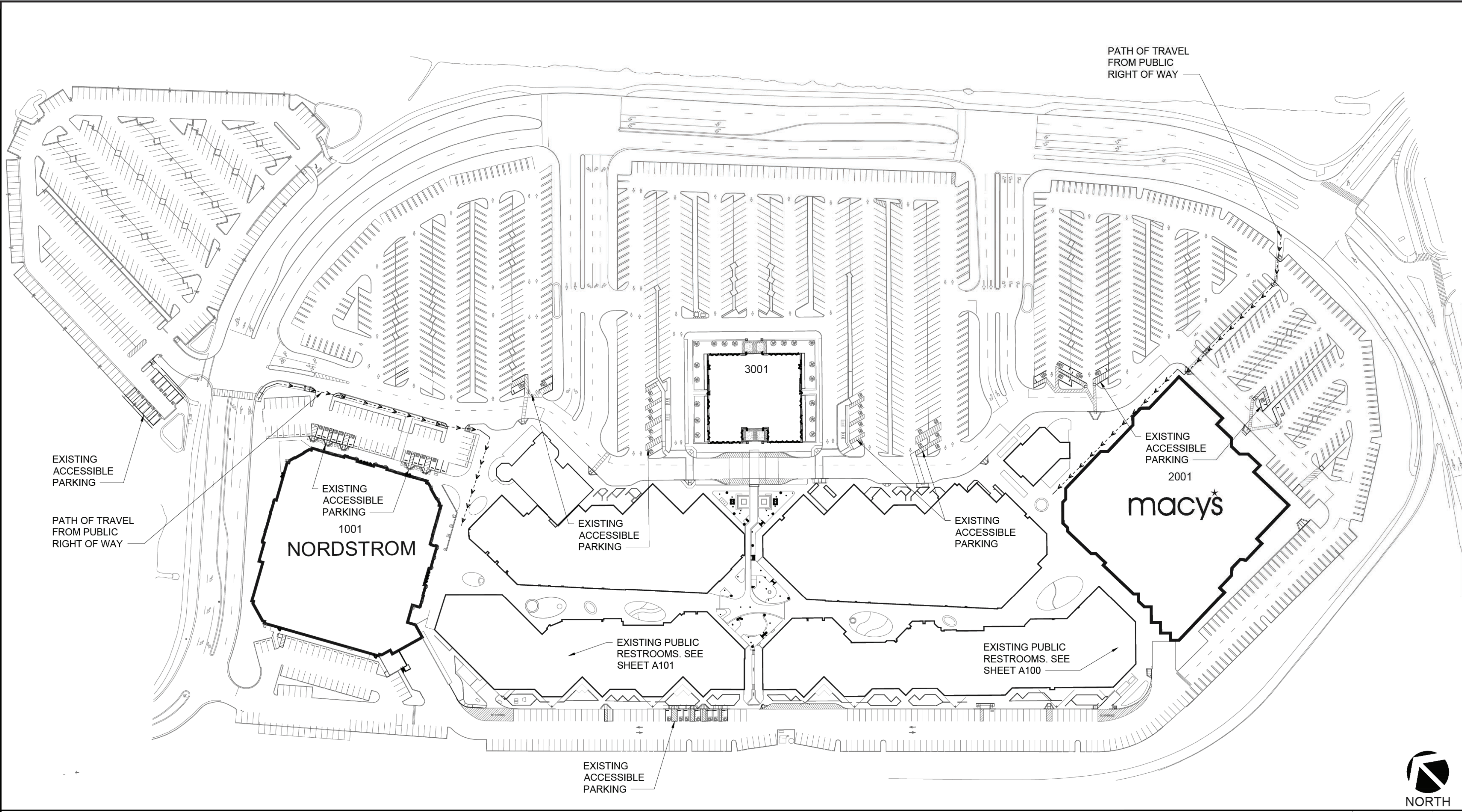
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RECORD ISSUE

11B-812.3 IDENTIFICATION SIGNS
EVCS IDENTIFICATION SIGNS SHALL BE PROVIDED IN COMPLIANCE WITH SECTION 11B-812.3.
11B-812.3.1 FOUR OR FEWER
WHERE FOUR OR FEWER TOTAL EVCS ARE PROVIDED, IDENTIFICATION WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) AND SIGNS IDENTIFYING VAN ACCESSIBLE SPACES SHALL NOT BE REQUIRED.
11B-812.3.2 FIVE TO TWENTY-FIVE
WHERE FIVE TO TWENTY-FIVE TOTAL EVCS ARE PROVIDED, ONE VAN ACCESSIBLE EVCS SHALL BE IDENTIFIED BY AN ISA COMPLYING WITH SECTION 11B-707.2.1. THE REQUIRED STANDARD ACCESSIBLE EVCS SHALL NOT BE REQUIRED TO BE IDENTIFIED WITH AN ISA.
11B-812.3.3 TWENTY-SIX OR MORE
WHERE TWENTY-SIX OR MORE TOTAL EVCS ARE PROVIDED, ALL REQUIRED VAN ACCESSIBLE AND ALL REQUIRED STANDARD ACCESSIBLE EVCS SHALL BE IDENTIFIED BY AN ISA COMPLYING WITH SECTION 11B-707.2.1.
11B-812.3.4 AMBULATORY
AMBULATORY EVCS SHALL NOT BE REQUIRED TO BE IDENTIFIED BY AN ISA.
11B-812.3.5 DRIVE-UP
DRIVE-UP EVCS SHALL NOT BE REQUIRED TO BE IDENTIFIED BY AN ISA.
11B-812.3.6 FINISH AND SIZE
IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES (45 161 MMQ).
11B-812.3.7 LOCATION
REQUIRED IDENTIFICATION SIGNS SHALL BE VISIBLE FROM THE EVCS IT SERVES. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE VEHICLE SPACE OR WITHIN THE PROJECTED VEHICLE SPACE WIDTH AT THE HEAD END OF THE VEHICLE SPACE. SIGNS IDENTIFYING VAN ACCESSIBLE VEHICLE SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE". SIGNS SHALL BE 60 INCHES (1525 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. SIGNS LOCATED WITHIN A CIRCULATION PATH SHALL BE 80 INCHES (2032 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE VEHICLE SPACE.

11B-812.3 SURFACE MARKING
EVCS VEHICLE SPACES SHALL PROVIDE SURFACE MARKING STATING "EV CHARGING ONLY" IN LETTERS 12 INCHES (305 MM) HIGH MINIMUM. THE CENTERLINE OF THE TEXT SHALL BE A MAXIMUM OF 6 INCHES (152 MM) FROM THE CENTERLINE OF THE VEHICLE SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE VEHICLE SPACE LENGTH.
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Scale: N/A



EXISTING MASTER SITE PLAN

N.T.S. 1

11B-206 ACCESSIBLE ROUTES

11B-206.1 GENERAL
ACCESSIBLE ROUTES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-206 AND SHALL COMPLY WITH DIVISION 4.

11B-206.2 WHERE REQUIRED
ACCESSIBLE ROUTES SHALL BE PROVIDED WHERE REQUIRED BY SECTION 11B-206.2.

11B-206.2.1 SITE ARRIVAL POINTS
AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE.

EXCEPTIONS:
1. RESERVED.

2. AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN SITE ARRIVAL POINTS AND THE BUILDING OR FACILITY ENTRANCE IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.

3. GENERAL CIRCULATION PATHS SHALL BE PERMITTED WHEN LOCATED IN CLOSE PROXIMITY TO AN ACCESSIBLE ROUTE.

11B-206.2.2 WITHIN A SITE
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.

11B-206.2.3 PEDESTRIAN STREET CROSSINGS
WHERE WALKS OR SIDEWALKS ARE PROVIDED, A CURB RAMP, BLENDED TRANSITION, OR A COMBINATION OF CURB RAMPS AND BLENDED TRANSITIONS COMPLYING WITH SECTION 11B-406 SHALL CONNECT THE WALKS OR SIDEWALKS AT EACH PEDESTRIAN STREET CROSSING. THE CURB RAMP (EXCLUDING ANY FLARED SIDES) OR BLENDED TRANSITION SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING SERVED.

EXCEPTION: COMPLIANCE WITH SECTION 11B-206.2.3 SHALL NOT BE REQUIRED WHERE PEDESTRIAN CROSSING IS PROHIBITED BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.

11B-206.3 LOCATION
ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR. AN ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS, OR OTHER SPACES USED FOR SIMILAR PURPOSES, EXCEPT AS PERMITTED BY CHAPTER 10.

11B-206.3.1 DOORS, DOORWAYS, AND GATES
DOORS, DOORWAYS AND GATES PROVIDING USER PASSAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-206.5.

11B-206.5.1 ENTRANCES
EACH ENTRANCE TO A BUILDING OR FACILITY REQUIRED TO COMPLY WITH SECTION 11B-206.4 SHALL COMPLY WITH SECTION 11B-404.

11B-206.5.2 ROOMS AND SPACES
WITHIN A BUILDING OR FACILITY, EVERY DOOR, DOORWAY OR GATE SERVING ROOMS AND SPACES COMPLYING WITH THIS CHAPTER SHALL COMPLY WITH SECTION 11B-404.

11B-207 ACCESSIBLE MEANS OF EGRESS

11B-207.1 GENERAL
MEANS OF EGRESS SHALL COMPLY WITH CHAPTER 10, SECTION 1009.

EXCEPTIONS:
1. WHERE MEANS OF EGRESS ARE PERMITTED BY LOCAL BUILDING OR LIFE SAFETY CODES TO SHARE A COMMON PATH OF EGRESS TRAVEL, ACCESSIBLE MEANS OF EGRESS SHALL BE PERMITTED TO SHARE A COMMON PATH OF EGRESS TRAVEL.
2. AREAS OF REFUGE SHALL NOT BE REQUIRED IN DETENTION AND CORRECTIONAL FACILITIES.
3. ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS.
4. DOORS THAT PROVIDE ACCESS ONLY TO INTERIOR OR EXTERIOR STAIRWAYS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-404.
5. EXITS IN EXCESS OF THOSE REQUIRED BY CHAPTER 10, AND WHICH ARE MORE THAN 24 INCHES (610 MM) ABOVE GRADE SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-404 OR BE ON AN ACCESSIBLE ROUTE. DIRECTIONAL SIGNS SHALL BE PROVIDED IN COMPLIANCE WITH CHAPTER 10, SECTION 1009.10.

11B-208.1 GENERAL
WHERE PARKING SPACES ARE PROVIDED, PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-208. FOR THE PURPOSES OF THIS SECTION, ELECTRIC VEHICLE CHARGING STATIONS ARE NOT PARKING SPACES. SEE SECTION 11B-228.

EXCEPTIONS:
1. PARKING SPACES USED EXCLUSIVELY FOR BUSES, TRUCKS, OTHER DELIVERY VEHICLES, OR

VEHICULAR IMPOUND SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-208 PROVIDED THAT LOTS ACCESSIBLE BY THE PUBLIC ARE PROVIDED WITH A PASSENGER DROP-OFF AND LOADING ZONE COMPLYING WITH SECTION 11B-403.

2. IN PUBLIC HOUSING FACILITIES, ELECTRIC VEHICLE CHARGERS ARE PERMITTED TO BE INSTALLED AT AN ACCESSIBLE PARKING SPACE ASSIGNED TO THE RESIDENT.

11B-208 PARKING SPACES

11B-208.2 MINIMUM NUMBER
PARKING SPACES COMPLYING WITH SECTION 11B-502 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 11B-208.2.1 EXCEPT AS REQUIRED BY SECTIONS 11B-208.2.1, 11B-208.2.2, AND 11B-208.2.3 WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF ACCESSIBLE SPACES PROVIDED ON THE SITE SHALL BE CALCULATED ACCORDING TO THE NUMBER OF SPACES REQUIRED FOR EACH PARKING FACILITY.

TOTAL NUMBER OF PARKING SPACES	NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% OF TOTAL
1,001 AND OVER	20-11 FOR EACH 100 OVER 1,000

11B-208.2.4 VAN PARKING SPACES
FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B-208.2 TO COMPLY WITH SECTION 11B-502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH SECTION 11B-502.

11B-208.3 LOCATION
PARKING FACILITIES SHALL COMPLY WITH SECTION 11B-208.3.

11B-208.3.1 GENERAL
PARKING SPACES COMPLYING WITH SECTION 11B-502 THAT SERVE A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ENTRANCE COMPLYING WITH SECTION 11B-206.4. WHERE PARKING SERVES MORE THAN ONE ACCESSIBLE ENTRANCE, PARKING SPACES COMPLYING WITH SECTION 11B-502 SHALL BE DISPersed AND LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCES. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING OR FACILITY,

PARKING SPACES COMPLYING WITH SECTION 11B-502 SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.

EXCEPTIONS:
1. ALL VAN PARKING SPACES SHALL BE PERMITTED TO BE GROUPED ON ONE LEVEL WITHIN A MULTISTORY PARKING FACILITY.

2. PARKING SPACES SHALL BE PERMITTED TO BE LOCATED IN DIFFERENT PARKING FACILITIES IF SUBSTANTIALLY EQUIVALENT OR GREATER ACCESSIBILITY IS PROVIDED IN TERMS OF DISTANCE FROM AN ACCESSIBLE ENTRANCE OR ENTRANCES, PARKING FEE, AND USER CONVENIENCE.

11B-209 PASSENGER DROP-OFF AND LOADING ZONES AND BUS STOPS

11B-209.1 GENERAL
PASSENGER DROP-OFF AND LOADING ZONES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-209.

11B-209.2 TYPE
WHERE PROVIDED, PASSENGER DROP-OFF AND LOADING ZONES SHALL COMPLY WITH SECTION 11B-209.2.

11B-209.2.1 PASSENGER DROP-OFF AND LOADING ZONES
PASSENGER DROP-OFF AND LOADING ZONES, EXCEPT THOSE REQUIRED TO COMPLY WITH SECTIONS 11B-209.2.2 AND 11B-209.2.3, SHALL PROVIDE AT LEAST ONE PASSENGER DROP-OFF AND LOADING ZONE COMPLYING WITH SECTION 11B-503 IN EVERY CONTINUOUS 100 LINEAR FEET (30480 MM) OF DROP-OFF AND LOADING ZONE SPACE, OR FRACTION THEREOF.

11B-209.2.2 BUS LOADING ZONES
IN BUS LOADING ZONES RESTRICTED TO USE BY DESIGNATED OR SPECIFIED PUBLIC TRANSPORTATION VEHICLES, EACH BUS BAY, BUS STOP OR OTHER AREA DESIGNATED FOR LEFT OR RIGHT DEPLOYMENT SHALL COMPLY WITH SECTION 11B-810.2.

11B-209.2.3 ON-STREET BUS STOPS
ON-STREET BUS STOPS SHALL COMPLY WITH SECTION 11B-810.2 TO THE MAXIMUM EXTENT PRACTICABLE.

ISSUE
RECORD ISSUE
05.31.2023



PROJECT:
VILLAGE AT CORTE MADERA
1618 REDWOOD HIGHWAY
CORTE MADERA, CA 94925

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR SHEET A020 OF PROJECT: VILLAGE AT CORTE MADERA, CA. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND IS CONSIDERED TO BE A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

RECORD ISSUE
RECORD ISSUE
05.31.2023

SHEET NUMBER:
A020

DATE: 04/09/25
JOB NO: 2498
DRAWN: Staff
CHECKED: CM



711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

MANGO AT CORTE MADERA
THE VILLAGE AT CORTE MADERA CENTER
1602 REDWOOD HIGHWAY, SPACE #D039
CORTE MADERA/CA/94925

CORTLAND MORGAN

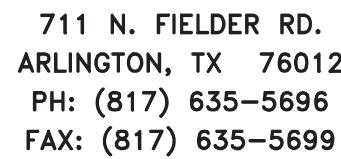
REVISIONS
01.13.2025 LL Issue
02.03.2025 LL Issue #2
03.18.2025 LL Issue #3
04.03.2025 Permit Issue
04.09.2025 Bid Issue

Village At Corte
Madera Master ADA
Site Plan (5/7)
-for reference only-

SHEET NUMBER

A-012

DEPARTMENT OF BUILDING USE



MANGO AT CORTE MADERA
THE VILLAGE AT CORTE MADERA CENTER
1602 REDWOOD HIGHWAY, SPACE #D039
CORTE MADERA/CA/94925

CORTLAND MORGAN

REVISIONS

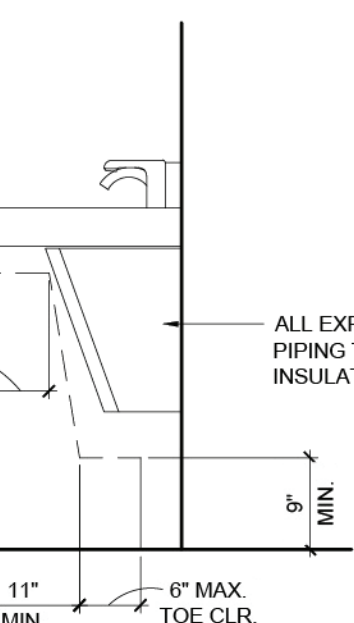
01.13.2025 LL Issue
02.03.2025 LL Issue #2
03.18.2025 LL Issue #3
04.03.2025 Permit Issue
04.09.2025 Bid Issue

Village At Corte
Madera Master ADA
Site Plan (6/7)
—for reference only—

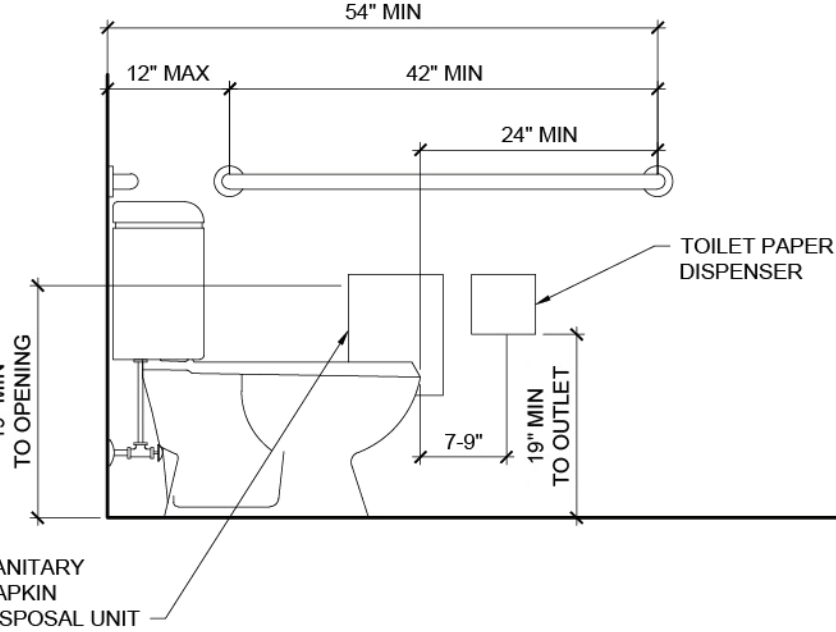
SHEET NUMBER

A-013

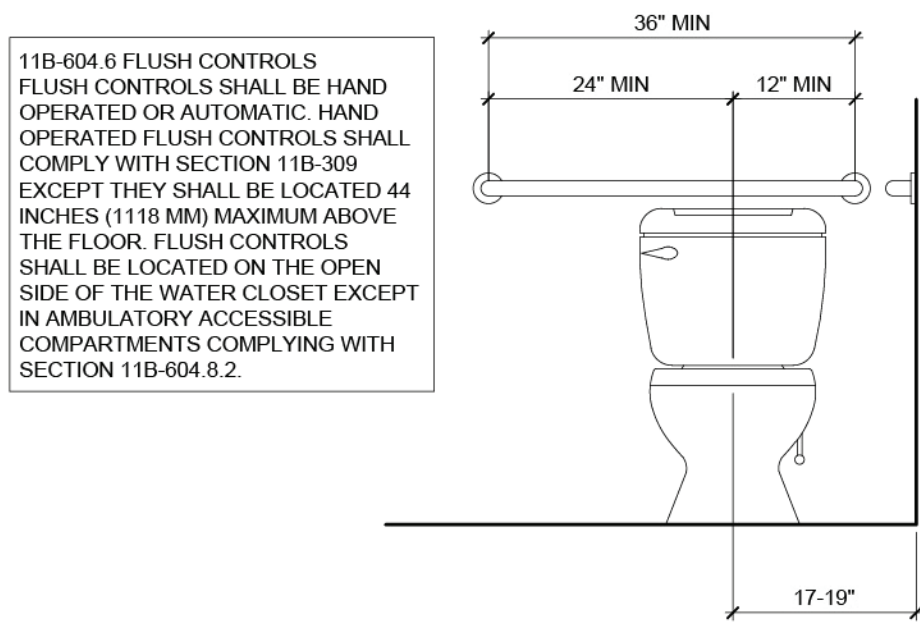
GRAB BAR DETAIL	6" = 1'-0"	A



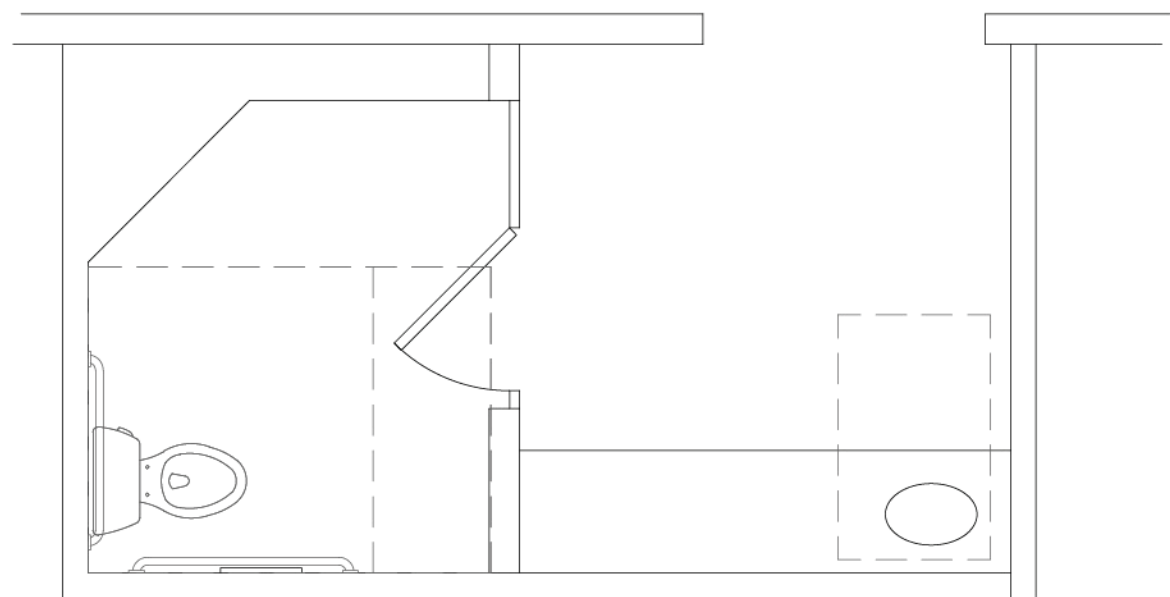
KNEE CLEARANCE	N.T.S.	E



SIDE WALL CLEARANCES	N.T.S.	J

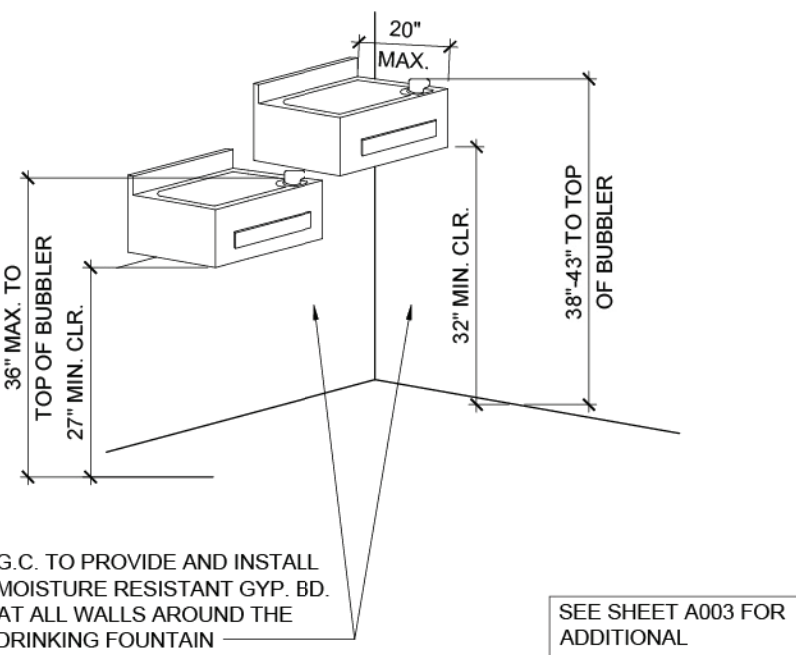


REAR WALL CLEARANCES	N.T.S.	N
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EXISTING
RESTROOMS

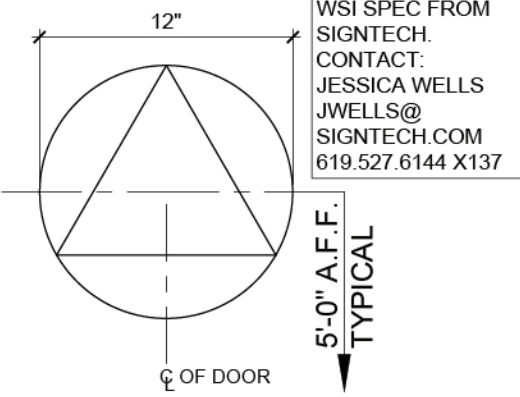
FAMILY RESTROOM PLAN



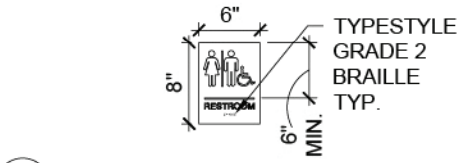
SEE SHEET A003 FOR
ADDITIONAL
ACCESSIBILITY NOTES

DRINKING FOUNTAIN DETAIL	N.T.S.	F

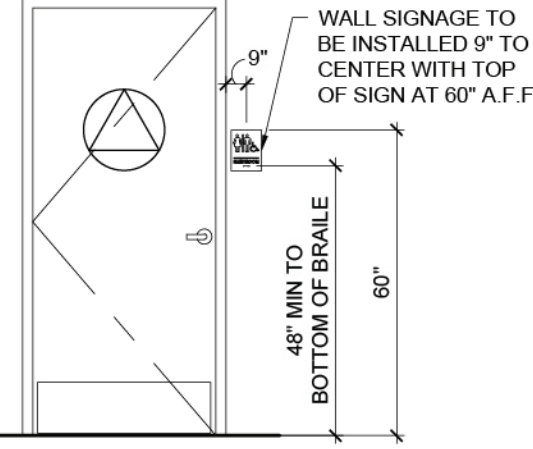
THE COLOR OF THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE COLOR OF THE CIRCLE SHALL CONTRAST WITH THE COLOR OF THE DOOR OR SURFACE ON WHICH THE COMBINED CIRCLE AND TRIANGLE SYMBOL IS MOUNTED. [CBC 11B-703.7.2.6.3]



1	DOOR SIGNAGE	
	N.T.S.	



2 COMPLIANT SIGNAGE
1" = 1'-0"



3. INSTALLATION HEIGHT
3/4" = 1'-0"

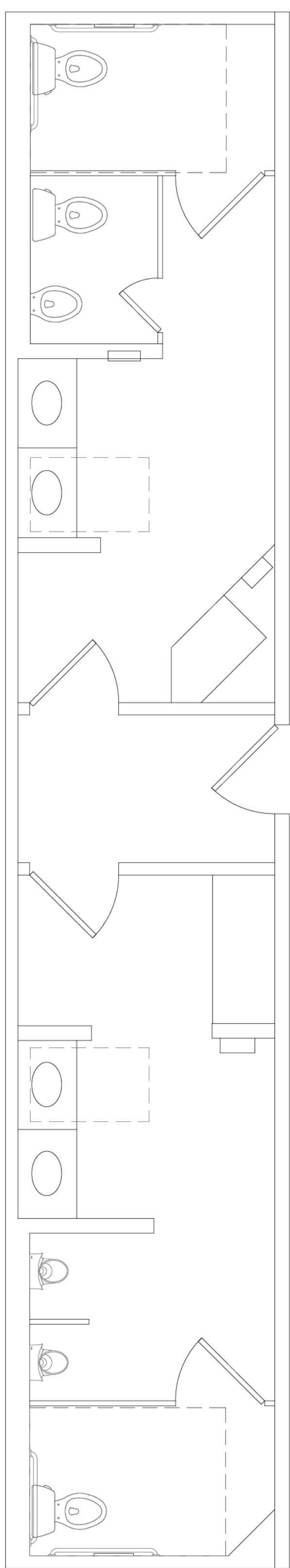
SUGGESTED DIMENSIONS FOR WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12

	AGES 3 AND 4	AGES 5 THROUGH 8	AGES 9 THROUGH 12
WATER CLOSET CENTERLINE	12 INCHES	12 TO 15 INCHES	15 TO 18 INCHES
TOILET SEAT HEIGHT	11 TO 12 INCHES	12 TO 15 INCHES	15 TO 17 INCHES
GRAB BAR HEIGHT	18 TO 20 INCHES	20 TO 25 INCHES	25 TO 27 INCHES
DISPENSER HEIGHT	14 INCHES	14 TO 17 INCHES	17 TO 19 INCHES

The diagram illustrates a control system with the following components and connections:

- Summing Junction:** A circle with two inputs. One input is from the reference signal $R(s)$. The other input is from the feedback signal $B(s)$, which is subtracted (indicated by a minus sign).
- Controller:** A block labeled K_c that receives the output of the summing junction.
- Plant:** A block labeled $G(s)$ that receives the output of the controller.
- Output:** The output of the plant is $C(s)$.
- Feedback Path:** The output $C(s)$ is fed back through a block labeled $H(s)$ to the summing junction.
- Reference Signal:** The input signal $R(s)$ is fed into the summing junction.

The overall transfer function of the system is given by:

$$\frac{C(s)}{R(s)} = \frac{K_c G(s)}{1 + K_c G(s) H(s)}$$


EXISTING
RESTROOMS

MEN'S AND WOMEN'S RESTROOM	1/2" = 1'-0"	S
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MACERICH

VILLAGE AT CORTE MADERA
1618 REDWOOD HIGHWAY
CORTE MADERA, CA 94925

PROJECT:

TITLE:
ENLARGED COMMON AREA RESTROOM PLANS AND DETAILS

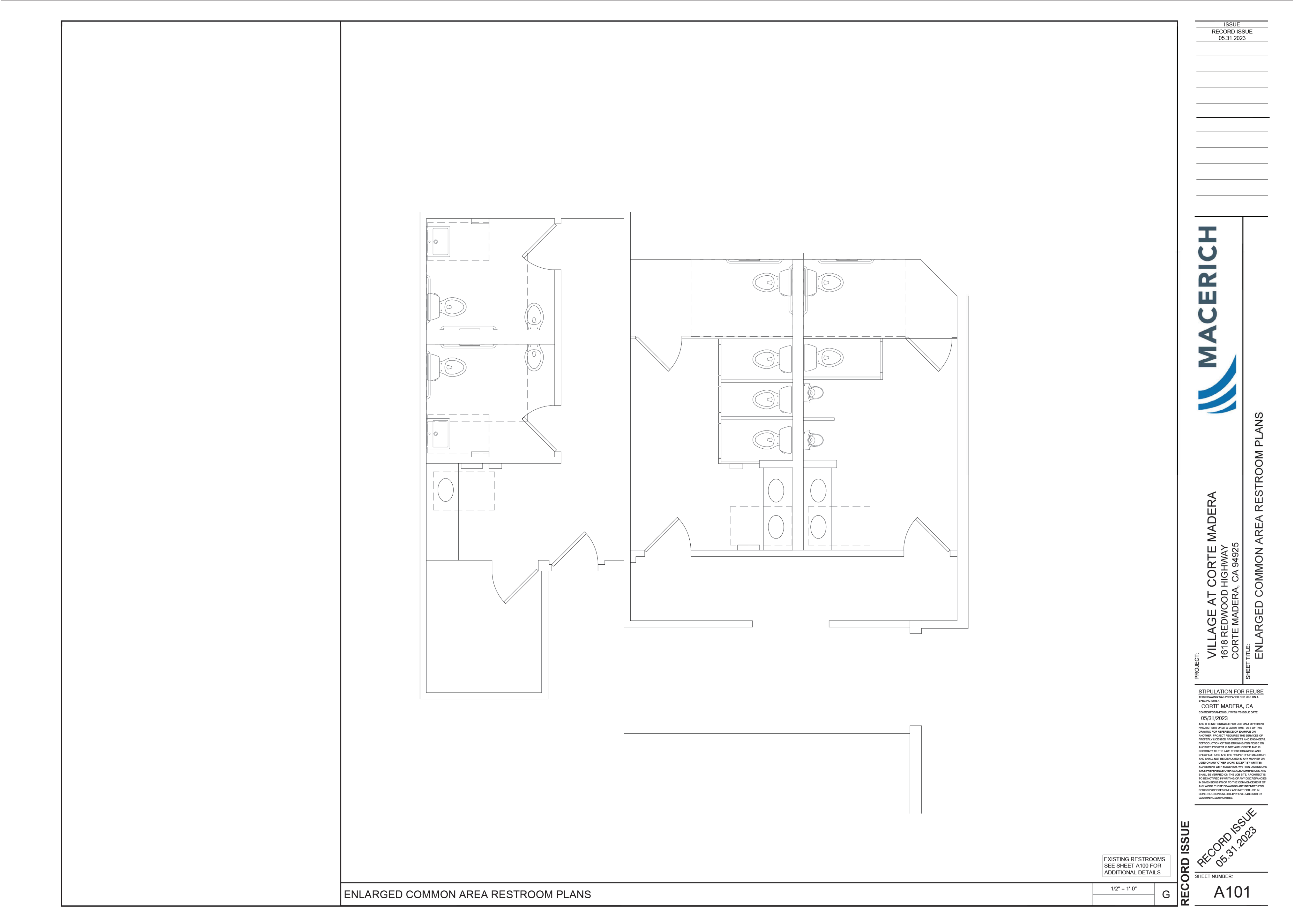
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RECORD ISSUE
05.31.2023

SHEET NUMBER

A100



1 ENLARGED COMMON AREA RESTROOM PLANS
Scale: N/A

DATE: 04/09/25

JOB NO: 2498

DRAWN: Staff

CHECKED: CM

C

M

CORTLAND
MORGAN
ARCHITECT

711 N. FIELDER RD.
ARLINGTON, TX 76012
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MANGO AT CORTE MADERA

THE VILLAGE AT CORTE MADERA CENTER

1602 REDWOOD HIGHWAY, SPACE #D039

CORTE MADERA/CA/94925

CORTLAND MORGAN

REVISIONS

01.13.2025 LL Issue

02.03.2025 LL Issue #2

03.18.2025 LL Issue #3

04.03.2025 Permit Issue

04.09.2025 Bid Issue

Village At Corte Madera Master ADA Site Plan (7/7)

-for reference only-

SHEET NUMBER

A-014

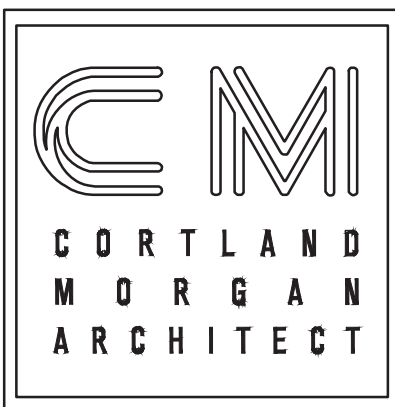
DEPARTMENT OF BUILDING USE

DATE: 04/09/25

JOB NO: 2498

DRAWN: Staff

CHECKED: CM



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MANGO AT CORTE MADERA
THE VILLAGE AT CORTE MADERA CENTER
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CORTE MADERA/CA/94925

CORTLAND MORGAN

REVISIONS

01.13.2025 LL Issue
02.03.2025 LL Issue #2
03.18.2025 LL Issue #3
04.03.2025 Permit Issue
04.09.2025 Bid Issue
05.30.2025 Revision 1

SCHEDULES AND RESPONSABILITY MATRIX

DEPARTMENT OF BUILDING USE

SHEET NUMBER

A-090

Bids Responsibility Matrix										Revised:		Comments
DESCRIPTION	M&NO SUPPLY	M&NO INSTALL	G.C. SUPPLY	G.C. INSTALL	Existing	Land Lot	Not Applicable					
01 GENERAL												
BUILDING PERMIT FILING	X											
BUILDING PERMIT FEES			X					Provide a \$10,000 Allowance				
BUILDING DEPARTMENT SIGN-OFF'S (ALL)			X	X								
ILLUMINATED SIGN UL CERTIFICATION			X									
ILLUMINATED SIGN PERMITTING			X									
SPRINKLER PERMITS (COORDINATE WITH MALL SYSTEM)			X									
FIRE ALARM PERMITS (COORDINATE WITH MALL SYSTEM)			X	X								
STOREFRONT SIGNAGE SHOP DRAWINGS AND PERMITTING			X									
SHOP DRAWINGS (MILLWORK, STOREFRONT SPECIALTY ITEMS)			X									
AS BUILT DRAWINGS												
SPRINKLER			X									
FIRE ALARM			X									
HVAC			X									
GENERAL PROTECTION												
CONSTRUCTION / PROFESSIONAL CLEAN UP PRIOR TO MERCHANDISING			X									
PROFESSIONAL CLEAN UP AFTER MERCHANDISING, PRIOR TO OPENING			X									
STOREFRONT CLEAN UP, INT. EXT. ALL GLASS AND SURFACES			X									
TEMPORARY BARRICADE / GRAPHICS			X	X								
EXISTING UNLOADING / MOBILIZATION			X									
BURGLAR & ARM PERMITS INCLUDING GELLING			X									
02 FINISHES												
DEMOLITION OF EXISTING CONDITIONS			X	X								
EXISTING STOREFRONT SELECTIVE REMOVAL			X	X								
FLOOR PROTECTION			X	X								
TRASH REMOVAL AND DUMPSTER (INCLUDING VENDOR PROVIDED)			X	X								
MASH HANDSHE PACKING MATERIAL												
03 CONCRETE												
X-RAY FLOOR AS REQUIRED			X	X								
FLOOR REPAIRING			X									
04 WOOD PLASTIC AND COMPOSITES												
FLOOR LEVELING			X	X				flashhath				
DEMOLISH WALL / CHISTOPPING			X		X	X						
DEMOLISH WALL GYPSUM (RATIO PARTITION)					X	X						
WALL FRAMING INCLUDING LATERAL BRACING @ DECK			X		X							
INTERIOR GIP & FINISHES			X		X							
CEILING FRAMING AND GWB			X	X								
STOCK ROOM CONSULTING AND ANCHORING			X									
MILLWORK												
MILLWORK M-1 CASH COUNTER: A-400			X									
P-3 STATIONS			X									
MILLWORK M-2 BACK CASH COUNTER: A-410			X									
MILLWORK M-4 FITTING ROOMS: A-410 TO A-425			X									
MILLWORK M-4 FITTING BOOTH TABLE: A-430			X									
MILLWORK M-5 & 5A MIRRORS: A-410			X					Mirror by GC				
MILLWORK M-2 and 7A REPAIR WALL: A-441			X									
MILLWORK M-8 MALL CORQUINA: A-450			X									
MILLWORK M-9 MALL CORQUINA: A-460			X									
MILLWORK M-10 MALL CORQUINA: A-461			X									
MILLWORK DOORS: A-500			X	X				GC to provide Shop Drawings				
MILLWORK STOREFRONT PLATFORMS A-510			X					GC to provide Shop Drawings				
07 THERMAL PROTECTION												
WATERPROOFING AT WEAT LOCATIONS			X	X	X			Is a Mep page 11 requirements				
08 OPENINGS												
FLOOR / DOOR FRAMES, HINGING FRAMES			X	X				GC to provide Shop Drawings				
DOOR HARDWARE: PINES, LATCHES, HOLDS, CLOSERS			X	X				GC to provide Shop Drawings				
DECORATIVE DOOR PULLS			X					GC to provide Shop Drawings				
STOREFRONT												
PROTECTION			X	X				GC to provide Shop Drawings				
STOREFRONT DOORS			X	X								
STOREFRONT GLAZING			X	X								
STOREFRONT STRUCTURAL FRAMING			X	X								
STOREFRONT SYSTEM			X	X								
SIGNAGE	X		X	X								
ENTRY DOORS HARDWARE			X	X								
SPECIALTY WALL FINISH			X	X								
STOREFRONT WOOD CLADDING DETAILS			X	X								
STOREFRONT IR-CLADDING			X	X								
STOREFRONT RE-FINISH			X	X								
MALL COLUMN / NEUTRAL FIBER FINISH / CLADDING			X	X								
09 FINISHES												
FINISH FLOOR T-1	X		X	X								
FINISH FLOOR T-1 W/			X									
FINISH FLOOR VINYLX, VINYL REFINISH			X	X				Fill in to match				
GENERAL PAINTING			X	X								
RFID PAINT (SEPARATE RETAIL FROM STORAGE)			X	X				Floor to deck				
SPECIALTY WALL FINISH (MC-5)	X	X						Pre work by GC				
SPECIALTY WALL FINISH (MC-15)	X	X						Pre work by GC				
MIRRORS			X	X				Assemble and installed by GC				
MIRROR GLAZERS			X	X								
10 SPECIALTIES												
FIRE EXTINGUISHERS			X	X								
TOILET ROOM ACCESSORIES			X	X				Exstingish to be replaced for new				
ILLUMINATED BRAND SIGNAGE			X	X								
NON-ILLUMINATED BRAND SIGNAGE	X		X	X								
BACKUP HOUSE SIGNAGE	X		X	X								
11 EQUIPMENT												
WATCH HEADS					X			PROVIDE ALTERNATE TO REPLACE				
KITCHEN/ENTRIT APPLIANCES			X	X								
SINK			X	X								
12 FURNISHINGS												
HANGING STOCK ROOM SHELVES		X	X					GC to certify shelving installation				
SHELVING INSTALLATION CERTIFICATION		X	X									
LOCKERS			X	X								
CHARGING STATION			X	X				GC to provide Shop Drawings				
STAFF ROOM & MENHENTH CABINETS / COUNTER TOP / APPLIANCES			X	X				Upper and Lower cabinets				
OFFICE CABINETS / COUNTER TOP			X	X				Upper and Lower cabinets				
STANDING BURN / FURNITURE	X		X	X				Assembled and installed by GC				
REPAIR IN BRAND / FURNITURE INSTALL AND SECURE TO FLOOR AND WALL			X	X				Assembled and installed by GC				
22 FIXTURES												
PLUMBING FIXTURES RESTROOM			X	X				All Accessories to be replaced				
PLUMBING FIXTURES DRINK FOUNTAIN			X	X								
PLUMBING FIXTURES MCP SINK			X	X								
PLUMBING SYSTEM CONDUIT REPORT AND RECOMMENDATION			X	X				Including scoping				
23 HVAC												
HVAC UNITS					X							
HVAC SYSTEMS CONDITION REPORT AND RECOMMENDATION			X	X								
HVAC UNITS PREVENTIVE MAINTENANCE			X	X								
HVAC WORK CLEANING - INTERIOR			X	X								
HVAC MAIN / HARD - DUCTWORK			X	X								
HVAC DISTRIBUTION DUCTWORK			X	X								
HVAC MODIFICATIONS			X	X								
AIR BALANCES (CERTIFIED)			X	X								
TURN AND SUPPLY GRILLS			X	X								
TAPED IN LINEAR DIFFUSERS			X	X				Round Omni not to Exceed 18"				
THIMBED LINEAR DIFFUSERS			X	X								
HVAC FILTER CHANGE			X	X								
SMOKE EVACUATION SYSTEM			X	X								
SMOKE EVACUATION SYSTEM PRE AND FINAL TEST			X	X								
26 ELECTRICAL												
ELECTRICAL SERVICE (ELECTRICAL LOADS)					X							
ELECTRICAL SYSTEMS CONDITION REPORT AND RECOMMENDATION					X							
ELECTRICAL MTR					X							
ELECTRICAL FEEDS / RISER FROM MALL PANEL TO STORE PANEL					X			Conduit will have to be LI where noted				
ELECTRICAL TRANSFORMER					X							
ELECTRICAL PANELS					X	X						
EXIT SIGNS AND DEVICES			X	X								
EMERGENCY LIGHTING			X	X								
RECESSED EMERGENCY LIGHTS BATTERY BACKUP			X	X								
CEILING LIGHT FIXTURES & RETAIL	X		X	X								
LIGHTING CONTROL			X	X								
BACK UP HOUSE CEILING LIGHT FIXTURES			X	X								
LINE WIRE CONNECTION & WRAPPING OF CASHWRAP			X	X								
CONNECTIONS OF SIGNAGE BOXES			X	X								
ELECTRICAL CONDUIT, BX CABLING			X	X								
WIRING, CONDUIT, RECEPTS, SWITCHES, CURRENT LIMITERS ETC.			X	X								
ELECTRICAL COVERED OUTLETS AT CASHWRAP			X	X								
LIGHTING TRUCK AND TRUCK HEADS			X	X								
RECESSED CEILING LIGHTS RETAIL (RM FIXTURES PURCHASED BY GC)			X	X				For Recess Fixtures provided by owner				
RECESSED FIXTURES ROUGH AND CANOPY			X	X								
LIGHTS POWER FEED, RECESSES, TRACKS, DECORATIVE, SURFACE			X	X								
LIGHTS POWER FEED / SUPPORT / CURRENT LIMITERS			X	X								
LED INCLUDING TRANSFORMERS	X		X	X								
HAMP			X	X								
27 COMMUNICATIONS												
LOW VOLTAGE FROM MAIN UTILITY CLOSET TO RETAIL SPACE			X	X								
CONDUIT FOR ALL LOW VOLTAGE WIRING			X	X								
LOW VOLTAGE CABLE (EAT)			X	X								
CC TV CAMERAS WIRE (6A)	X		X	X								
SECURITY ALARM WIRE			X	X								
SECURITY KEYPAD WIRE			X	X								
SPEAKERS WIRE			X	X								
SPEAKERS		X	X	X								
SECURITY CAMERAS PROVIDE AND INSTALL		X	X	X								
BURGLAR ALARM DEVICES AND INSTALL		X	X	X								
ENTRY DOOR LOOP PROVIDE AND INSTALL		X	X	X				Sensomatic site survey				
ENTRY DOOR LOOP PRE-INSTALLATION COORDINATION		X	X	X				Coordinate w/Sensomatic				
ENTRY DOOR LOOP TRENCHING												
BURGLAR ALARM												
BURGLAR ALARM DESIGN BUILD (WIRELESS)												
SECURITY CAMERAS WIRING			X	X								
LOW VOLTAGE DATA PATCH DOWN		X	X	X								
INFORMATION TECHNOLOGY												
TELEPHONE SYSTEM CABLE			X	X								
P.O.S. SYSTEM			X	X								
SOUND SYSTEM (MODIO MEDIA)			X	X								
AMPLIFIER			X	X								
AUDIO/VIDEOAL CONTAINER, DISPLAY MONITOR, BACK			X	X								
EQUIPMENT INSTALLATION / PROGRAMMING			X	X								
28 LIFE SAFETY												
FIRE ALARM DESIGN (MALL VENDOR)			X	X				LI Required Vendor				
FIRE ALARM SYSTEM INSTALL			X	X				LI Required Vendor				
SPRINKLER DESIGN (COORDINATE WITH MALL SYSTEM)			X	X				LI Required Vendor				
SPRINKLER INSTALLATION (COORDINATE W/ MALL)			X	X				LI Required Vendor				
SMOKE DETECTION			X	X								
DESCRIPTION												
* Items in Bold have been updated												

MANGO at Corte Madera
Schedule: 01.13.2025
Revised Date: 05.30.2025

No.	Description	Provider	Installer	Model No./Name	Finish	Location	Power GC Provide and Install	Cabling	Termination	Comments
AP-1	WII Cabling	Owner	GC	CA 6A	White	General Cabinets	N/A	(1) Cat 6A	4 length	* Note 2. Each a home run to the rack
AP-10	Cable Tester	Owner	GC	CA 6A	White	General Cabinets	N/A	(1) Cat 6A	4 length	* Note 2. Each a home run to the rack
QD-1	Switching Power	GC	GC	CA 6A	White	General Cabinets	N/A	(1) Duplex	4 length	Redundant breaker
QD-2	Switching Power	GC	GC	CA 6A	White	General Cabinets	N/A	(1) Duplex	4 length	* Note 2. Provide manual junction box.
EQ-02	IT Control Relay	Owner	GC	ITR 3200 Series	Black	Box of Home H Rack	(1) Duplex	4 length	4 length	* Note 2. Provide and install relay. Relay to shut in store music off when Fire alarm or building alarm is activated. Coordinate with IT.
EQ-23	Amplifier	Owner	GC	ALMA24	IT Rack					Ampl, Mono Head, and speaker module to be installed together in a single shelf
EQ-03	Outlet	Owner	Owner		IT Rack					Owner provide and install
EQ-08	Low Voltage Jack	Owner	Owner	IT Rack						GC to coordinate fire install of all lines, including ASES, lines in rack.
Q-17	Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-18	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-19	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-20	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-21	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-22	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-23	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-24	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-25	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-26	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-27	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-28	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-29	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-30	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-31	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-32	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-33	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-34	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-35	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-36	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-37	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-38	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-39	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-40	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-41	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-42	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-43	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-44	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-45	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-46	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-47	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-48	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-49	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-50	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-51	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-52	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-53	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-54	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-55	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-56	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-57	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-58	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-59	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-60	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-61	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-62	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-63	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-64	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-65	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-66	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-67	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-68	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-69	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-70	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-71	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-72	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-73	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-74	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-75	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-76	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-77	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-78	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-79	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-80	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-81	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-82	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-83	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-84	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-85	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-86	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-87	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-88	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-89	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-90	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-91	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-92	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-93	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-94	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-95	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-96	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-97	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-98	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-99	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP
Q-100	Security Camera	Owner	Owner	IT Rack						* Note 2. 2MP Vertical IP

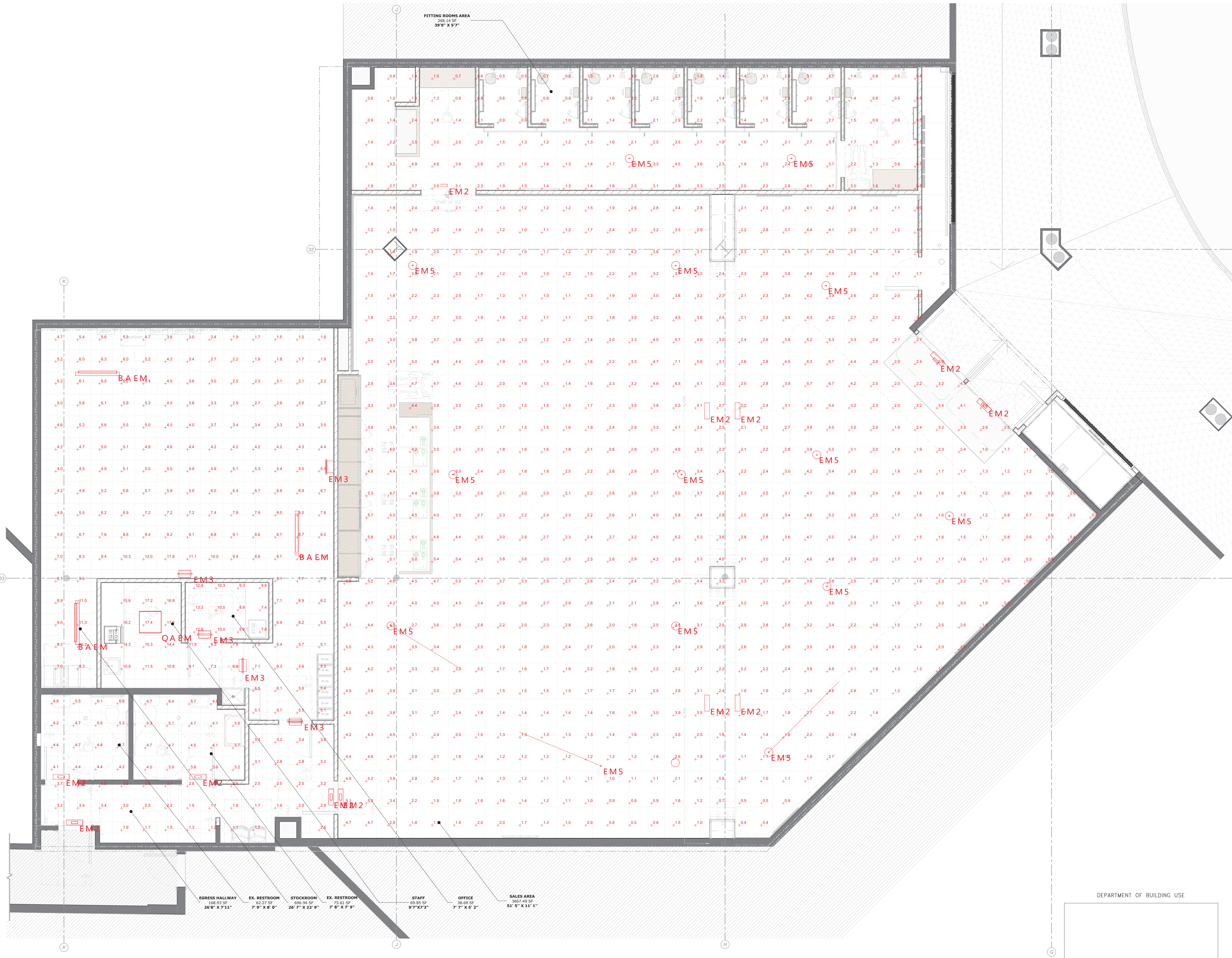
2	B equipment is owner provided and installed unless otherwise noted	6	Alarm Wiring (provided and installed by GC in conduit)
2	IT rack and location of D-mark, (all data lines) must be at same location. GC to ensure that all equipment is coordinated accordingly, and to note architect if locations are not compatible.	6	Conduit 18 AWG Type CMP/PLP
3	CA 6A Low Voltage Lines All CA 6A wiring is owner provided and GC installed. All low voltage connections / joints where punched down or not are to be properly abled to CA 6A wiring and if lines to be tested by GC, test prior with results to be provided to GC to leave min 4" of cabling at each end for final fire connection	7	All wiring to be plenum rated All speaker wiring to be provided and installed by GC All speaker wire to be Plenum rated, Oxygen-free, copper (OFC) conductors. All high-voltage wire to be bored through top of rack, leave 4" or lead for installers
4	IT data and power lines to cash counter to be installed in separate conduits, below finish	7	Speakers Non-Wooden All sub-wiring wiring to be provided and installed by GC All wire to be Plenum rated, Oxygen-free, copper (OFC) conductors. Each sub-wire requires a 4" (3" if used) x 1/2" access panel. GC may relocate sub-wire to an access location
5	Owner Vendor provide and install. All rough installations by GC. Dedicated power panel, (by GC) required of control. Control and cash board must always be accessible. GC to provide rated access panel - min GC to install 3/4" EMT from controls to cash board. GC coordinate with antenna vendor all work early in the projects. GC to coordinate and provide all necessary power for Sensimatic. GC to install CA 6A line GC to cut for rack as required for antenna necessary. Provide min 12" EMT below finish level 1" tray, cut through and patch floor as required for antenna installation. Provide min 12" EMT below finish level	7	Non-Wooden All sub-wiring wiring to be provided and installed by GC All wire to be Plenum rated, Oxygen-free, copper (OFC) conductors. Each sub-wire requires a 4" (3" if used) x 1/2" access panel. GC may relocate sub-wire to an access location Care to be taken at storefront - Landlord Local Control Area Security equipment to be installed such that it can not be visible from the common area. All signage is Owner provided, GC installed, unless noted. GC to provide showings for all signage drawings for landlord, architect, and Mango Approval. Shop drawings all signage that needs to be permitted to be installed by GC. Mango signage to be modified by GC as required to ensure compliance GC to provide shop drawings for all signage drawings for landlord, architect, and Mango Approval. Shop drawings all signage that needs to be permitted to be installed by GC. Mango signage to be modified by GC as required to ensure compliance GC to provide shop drawings for all signage drawings for landlord, architect, and Mango Approval. Shop drawings all signage that needs to be permitted to be installed by GC. Mango signage to be modified by GC as required to ensure compliance
5A	GC to cut for rack as required for antenna necessary. Provide min 12" EMT below finish level 1" tray, cut through and patch floor as required for antenna installation. Provide min 12" EMT below finish level	7	Non-Wooden All sub-wiring wiring to be provided and installed by GC All wire to be Plenum rated, Oxygen-free, copper (OFC) conductors. Each sub-wire requires a 4" (3" if used) x 1/2" access panel. GC may relocate sub-wire to an access location Care to be taken at storefront - Landlord Local Control Area Security equipment to be installed such that it can not be visible from the common area. All signage is Owner provided, GC installed, unless noted. GC to provide showings for all signage drawings for landlord, architect, and Mango Approval. Shop drawings all signage that needs to be permitted to be installed by GC. Mango signage to be modified by GC as required to ensure compliance GC to provide shop drawings for all signage drawings for landlord, architect, and Mango Approval. Shop drawings all signage that needs to be permitted to be installed by GC. Mango signage to be modified by GC as required to ensure compliance
5B	Wiring to be concealed inside entry aluminum frames. Frames to be drilled accordingly.	7	Non-Wooden All sub-wiring wiring to be provided and installed by GC All wire to be Plenum rated, Oxygen-free, copper (OFC) conductors. Each sub-wire requires a 4" (3" if used) x 1/2" access panel. GC may relocate sub-wire to an access location Care to be taken at storefront - Landlord Local Control Area Security equipment to be installed such that it can not be visible from the common area. All signage is Owner provided, GC installed, unless noted. GC to provide showings for all signage drawings for landlord, architect, and Mango Approval. Shop drawings all signage that needs to be permitted to be installed by GC. Mango signage to be modified by GC as required to ensure compliance GC to provide shop drawings for all signage drawings for landlord, architect, and Mango Approval. Shop drawings all signage that needs to be permitted to be installed by GC. Mango signage to be modified by GC as required to ensure compliance

2 Equipment Schedule

MANGO at Corte Madera
Schedule: 01.13.2025
Revised Date: 05.30.2025

Num/Item Name	Provide/Install	Stock/Model	Finish	Detail	Location	Remarks/Contact
Exterior Finishes						
EX-G Existing Glass	Exsist	GC	N/A	Exsist	General	Existing to remain. GC to protect and repair as necessary
EX-GL Existing Glass	Exsist	GC	Existing	Existing	Storefront	Existing to remain. GC to protect and repair as necessary
EX-GT Existing Glazette	Exsist	GC	to match existing	Black / Satin	Storefront	GC to repair damage areas. All visible parts / components to be electrochromic coated.
EX-GLT Existing Glass	Exsist	GC	to match existing	Black / Satin	Entry	Entry
Base Finishes						
B-2 Aluminum Base Molding	GC	GC	1/8" Thick, Surface mounted	Satin	3/A-005	Hollowout Power counter to match adjacent / surrounding finish. At radii, base molding to be custom ordered.
B-5 Wood Base Molding	GC	GC	1/2" Thick w/ 4 Painted	Satin	3/A-005	Shop ordered
B-10 Oak Base Molding	Mango	Mango	Match W-15 AND W-10 Finish	Satin	3/A-005	Fitting Room / Retail
B-40 Vinyl Base Molding	GC	GC	Subsistence 4" vinyl Base	Black	3/A-005	Back of store to match existing. Surface to match
Floor Finishes						
F-1 Vinyl Tiles	GC	GC	Ultra Grey Roll Mat	Black	5-004	Entry Vestibule
F-LVT Vinyl Tiles	GC	GC	Armstrong Exolon Imperial	Polar White	12 x 12	Back of House
F-Ceramic Floor Tiles	Mango	Mango	Match by Inako (1/8" grout joints)	White	39" x 39"	Retail
F-Tile Grout	GC	GC	Match Keracolor II Unstained Grout	To Match		Back of House
Partitions						
P-18 Partition Panels	GC	GC	NCS 51002V / Benjamin Moore 968 Duke	Flat	Exterior Grade	Callings (exterior)
P-3 Partition	GC	GC	NCS 51002V / Benjamin Moore 968 Duke	Flat	Exterior Grade	Callings (exterior)
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P-3 Partition	GC	GC	NCS 51002V / Benjamin Moore 968 Duke	Flat	Exterior Grade	Callings (exterior)
P-3 Partition	GC	GC	NCS 51002V / Benjamin Moore			

Finish Schedule

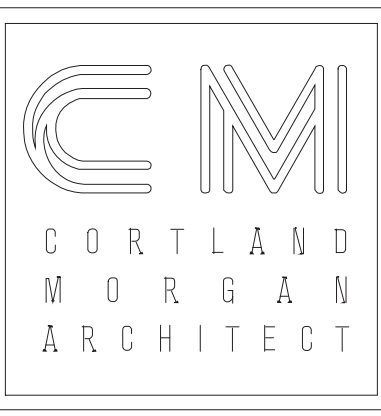


DATE: 04.09.25

JOB NO: 2486

DRAWN: Staff

CHECKED: CM



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ARLINGTON, TX 76012
PH: (817) 635-5696
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MANGO AT CORTE MADERA
THE VILLAGE AT CORTE MADERA CENTER
1602 REDWOOD HIGHWAY, SPACE #D039
CORTE MADERA/CA/94925

CORTLAND MORGAN

REVISIONS

- 01.13.2025 LL Issue
- 02.03.2025 LL Issue #2
- 03.18.2025 LL Issue #3
- 04.03.2025 Permit Issue
- 04.09.2025 Bid Issue
- 05.30.2025 Revision 1

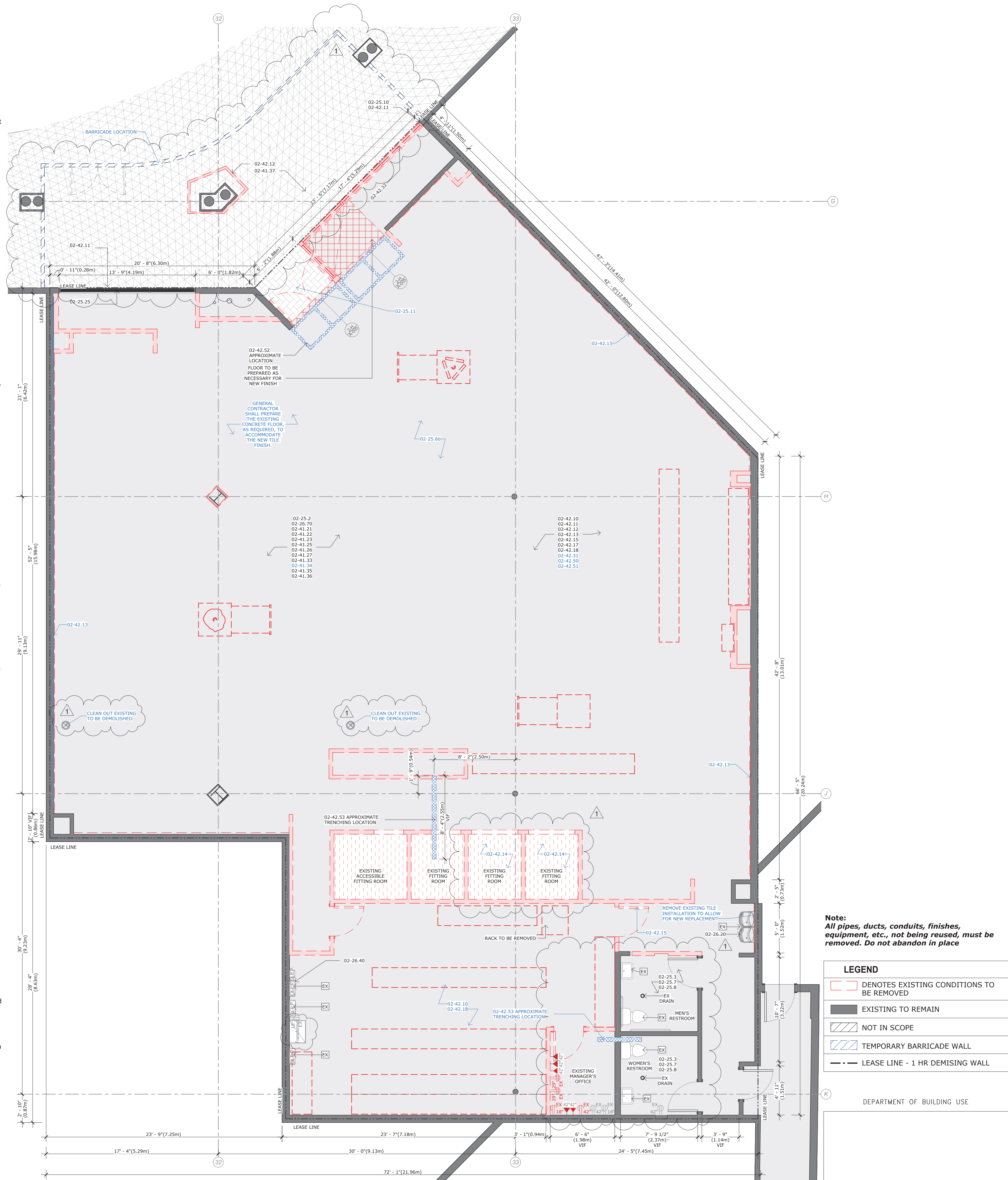
Photometrics

SHEET NUMBER

A-092

- 02 EXISTING CONDITIONS
- 02-25 Existing to remain.
- 02-25.1 All notes are applicable to the overall project unless specifically noted.
- 02-25.2 GC to protect common areas during construction.
- 02-25.3 Existing toilet rooms to remain.
- a. Wet areas to remain as is.
- b. Fixtures to be brought to like new conditions.
- c. Accessories to be replaced for new.
- d. Ensure fixtures and accessories are in compliance. Replace and or relocate as necessary to meet compliance per drawing a-003.
- e. GC to provide plumbing (fixture and all lines) inspection report indicating current condition provided by plumber.
- f. Where FRP panel exist. GC to replace for new. Wall to be repaired as necessary.
- g. Where tiles exist, GC to regROUT, repair / replace damaged tiles and resael.
- h. GC to perform waterproof test of existing floor. Test to be coordinated with LL.
- 02-25.4 Existing gypsum ceiling to remain.
- a. GC to repair all damaged areas.
- b. GC to patch and repair where fixtures, diffusers and miscellaneous items are being removed.
- c. New and existing ceiling to be brought to a level 4 finish.
- 02-25.6 Existing floors to remain: Provide floor protection during the entirety of project.
- a. Wood Floor:
- Any and all repair work to match color, alignment, pattern and design to existing. GC to infill fin floor sub-base as necessary to ensure top alignment to existing floor. GC to provide min 3 samples of finish floor including existing and new. Floor running in opposite direction to main floor to be removed. Sub surface to be repaired to accept new floor to ensure alignment with remaining floor.
- b. Existing Concrete floor to remain.
- Holes/damage/cracks to be repaired to like new condition. Repair to match and align with existing.
- The floor is to be completely cleaned, sealed and buffed before turn over.
- c. Existing tile remain.
- Holes/damage/cracks to be repaired to like new condition. Repair to match and align with existing.
- The floor is to be completely cleaned and resealed.
- 02-25.7 Existing doors and door frames to remain.
- a. All exterior doors to remain.
- b. Exterior hall trim and casing to be protected during construction, cleaned, and repaired for new paint.
- c. Door hardware to be replaced for new.
- 02-25.8 Existing wall to remain.
- a. All fixtures and accessories have to be stripped from finish wall.
- b. Wall to be repaired like new.
- c. Where new plumbing, electrical, or data lines are being installed framing to be modified as required.
- Gypsum to be removed and repaired as necessary.
- Repaired / modified surfaces to be brought to like new condition to align and match surrounding surfaces, unless noted.
- Provide blocking inside wall as necessary to support new equipment / millwork, etc. Framing to be modified as necessary to accommodate new lines / equipment.
- d. Existing gypsum to be patched and repaired to match surrounding finish levels. At storage provide level 3
- At retail provide finish level as required by finish applied.
- 02-25.9 Existing exterior walls to remain.
- Existing natural pier to remain.
- 02-25.10 a. Pier to be brought to like new condition.
- b. Coordinate with LL required finishes.
- 02-25.11 Existing mail tile to be repaired.
- a. GC to comply with mail regulations.
- b. Mail finish to meet retail floor finish per mail requirements.
- 02-25.25 Existing storefront glazing.
- a. Existing glass to remain.
- b. Scratched glass panels to be repolished / replaced.
- c. GC to protect during construction.
- 02-25.26 Existing storefront frame to remain.
- a. Damaged break metal to be replaced for new.
- b. Window frames to be brought to like new condition. Repair / replace as necessary.
- 02-26 Existing equipment to remain.
- 02-26.08 Existing doors to be re-used
- a. Roll up doors.
- Roll up motor and track may be re-used if in like new condition.
- Roll up gate to be replaced.
- b. Hinged doors.
- Existing Drinking Fountains to remain.
- 02-26.20 a. Fountains to be brought to like new condition.
- Existing Mop Sink to remain.
- 02-26.22 a. Mop sink to be brought to like new condition.
- b. Ensure that FRP panel is installed to 48" above fin floor.
- 02-26.30 Existing HVAC
- a. Unit(s) to remain. Service existing HVAC units to bring it up to like new condition.
- b. GC to provide HVAC Unit (fixture and all lines) inspection report indicating current condition provided by mechanical sub-contractor.
- c. GC to balance system and to provide balancing report.
- d. All electrical lines to be re-used.
- e. All plumbing lines to be re-used.
- f. All main duct trunk lines that remain are to be cleaned.
- Secondary distribution duct lines to be modified and to be properly cleaned. GC to coordinate any new locations and distribution per MEP drawings.
- g. All ducts to be replaced.
- h. All remaining penetrations to be properly finished to match and align surrounding finishes, including proper waterproofing and firestopping.
- Existing thermostats and thermostat sensors to be replaced for new, and to be relocated as required to accommodate new design. Final location to be field verified with architects.
- 02-26.31 Existing HVAC diffusers
- a. Diffusers to be replaced for new.
- b. Supply and branch line to be modified as necessary.
- c. Cut sheets of replacement to be provided to architect for approval.
- d. Duct collars are to be modified as necessary to accommodate new round diffusers. System to be rebalanced and report to be submitted for approval.
- 02-26.32 Existing main duct work to remain.
- a. Ductwork to be cleaned inside and outside.
- b. Where ductwork is exposed - to be repainted.
- c. Ductwork to be modified when in conflict with intended design.
- Secondary ductwork distribution to be replaced as necessary to accommodate new
- 02-26.33 diffusers.
- 02-26.40 Existing electrical
- a. Existing electrical panel (s) to remain if code compliant. GC to confirm that the existing panel complies with current building code and that it can be re-used.
- b. GC to provide a certified report of existing electrical panel and services.
- c. Contractor shall remove all existing electrical power and data to main panel, complete with all related conduits, wire, junction box and/or fittings, typ.
- d. All lighting to be removed complete with any fittings and blocking. Branch wiring to be removed back to its source.
- e. Branch wiring may be used if it meets current codes and standards.
- Existing electrical outlets.
- 02-26.41 a. If outlet / switch / device is not required or needed. GC to remove completely and patch surface to like new condition.
- b. Where outlet / switch / device is to remain. GC to replace devices for new - finishes to match surrounding finish and cover plate to be screwless type.
- Existing light fixtures to be re-used
- 02-26.45 Damaged fixtures to be replaced.
- a. All fixtures to be re-lamped to ensure light color consistency
- b. Provide 3500 K lamps.
- c. Rewire / re-circuit light as necessary.
- d. Existing Sprinklers to remain.
- 02-26.50 a. The height of sprinkler head will determine height of finish ceiling unless noted. GC to confirm sprinkler finish height with architect. When sprinkler heads remain the design intent is maintaining the height of all devices and ceilings.
- b. Sprinkler caps/trim to be replaced for new. Finish of sprinkler cap to match adjacent finishes.
- 02-26.70 Existing equipment
- a. Any existing equipment or component in or pertaining to the premises that is being abandoned must be demolished completely and properly removed from premises.
- b. All roof mounted equipment above the leased premises not to be re-used must be removed by tenant GC at tenant expense. Roof must be properly patched by mail required roofer. Roof curbs must be removed, and roof patched - do not cap. Coordinate all work with mail operations director.

- DEMOLITION
- 02-41.21 Site protection:
- a. Polyethylene sheeting 6 mil. Thick or greater and/or duct-taped during demolition to prevent dust from infiltrating building systems, corridors, and stairs.
- b. GC must maintain life safety and egress requirements during demolition and the fit-out.
- c. No floor or wall may be overloaded during the fit-out or demolition work. All removed debris, delivered material or tools must be distributed as not to exceed the prescribed floor dead load.
- d. Contractor to confirm exact location of main building rises. Building rises that are being relocated must be coordinated with the building engineer. Prior to commencement of demolition GC is to make adequate probes to walls and ceiling being demolished to ensure that concealed building risers, conduits, and services will not be damage or cause damage.
- e. The contractor must control dust and noise to the maximum extent possible during the demolition and construction within the space and must fully adhere to the requirements of the building's management regarding work within the space and other building areas where access is necessary to perform the work within the space.
- f. Excessive noise-creating tools and methods should be coordinated with the building owner.
- g. Chopping hammers, hammer drills, and other pneumatic tools require special approval from the building management.
- h. All duct work that remains to be covered during demolition work to prevent migration of dust and noise.
- i. Tenant contractor will repaint and/or repair Landlord property (neutral piers, bulkhead, rear corridor, etc.) damaged during tenant improvements.
- 02-41.22 Contractor to provide temporary lighting for fit-out.
- 02-41.23 All devices that remain during construction must be protected from dust/damage, or be removed and reinstalled. Such items shall be cleaned and serviced to ensure their proper function.
- 02-41.25 Fire rateness:
- a. GC to ensure that proper fire rated separation between adjacent buildings and structures is maintained.
- b. The contractor must fire stop any openings in the floors and walls that becomes visible, immediately after demolition. Whether missing or removed, fireproofing and firestopping must be restored at the end of demolition prior to commencement of construction. Construction work may not proceed until inspection and approval of fireproofing and fire-stopping. Where future wall/ceiling, fireproofing and firestopping can be delayed until said work is completed, but wall before framing is to be installed.
- c. Required special fireproofing inspection(s) to be signed off prior to the commencement of any construction work.
- 02-41.26 General Contractors shall field verify all field conditions prior to the start of any construction. Changes and modification to the landlord's approved drawings shall be resubmitted to landlord for re-approval. Any construction completed without landlord approval shall be corrected as approved landlord at tenant's expense.
- 02-41.27 Prior to any work on the concrete slab tenant GC shall verify that work shall not conflict with any existing structural, utility, or other inside/under-slab condition, a ground penetrating radar (GPR) survey is required prior to work commencement (nondestructive verification required.) Any damage or downtime caused by tenant's work shall be repaired and reimbursed at tenant's expense.
- 02-41.33 Any existing equipment or component in or pertaining to the premises that is being abandoned must be demolished completely and properly removed from premises.
- 02-41.34 All above ground utility lines not to be re-used must be removed to point of origin. All under slab utility lines to be cut, capped and sealed per code.
- 02-41.35 All roof mounted equipment above the leased premises not to be re-used must be removed. Roof must be properly patched by mail required roofer. Roof curbs must be removed, and roof patched - do not cap. Coordinate all work with mail operations director.
- 02-41.36 Heating lines and devices.
- a. All abandoned branch lines to be removed and capped at the riser.
- 02-41.37 Temporary barricade
- a. Provided and installed by the General Contractor.
- b. Graphics to be provided and installed by the General Contractor.
- c. Graphics design provided by Mango.
- d. Minimum 3'-6" x 7'-0" door to be provided.
- e. Coordinate with tenant coordinator prior to installation.
- f. Protect landlord common area tile when installing barricade. GC to use 3/4" plywood over 6 mil visqueen where mail tile is present.
- g. Contractor to repair and/or repair landlord property (neutral piers, bulkhead, rear corridor, etc.) Damaged during tenant improvements.
- h. Protect landlord's neutral pier and floor during construction/ removal of the barricade and throughout tenant construction.
- i. Barricade must be kept in good repair. Repair/ replace base, graphics etc as needed. Do not fasten to mail finish material.
- j. Protect Landlord common area tile when installing barricade. GC to use 3/4" plywood over 6 mil visqueen where mail tile is present.
- 02-41.38 Temporary Graphics
- a. GC to provide and install temporary graphics.
- b. Graphic design to be provided by Mango
- 02-42.10 Existing built-in furniture to be removed complete with plinths and all related fitting including power. Remove all built-in cabinetry, shelving, closet accessories, bath accessories, counters, etc. Unless noted otherwise.
- 02-42.11 All trim work to be removed: crowns, casings, base moldings, decorative panels, etc., unless noted otherwise. Existing specialty finishes including wallpaper or textures to be removed completely - remaining gypsum wall to be repaired as necessary.
- 02-42.12 Existing non-load bearing partition to be removed.
- a. GC to confirm that wall is non-load bearing prior to any demolition.
- b. Remove any existing electrical outlets and conduits within wall.
- 02-42.13 Blocking inside walls:
- a. Gypsum/plaster finish to be removed to expose existing framing / rough wall.
- b. Framing to remain and to be repaired as necessary.
- c. GC to install 5/8" fire rated blocking for accessories, ie hang bars, shelves, millwork, and curtains.
- d. Gypsum to be repaired and refinished like new condition.
- 02-42.14 Existing floors to be removed.
- a. Existing finish floor to be removed where noted.
- b. Floor to be removed to solid concrete slab. All mastic, thin set to be removed completely.
- c. Remaining concrete slab to be grinded to ensure a new smooth surface for new finish.
- d. Where partial tile floor is to remain, GC to remove sufficient floor to ensure a level floor, or not to exceed a 1:20 max pitch allowed from mail floor to new floor.
- Existing door, frame, and hardware to be completely removed unless noted otherwise.
- 02-42.17 Contractor shall remove all existing kitchen equipment, complete with all related fittings, cabinets, soffits and devices, plumbing fixtures.
- 02-42.18 Existing shelving including anchoring to be removed. Wall floor to be repaired to like new condition.
- 02-42.19 Existing lighting to be removed.
- a. GC to remove all fixtures / tracks and related components.
- b. Distribution lines to be removed to panel.
- 02-42.20 Existing hard finish to be removed completely.
- a. Framing structure to remain - repair where damaged.
- 02-42.21 Existing HVAC unit
- a. Unit to be removed and properly disposed / recycled.
- b. All electrical lines to be removed to riser.
- c. All plumbing lines to be removed to riser.
- d. All remaining penetrations to be properly finish to match and align surrounding finishes, including proper waterproofing and firestopping.
- e. GC to evaluate and recommend if any of the systems may be used and brought to like new condition.
- 02-42.30 Existing ceiling to be removed.
- a. Existing finishes and devices to be removed completely.
- b. All related framing to be removed.
- 02-42.31 Life safety devices
- a. Life safety devices that remain during demolition work must be removed at prior to completion of fit-out.
- 02-42.32 Existing storefront to be removed.
- a. All mullions and glass to be removed.
- b. All fasteners to be removed.
- 02-42.50 Slab on grade: tenant's general contractor shall advise the operation team prior to any slab modifications or removal. Tenant GC shall verify that work shall not conflict with any existing structural, utility, or other under-slab condition. (nondestructive verification maybe required.) Any damage or downtime caused by tenant's work shall be repaired and reimbursed at tenant's expense.
- 02-42.51 Elevated slabs: tenant's general contractor shall advise the operations team prior to any slab modification or removal. If any elevated slab is to be modified in anyway (drilled, cored, or penetrated), tenant shall provide stant and certified drawings by a licensed structural engineer certified by the local jurisdiction. All penetrations shall be core bored only. Saw cutting, jack hammering, and trenching is strictly prohibited. All penetrations shall be sleeved, sealed, fire stopped, and waterproofed. The penetration sleeve shall extend a minimum of 4" on either side of the slab and be labeled with the required NFPA rating. Tenant GC shall verify that tenant work shall not conflict with any existing structural, utility, or other under-slab condition. (nondestructive verification maybe required.) Any damage or downtime caused by tenant's work shall be repaired and reimbursed at tenant's expense.
- 02-42.52 Sensomatic slab scribe
- a. Slab to be x-rayed prior to any cutting or scribing.
- b. Scribe to include burial of conduits for low voltage antenna wiring as well as conduit from antenna wiring to in wall or ceiling connections.
- 02-42.53 Exact lay-out / pattern to be coordinated in advance with Sensomatic.
- Slab trenching
- a. Slab to be x-rayed prior to any cutting or trenching.
- b. Trenching to include burial of conduits for low and line voltage.
- c. Exact lay-out to be field coordinated.
- d. Work must be coordinated with LL.
- 02-42.60 Slab Core Drill
- a. Slab to be x-rayed prior to any core drilling.
- b. All works to be coordinated with Land Lord
- c. Low Voltage and line voltage to be in separate conduits.
- d. Size of conduits / core drilling must be coordinated by GC.



2 Demolition Notes

Scale: 12" = 1'-0"

1 Demolition Floor Plan

Scale: 3/16" = 1'-0"

DATE: 04.09.25

JOB NO: 2486

DRAWN: Staff

CHECKED: CM



711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

MANGO AT CORTE MADERA
THE VILLAGE AT CORTE MADERA CENTER
1602 REDWOOD HIGHWAY, SPACE #D039
CORTE MADERA/CA/94925

CORTLAND MORGAN

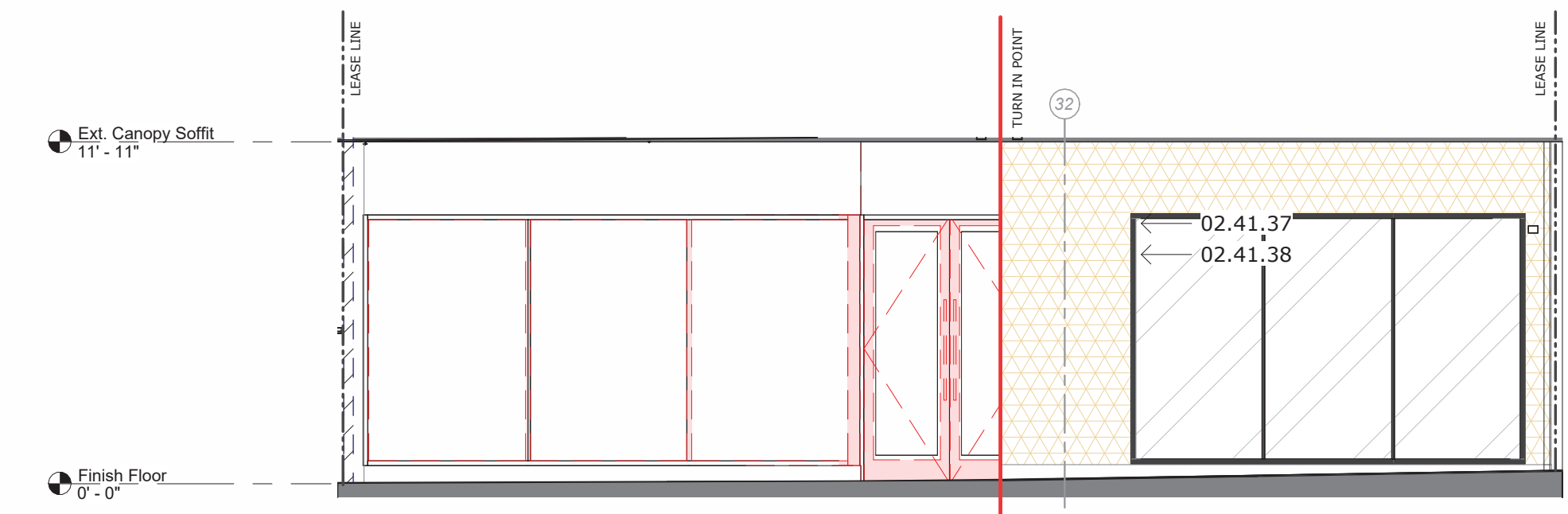
REVISIONS

01.13.2025 LL Issue
02.03.2025 LL Issue #2
03.18.2025 LL Issue #3
04.03.2025 Permit Issue
04.09.2025 Bid Issue
05.30.2025 Revision 1

Demolition Floor
Plan

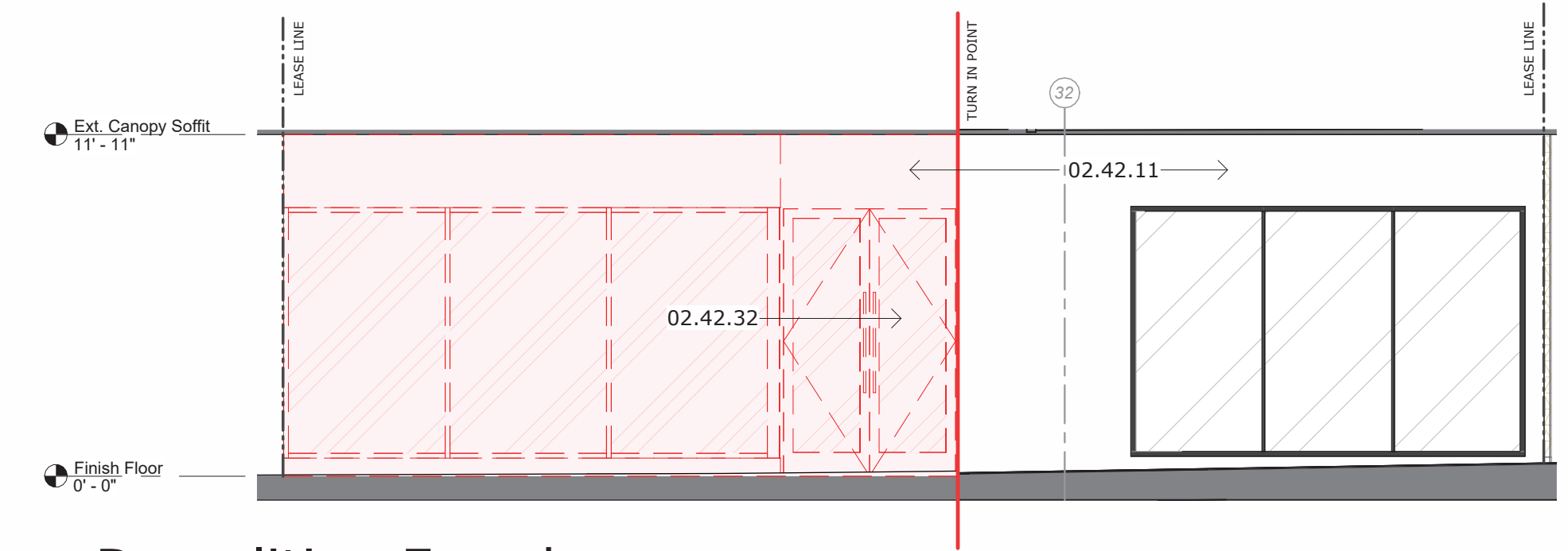
SHEET NUMBER

A-110



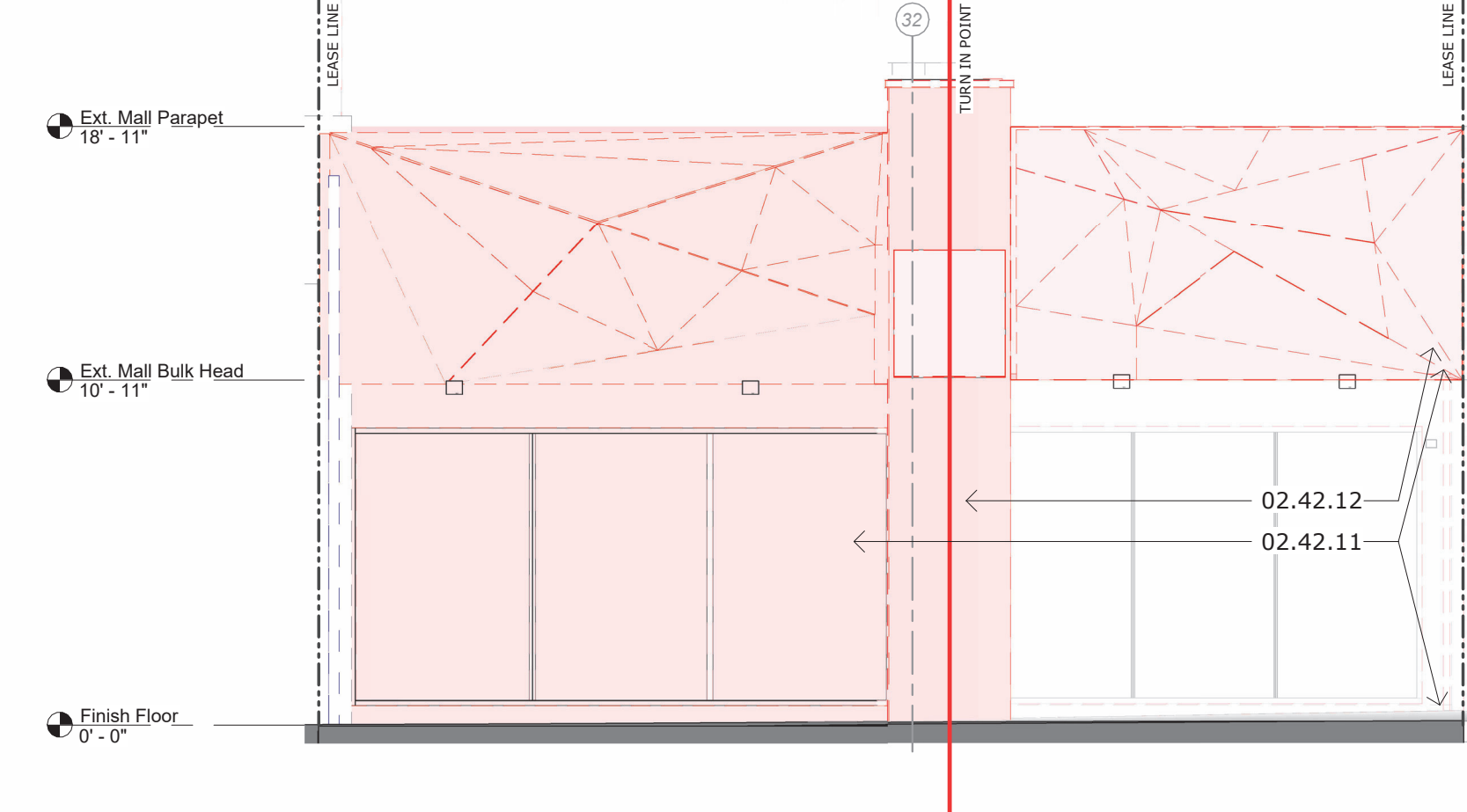
4 Barricade Facade

Scale: 3/16" = 1'-0"



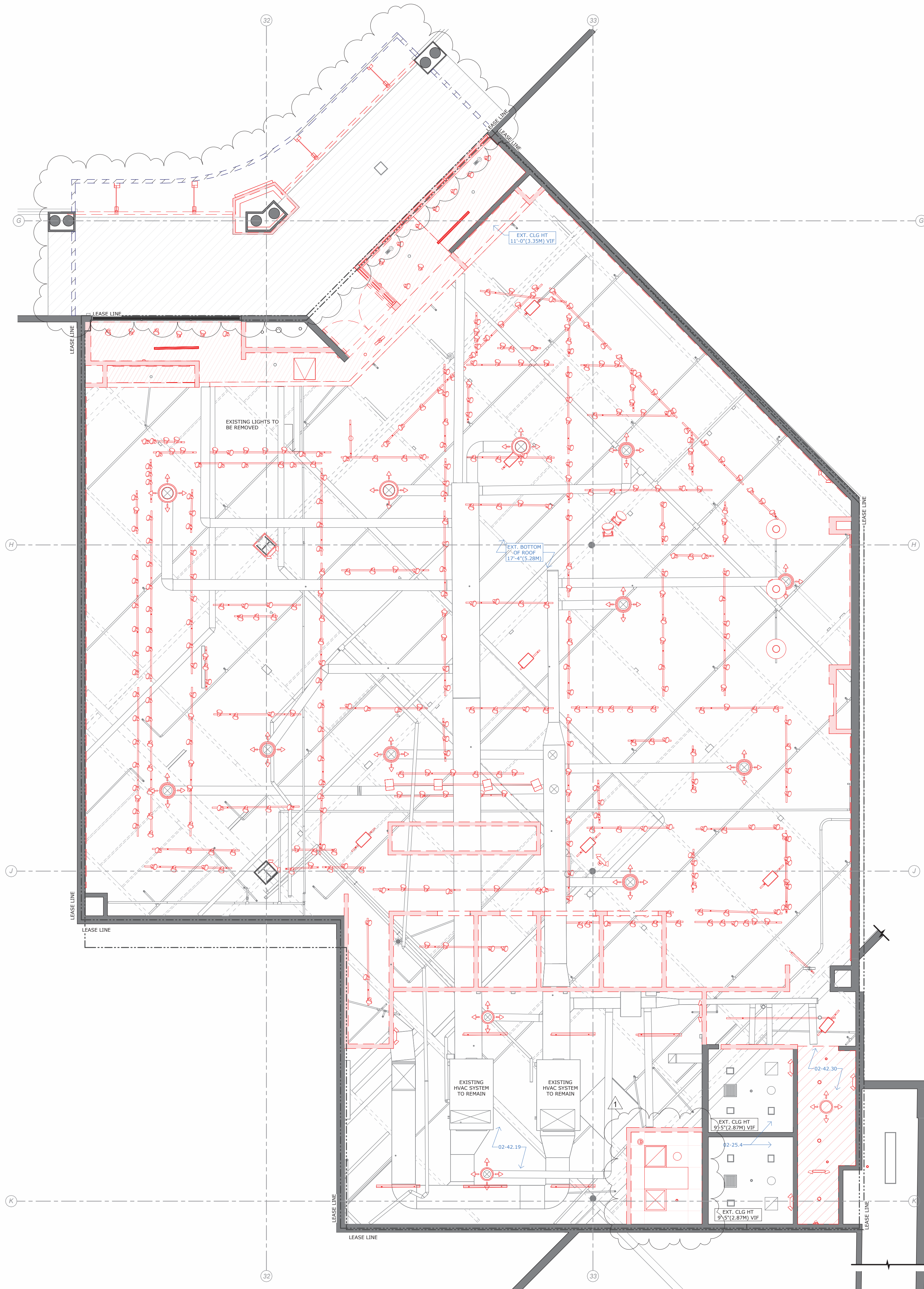
3 Demolition Facade

Scale: 3/16" = 1'-0"



2 Demolition Facade

Scale: 3/16" = 1'-0"



1 Demolition Reflected Ceiling Plan

Scale: 3/16" = 1'-0"

Note:
All pipes, ducts, conduits, finishes, equipment, etc., not being reused, must be removed. Do no abandon in place

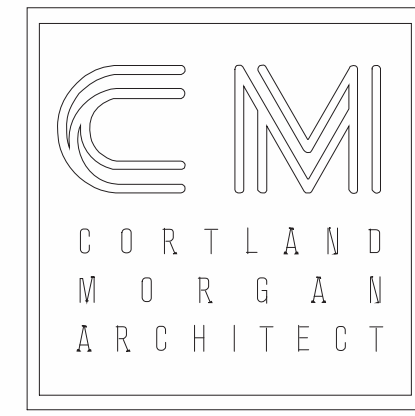
Submittal Matrix	
Issued Date: 10.01.24	Revised Date:
description	Reviewer
Signage	Arch / Owner / LL
Finish carpentry	Arch / Owner
Storefront	Arch / Owner / LL
Doors	Arch / Owner / LL
Shop Windows	Arch / Owner / LL
Reveals	Arch / Owner / LL
Hardware	Arch / Owner / LL
Millwork Shop Drawings	Arch / Owner
Window Display Platform	Arch / Owner
Charging Station	Arch / Owner
Kitchennette Cabinets	Arch / Owner
Office cabinets	Arch / Owner
Frameless Door	Arch / Owner
Access Panels	Arch / Owner
Plumbing Fixtures	Arch / Owner
Doors	Arch / Owner
Door frames	Arch / Owner
Door Hardware	Arch / Owner
Door Casing	Arch / Owner
HVAC	Arch / Owner / LL
HVAC Units	Arch / Owner / LL
Ductwork	Arch / Owner / LL
Diffusers	Arch / Owner / LL
Thermostats	Arch / Owner / LL
Electrical	Arch / Owner
Electrical Panels	Arch / Owner
Lighting controls	Arch / Owner
Timer clocks	Arch / Owner
E lights	Arch / Owner
Back of house lights	Arch / Owner
Low Voltage	Arch / Owner
Spoke Wire	Arch / Owner
Burglar alarm wire	Arch / Owner
Sprinkler Drawings	Arch / Owner / LL
Fire Alarm drawings	Arch / Owner / LL
As Buils	Arch / Owner / LL
Fire Alarm drawings	Arch / Owner / LL
Sprinkler Drawings	Arch / Owner / LL
HVAC Drawings	Arch / Owner / LL

Notes
All Submittals should be sent to the owners and architect no later than 3 weeks from award
GC to indicate time sensitive submittals
Reviewer has 1 week min to review
GC responsible to specify due dates
A submittal must be approved prior to procurement.

LEGEND
DENOTES EXISTING CONDITIONS TO BE REMOVED
EXISTING TO REMAIN
NOT IN SCOPE
TEMPORARY BARRICADE WALL
LEASE LINE - 1 HR DEMISING WALL

DEPARTMENT OF BUILDING USE

DATE: 04.09.25
JOB NO: 2486
DRAWN: Staff
CHECKED: CM



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CORTLAND MORGAN

REVISIONS

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05.30.2025 Revision 1

Demolition
Reflected Ceiling
Plan

SHEET NUMBER

A-111

MANGO at Corte Madera

Schedule: Plumbing Fixture

Issued Date: 03.13.2025

Revised Date: 05.30.2025

Type	Fixture	Manuf	Stock/Model No.	Qty	Finish	Location	Comments
FX-3	Drinking Fountain	Elkay	EZTL8C + LKAPREZL	1	Stainless Steel	Back of House	Notes: 4
FX-4	Utility Sink	Advance Tabco	9-OP-40DF	1	Stainless Steel	Back of House	Notes: 5
	Utility Faucet	Advance Tabco	K240	1	Stainless Steel	Back of House	
	Splash Guard	Advance Tabco	K-288L or R	1	Stainless Steel	Back of House	
FX-5	Toilet Paper Holder	Bobrick	B686	1	Stainless Steel	ADA Rest Room	
FX-6	Towel Dispenser	Bobrick	B369	1	Stainless Steel	ADA Rest Room	
FX-7	18" Grab Bar	Bobrick	B-5806 x 18	1	Stainless Steel	ADA Rest Room	Vertical
	36" Grab Bar	Bobrick	B-5806 x 36	1	Stainless Steel	ADA Rest Room	Back of toilet
	42" Grab Bar	Bobrick	B-5806 x 42	1	Stainless Steel	ADA Rest Room	Side of toilet
FX-9	Toilet seat	Bobrick	ADA	1	White	ADA Rest Room	to match toilet
FX-13	Kitchenette Sink	Elkay	Dayton D11719	1	Stainless Steel	Kitchenette	
FX-14	Kitchenette Faucet	Elkay	s LK 921 SSS	1	Stainless Steel	Kitchenette	
FX-20	Hot Water Heater	Existing	V.I.F.	1		Kitchenette	Notes: 6
FX-22	Diaper Baby Changing Station	Koala Kare	KB300	1	Polypropylene + antimicrobial additive	ADA Rest Room	Color Grey-01

Notes:

1 Contractor shall field verify all existing dimensions and conditions prior to final submittal of catalog cut, purchasing and installation.

2 Plumbing fixtures are gc provided and installed, Unless Noted.

3 GC to replace roughs to accommodate new fixtures

4 Drinking Fountain provided and installed by GC

Provide Elkay Cane Apron at high fountain

Provide necessary wall blocking behind wall

Provide all required plumbing

5 GC to trench or core drill for necessary plumbing

6 GC to provided alternate price to replace existing: AO Smith FICS-20

7 Existing Toilet:

GC to replace toilet seat

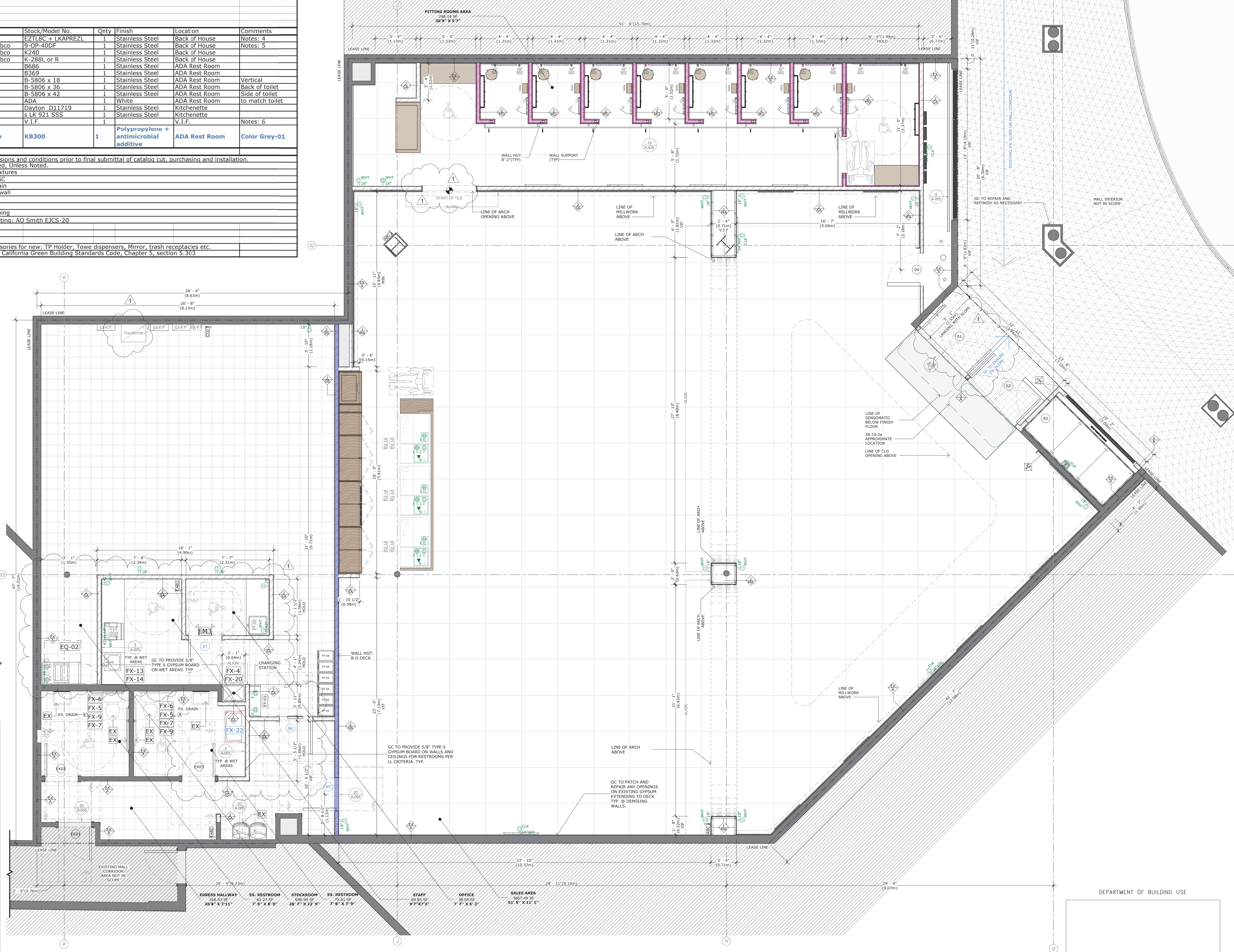
8 Toilet room Accessories

GC to replace existing toilet room accessories for new: TP Holder, Towel dispensers, Mirror, trash receptacles etc.

9 California Only. All fixtures shall comply California Green Building Standards Code, Chapter 5, section 5.30.3

Note:
Existing sewer lines must be inspected using camera imaging, and water jatted to clear any debris before store opens. Report must be provided by GC to ops manager

ARCHITECTURAL	
LEGEND	
	EXISTING TO REMAIN
	NOT IN SCOPE
	NEW PARTITION
	EXISTING 1 HR DEMISING WALL
	LEASE LINE
	WALL TO BOTTOM OF DECK
	WALL TO 8" 2" AFF
POWER AND LOW VOLTAGE	
	POINT OF SALES: -(1) QUADRUPLUX WHITE -(6) DATA LINES (CAT 6A)
	CASH COUNTER: -(1) QUADRUPLUX / WHITE
	POWER: HARD WIRE
	DATA LINE (GC TO LEAVE MIN 6" OF CABLE FOR PUNCH DOWN) CABLE: RJ45 / CAT 6A / PLENUM RATED
	POWER: HARD WIRE - FOR ILLUMINATED MIRRORS



1 Construction, Power & Data Floor Plan
Scale: 1/4" = 1'-0"

DATE: 04.09.25

JOB NO: 2486

DRAWN: Staff

CHECKED: CM

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CORTLAND MORGAN	
REVISIONS	
01.13.2025	LL Issue
02.03.2025	LL Issue #2
03.18.2025	LL Issue #3
04.03.2025	Permit Issue
04.09.2025	Bid Issue
05.30.2025	Revision 1

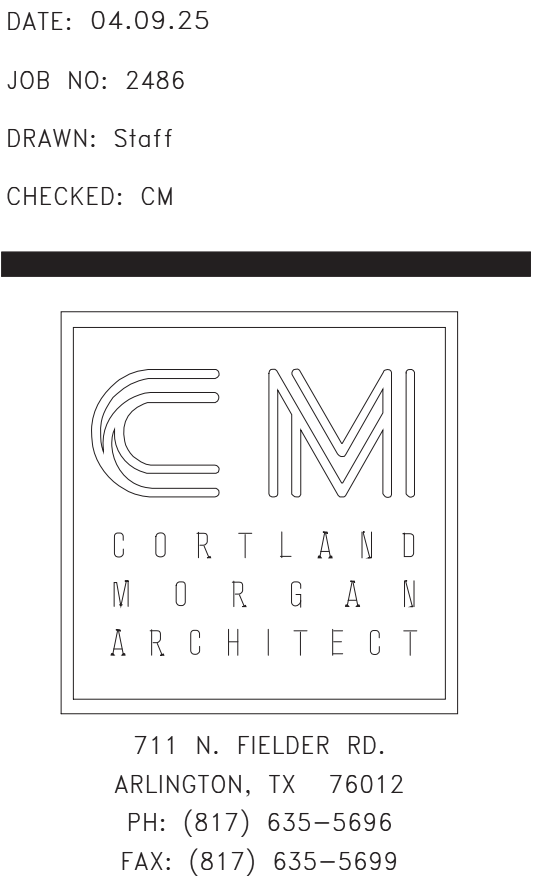
Construction,
Power & Data
Floor Plan

SHEET NUMBER

A-120

NOTE: FOR FINISH SCHEDULE REFER TO
A-090

P-7	T-2
MC-5	WD-15
B-10	T-1
MC-17	WD-10
NCS S 1002-Y	NCS S 0500-N
P-3	B-5
NCS S 1002-Y	MC-12
P-10	
P-4	MT-1



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CORTLAND MORGAN

REVISIONS

2025 LL Issue
2025 LL Issue #2
2025 LL Issue #3
2025 Permit Issue
2025 Bid Issue
2025 Revision 1

Finishes & Furniture Layout Plan

SHEET NUMBER

A-140



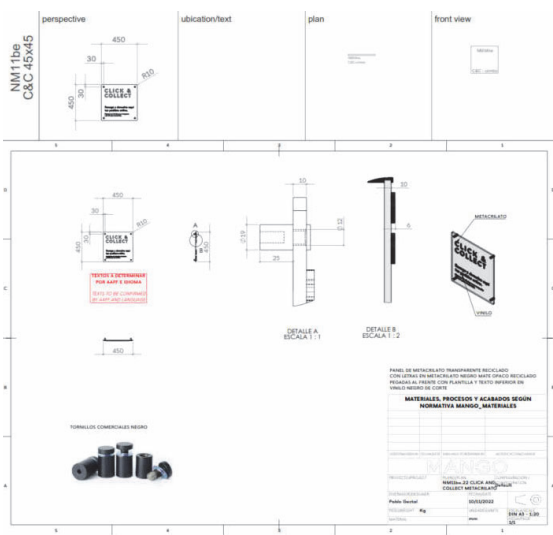
6 EQ-36c:Fitting Room Sign
Scale: N/A



4 EQ-35:Mango Sign Interior
Scale: N/A



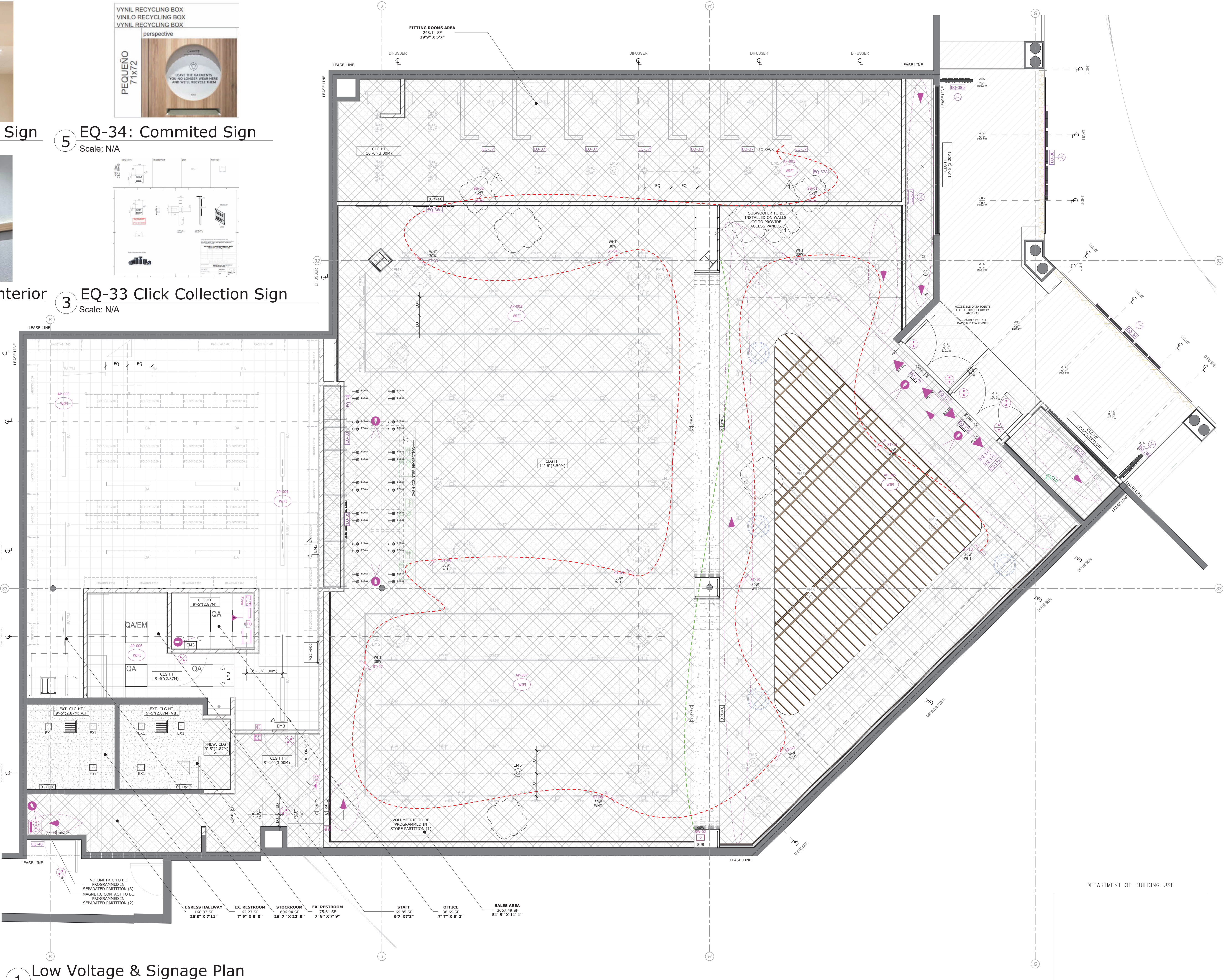
5 EQ-34: Committed Sign
Scale: N/A

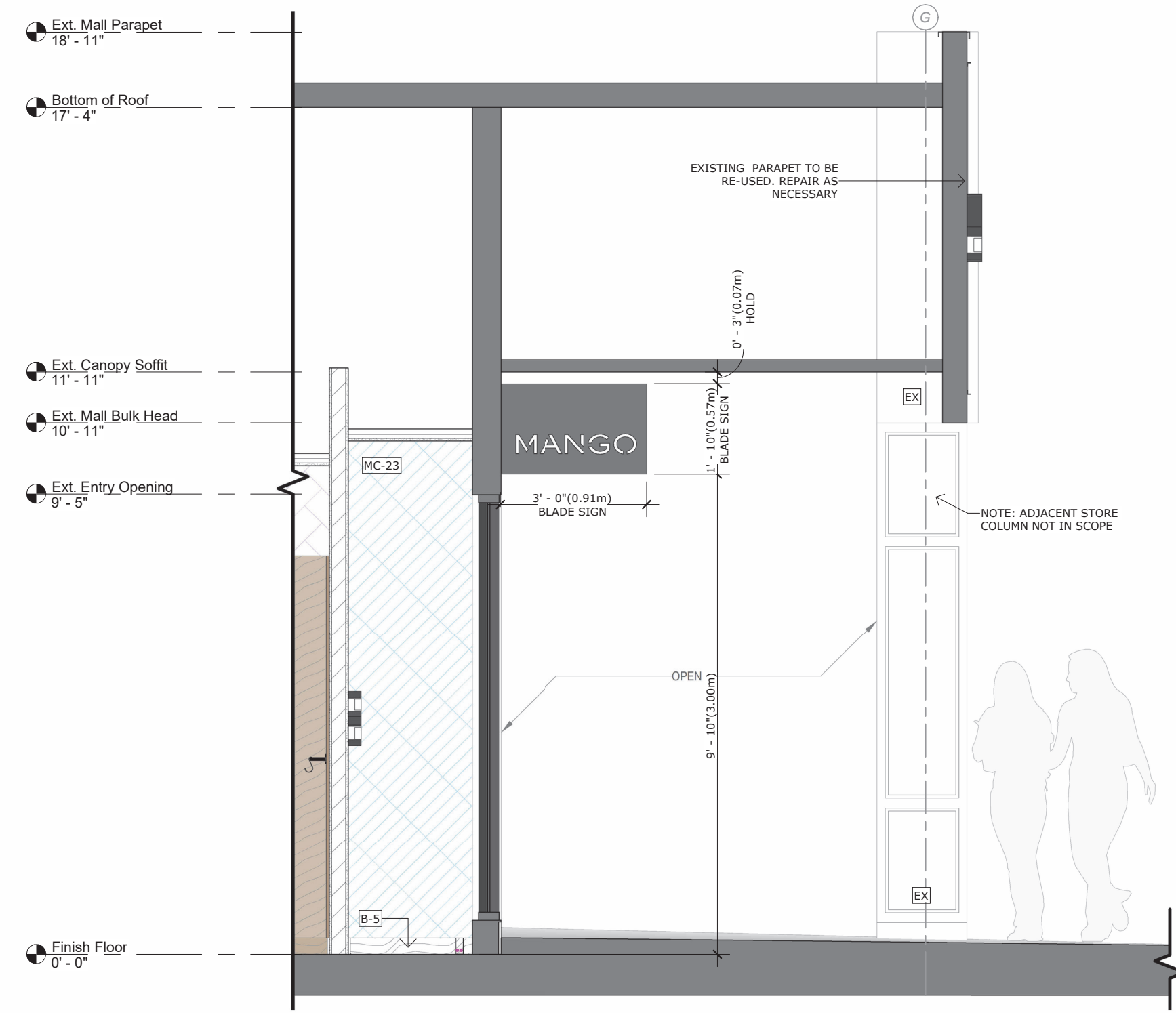


3 EQ-33 Click Collection Sign
Scale: N/A

NOTE: FOR SIGNAGE SCHEDULE REFER TO A-090

LOW VOLTAGE	
LEGEND: REFLECTED CEILING PLAN	
EX	EXISTING DEVICE OR DEVICE POINT TO REMAIN, (BLACK IN COLOR)
WIFI	WIFI ACCESS POINT RETAIL NEW POINT
WIFI	WIFI ACCESS POINT STORAGE NEW POINT
SS-#	SPEAKER WALL MOUNT
ST-#	SPEAKER TRACK MOUNT
SW-#	SPEAKER SUB WOOFER: Provide access panel on wall next to connection point, (Min 8x8)
IT RACK:	(3) QUAD OUTLETS, DATA / INTERNET LINE PROVIDE POWER BETWEEN RACK, POS, CPU AND E-PANEL
CCTV SYSTEM	
EQ-12	CCTV MINI DOMO: Provide CAT 6A home run to rack. At office camera must point to safe box.
EQ-20	CCTV: Provide CAT 6A home run to rack.
EQ-20h	CEILING MOUNT MOTION DET: Wireless
EQ-20i	WALL MOUNT MOTION DET: Wireless
EQ-20j	MAGNETIC CONTACT: Wireless
EQ-20e	DOOR RELEASE: Provide 18/4
EQ-20d	DOOR OPENER BUTTON: Provide 18/4 wire
EQ-20a	CONTROL ACCESS KEYPAD: Provide 18/6 wire
EQ-20b	BURGLAR ALARM KEYPAD: Provide 18/6 wire
EQ-20c	BURGLAR ALARM CONTROL PANEL:Provide 18/4 wire
EQ-20j	BREAK GLASS: Wireless
EQ-20i	SOUNDER / ALARM: Provide 18/4 wire. Must be activated when doors open and deactivated when doors close. It can be disconnected by key
EQ-20g	VIDEO RECORDER+SCREEN: CAT 6A, and 120 V power. Wall-mounted Cabinet
EQ-25	SAFE BOX
EQ-20f	VIDEO RECORDER: CAT 6A, and 120 V power Wall-mounted Cabinet
EQ-20h	DOOR LOCK: Must be lock controlled
EQ-20k	MAGNETIC HOLDER: 120V/device to be connected and coordinated with fire alarm.
EQ-20l	DATA LINE (GC to leave min 6' of cable for punch down) cable: rj45 / cat 6a / plenum rated
1	EACH DEVICE A HOME RUN
2	WIRING: PROVIDE BY GC UNLESS NOTED.
3	GC TO PULL ALL WIRE LINES.
4	EQUIPMENT INSTALL AND ACTIVATED BY VENDOR.
5	PROVIDE DEDICATED POWER OUTLET FOR LOOP SYSTEM IN CEILING CONNECTION BOX OR RACK (STOCKROOM AREA) WITH LAN ELECTRONICS OR LAN SWITCH AND INTERNET ROUTER. WE STRONGLY ADVISE AGAINST LOCATING THESE ELEMENTS UNDER THE COUNTER WITHOUT ANY HOUSING.
6	TWO EXTRA NET CONNECTIONS FOR EACH NEW ELEMENT NEEDING A INTERNET OR LAN CONNECTION LINE FOR EXAMPLE: "WOOD MEDIA MP3" OR SURVEILLANCE CAMERAS. THE LOCATION OF SAID CONNECTIONS WILL DEPEND ON THE LOCATION OF THE ELEMENTS TO BE INSTALLED.
7	PROVISIONAL POINT FOR FUTURE DEVICE.
8	DO NOT INSTALL SPEAKERS IN CORNERS AND END OF LANE. TRY TO PLACE THE LOUDSPEAKER ON THE CABINET IN THE MIDDLE OF A 120 DOUBLE MODULE OR ON THE SIDE OF A 60 CABINET





5 Storefront Section

Scale: 3/8" = 1'-0"



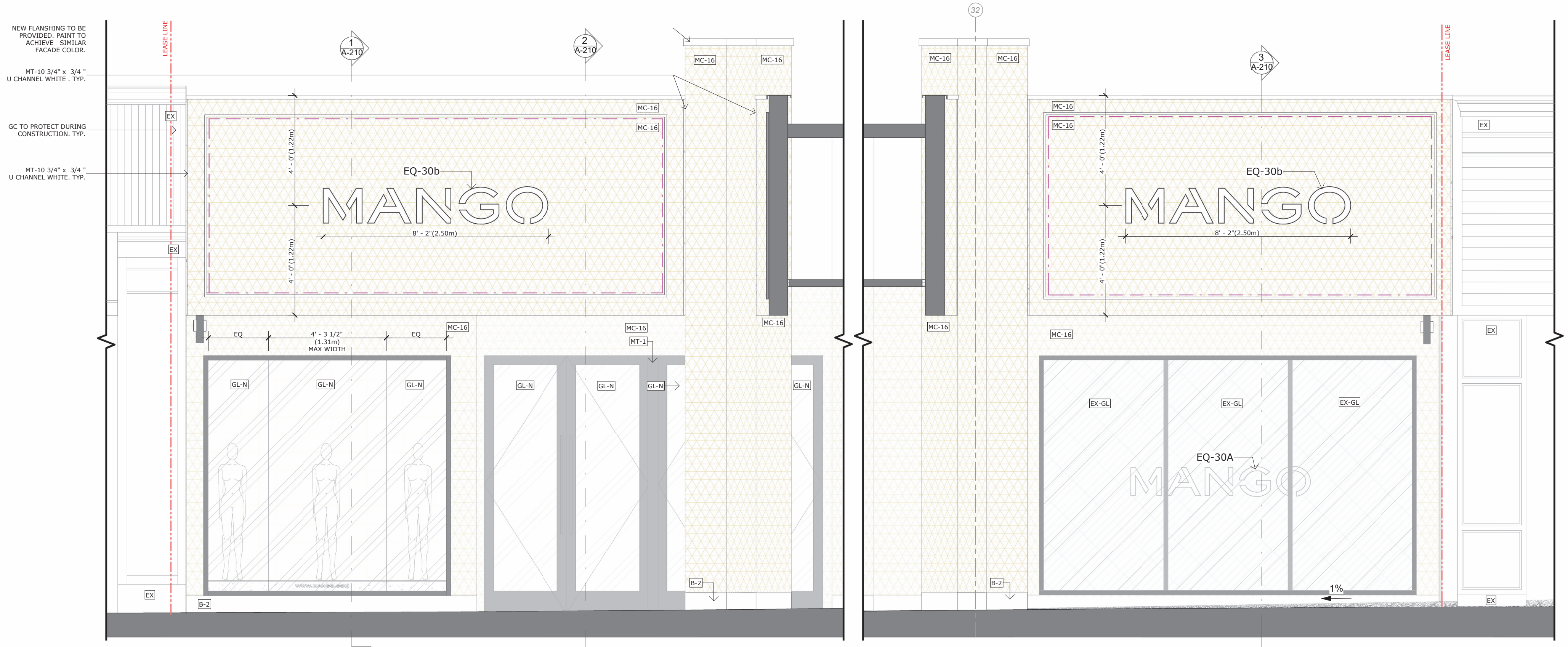
3 Storefront Perspective

Scale:



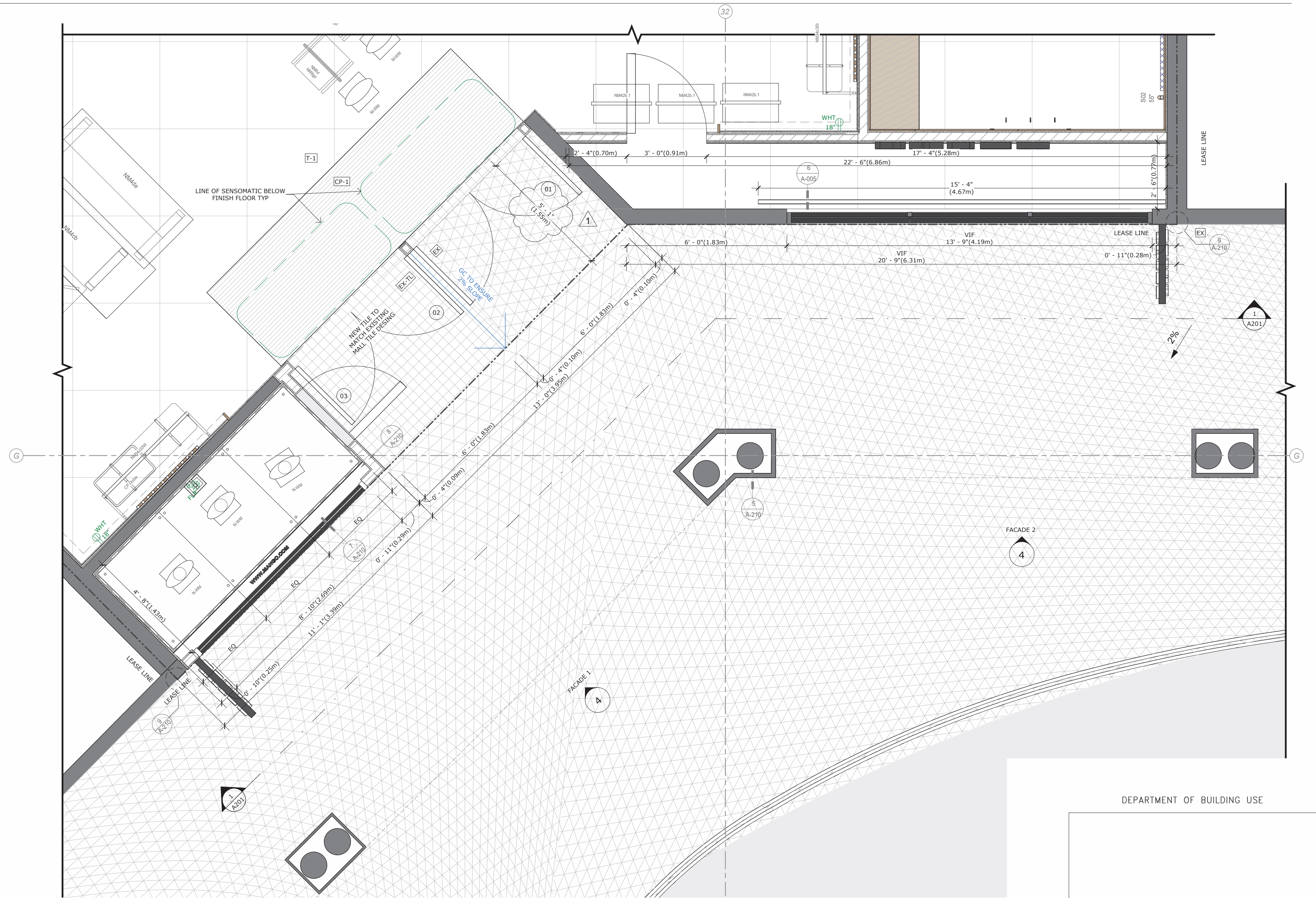
2 Storefront Perspective

Scale:



4 Storefront Elevation

Scale: 3/8" = 1'-0"



1 Storefront Partial Plan

Scale: 3/8" = 1'-0"

DATE: 04.09.25
JOB NO: 2486
DRAWN: Staff
CHECKED: CM



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CORTLAND MORGAN

REVISIONS

01.13.2025 LL Issue
02.03.2025 LL Issue #2
03.18.2025 LL Issue #3
04.03.2025 Permit Issue
04.09.2025 Bid Issue
05.30.2025 Revision 1

Exterior
Storefront Plan,
Elevation &
Details

SHEET NUMBER

A-200

DATE: 04.09.25

JOB NO: 2486

DRAWN: Staff

CHECKED: CM



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04.03.2025 Permit Issue
04.09.2025 Bid Issue

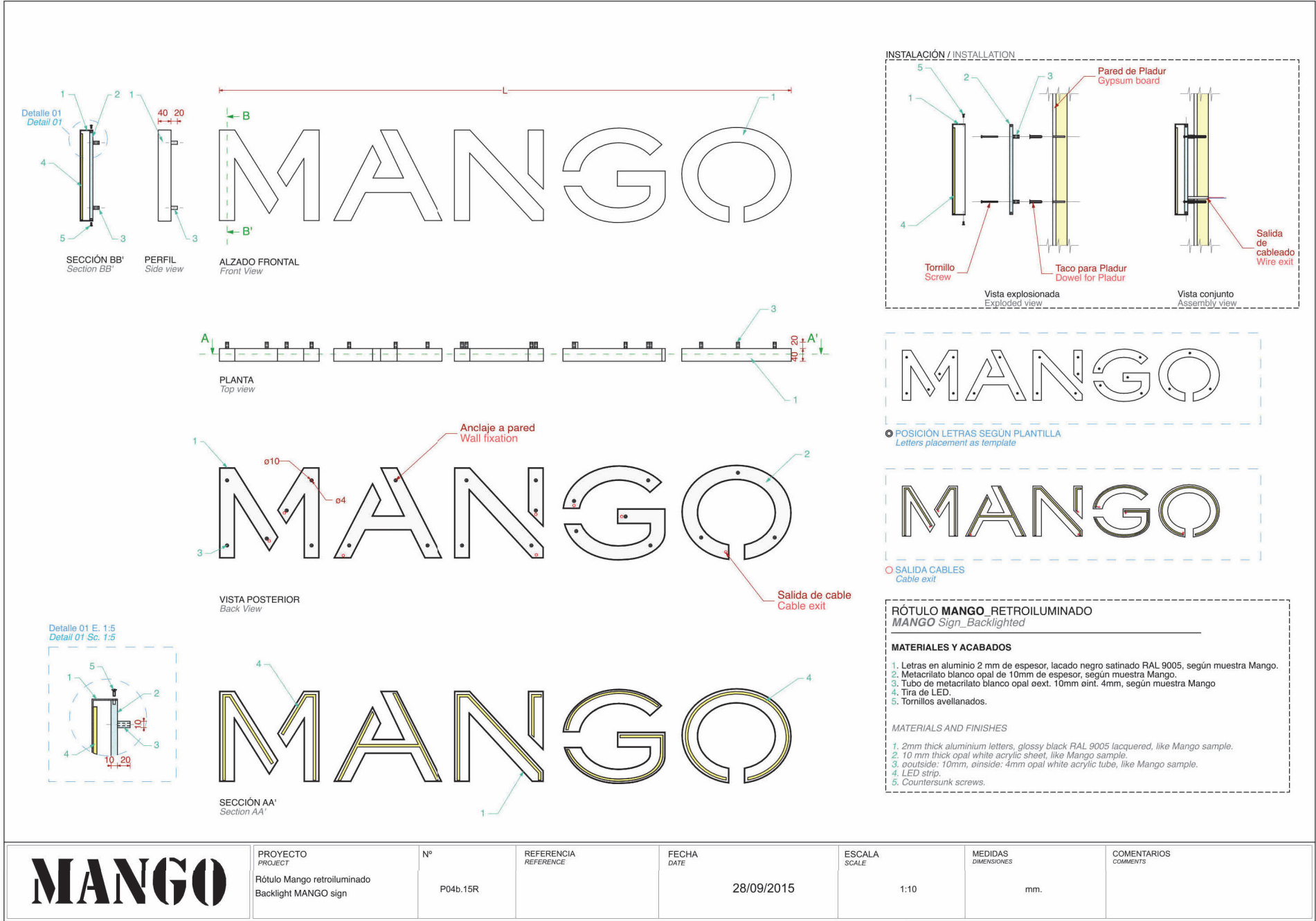
Interior Storefront
Plan, Elevation &
Details

SHEET NUMBER

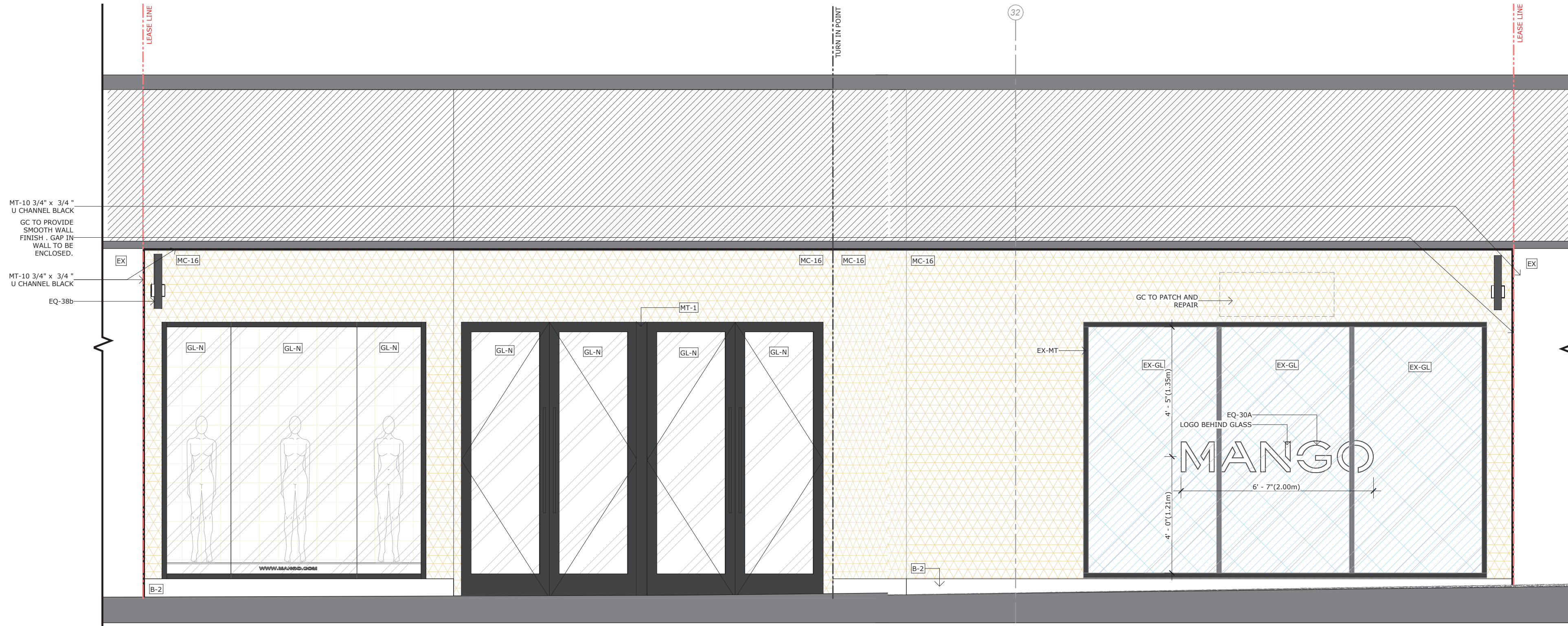
A-201



EQ-30b
Signage Detail (Filed Under Separate Permit)

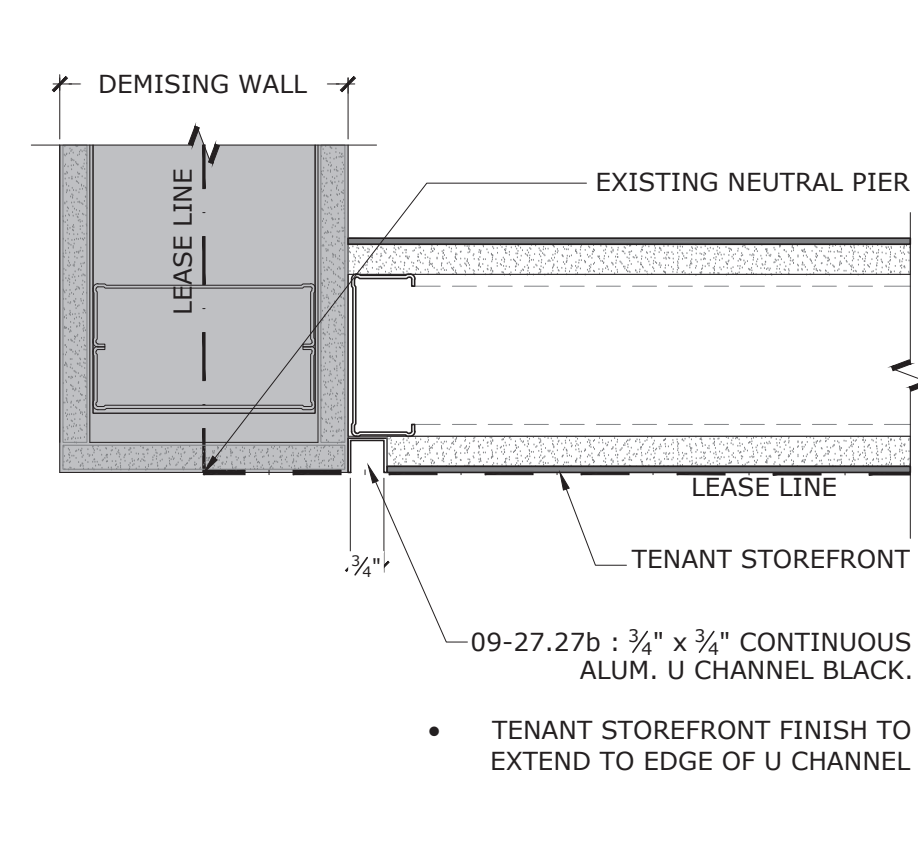


EQ-30a
Signage Detail (Filed Under Separate Permit)

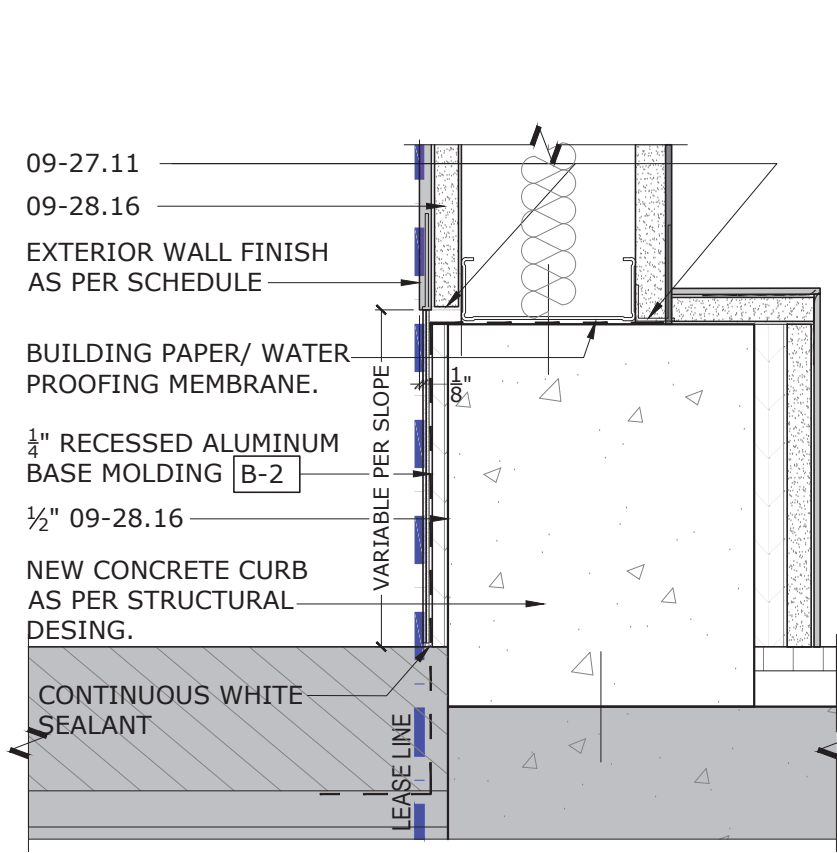


1 Storefront Partial Plan
Scale: 3/8" = 1'-0"

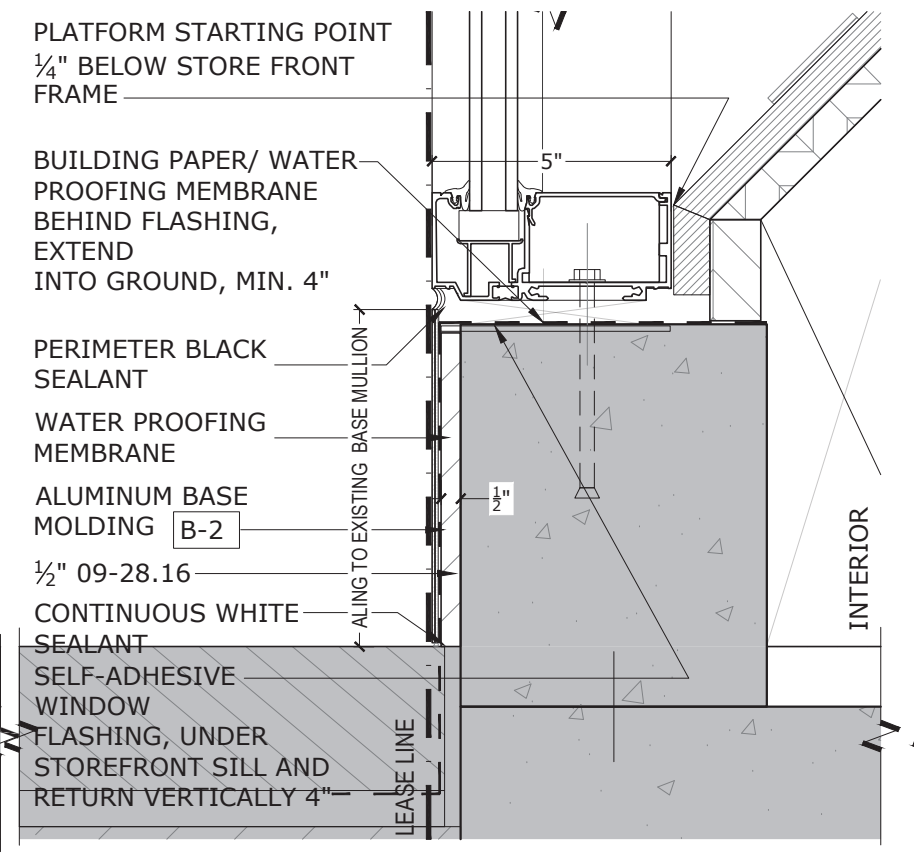
DEPARTMENT OF BUILDING USE



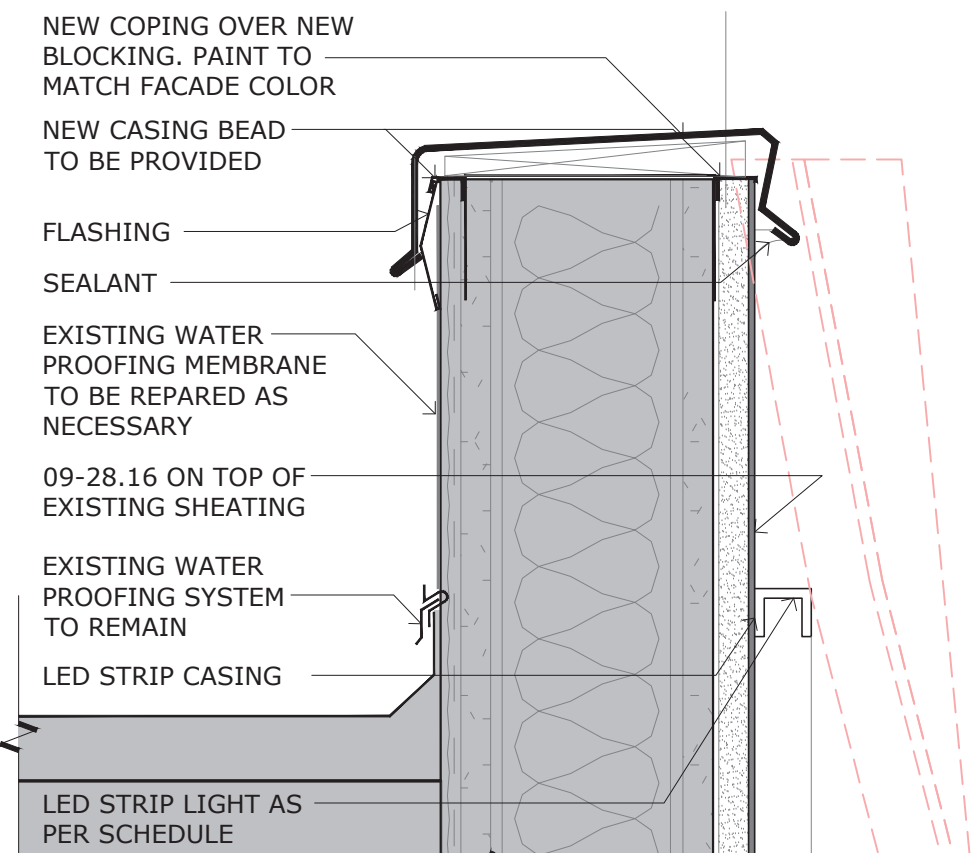
9 STOREFRONT END PLAN DETAIL
Scale: N.T.S



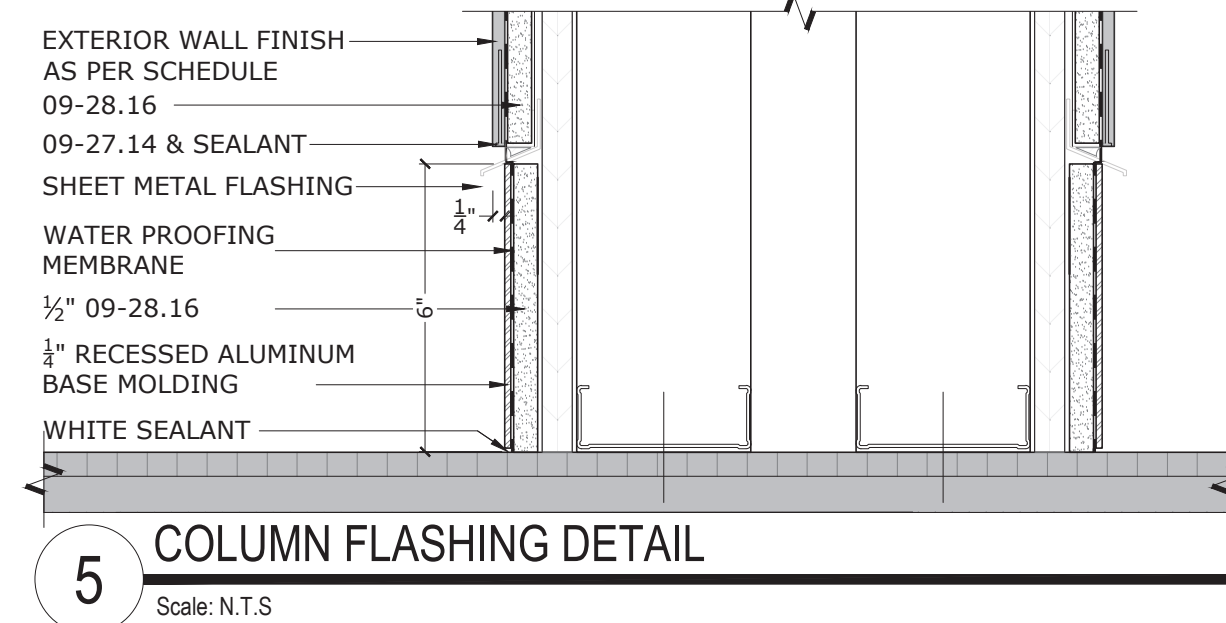
8 NEW STOREFRONT BASE DETAIL
Scale: N.T.S



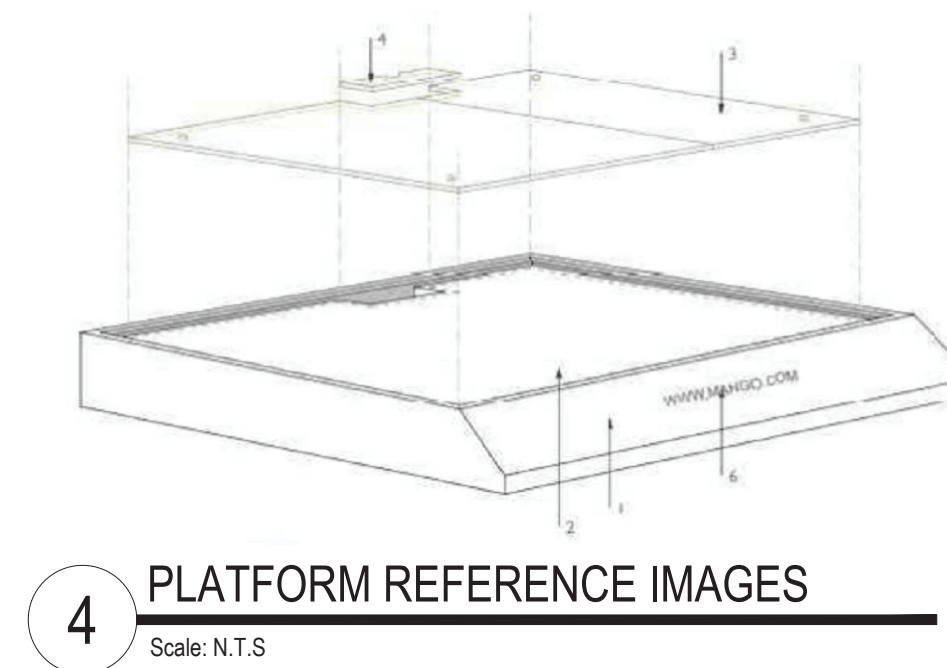
7 EXISTING STOREFRONT BASE DETAIL
Scale: N.T.S



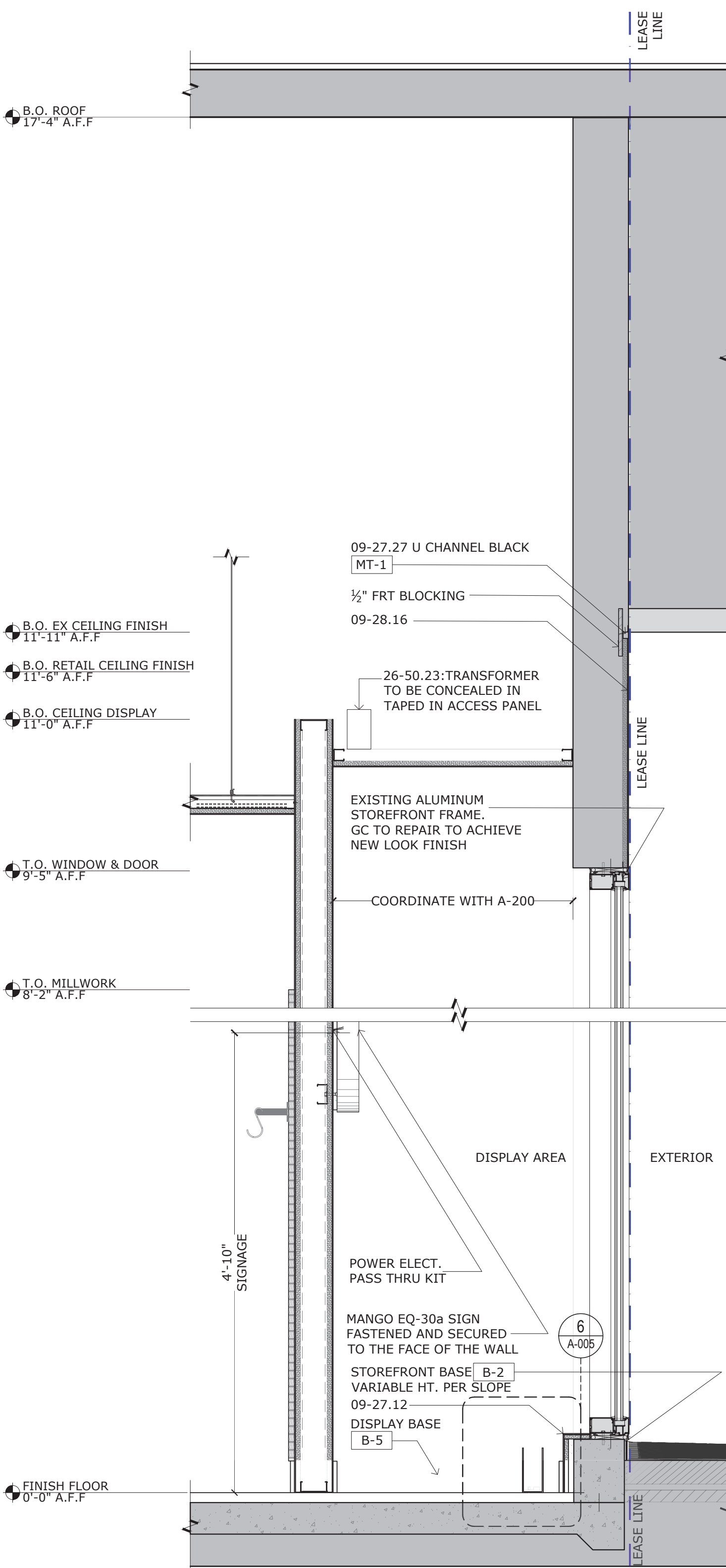
6 PARAPET DETAIL
Scale: N.T.S



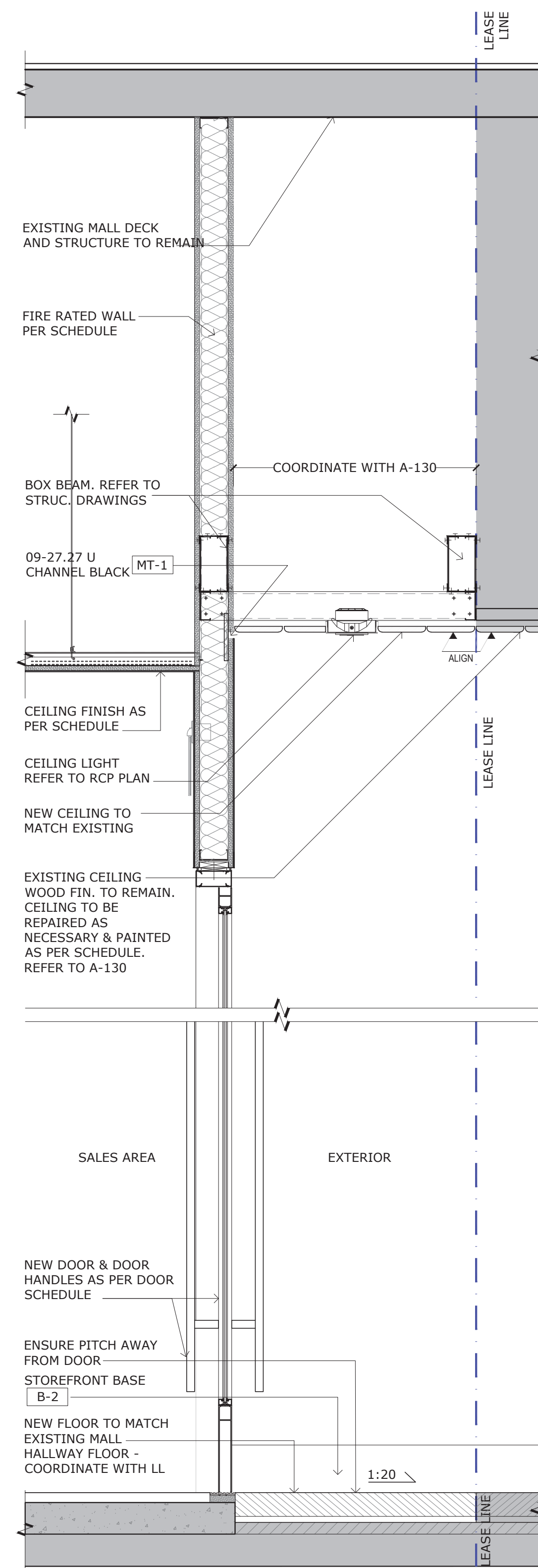
5 COLUMN FLASHING DETAIL
Scale: N.T.S



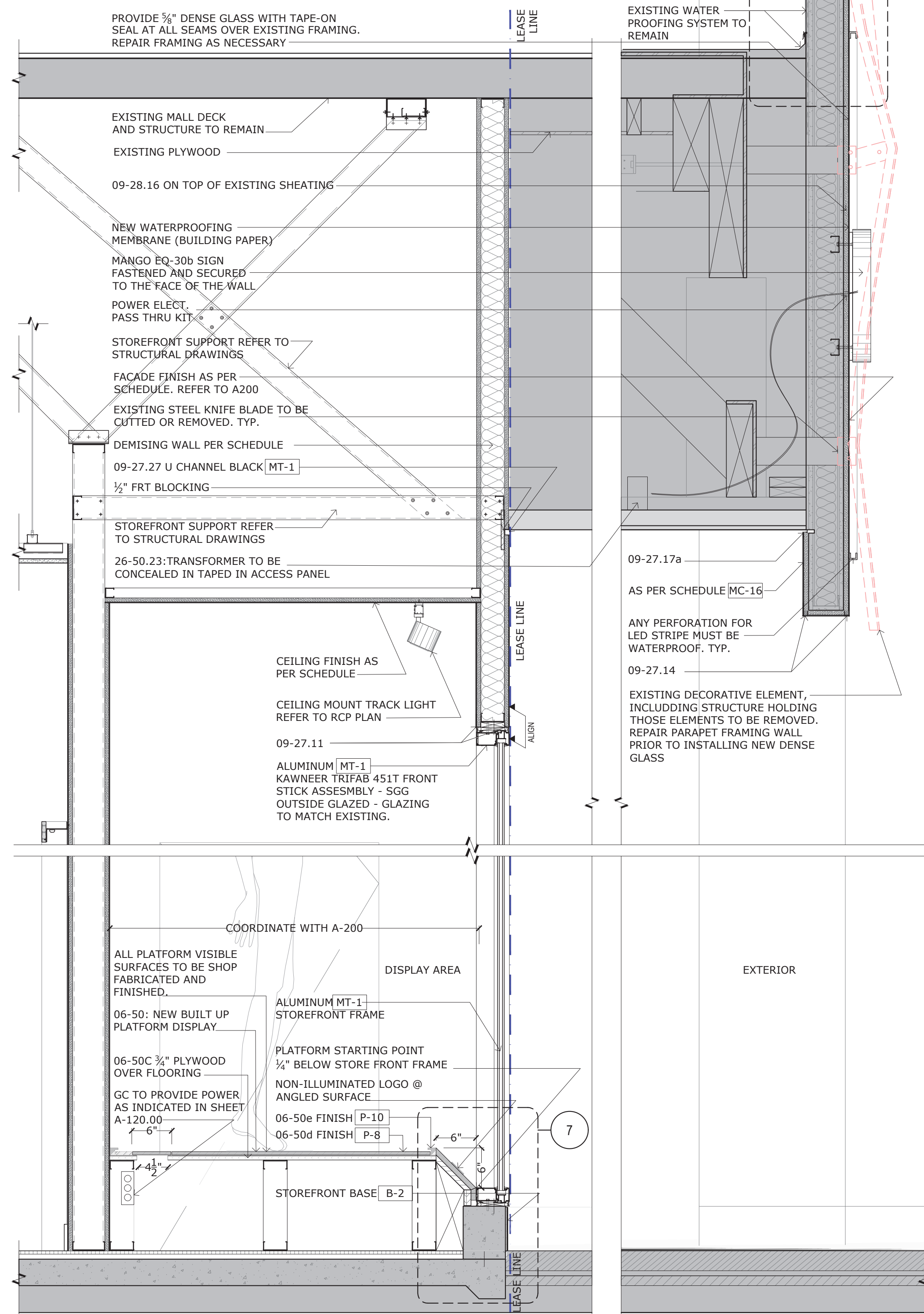
4 PLATFORM REFERENCE IMAGES
Scale: N.T.S



3 EXISTING STOREFRONT WINDOW SECTION
Scale: 1" = 1'-0"



2 STOREFRONT DOOR SECTION
Scale: 1" = 1'-0"



1 STOREFRONT WINDOW DISPLAY SECTION
Scale: 1" = 1'-0"

DATE: 04/09/25
JOB NO: 2498
DRAWN: Staff
CHECKED: CM



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CORTLAND MORGAN

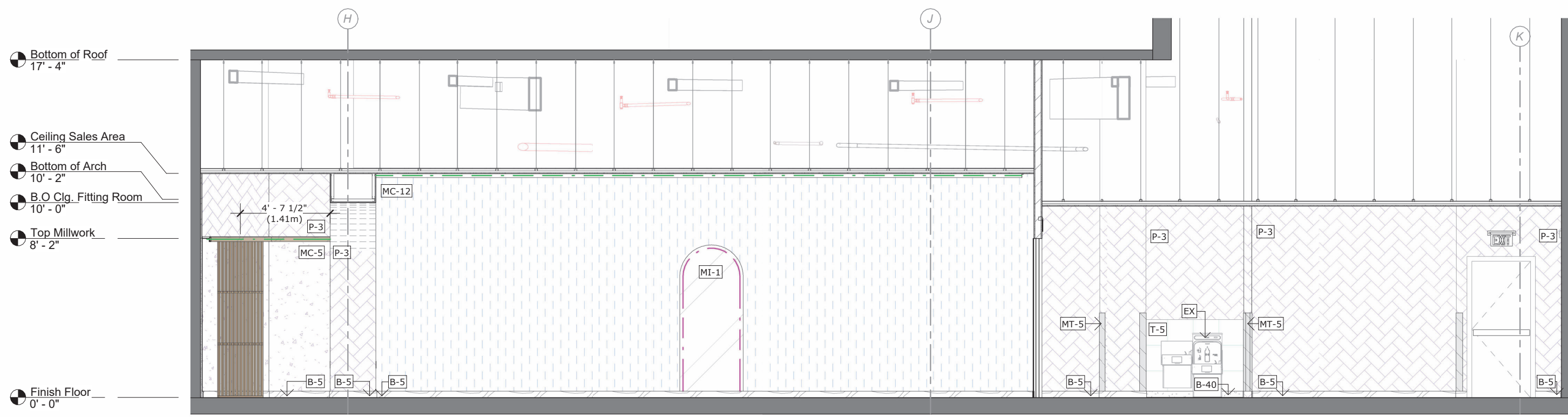
REVISIONS

01.13.2025 LL Issue
02.03.2025 LL Issue #2
03.18.2025 LL Issue #3
04.03.2025 Permit Issue
04.09.2025 Bid Issue

Storefront
Section Details

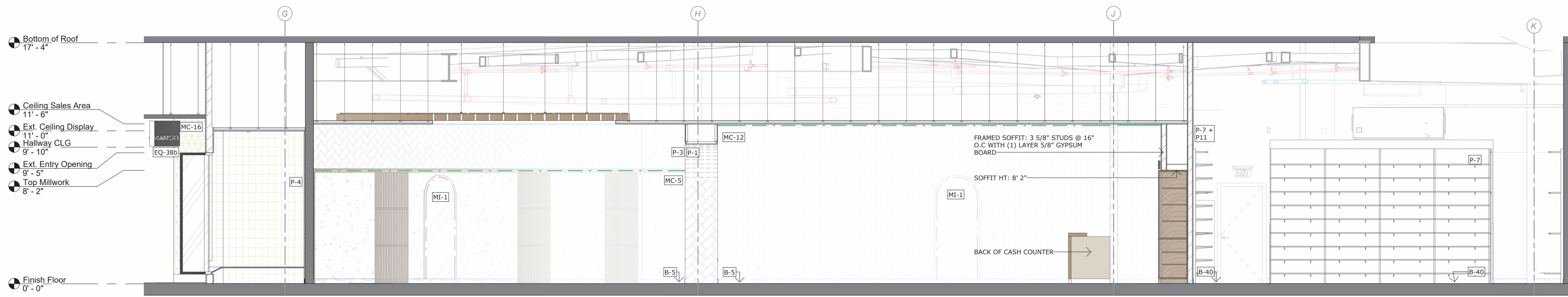
SHEET NUMBER

A-210



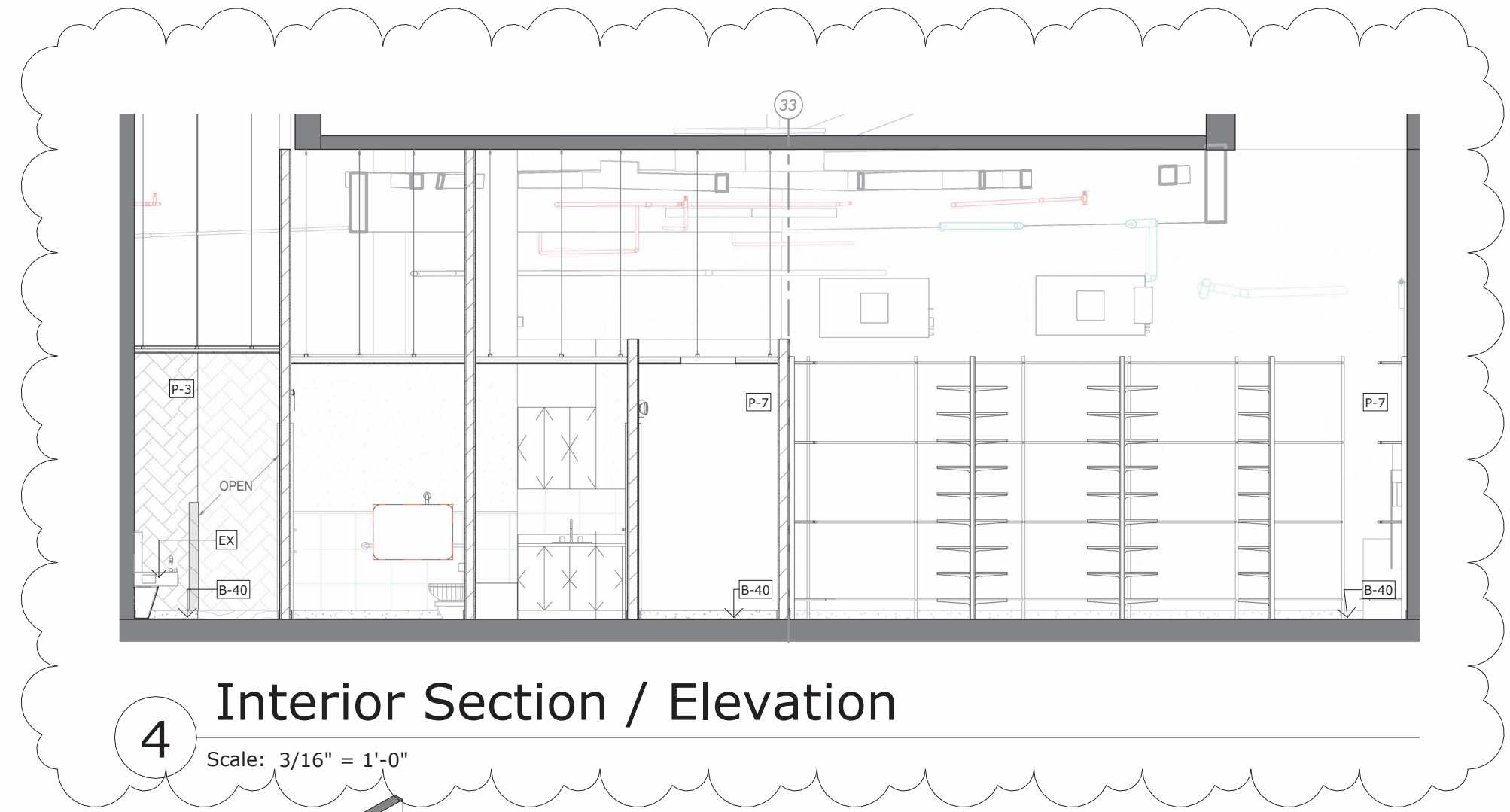
6 Interior Section / Elevation

Scale: 3/16" = 1'-0"



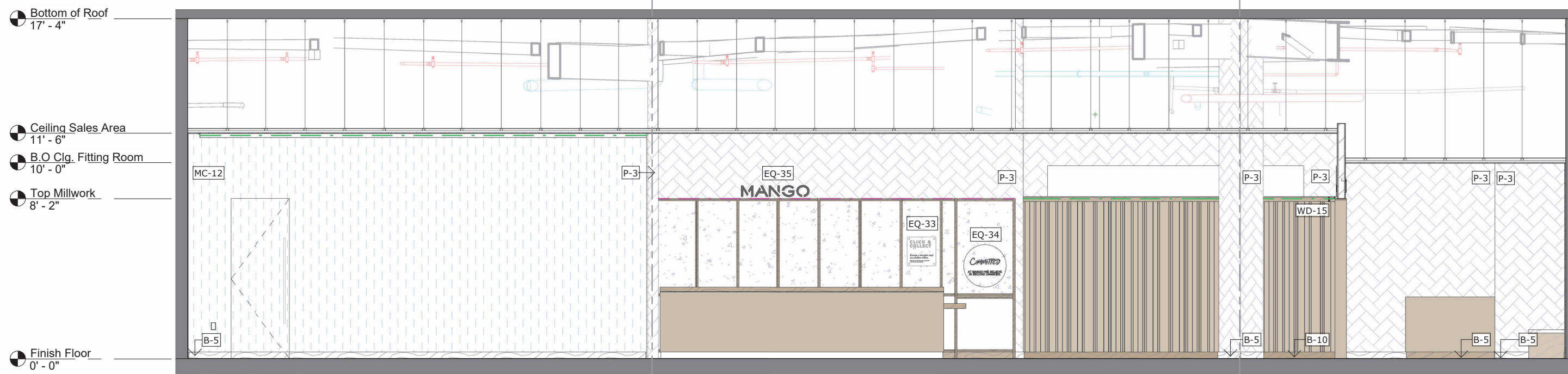
5 Interior Section / Elevation

Scale: 3/16" = 1'-0"



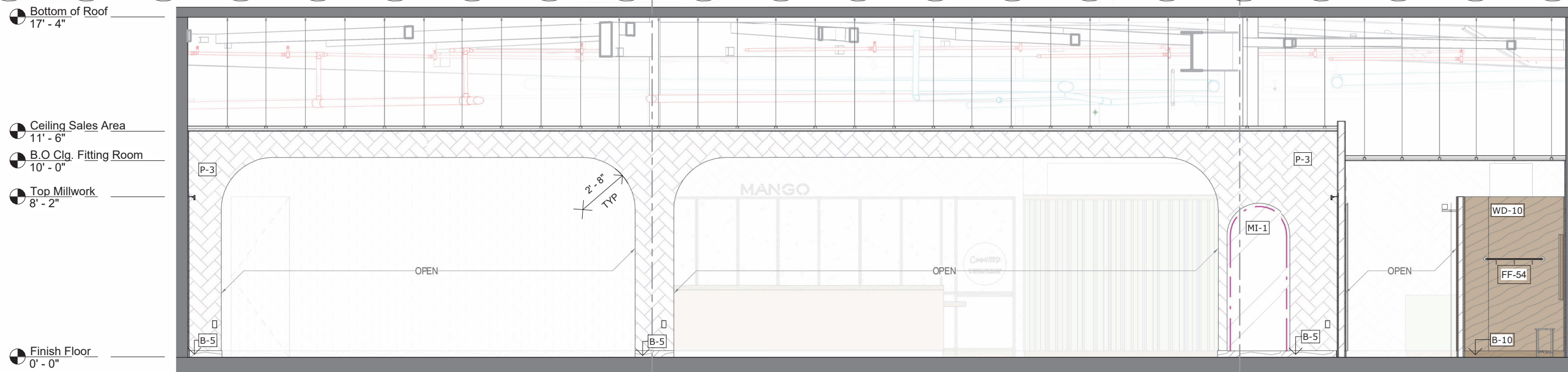
4 Interior Section / Elevation

Scale: 3/16" = 1'-0"



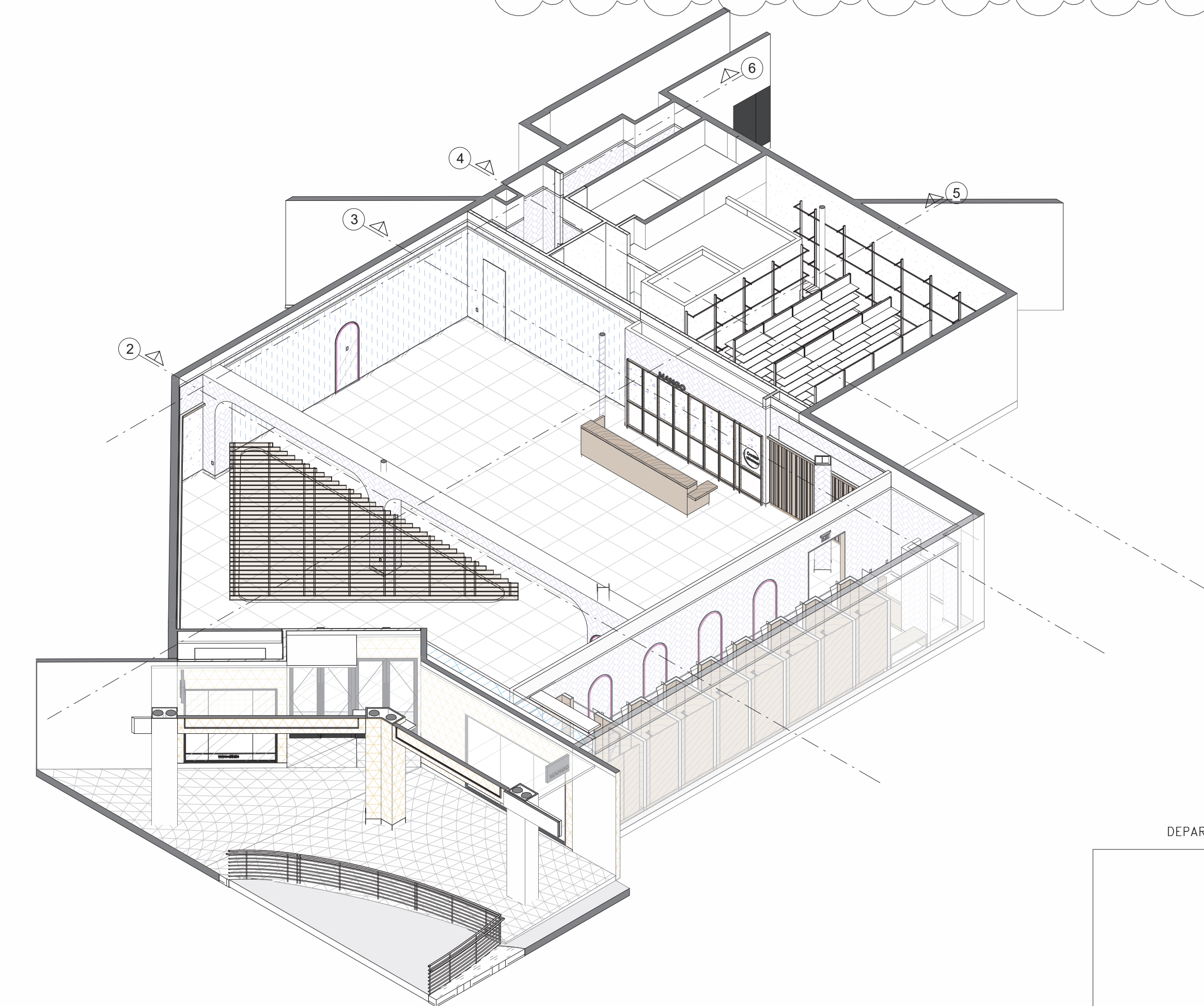
3 Interior Section / Elevation

Scale: 3/16" = 1'-0"



2 Interior Section / Elevation

Scale: 3/16" = 1'-0"



1 Axonometric

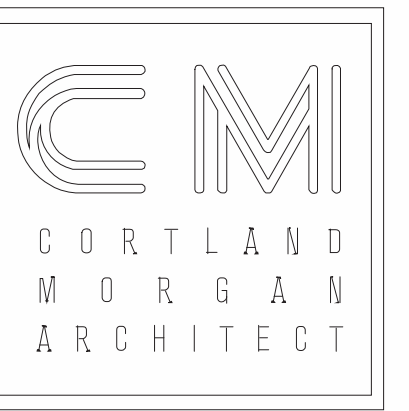
Scale:

DATE: 04.09.25

JOB NO: 2486

DRAWN: Staff

CHECKED: CM



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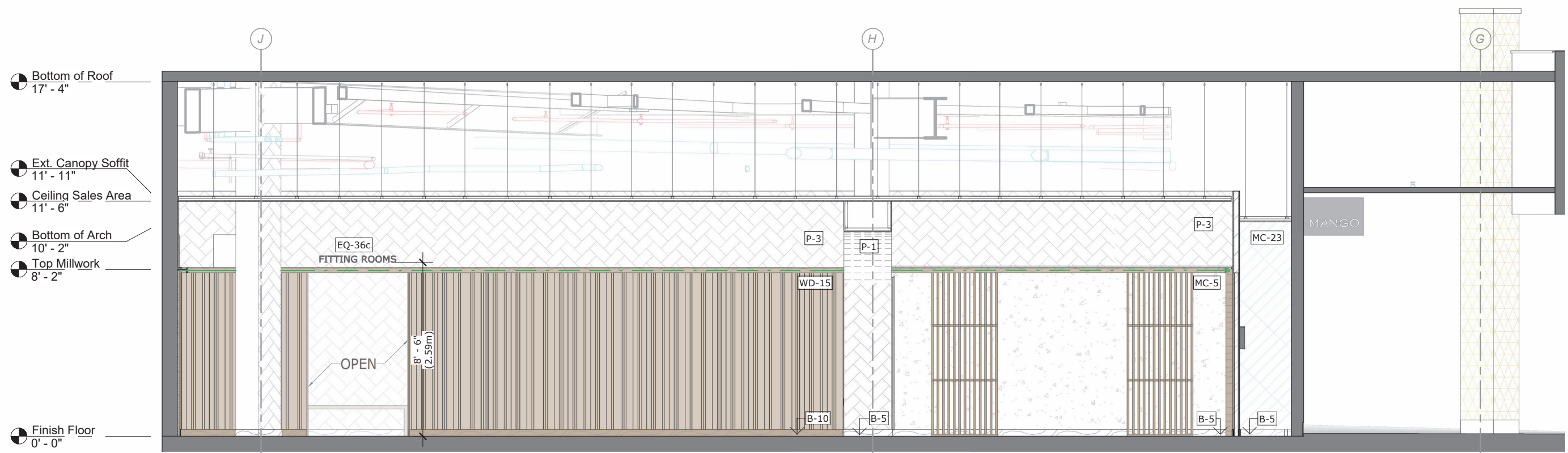
REVISIONS

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05.30.2025 Revision 1

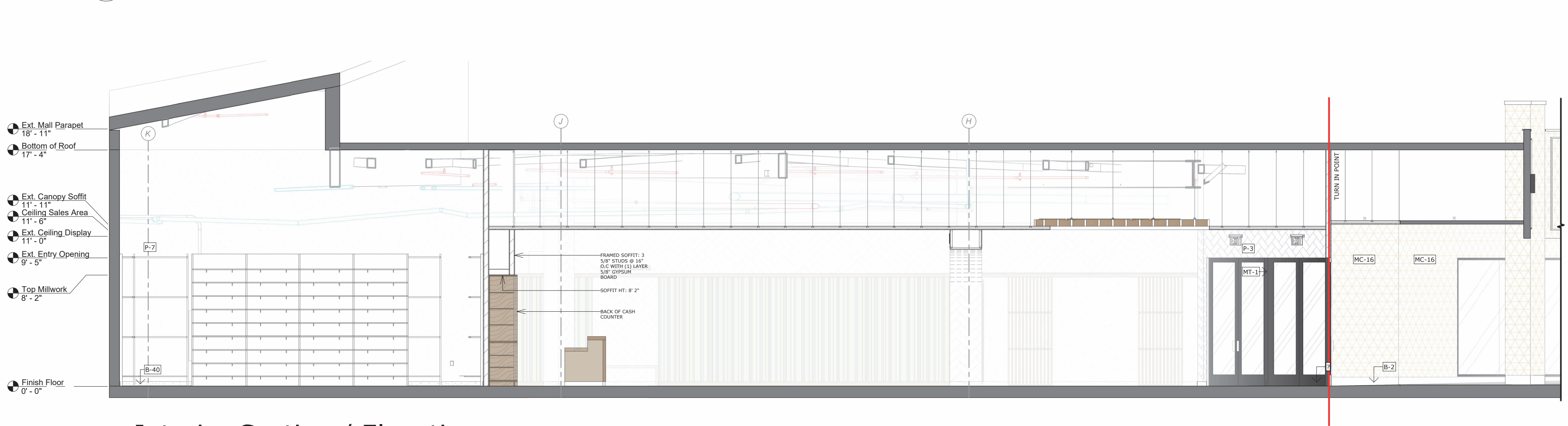
Interior Sections
& Elevations

SHEET NUMBER

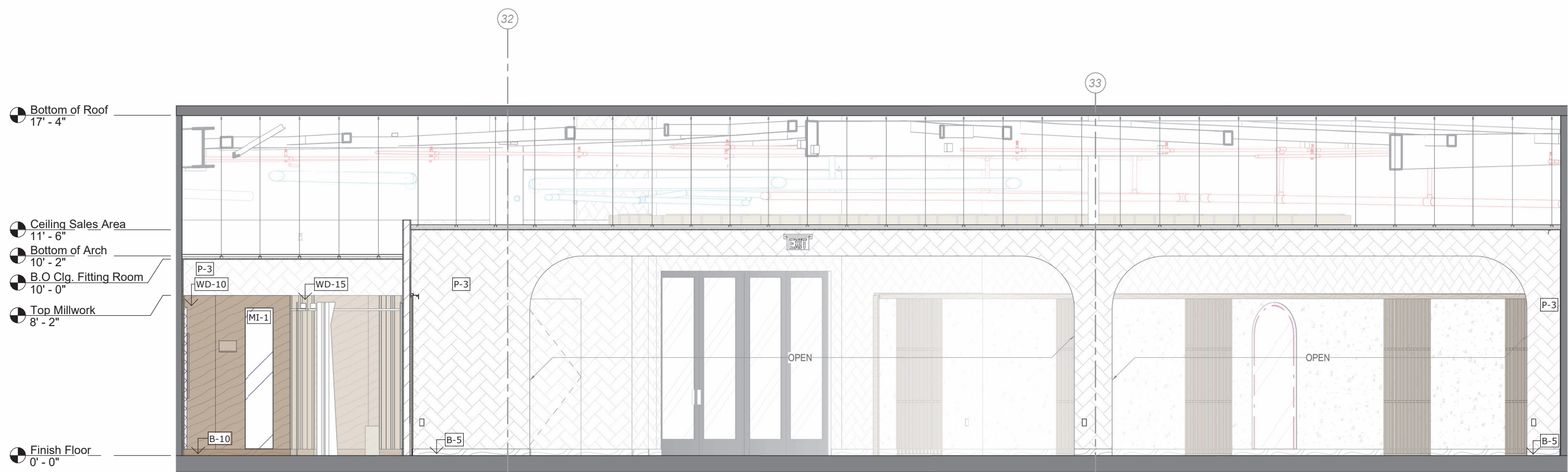
A-300



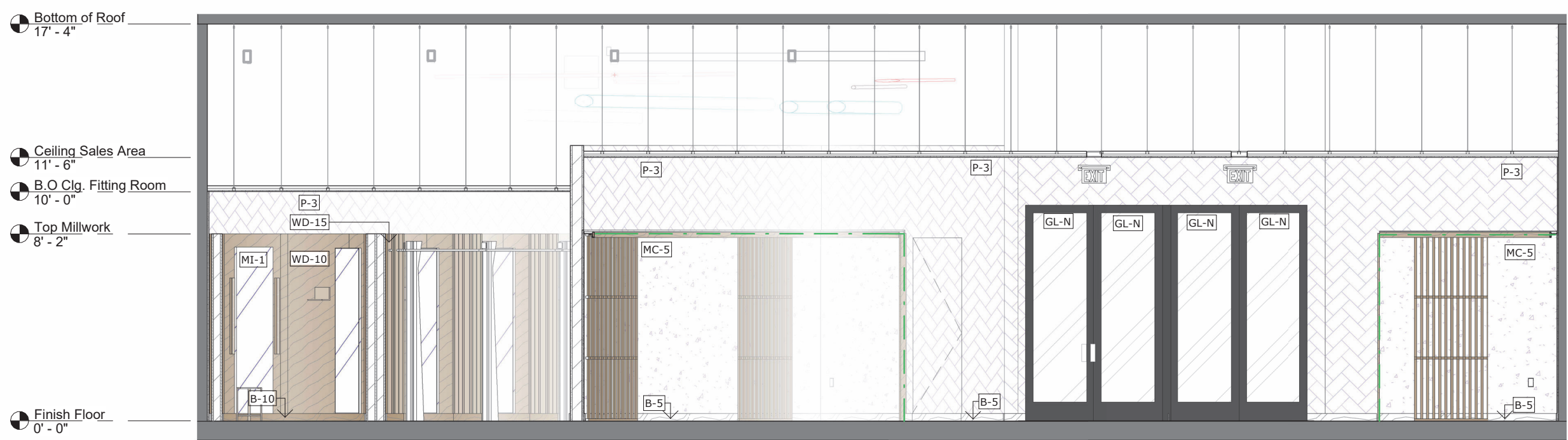
6 Interior Section / Elevation
Scale: 3/16" = 1'-0"



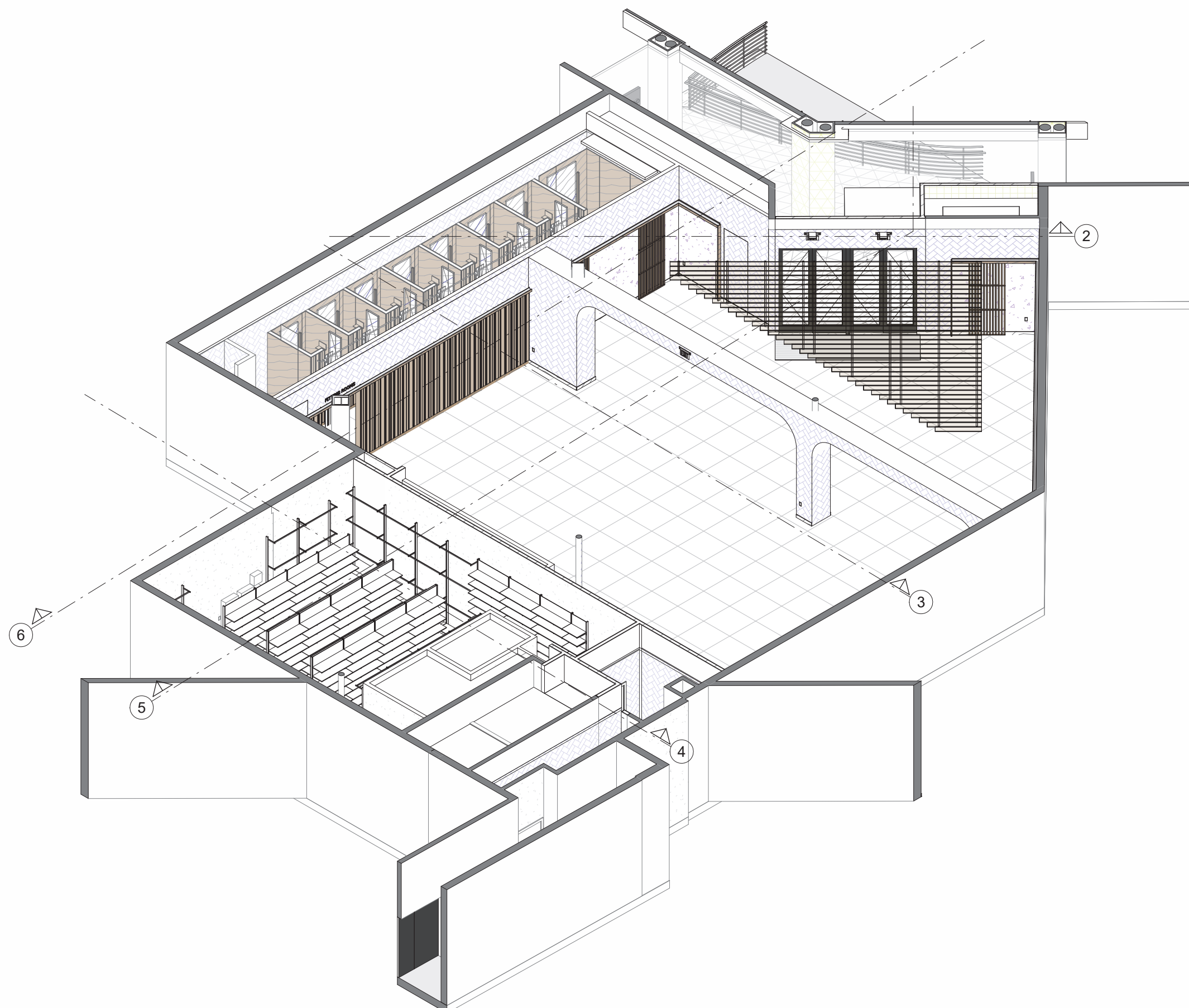
5 Interior Section / Elevation
Scale: 3/16" = 1'-0"



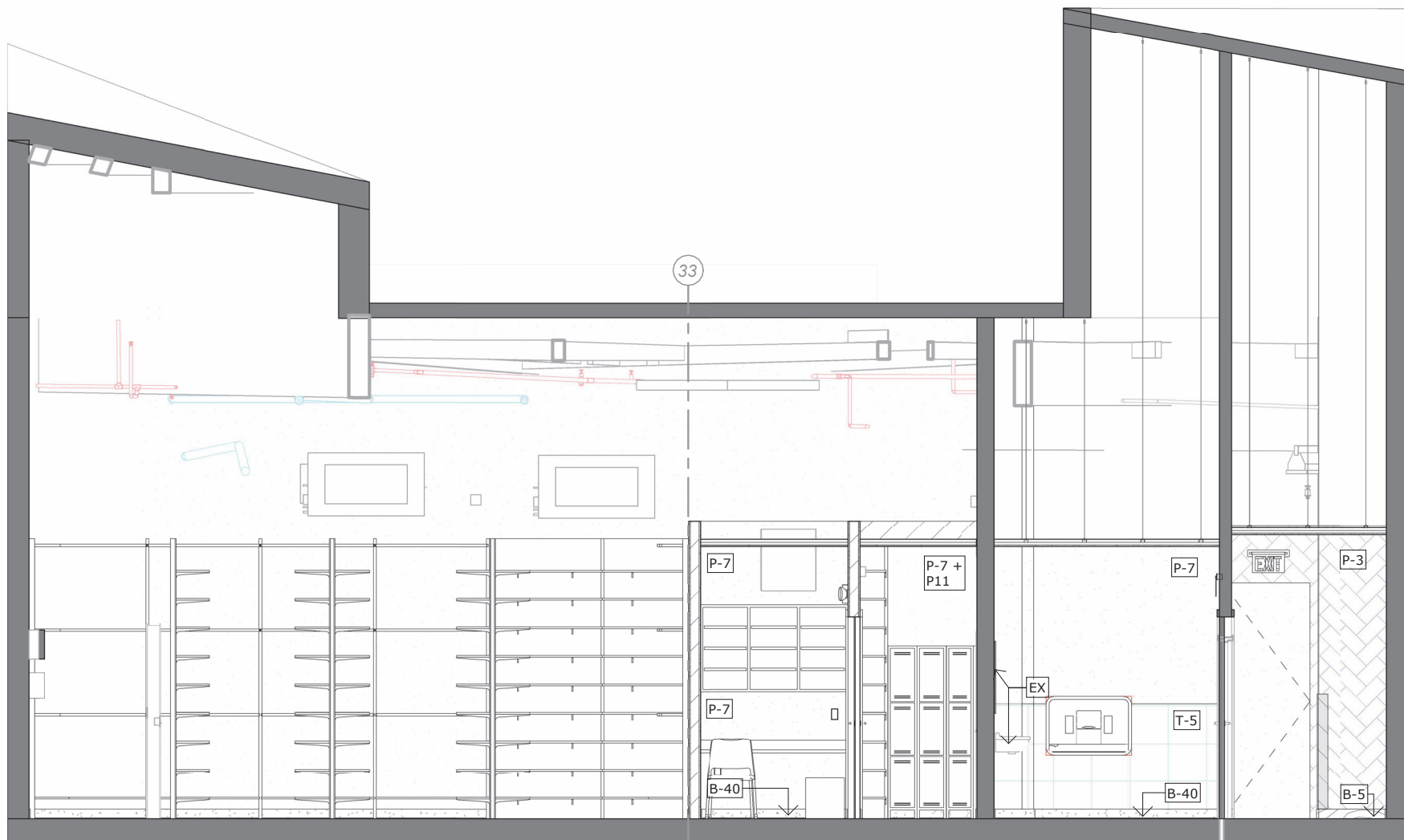
3 Interior Section / Elevation
Scale: 3/16" = 1'-0"



2 Interior Section / Elevation
Scale: 3/16" = 1'-0"



1 Axonometric
Scale:



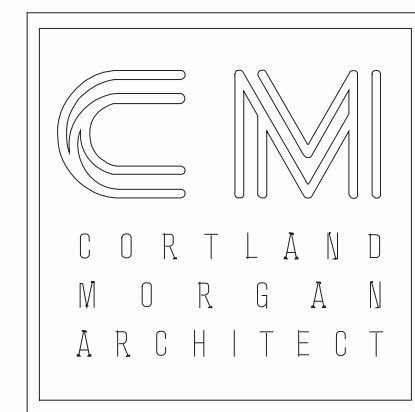
4 Interior Section / Elevation
Scale: 3/16" = 1'-0"

DATE: 04.09.25

JOB NO: 2486

DRAWN: Staff

CHECKED: CM



711 N. FIELDER RD.
ARLINGTON, TX 76012
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MANGO AT CORTE MADERA
THE VILLAGE AT CORTE MADERA CENTER
1602 REDWOOD HIGHWAY, SPACE #D039
CORTE MADERA/CA/94925

CORTLAND MORGAN

REVISIONS

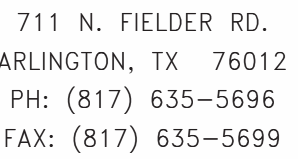
01.13.2025 LL Issue
02.03.2025 LL Issue #2
03.18.2025 LL Issue #3
04.03.2025 Permit Issue
04.09.2025 Bid Issue

Interior Sections
& Elevations

SHEET NUMBER

A-310

CHECKED: CM



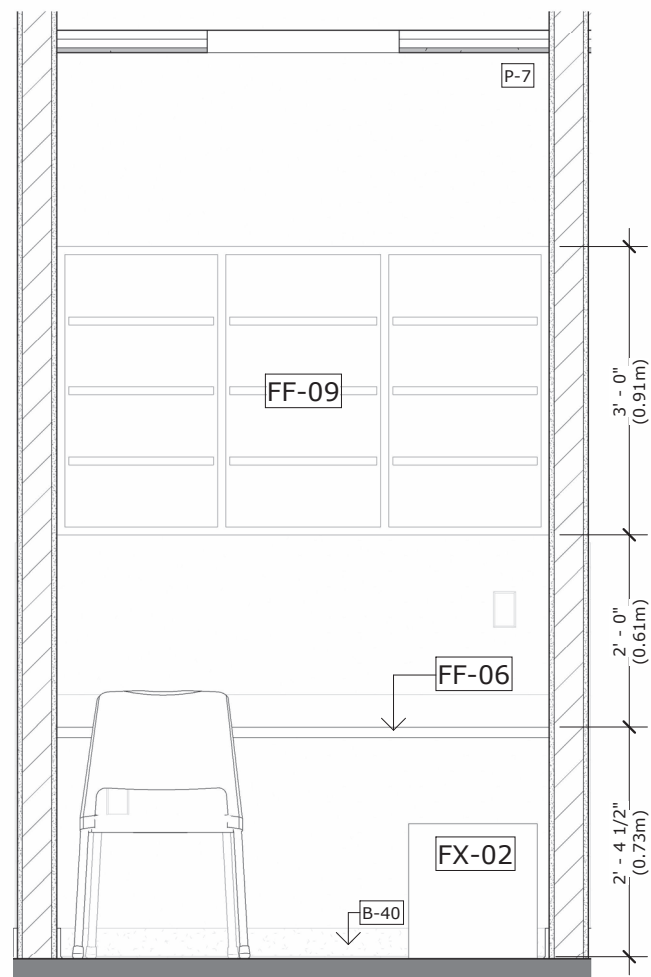
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04.09.2025 Bid Issue
05.30.2025 Revision 1

Interior Sections/
Elevations and
Partial Plan
(BOH)

SHEET NUMBER

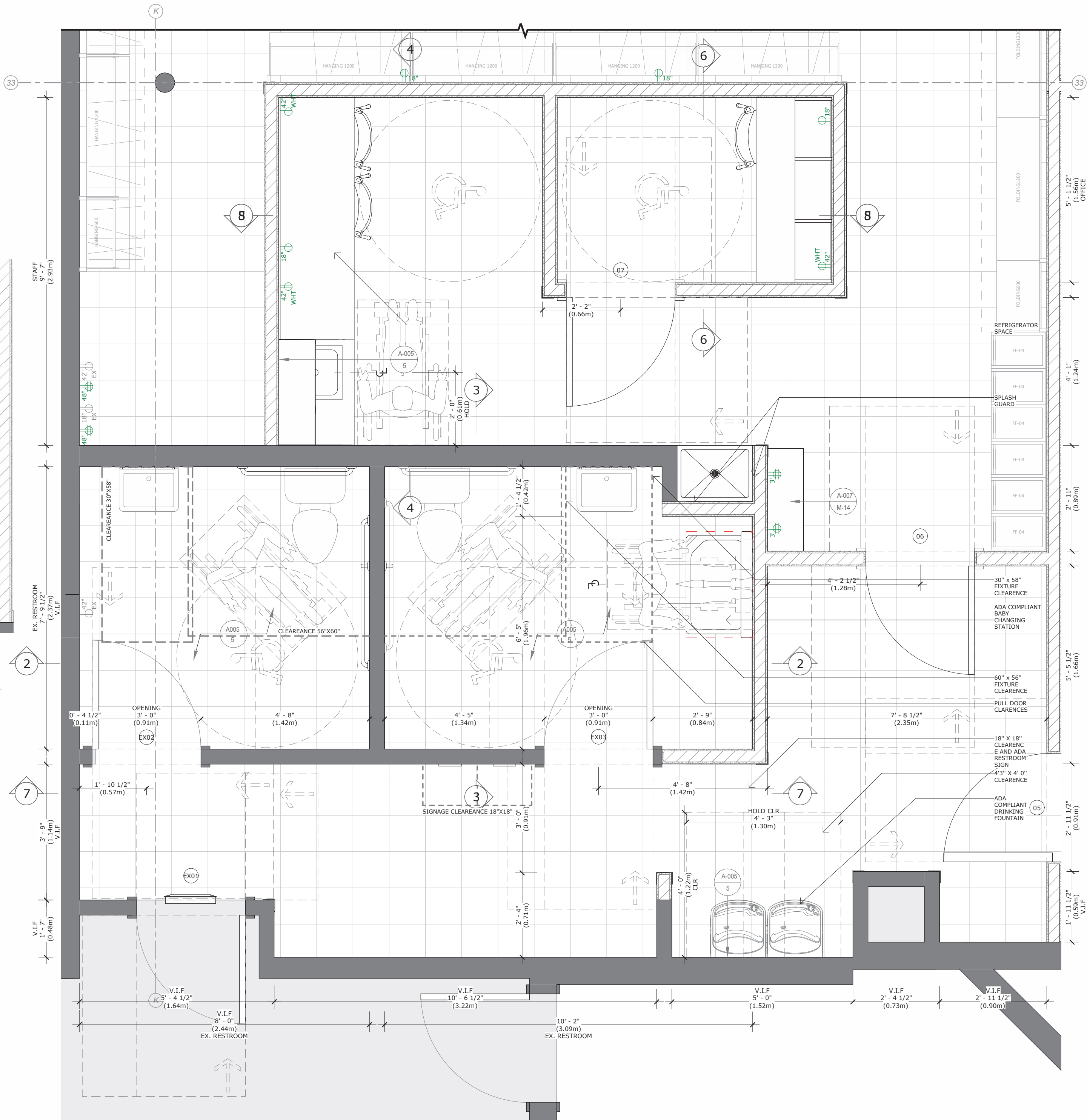
A-320



7 Hall Elevation

6 Office Elevation

Scale: 1/2" = 1'-0"



5 Staff area/ Office Elevation

4 Staff area/ Restroom Elevation



3 Restroom Elevation

Scale: 1/2" = 1'-0"

2 Restroom Elevation

Scale: 1/2" = 1'-0"

1 Scale: 1/2" = 1'-0"

DEPARTMENT OF BUILDING USE

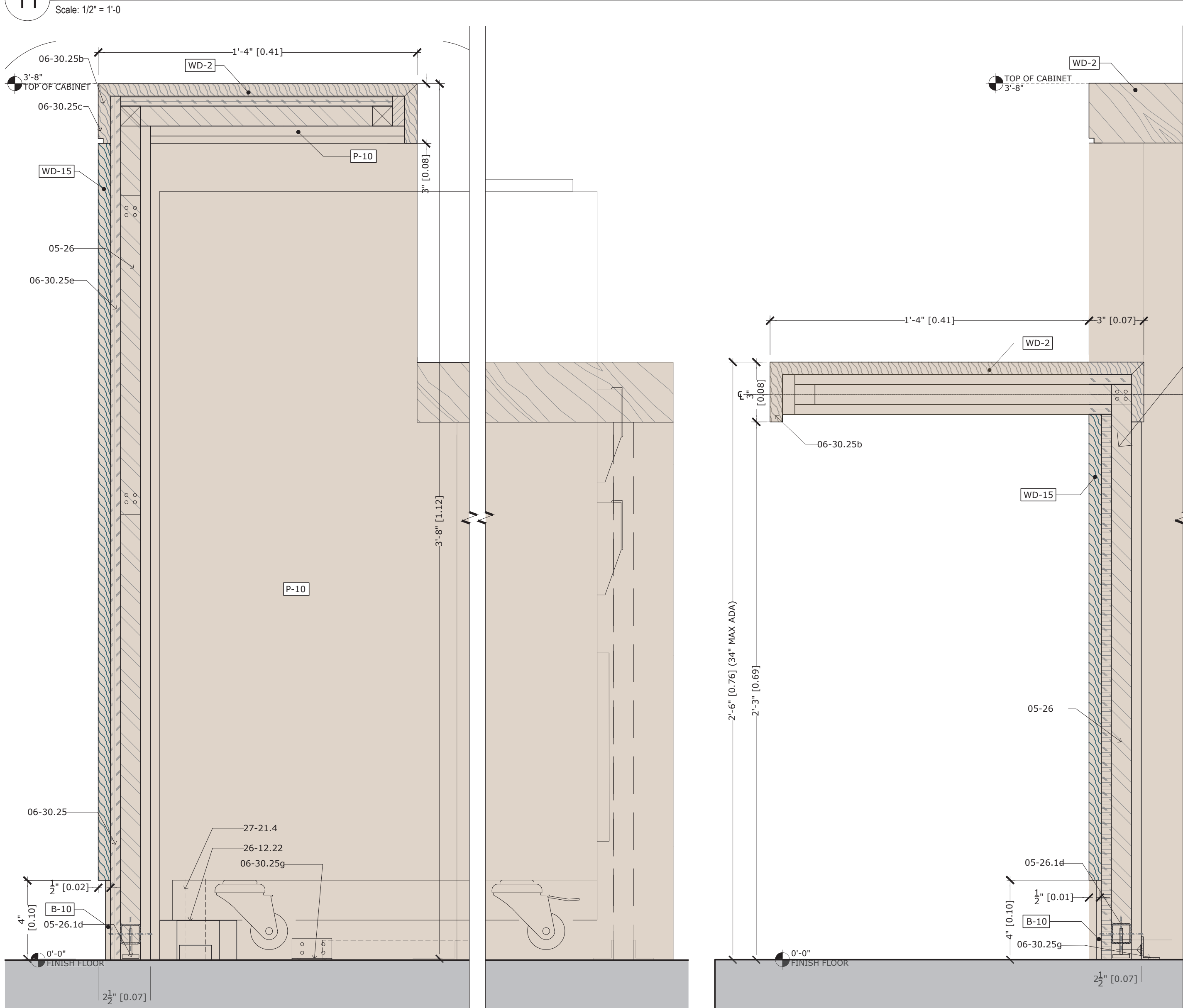
SHEET NUMBER

NOTES

- 05-25 Cash wrap Frame.
a. 1" x 2" x 1/8" steel tube frame @ 24" O.C.
b. All connections are to be fully welded
c. Vertical members @ 24" O.C.
d. Provide levelers at bottom of frame, min 1 at each corner and 36" O.C. Levelers to be completely concealed from exterior.
- 06-30.25 Cash Counter enclosure
a. Exterior finish panel per schedule.
b. Provide solid wood - all edges eased.
c. Provide 1/4" reveal between solid wood and veneer panel - ensure veneer panel has the edge band at all exposed edges.
d. All corners to be mitered.
e. Provide 5/8" Substrate Minimum.
f. Interior panel min 5/8" MDF finished same as exterior final panel.
g. Enclosure to be secured with 1"x1"x1/8" I-bracket to floor.
- h. Rolling cabinets are provided by tenant installed by GC.
- 26-12.22 Power at cash counter.
a. Power to be brought in in conduit - any exposed conduit to be painted to match cash counter.
b. Coordinate exact location with millwork shop drawings
c. Power outlets to UPS to be red in color
d. Power outlets directly to panel / w/out UPS to be white in color.
- 26-12.23 Recessed Outlet
Provide recessed outlet



M-1: Reference Images



M-1: Section at Cash Counter

Scale: 1/2" = 1'-0

M-1: Section at ADA Cash Counter

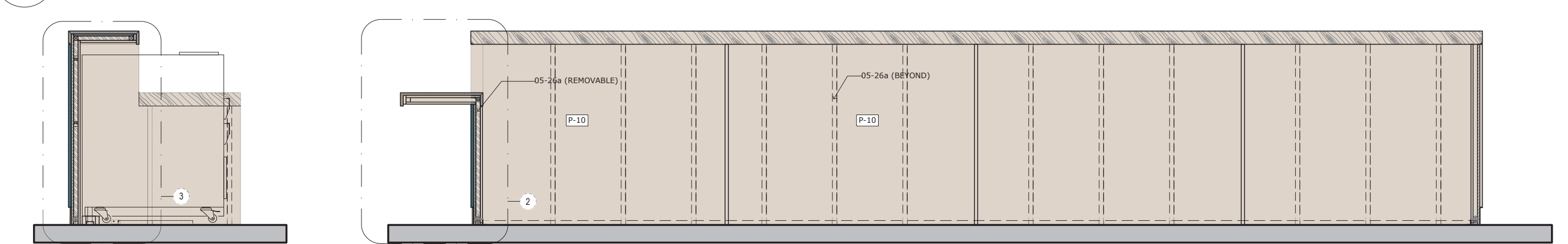
Scale: 1/2" = 1'-0

M-1: Partial Plan Section at Cash Counter

Scale: 1/2" = 1'-0

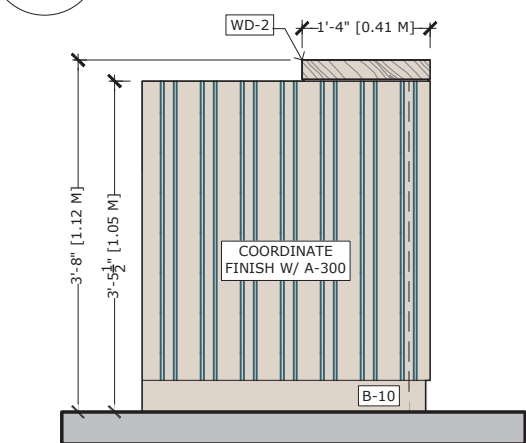
M-1: Isometrics at Cash Counter

Scale: 1/2" = 1'-0



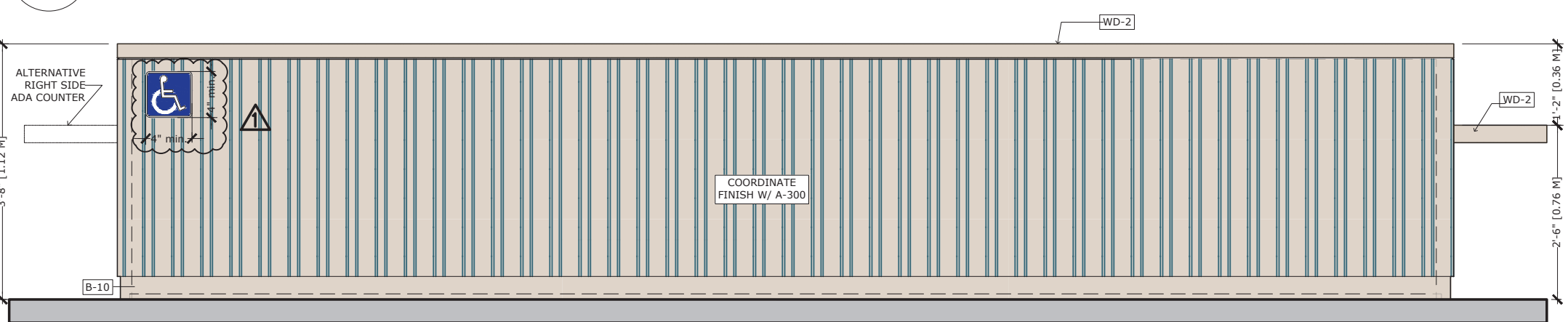
M-1: Sect @ Cash Counter

Scale: 1/2" = 1'-0



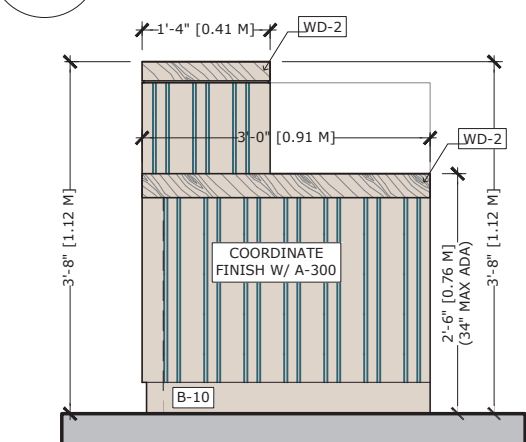
M-1: Section at Cash Counter

Scale: 1/2" = 1'-0



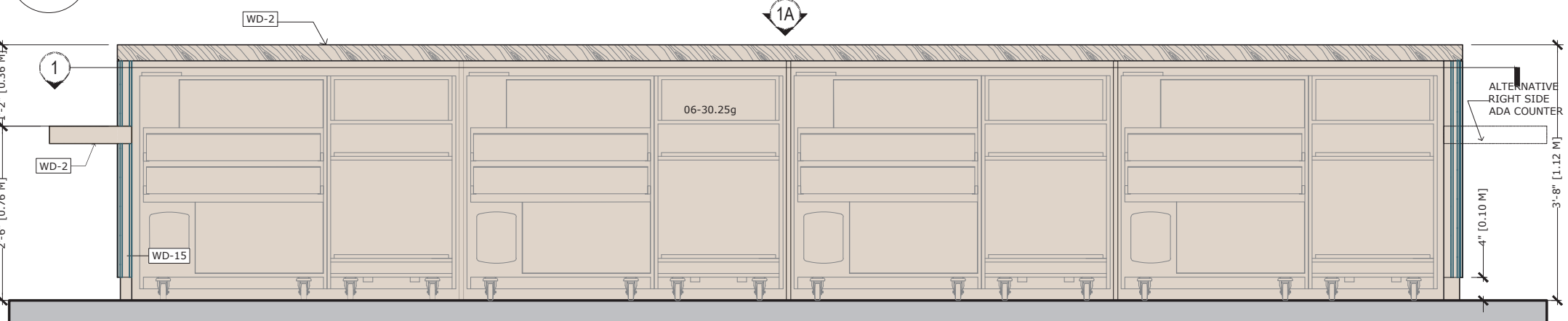
M-1: Elev @ Cash Counter

Scale: 1/2" = 1'-0



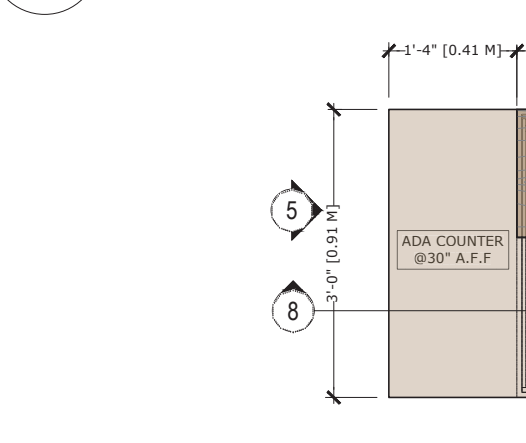
M-1: Front Elevation at Cash Counter

Scale: 1/2" = 1'-0



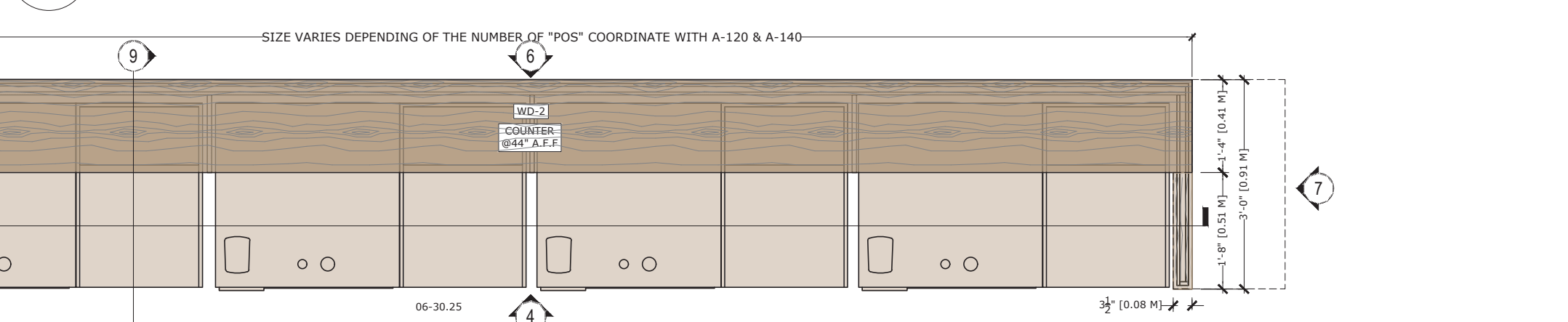
M-1: Elev @ Cash Counter

Scale: 1/2" = 1'-0



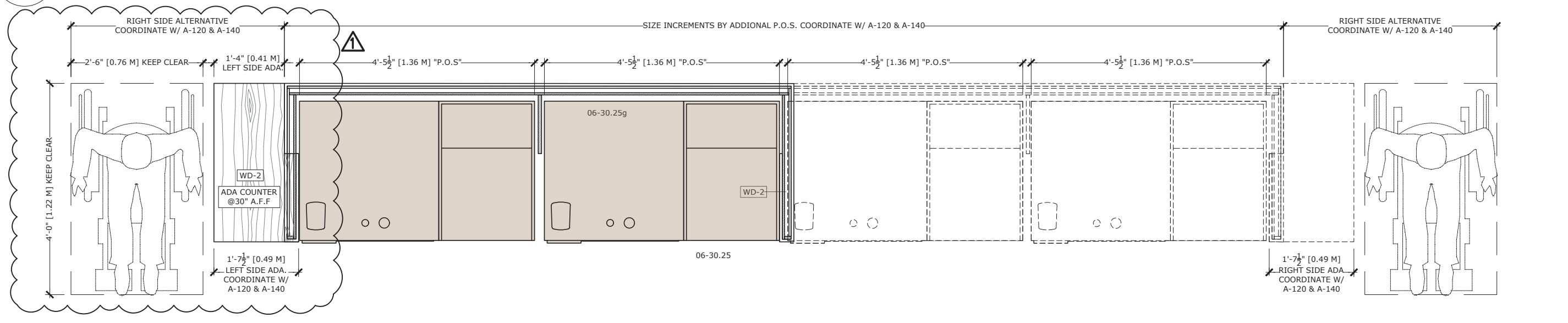
M-1: Back Elevation at Cash Counter

Scale: 1/2" = 1'-0



M-1: Top Plan View at Cash Counter

Scale: 1/2" = 1'-0



DEPARTMENT OF BUILDING USE

DATE: 04/09/25

JOB NO: 2498

DRAWN: Staff

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CORTLAND MORGAN

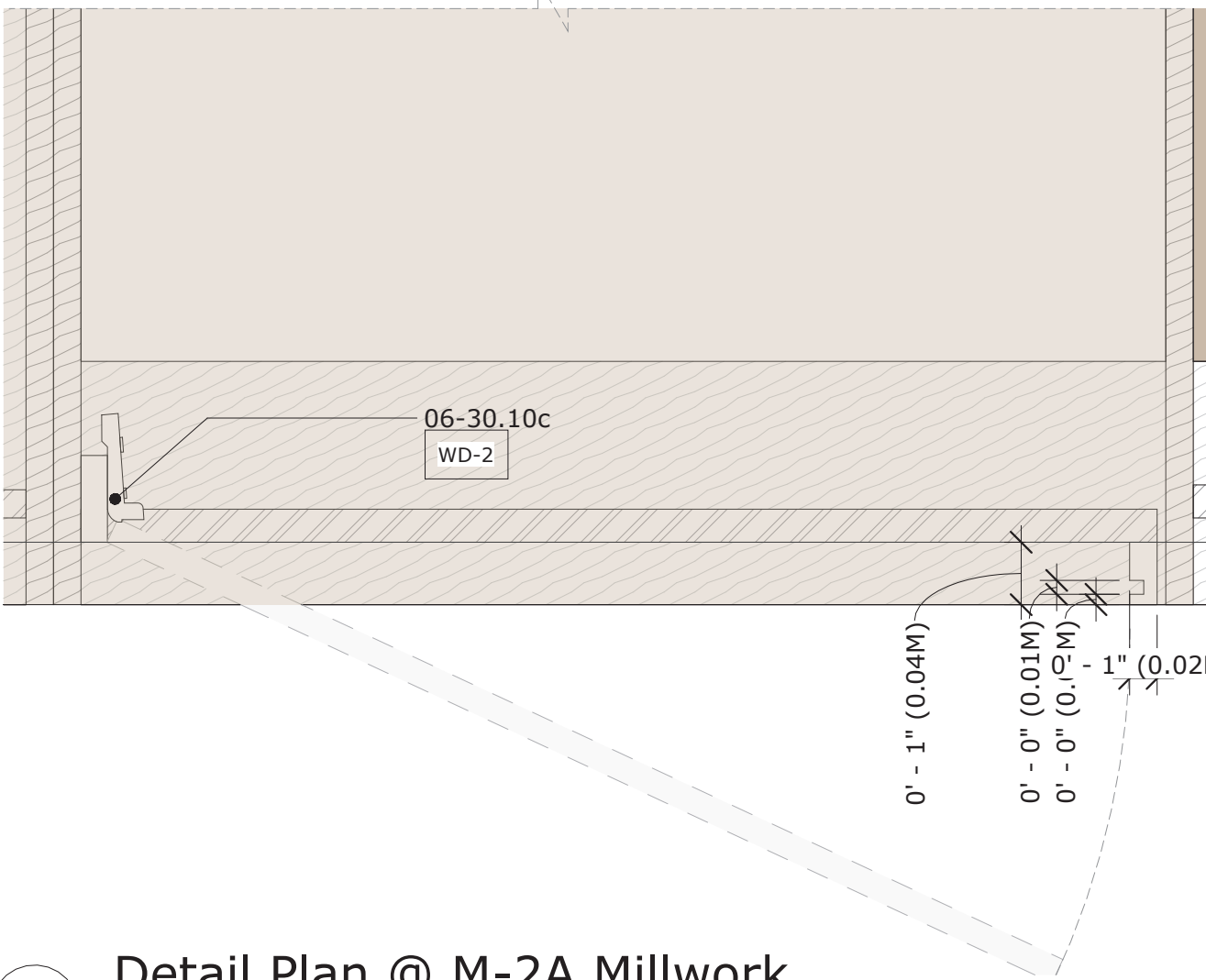
REVISIONS

01.13.2025 LL Issue
02.03.2025 LL Issue #2
03.18.2025 LL Issue #3
04.03.2025 Permit Issue
04.09.2025 Bid Issue
05.30.2025 Revision 1

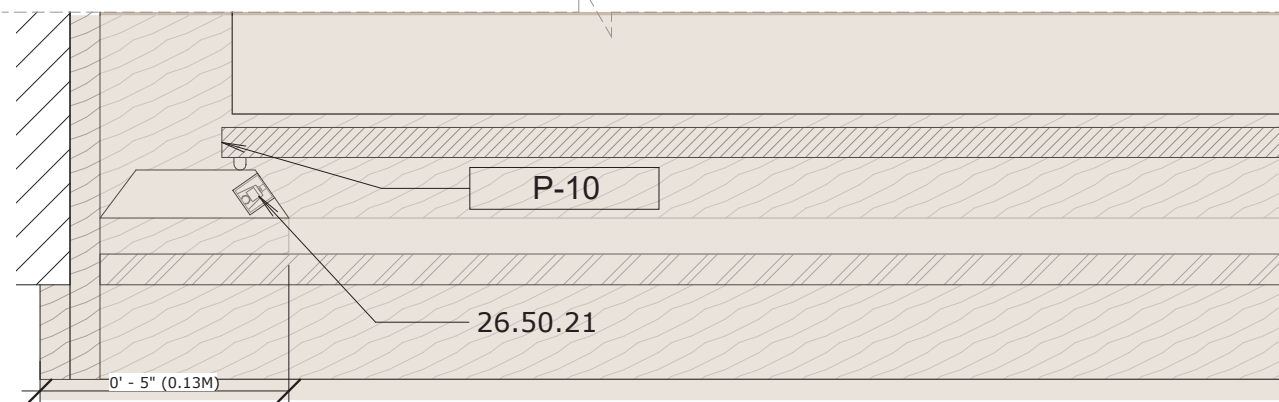
Millwork M-1:
Cash Counter
Plans & Details

SHEET NUMBER

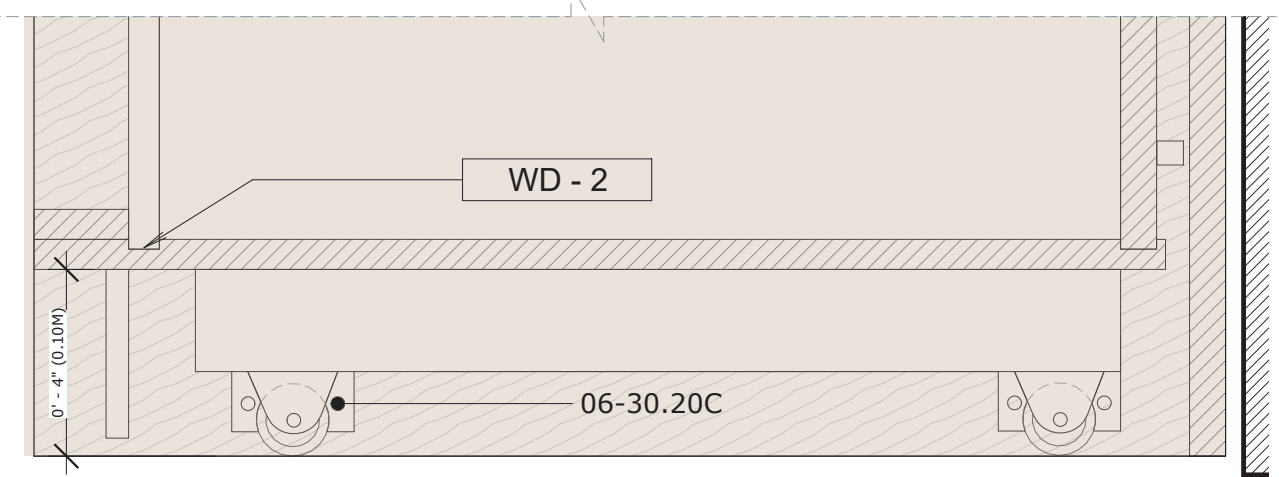
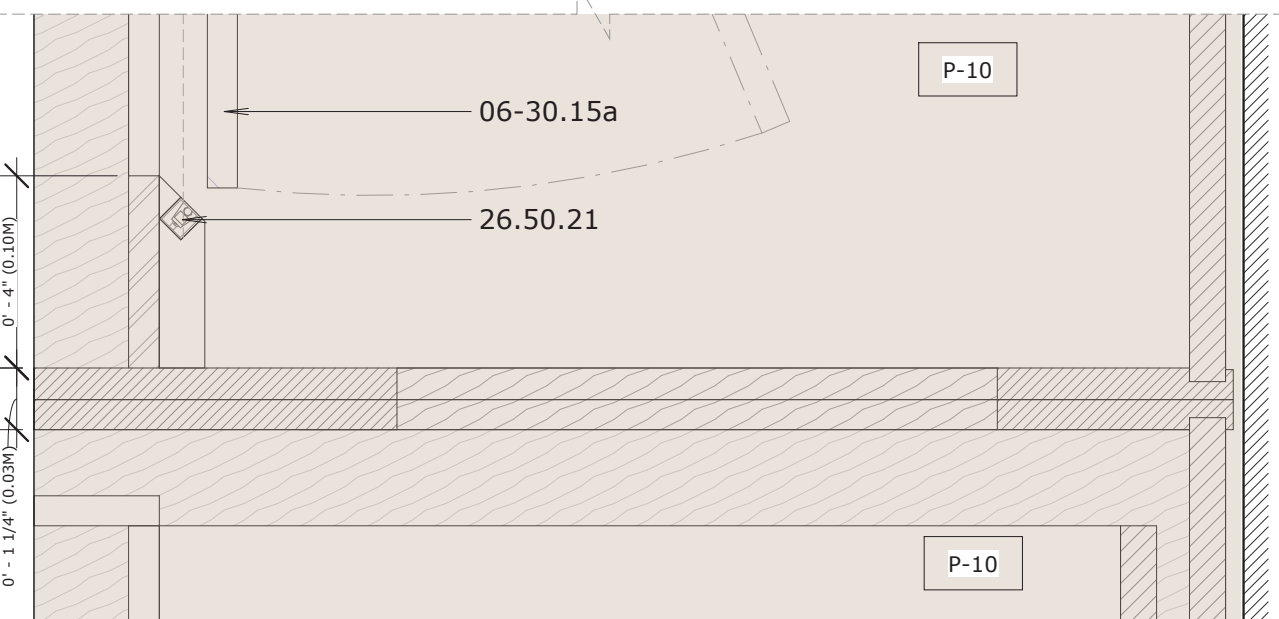
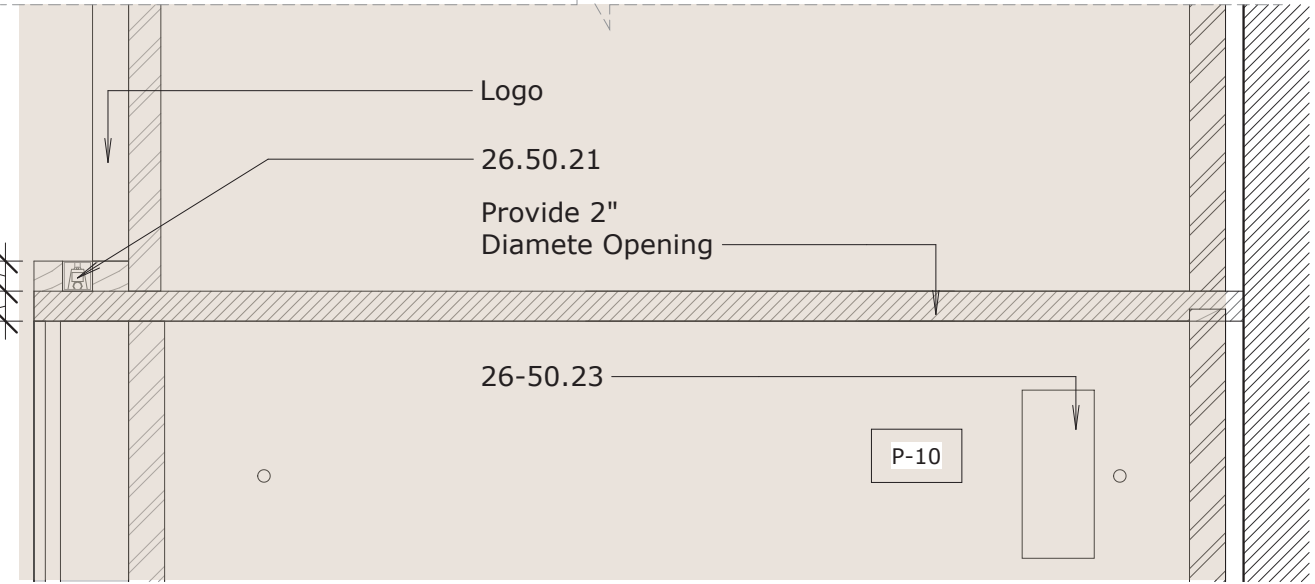
A-400



7 Detail Plan @ M-2A Millwork
Scale: 3" = 1'-0"



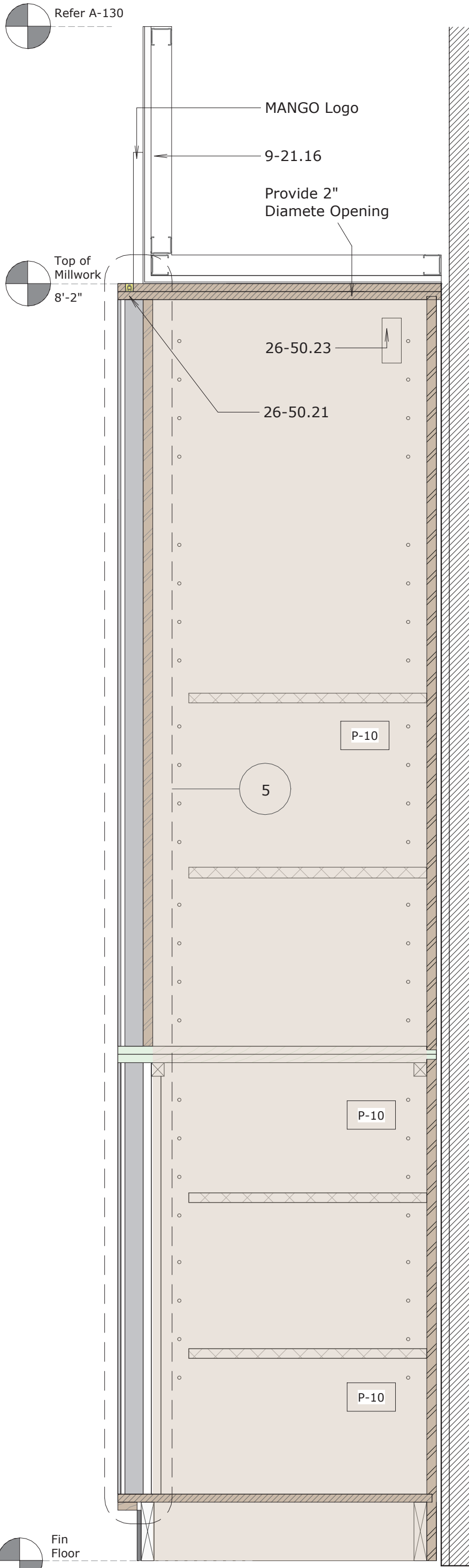
6 Detail Plan @ M-2A Millwork
Scale: 3" = 1'-0"



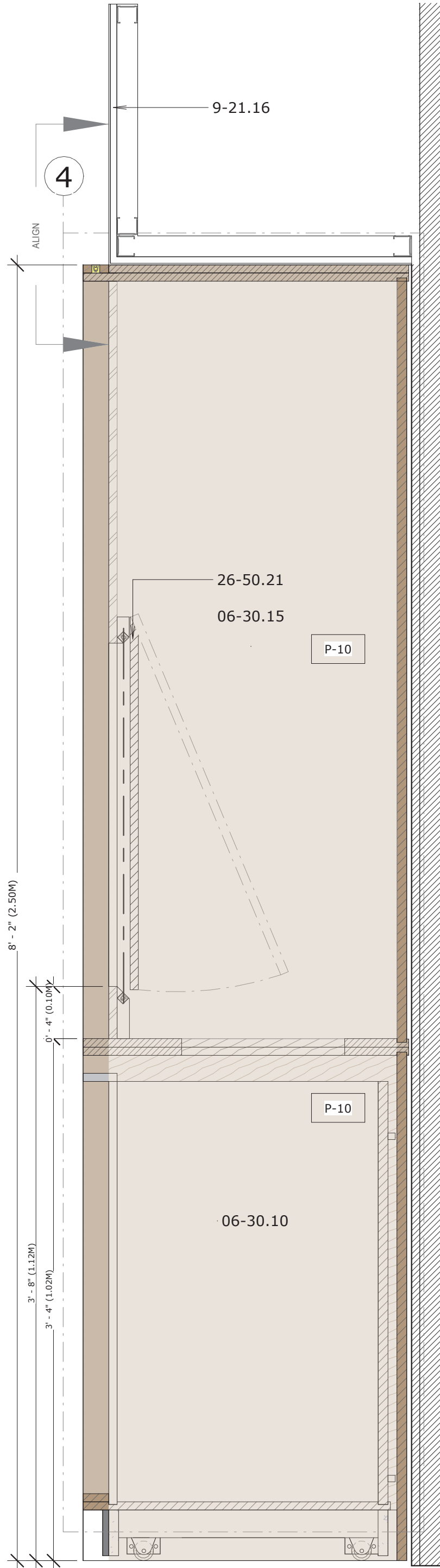
5 Detail @ M-2A Millwork
Scale: 3" = 1'-0"



8 Reference Images
Scale: N/A



4 Section
Scale: 1 1/2" = 1'-0"



3 Section
Scale: 1 1/2" = 1'-0"

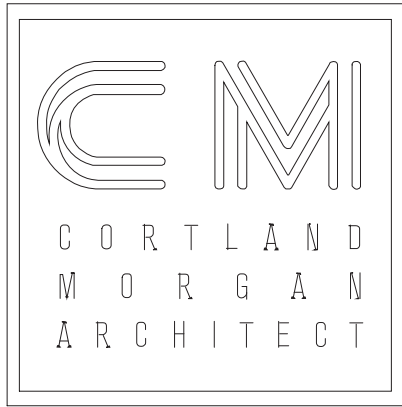
- 06-30 Finish Millwork**
06-30.10 Back Cash Cabinets
a. Owner provide, GC assembled and installed.
b. Provide self closing drawer bottom slides.
c. All hinges are concealed soft closing European hinge.
d. Shelves are min 3/4" thick adjustable shelves.
e. Provide grommets @ 3" O.C
f. Provide levelers at all base units.
g. Continuous base to match cabinet, and align height with adjacent base molding.
h. Xero vertical guide provided by Mango, installed by GC
i. Door pull - finish to match cabinet finish.
j. Provide shelf holes / pins @ 1.5" O.C. Min
- 06-30.15 Committed Cabinet**
a. Operable door hinged at top.
b. Face of door to be formica solidcore laminate to match millwork cabinet.
- 06-30.20 Movable Cabinet**
a. All visible corners to be mitered.
b. No fasteners to be visible.
c. Provide caster at bottom of cabinet Min 4
d. Pull out drawers
e. Drawer slide - concealed undermount, soft glide
f. 1/8" thick aluminum pull, powder coated to match base cabinet color. Secured to base cabinet. Screw heads to match in color.
g. Continuous base to match cabinet finish

- 09 Finishes**
09-21.16 Gypsum board Assembly Soffit
a. 3-5/8" 20 GA metal studs at 16" O.C.
b. 5/8" Gypsum over framing
c. Provide Level 4 finish
d. Provide metal corner bead at all exterior corners.
e. Provide gypsum finish at all exposed faces, including underneath soffit.
09-22 Metal framing
09-23 Gypsum Board finish, (GC provided, installed and finished)
a. 5/8" gypsum secured to framing.
b. All surfaces to be taped and spackled.
c. Provide level 4 finish.

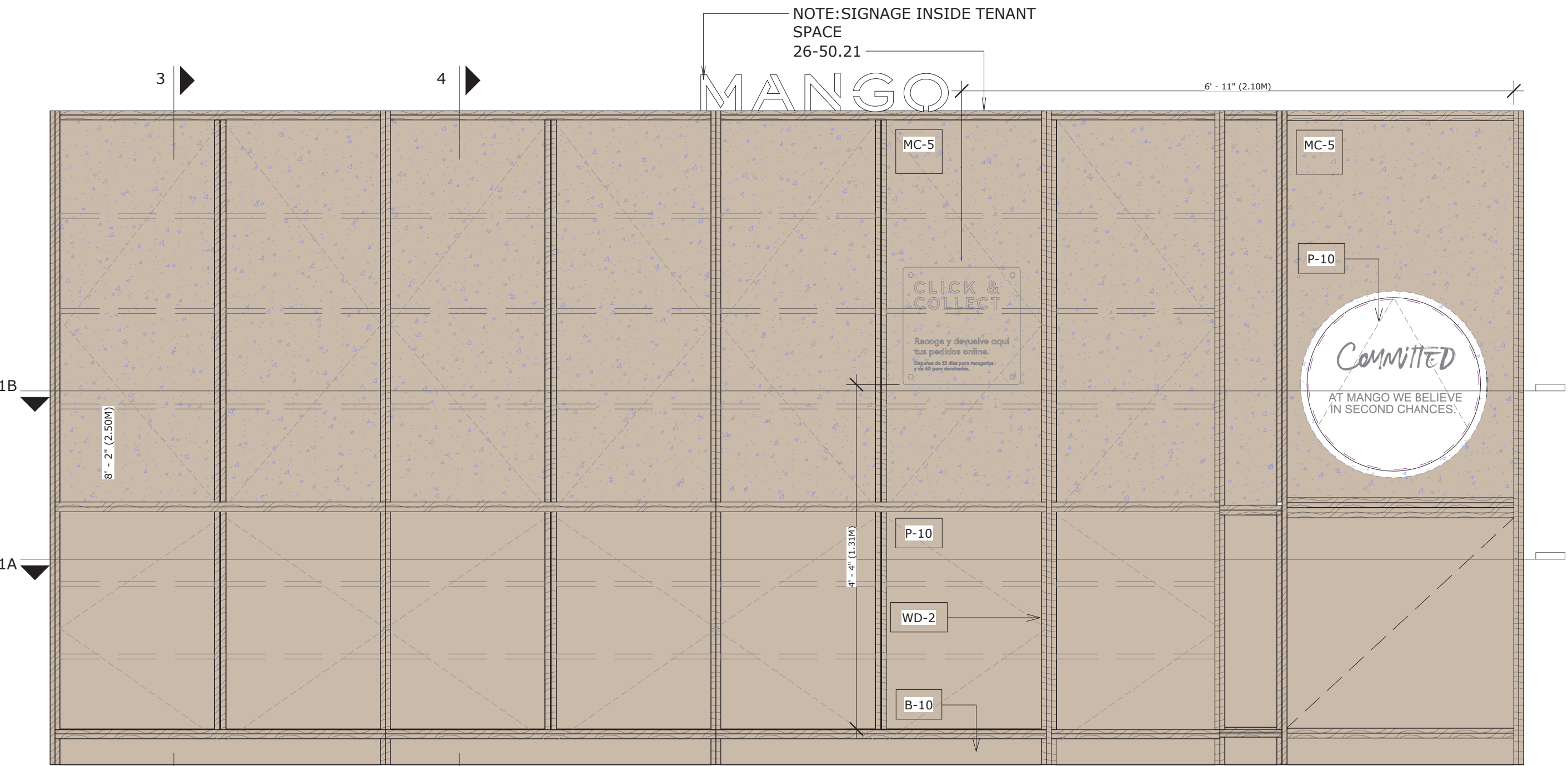
- 26-50 Interior Lighting**
26-50.21 Continuous led per schedule
a. Continuous led strip to be installed with aluminum channel and diffuser
b. At cabinets led strip to be fully recessed.
c. Transformer to be installed in an accessible cabinet or closet.
d. When transformer installed in adjacent walls / column enclosures, or in ceiling a taped in access panel must be provided.
e. Transformer may be installed inside soffits or walls as long as it is accessible and not visible.
f. At wet location the led strip and all its components to be rated for wet location.
g. At window display, the access panel to the transformer is to be installed outside the display window or in an inconspicuous location.

- 26-50.23 LED remote transformer**
a. LED transformer installed remotely concealed.
b. Transformer to be accessible and well vented.
c. When transformer installed in adjacent walls / column enclosures, or in ceiling a taped in access panel must be provided.

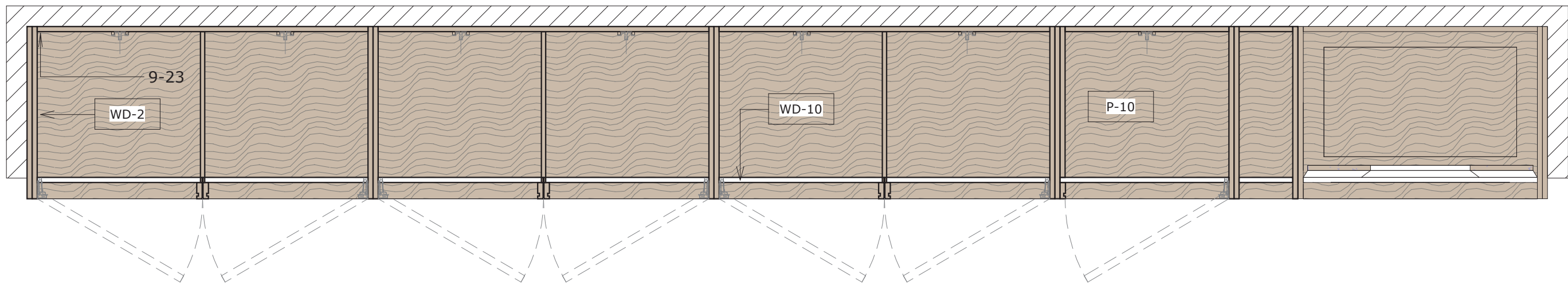
DATE:
JOB NO: 2486
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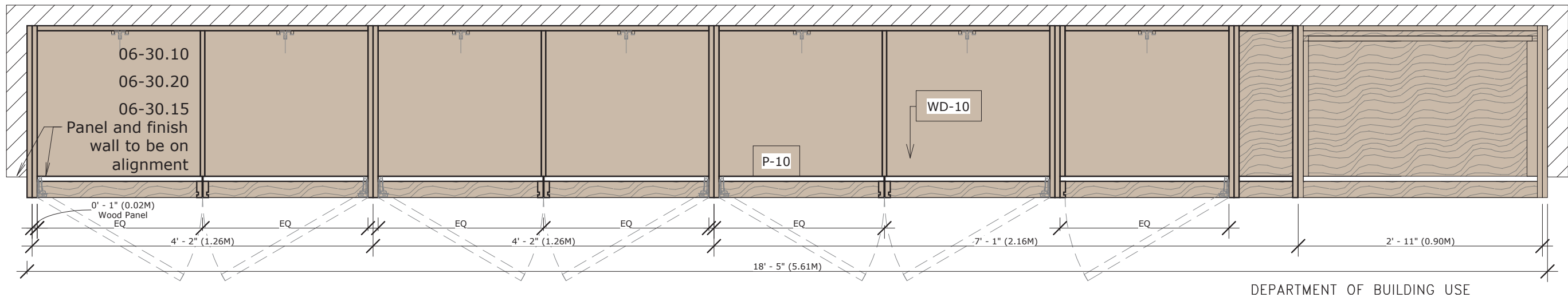
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2 Elevation @ M-2B Millwork
Scale: 3/4" = 1'-0"



1B Detail Plan @ M-2B Millwork
Scale: 3/4" = 1'-0"



1A Detail Plan @ M-2B Millwork
Scale: 3/4" = 1'-0"

MANGO AT SONO COLLECTION
100 N WATER ST, SPACE #1420
NORWALK, CT 06854

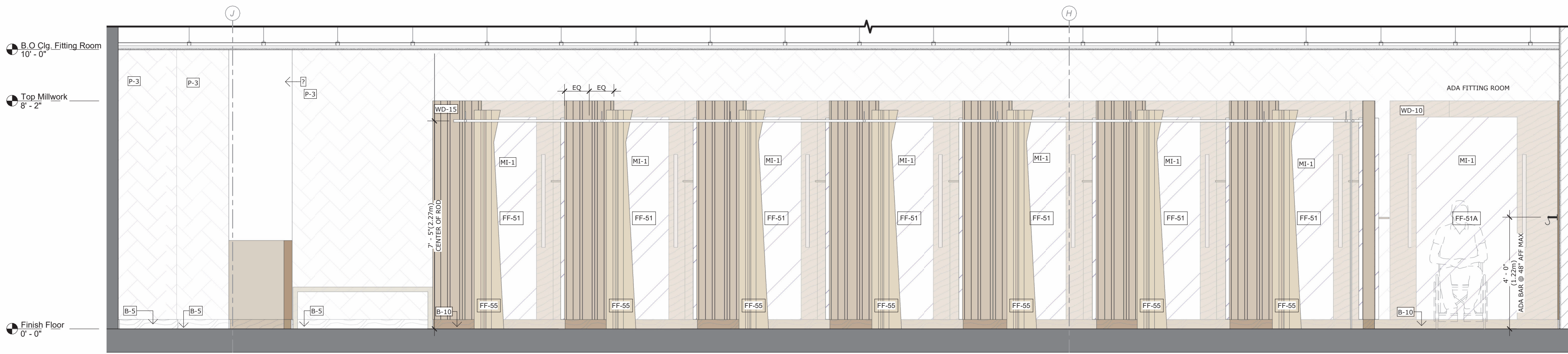
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REVISIONS
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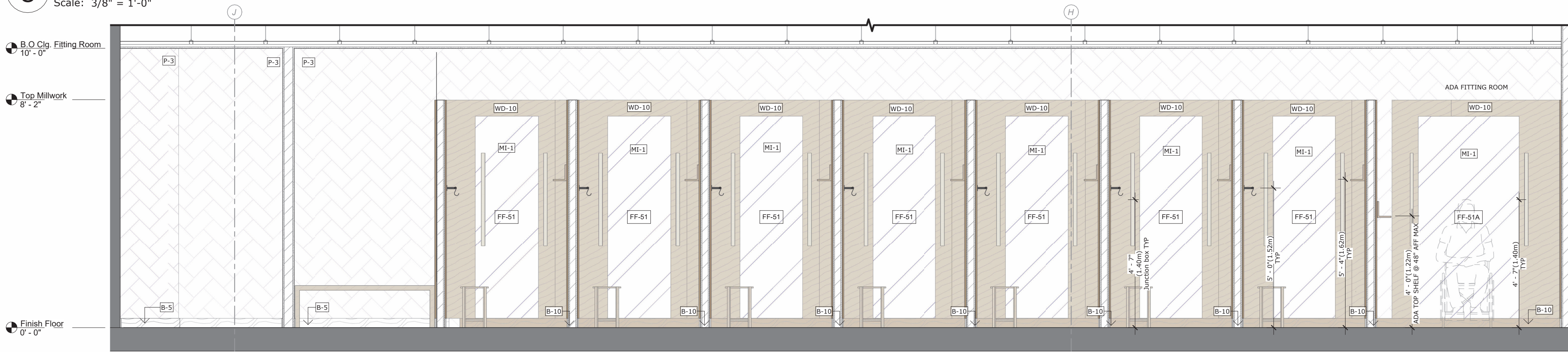
Millwork Detail @
M-2c Back Of
Cash Counter

SHEET NUMBER

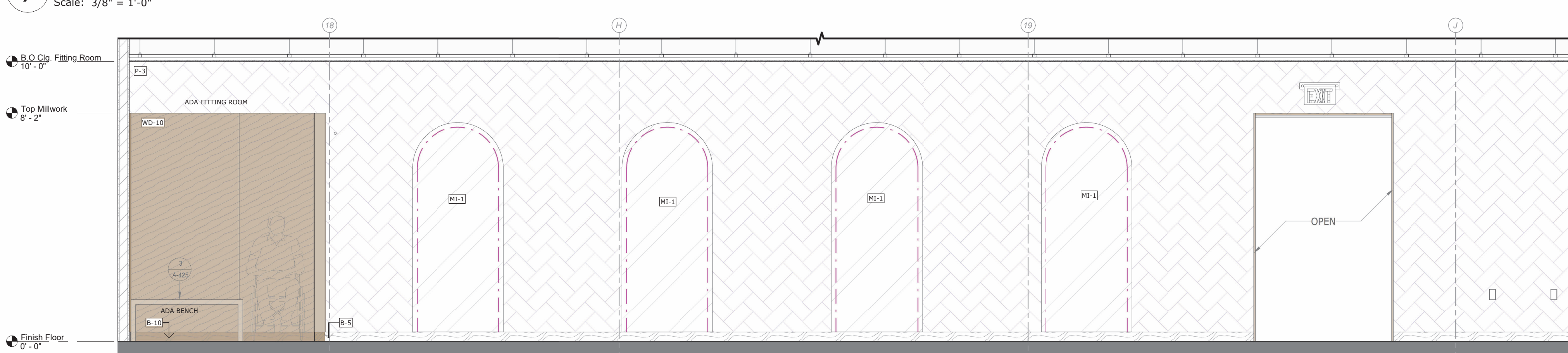
A-410



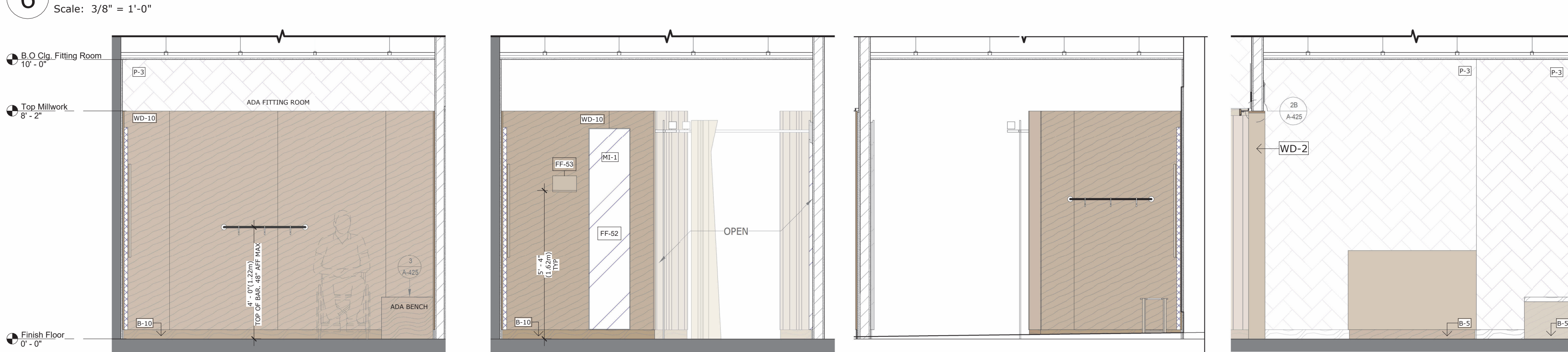
8 M3-Fitting Rooms Section
Scale: 3/8" = 1'-0"



7 M3-Fitting Rooms Section
Scale: 3/8" = 1'-0"



6 M3-Fitting Rooms Section
Scale: 3/8" = 1'-0"

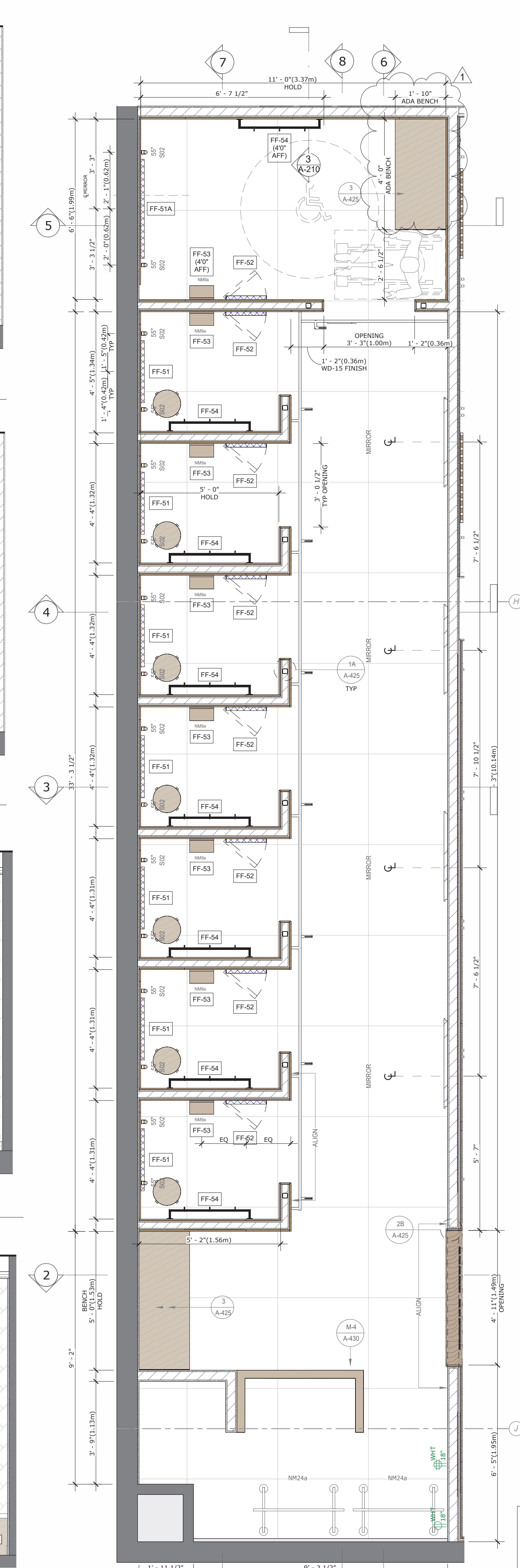


5 M3-Fitting Rooms Section
Scale: 3/8" = 1'-0"

4 M3-Fitting Rooms Section
Scale: 3/8" = 1'-0"

3 M3-Fitting Rooms Section
Scale: 3/8" = 1'-0"

2 M3-Fitting Rooms Section
Scale: 3/8" = 1'-0"



1 M3- Fitting Rooms Plan
Scale: 3/8" = 1'-0"

DATE: 04.09.25

JOB NO: 2486

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Fitting Rooms

SHEET NUMBER

A-420

DEPARTMENT OF BUILDING USE

- 05 METAL**
- 05-12 Bench support: 1" x 1" x 1/8" steel tube, welded to 1/4" thick by 2" wide steel plate. Plate secured with thorough bolts to reinforcing behind the wall.
- 1/2" dia through bolts.
 - 1-1/4" continuous bench cleat anchored to reinforcing behind wall.
 - Flush mount hex head screws.
 - 1" x 1" 1/8" bracket
- 05-15 Cantilever Wall
- Steel post: HSS 3x3x1/4 Up (7'-0")
 - Provide PL 1/2" x 4" x 12" plate welded to bottom of post.
 - At concrete floor secure pate to floor with (4) 1/2" Dia Hilti-HY 200 Bolts; min 5" Embedment.
 - Secure framing at each side into HH with (11) 0.157" Dia. Hilti PAF
 - Ensure that all bolt connections are not visible.

- 06 WOOD, PLASTICS AND COMPOSITES**
- 06-3 Scheduled framing
- 06-4.12 18 Gauge framing
- 1-5/8" studs @ 16" O.C.
 - 2-5/8" studs @ 16" O.C.
 - 5-5/8" Studs @ 16" O.C.
- 06-6 Fire rated blocking
- 06-6.50 5/8" plywood secured to bearing.
- At existing walls / Ceiling existing gypsum to be removed, blocking to be installed and wall to be repaired to like new condition.
- 06-6.51 1/4" plywood blocking min.
- 06-6.52 1" Plywood
- 06-6.53 16 gauge sheet metal (to be used at plenum ceilings).
- 06-6.80 Solid wood
- 06-22 Millwork
- 06-22.20 Wood Panels
- General Contractor Provided
 - Fire rated plywood provided and installed by GC
 - Base to be inset 1/4" from face panel.
 - Provide solid blocking at end of panels to conceal Z-clips. Blocking to be same wood species and finish as panel.
 - All corners to be mitered.
 - Metal framing provided and installed by GC
 - Structural support provided and installed by GC
2. Owner Provided GC installed
- All wood species to be grade A or better.
 - At 1/2" x 1/4" Reveal GC to ensure solid wood is used

- 06-22.30 Mirror Panel**
- Owner Provided GC Installed
 - All exposed edges to be finished to match adjacent wall
 - Provide interior frame: 1" x 1" hardwood
 - GC to provide blocking behind gypsum finish.
 - 1/4" thick mirror to extend 1/8" past MDF panel - all exposed edges to be polished. Provided and installed by GC
 - 5/8" MDF panel secure to wall
 - Clock outlet provided and installed by GC

- 06-30 Finish Millwork**
- 06-30.35 Fitting room Cabinets**
- Owner Provided GC installed
 - All visible corners to be mitered.
 - All visible faces to be finished.
 - No fasteners to be visible.
 - Provide caster at bottom of cabinet Min 4
 - Pull out drawers
 - Drawer slide - concealed undermount, soft glide
 - Provide concealed pull.
 - Continuous base to match cabinet finish.

- 06-30.36 Bench:**
- Bench shall be affixed to the wall or floor.
 - Allowable stress shall not be exceeded for materials used when vertical or horizontal forces of 250 pounds, (1112 N) is applied at any point on the seat.
 - Bench must meet all local ADA jurisdictions.
1. General Contractor Provided and installed
- Bench frame: Where bench exceeds 4'-0" in length provide 1x1x3/16" steel tube rectangular frame, with supports @ 24" O.C. shop welded - Finished in black.
 - Bench frame: Benches 4'-0" or less: Provide 1" x 1" hardwood solid frame with members at 12" o.c. at short end.
 - Support frame to be secured to walls, (back and side). All fasteners to be concealed from view. Ensure that bench is secured to bearing and that it does not deform the surrounding walls or finishes.
 - Frame support to be 1 x 1 @ 12" O.C.

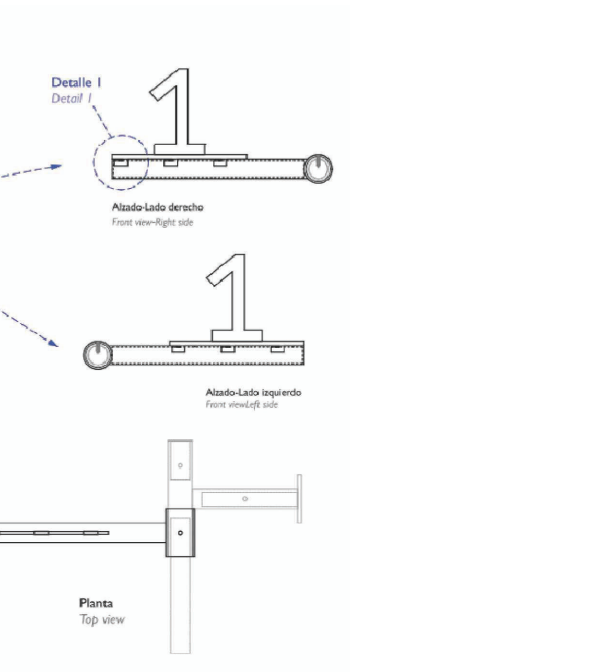
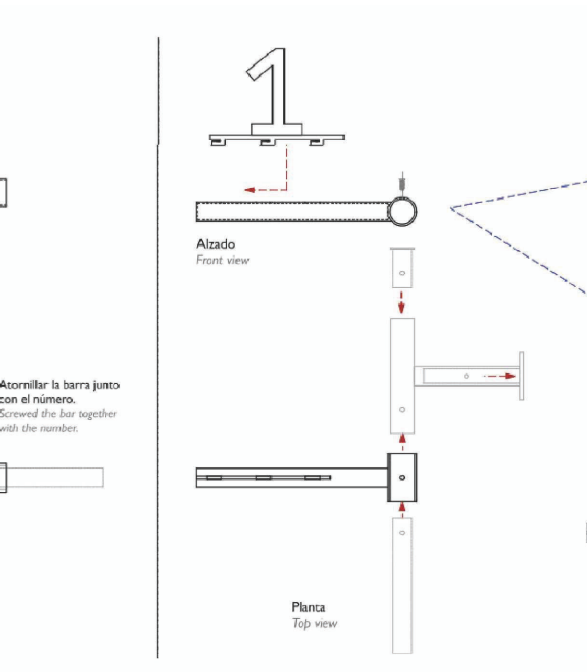
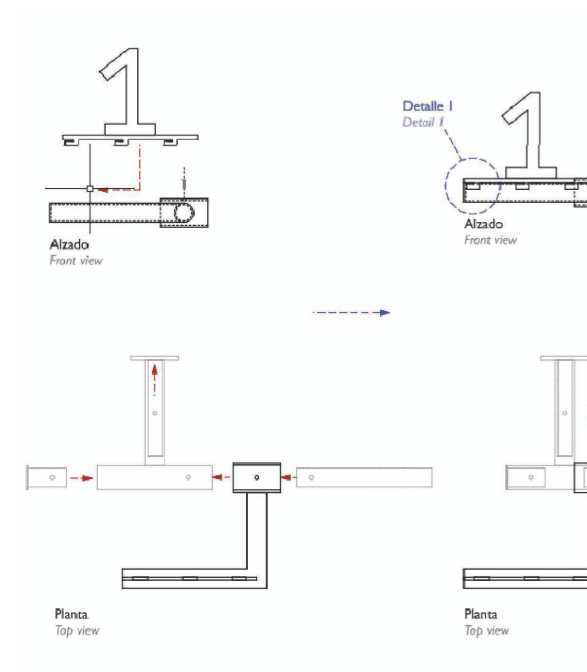
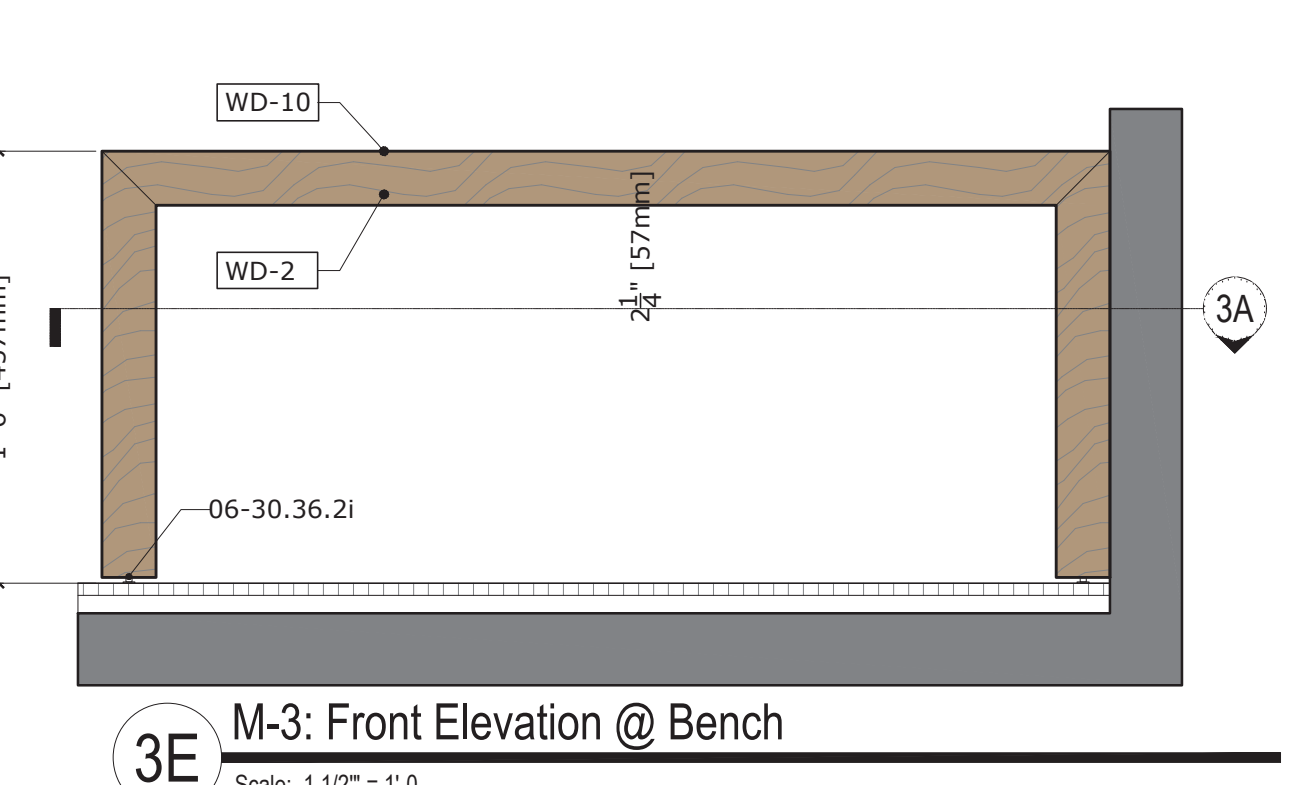
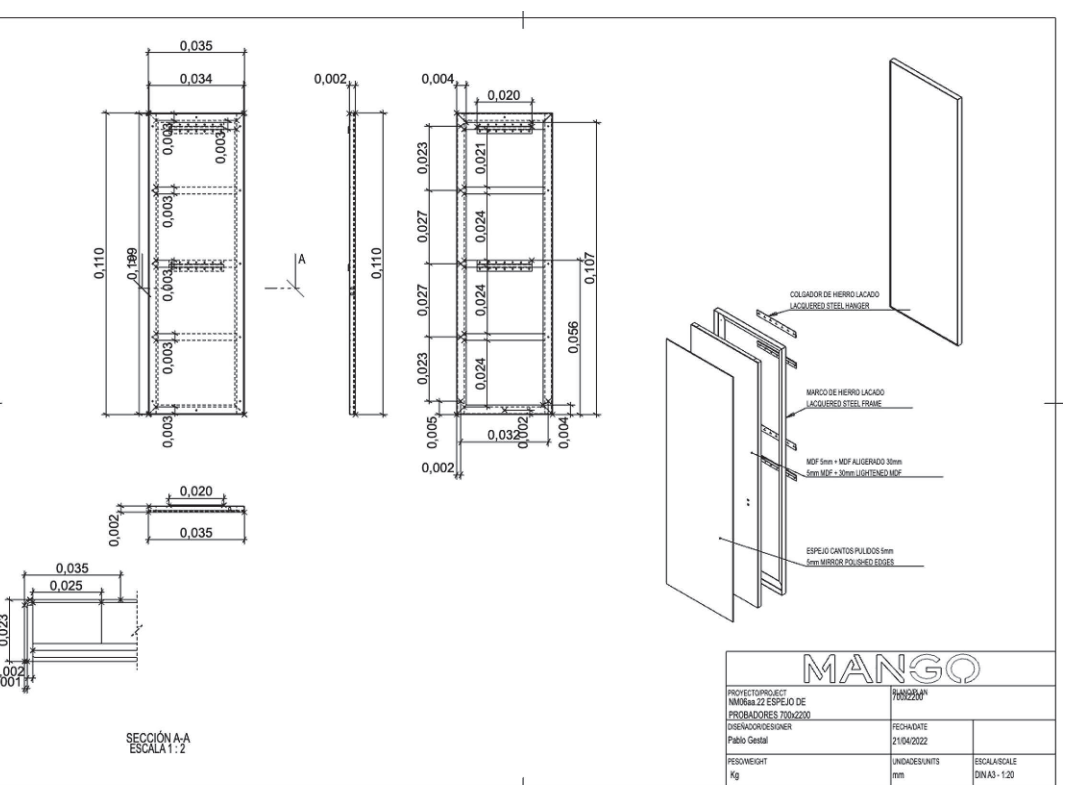
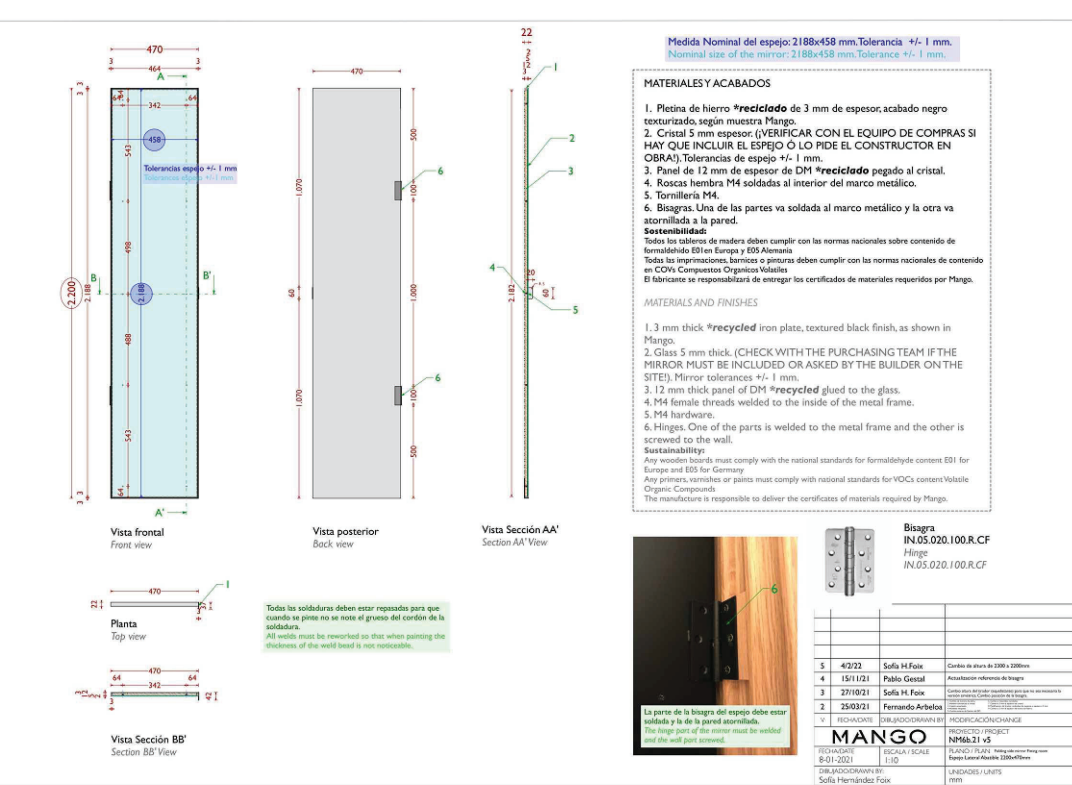
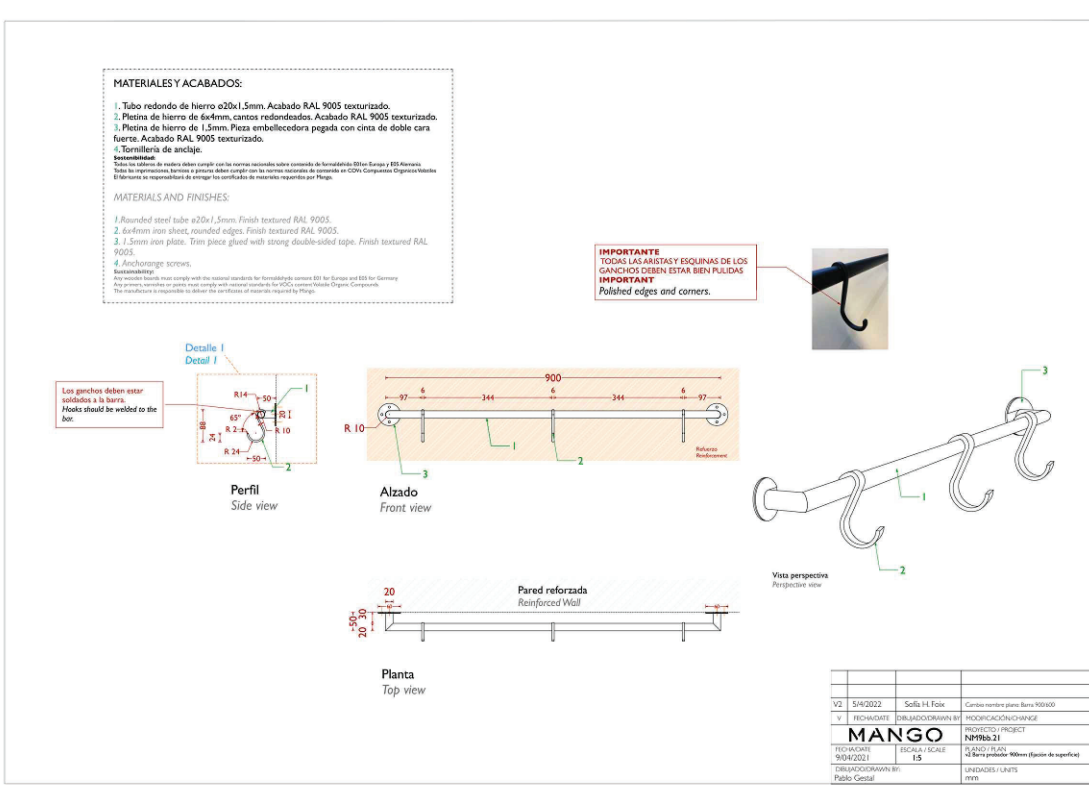
- Top of bench can be veneer plywood.
 - Face of bench to be solid wood to match top of bench.
 - Veneer finish per schedule.
 - All corners to be mitered.
 - Provide levelers - min/2 per leg.
2. Owner Provided and installed
- Bench frame: Where bench exceeds 4'-0" in length provide 1x1x3/16" steel tube rectangular frame, with supports @ 24" O.C. shop welded - Finished in black.
 - Bench frame: Benches 4'-0" or less: Provide 1" x 1" hardwood solid frame with members at 12" o.c. at short end.
 - Support frame to be secured to walls, (back and side). All fasteners to be concealed from view. Ensure that bench is secured to bearing and that it does not deform the surrounding walls or finishes.
 - Frame support to be 1 x 1 @ 12" O.C.
 - Top of bench can be veneer plywood.
 - Face of bench to be solid wood to match top of bench.
 - Veneer finish per schedule.
 - All corners to be mitered.
 - Provide levelers - min/2 per leg.

- 06-46.10 Wood trim
- Door and window casing clear pine or similar
 - All corners to be mitered
 - All nail holes to be filled and sanded smooth prior to painting
 - Base molding to be knot free, paint grade
 - All nailed and fasteners to be properly sunken, filled and sanded smooth.
- 06-46.20 Oak Trim / Casing
- Pieces to be grade A solid wood - no veneer
 - All corners to be mitered.
 - All joints to be properly glued.
 - When securing to wall using trim nails, make sure that nails are completely embedded and puttied over to match the oak finish
 - All exposed edges to be sanded and finished.
- 09 FINISHES**
- 09-6 Paint
- 09-6.10 Interior Ceiling Paint
- 09-6.20 Interior Wall Paint
- 09-10 Finish per schedule
- 09-20 Plaster Finish
- 09-20.21 All gypsum finishes to receive a level 4 finish unless noted.
- 09-22 Metal Framing

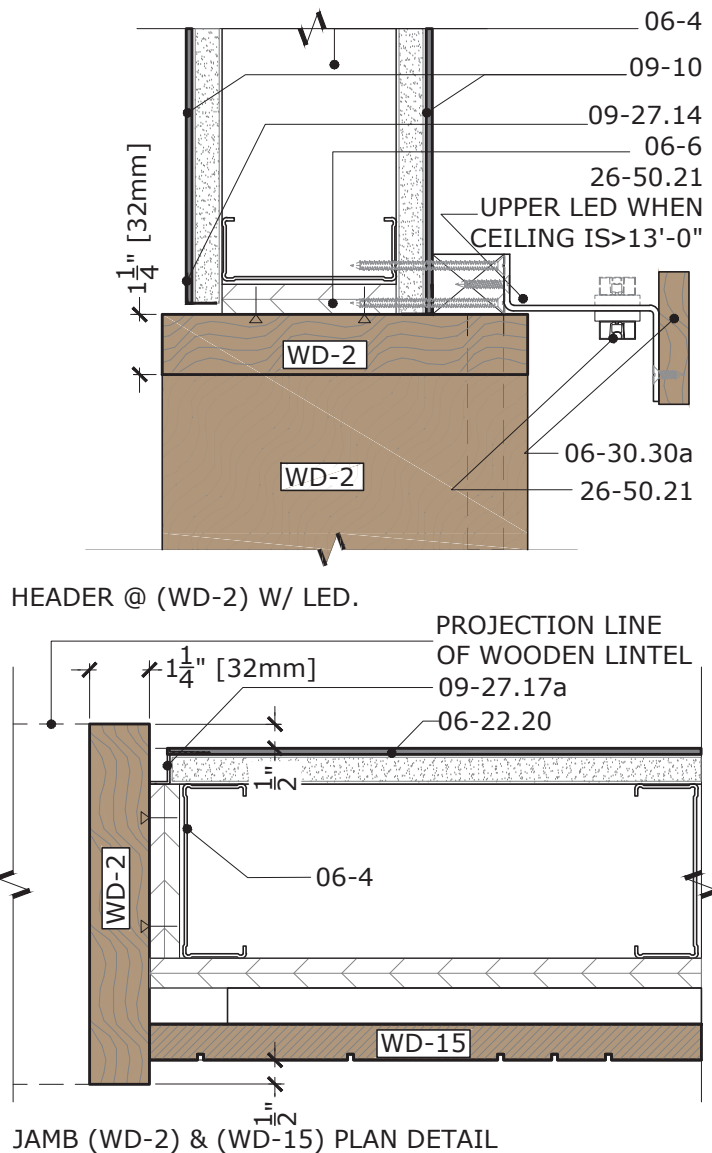
- 09-23 Gypsum Board Finish
- 5/8" gypsum secured to framing.
 - All surfaces to be taped and spackled.
 - Provide level 4 finish.
- 09-27 Taped-in profile
- Color to match wall / per finish schedule
 - Finish to be shop spayed.
 - All corners to be mitered.
- 09-27.11 Provide taped-in J-head
- 09-27.12 Provide aluminum corner bead
- 09-27.13 Provide continuous pittedon edge trim or sim.
- 09-27.14 Provide tear away bead
- 09-27.15 1/4" Radii bead: Use aluminum on straight runs and flexible at radii
- 09-27.16 L-Trim Molding
- Fry Reglet profile: DRML-200, (2" deep)
 - Fry Reglet profile: DRML-300, (3" deep)
- 09-27.17 Z-reveal
- Fry Reglet profile: DRMZ-625-25, (Z-Reveal: 5/8" x 1/4")
 - Fry Reglet profile: DRMZ-625-50, (Z-Reveal 5/8" x 1/2")
 - Fry Reglet profile: DRMZ-625-1250, (Z-Reveal 5/8" x 1-1/4")
- 09-27.18 U-Reveal
- Fry Reglet profile: DRM-25-25, (1/4" x 1/4" U reveal).
 - Fry Reglet profile: DRMG25-100
 - Fry Reglet profile: DRM-625-V-100, (5/8" deep x 1" wide. GC to coordinate with MEP for venting requirements and to ensure that it matches in width to supply / return taped in linear.
- 09-27.19 L-Profile
- Fry Reglet profile: F3, (L1 Drywall Edge)
- 09-27.20 F-Profile
- 5/8" x 5/8" Fry Reglet profile: VPRF-625-625
 - 1/2" x 5/8" Fry Reglet Profile: DRMF 50-625
- 09-27.21 Base molding
- Fry Reglet profile: DRMB-625-400, (4" recessed base)
- 09-27.22 Profile Curved Outside Corner: 5/8" x 1" Rad (DRMC-OS-625). At curved soffits provide flexible equivalent profile.
- 09-27.23 Profile 1/4" U-Channel
- 09-27.24 LED Flat Base. Factory finished. LED provided by Owner
- 09-54.10 All edges taped to adjacent gypsum finish
- 09-54.11 All joints to be taped and spackled
- 09-54.12 Provide level 4 finish
- 09-70 Specialty finish
- 09-70.10 Wood panel per Finish schedule
- 09-70.20 Base molding per finish schedule
- 09-70.50 Aluminum 3mm thickness
- Glued to wall with Loctite PL-375 or equivalent.
 - No fasteners to be visible
 - Finish per schedule.

- 10 SPECIALTIES**
- 10-40 Fitting Room Curtain Rods and Accessories
- Owner provided and GC installed
 - Provide min 5/8" fire rated backing.
 - At existing walls / ceilings, gypsum to be removed, blocking to be installed and wall to be repaired to like new condition.

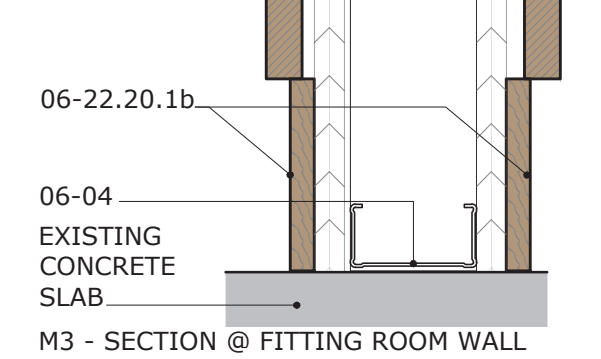
- 26-50 Interior Lighting**
- 26-50.21 Continuous led strip to be installed with aluminum channel and diffuser
- At cabinets led strip to be fully recessed.
 - Transformer to be installed an accessible cabinet or closet.
 - When transformer installed in adjacent walls / column enclosures, or in ceiling a taped in access panel must be provided.
 - Transformer may be installed inside soffits or walls as long as it is accessible and not visible.
 - At wet location the led strip and all its components to be rated for wet location.
 - At window display access panel to the transformer to be installed outside the display window or in inconspicuous location.
- 26-50.23 LED remote transformer
- LED transformer installed remotely concealed.
 - Transformer to be accessible and well vented.
 - When transformer installed in adjacent walls / column enclosures, or in ceiling a taped in access panel must be provided.



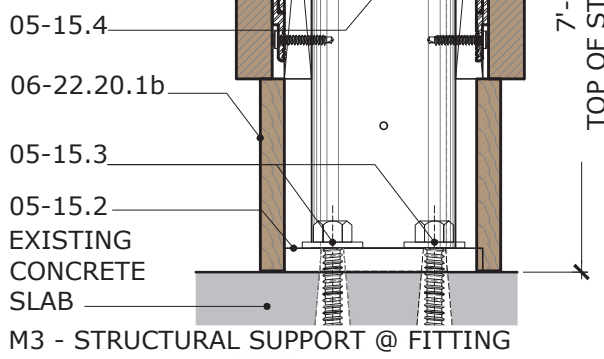
4 Reference Fitting Rm. Image
Scale: N.T.S



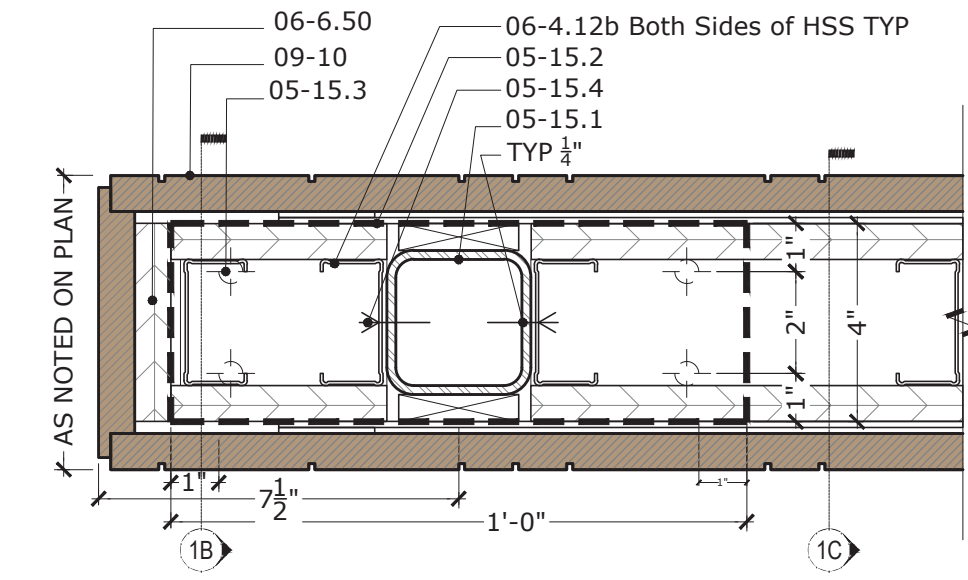
2B Opening Header & Jamb
Scale: 3" = 1'-0



1C M-3: Section Detail
Scale: 3" = 1'-0



1B M-3: Section Detail
Scale: 3" = 1'-0



FITTING ROOM WALL (WD-15) PLAN DETAIL

1A M-3: Fitting Room Plan Detail
Scale: 3" = 1'-0

DATE: 04/09/25

JOB NO: 2498

DRAWN: Staff

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CORTE MADERA/CA/94925

CORTLAND MORGAN

REVISIONS

01.13.2025 LL Issue
02.03.2025 LL Issue #2
03.18.2025 LL Issue #3
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04.09.2025 Bid Issue

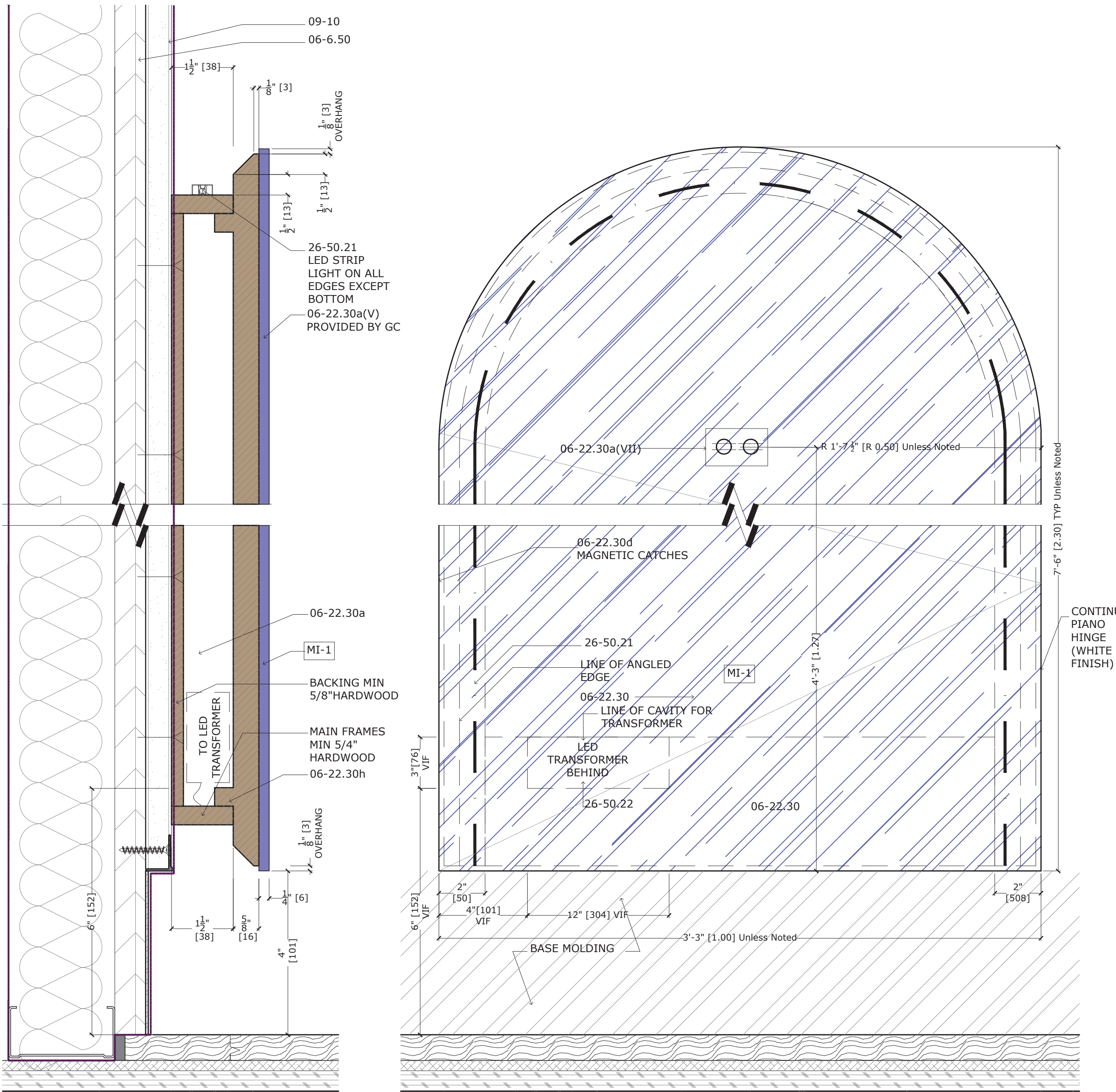
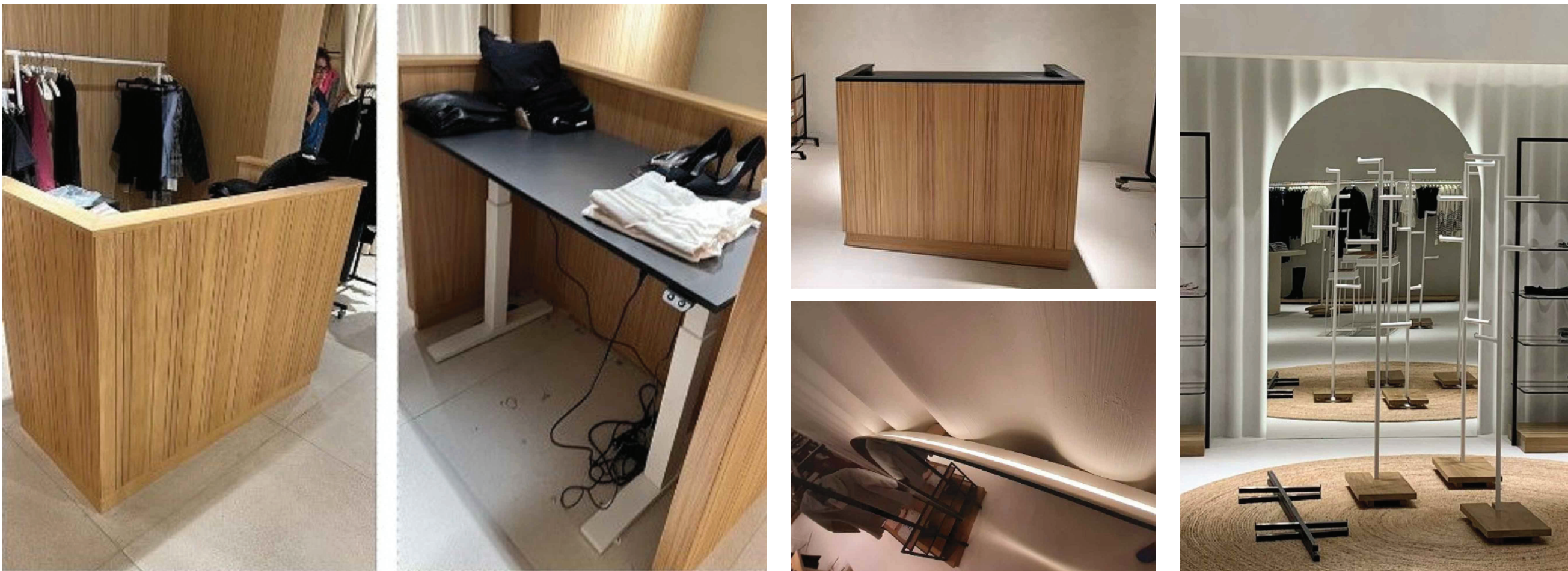
Millwork M3:
Fitting Room Walls
Details, ADA Bench

SHEET NUMBER

A-425

NOTES

- 06-22.30 Mirror Panel
a. 5/8" MDF Panel all edges smooth and chamfered.
b. All exposed edges to be finished to match adjacent wall.
c. Provide Z-Clips min 3" shy from edges.
d. At walls where Z-Clips may be visible GC to provide continuous trim to conceal Z-Clips.
e. 5/8" MDF panel secure to wall.
f. 1/4" thick mirror to extend 1/8" past MDF panel - all exposed edges to be polished.
g. Provide clock outlet.
- 06-30.35 Fitting room Cabinets
a. All visible corners to be mitered.
b. All visible faces to be finished.
c. No fasteners to be visible.
d. Provide caster at bottom of cabinet Min 4
- 06-6.50 5/8" Plywood secured to bearing.
At existing walls / Ceiling existing gypsum to be removed, blocking to be installed and wall to be repaired to like new condition.
Interior lighting
26-50.21 Continuous led per schedule
a. Continuous led strip to be installed with aluminum channel and diffuser.
b. At cabinets led strip to be fully recessed.
c. Transformer to be installed an accessible cabinet or closet.
d. When transformer installed in adjacent walls / column enclosures, or in ceiling a taped in access panel must be provided.
- 26-50.22 LED remote transformer
a. LED transformer installed remotely concealed.
b. Transformer to be accessible and well vented.
c. When transformer installed in adjacent walls / column enclosures, or in ceiling a taped in access panel must be provided.
- e. Pull out drawers
f. Drawer slide - concealed undermount, soft glide
g. Provide concealed pull.
h. Continuous base to match cabinet finish.
i. 5/8" plywood secured to bearing.
At existing walls / Ceiling existing gypsum to be removed, blocking to be installed and wall to be repaired to like new condition.
Interior lighting
26-50.21 Continuous led per schedule
a. Continuous led strip to be installed with aluminum channel and diffuser.
b. At cabinets led strip to be fully recessed.
c. Transformer to be installed an accessible cabinet or closet.
d. When transformer installed in adjacent walls / column enclosures, or in ceiling a taped in access panel must be provided.



2 Detail @ Mirror
Scale: 6" = 1'-0

2A Detail @ Mirror
Scale: 6" = 1'-0

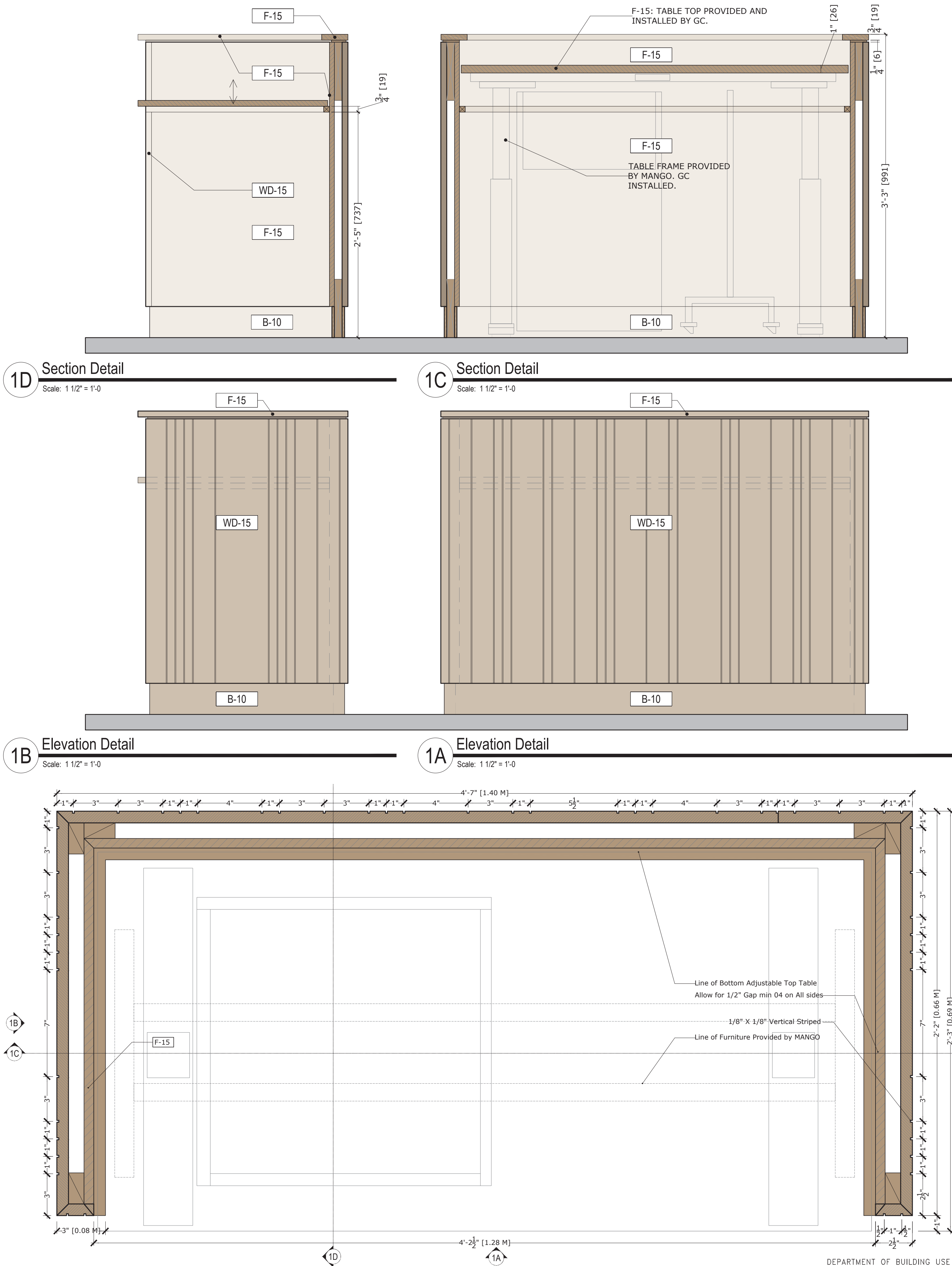
1D Section Detail
Scale: 1 1/2" = 1'-0

1C Section Detail
Scale: 1 1/2" = 1'-0

1B Elevation Detail
Scale: 1 1/2" = 1'-0

1A Elevation Detail
Scale: 1 1/2" = 1'-0

1 M-4: Plan Detail
Scale: 3" = 1'-0



DEPARTMENT OF BUILDING USE

DATE: 04/09/25

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Millwork M-4:
Fitting Room Table
M-5: Mirror w/LED

SHEET NUMBER

A-430



6 Reference Images
Scale: N.T.S

DESCRIPTION:

1. Gypsum board wall. Refer to finish schedule.
2. White textured aluminum tipe "Z" bracket fixed to a Strip Cover MDF with Oak veneered finish.
3. LED strip Lights. (Upper LED will be installed if ceiling height is >13'-0"). Refer to Lighting plan.
4. "Biombo" Furniture (Supplied by MANGO)

NOTES:

06-22 Millwork

06-22.20 Wood Panels

1. General Contractor Provided
 - a. Fire rated plywood provided and installed by GC
 - b. Base to be inset 1/4" from face panel.
 - c. Provide solid blocking at end of panels to conceal Z-clips. Blocking to be same wood species and finish as panel.
 - d. All corners to be mitered.
 - e. Metal framing provided and installed by GC
 - f. Structural support provided and installed by GC

2. Owner Provided GC installed

- a. All wood species to be grade A or better.
- b. At 1/4" x 1/4" Reveal GC to ensure solid wood is used

06-30.30 Oak Shelf / Repisa

- a. Owner provided
 - Solid white oak shelf.
 - Metal T-bracket.
 - LED and LED drivers.
- b. GC provided
 - LED installation
 - All fasteners to be concealed.
 - Provide glue and biscuits at joints.
 - Blocking

09 FINISHES

09-3 Refinish:

- 09-3.10 Existing wood floor to be re-purposed:
 - a. The existing finish is to be removed to bare wood.
 - b. Existing wood floor to be sanded and re-finished to match sample.
 - c. New wood floor to match and align with existing.
 - d. Any floor repair has to be done in a stich pattern consistent with the existing wood floor.
- e. New and re-purposed floor to look seamless and like new.
- 09-3.50 Existing terrazzo to be cleaned, polished and re-sealed.

09-6 Paint

09-6.10 Interior Ceiling Paint

09-6.20 Interior Wall Paint

09-10 Finish per schedule

09-20 Plaster Finish

09-20.21 All gypsum finishes to receive a level 4 finish unless noted.

09-22 Metal framing

09-23 Gypsum Board finish

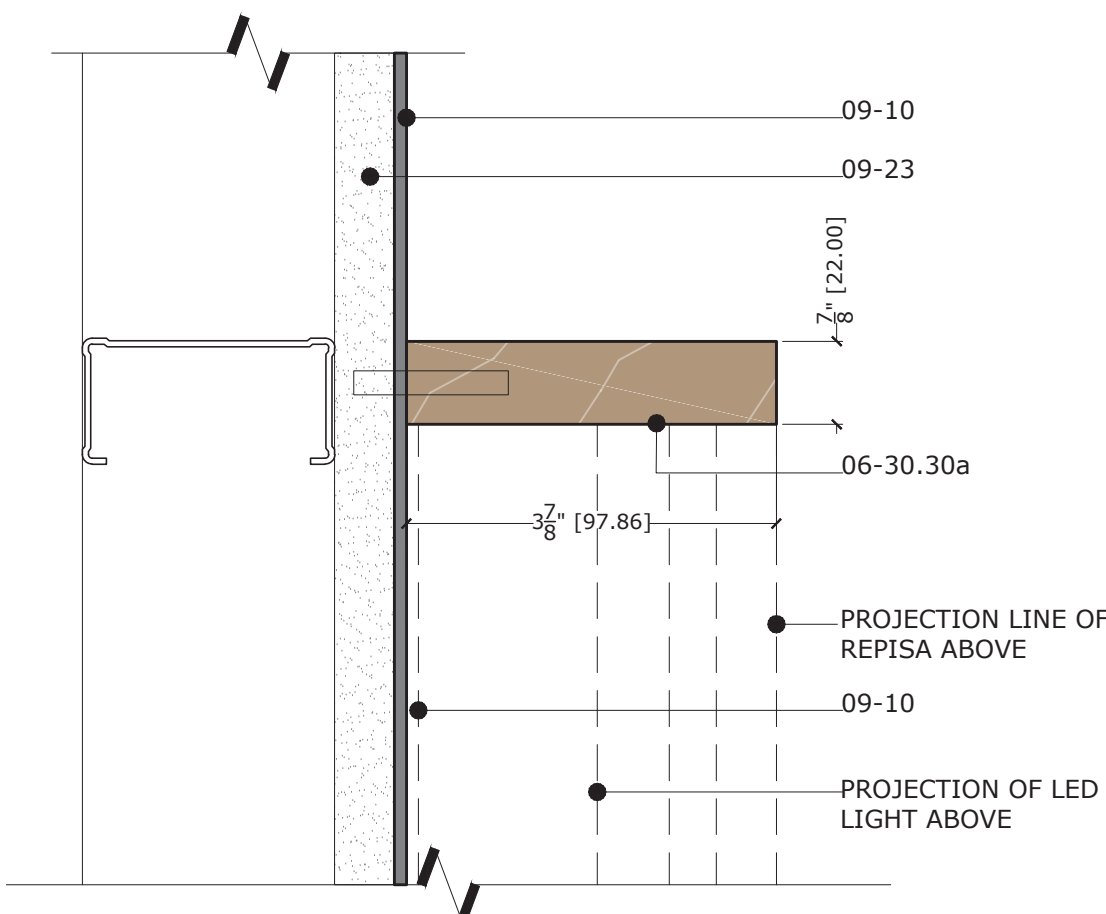
- a. 5/8" gypsum secured to framing.
- b. All surfaces to be taped and spackled.
- c. Provide level 4 finish.

26-50 Interior Lighting

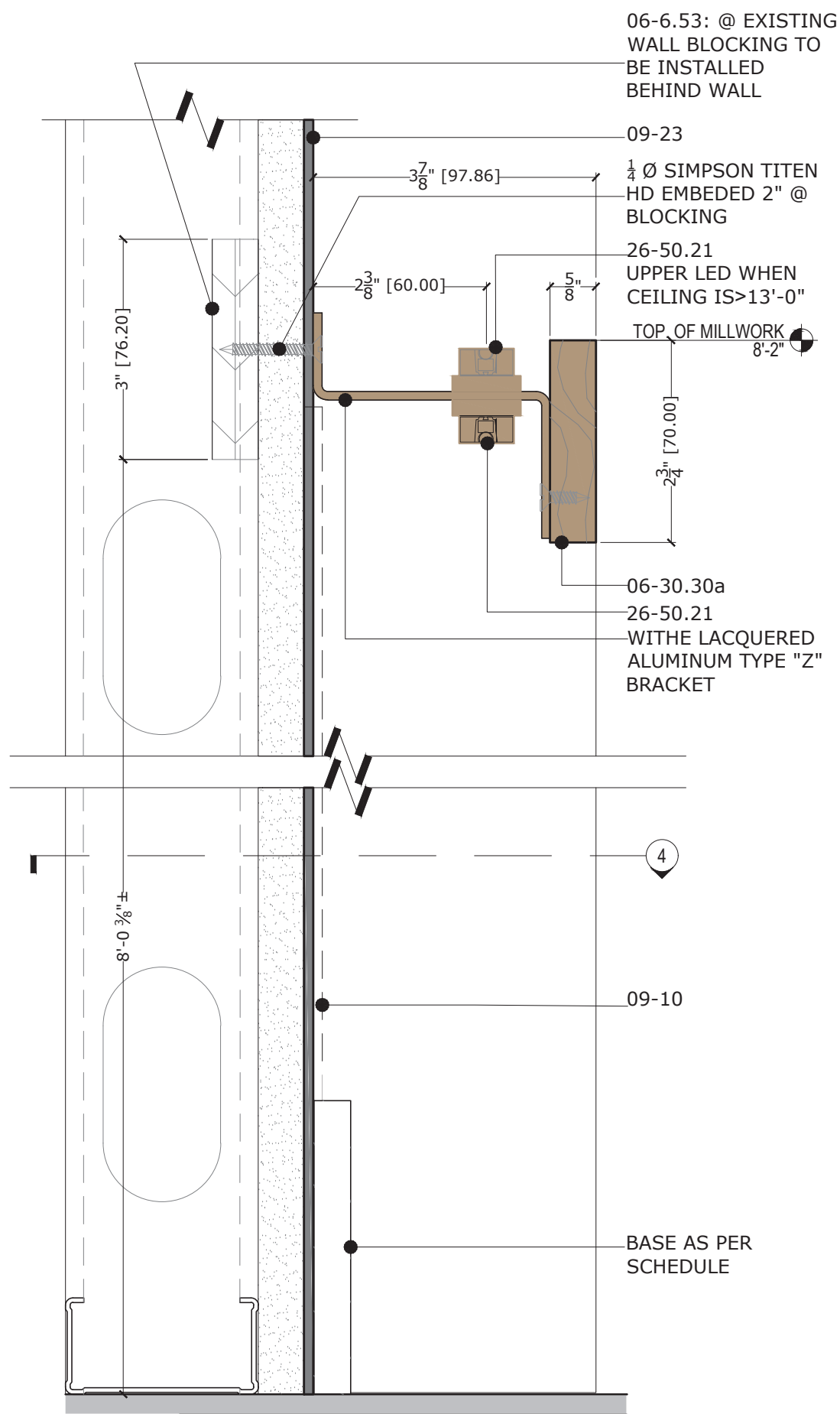
26-50.21 Continuous led per schedule

- a. Continuous led strip to be installed with aluminum channel and diffuser
- b. At cabinets led strip to be fully recessed.
- c. Transformer to be installed an accessible cabinet or closet.
- d. When transformer installed in adjacent walls / column enclosures, or in ceiling a taped in access panel must be provided.
- e. Transformer may be installed inside soffits or walls as long as it is accessible and not visible.
- f. At wet location the led strip and all its components to be rated for wet location.
- g. At window display access panel to the transformer to be installed outside the display window or in inconspicuous location.

5 MC-5 Wall with M-7 Repisa: Isometric
Scale: N/A



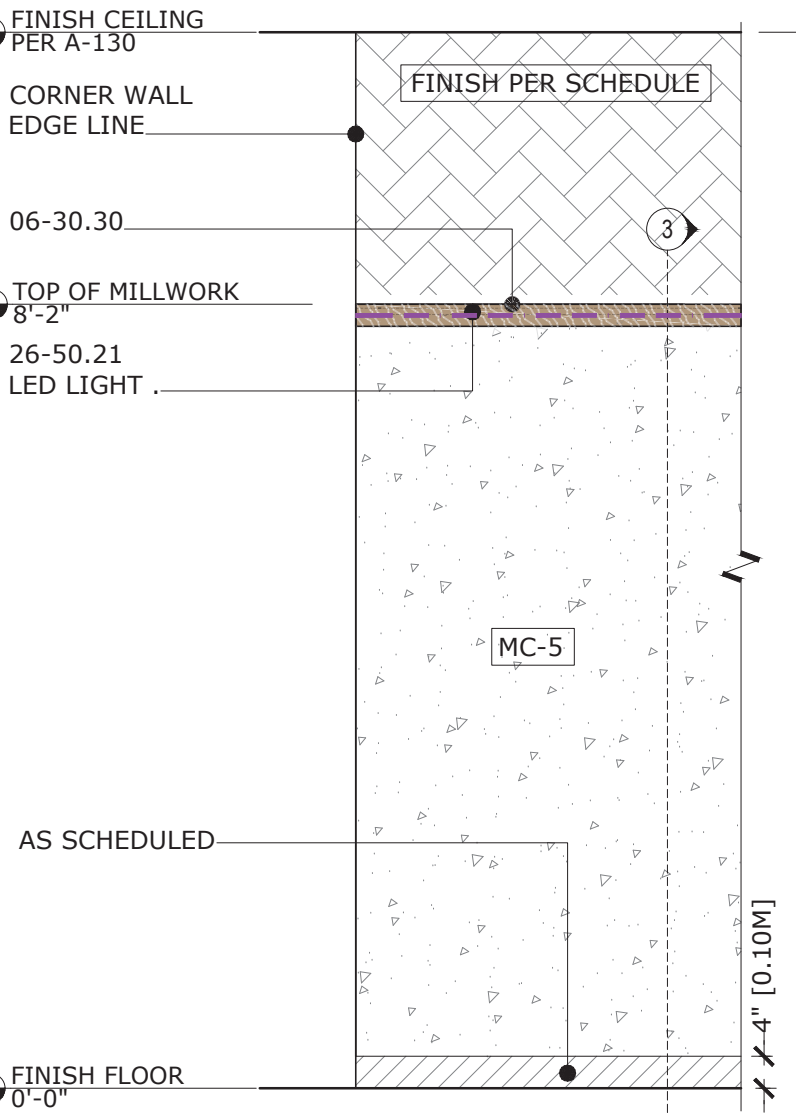
4 M-7 : Repisa Plan Section Detail
Scale: 6" = 1'-0



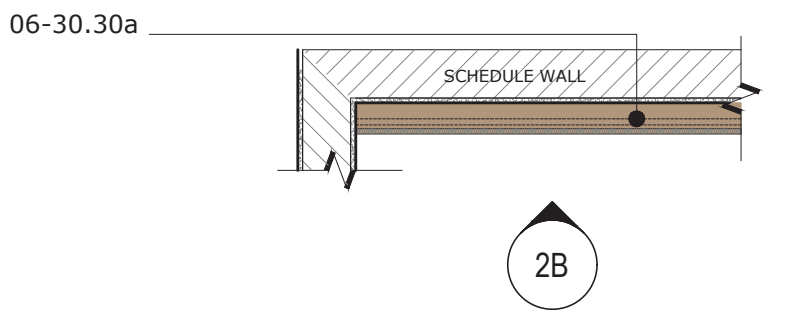
3 M-7 : Repisa Wall Section Detail
Scale: 6" = 1'-0



2C MC-5 Wall With Repisa Type B - Render
Scale: N/A



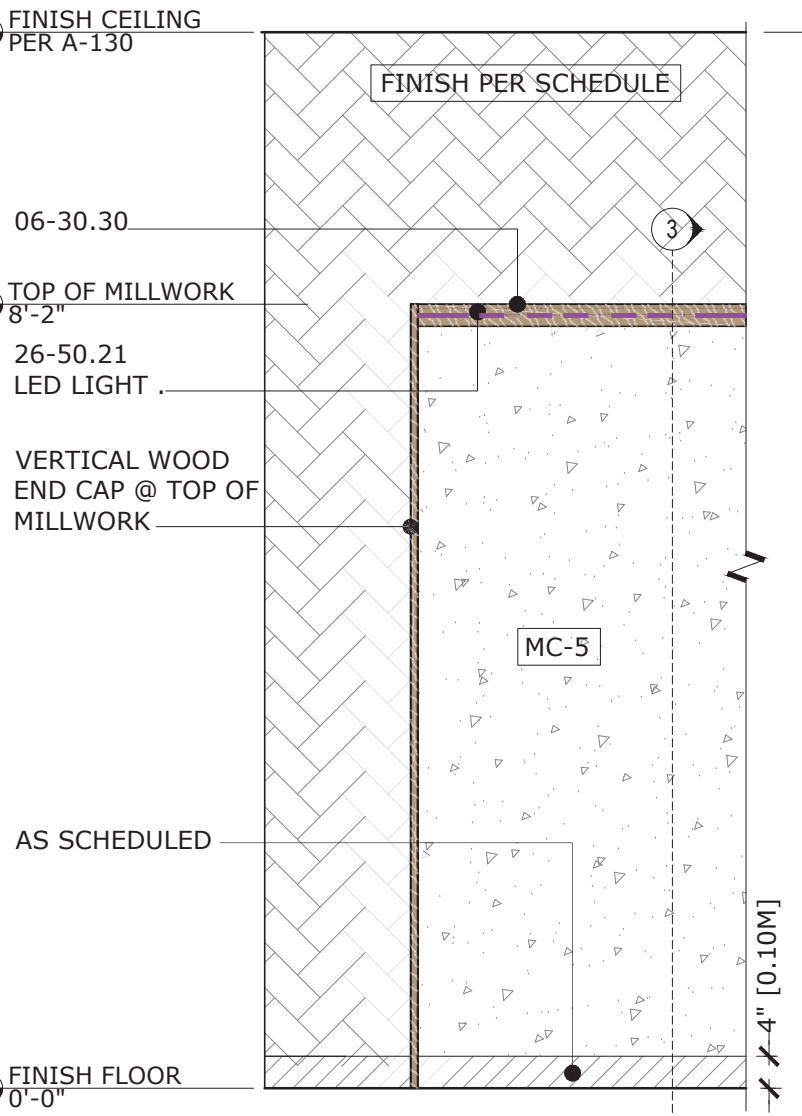
2B M-7B : Repisa Wall Frame
Scale: 1/2" = 1'-0



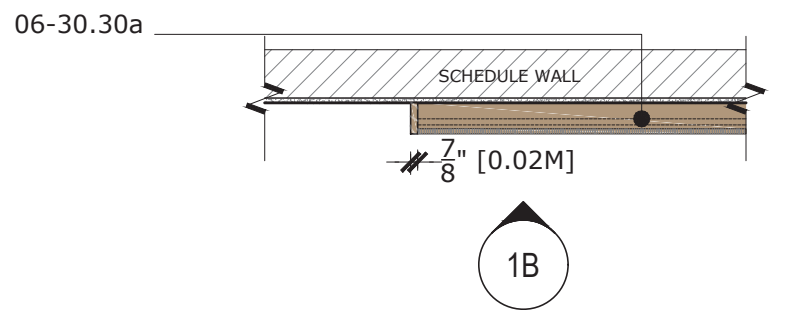
2A M-7B : Repisa Wall Frame
Scale: 1/2" = 1'-0



1C MC-5 Wall With Repisa Type A - Render
Scale: N/A



1B M-7A : Repisa Wall Frame
Scale: 1/2" = 1'-0



1A M-7A : Repisa Wall Frame
Scale: 1/2" = 1'-0

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Millwork M-7:
Repisa & Mc-5
Wall Details

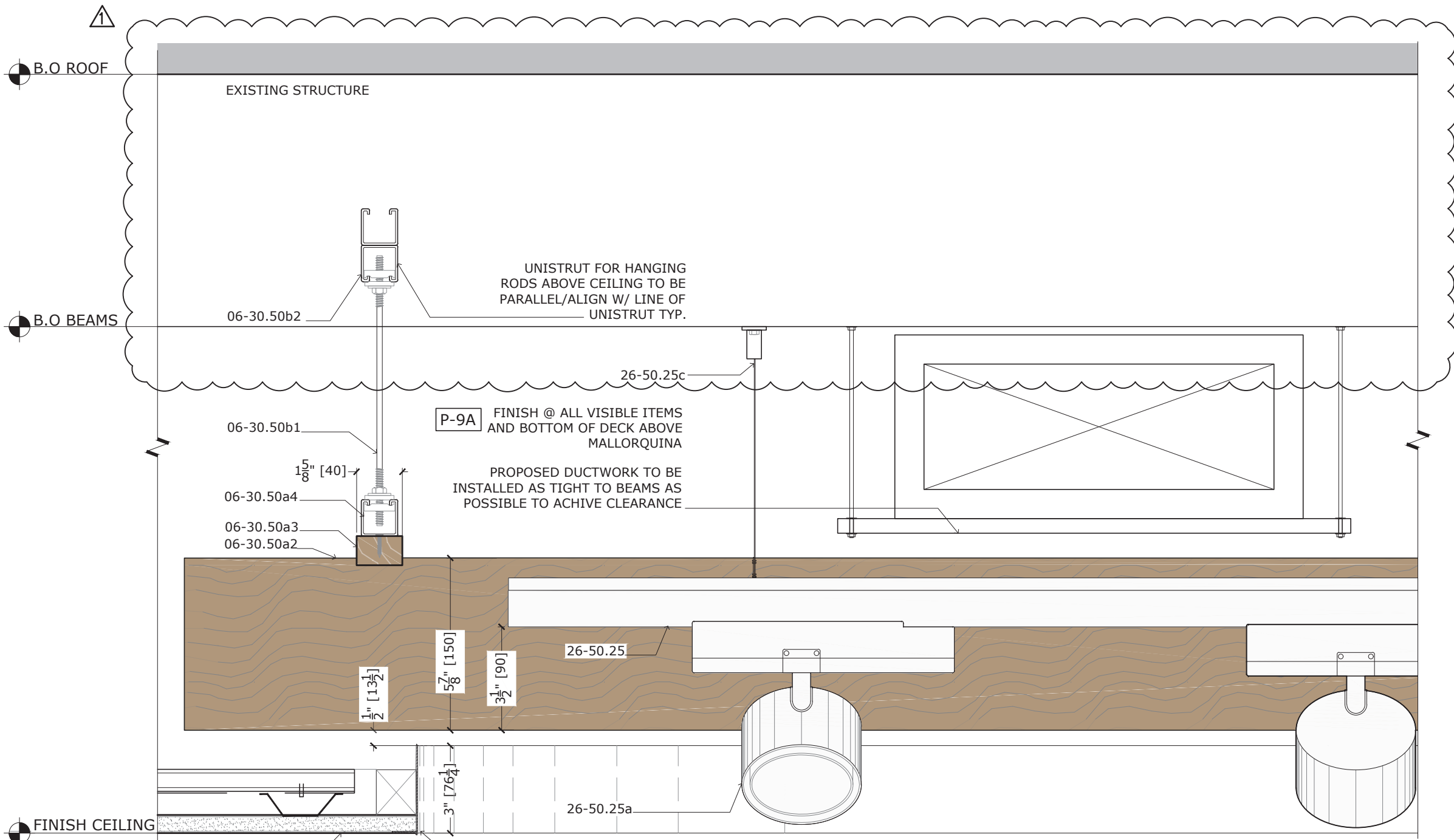
SHEET NUMBER

A-441

DEPARTMENT OF BUILDING USE

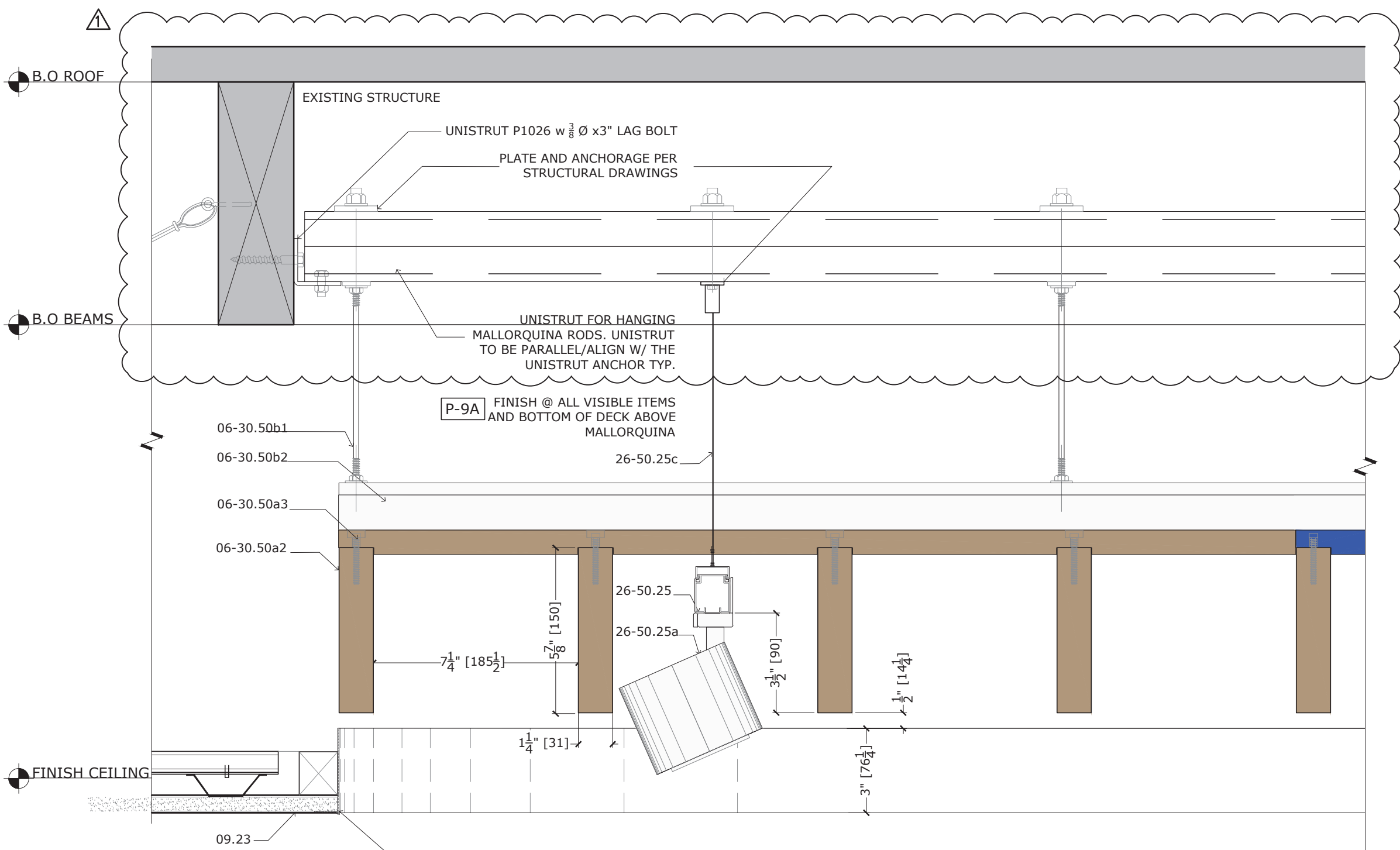
NOTES:

- 06-6 Fire rated blocking
- 06-6.50 5/8" plywood secured to bearing.
- a. At existing walls / Ceiling existing gypsum to be removed, blocking to be installed and wall to be repaired to like new condition.
- 06-6.51 3/4" plywood blocking
- min.
- 06-6.52 1" Plywood
- 06-6.53 16 gauge sheet metal (to be used at plenum ceilings).
- 06-6.80 Solid wood.
- 06-30.50 **Mallorquina**
- a. Owner Provided GC Installed
1. White Oak battens - 1" wide x 6" deep x 95" long (30 x 150 x 2400 mm) @ 9" O.C. (230 mm)
2. White Oak battens (exterior frame) - 1" wide x 6" deep x 95" long (30 x 150 x 2400 mm)
3. White Oak Battens per detailed dimensions.
4. Omega support provided by Owner installed by GC @ 2'-0" o.c.
5. Fastening member - 1" wide x 1-1/2" deep x 36" long (27 x 40 x 920 mm) @ 40" O.C. (1,017mm)
6. # 12 x 2 wood screw driven at an angle into wood.
7. Mallorquina Modules: Each module is to be assembled in its entirety prior to being raised to final ceiling location.
8. Modular fasteners: Ensure that all fasteners are secured.
- b. M4 Mortise Nut Glued and secured to member.
- ii. M4 Allen screw
- b. General Contractor Provided and installed
1. 1/4" Diameter all thread hanger rod @ 24" O.C. To be screwed into omega support.
2. Unistrut A1000 (14 ga, 1-1/4") at 4'-0" O.C.
3. Unistrut finish to match beams.
4. Diagonal Display wire @ 12'-0" O.C. each way.
5. Unistrut to be solid without holes. Carpenter to drill holes @ beam locations.
6. 3/8" HILTI HDI-P Shallow concrete anchor.
7. Cable to concrete: X-Ray slab to avoid Post-Tensioning.
- 3/16" Diameter aircraft cable with 2 fist-grip clips and 1-1/4" standard thimble at loop.
- 5/8" x 12" jaw & jaw turnbuckle, tighten until cable is taut.
- 3/8" HILTI HDI-P shallow concrete anchor with threaded eye bolt.
- 06-30.51 **Mallorquina at Open Ceiling (Painted)**
- a. 2 x 6 Pine or poplar.
- b. Painted mat finish.
- c. 1/4" Diameter all thread hanger rod @ each Omega location.
- 06-30.52 **Mallorquina at Open Ceiling Oak Veneer**
- a. Oak veneer, Fire rated plywood
- b. All corners to be mitered.
- c. All connections to be fully glued.
- d. Provide solid blocking. Blocking to be doweled and glued to plywood.
- 06-30.53 **Mallorquina at Gypsum Ceiling**
- a. Perimeter framing to be 1-1/2" min.
- b. Framing support by GC: Provide engineer lumber



M-8: Wood Slat Millwork 'Mallorquina' Section Detail

Scale: 3" = 1'-0



M-8: Wood Slat Millwork 'Mallorquina' Section Detail

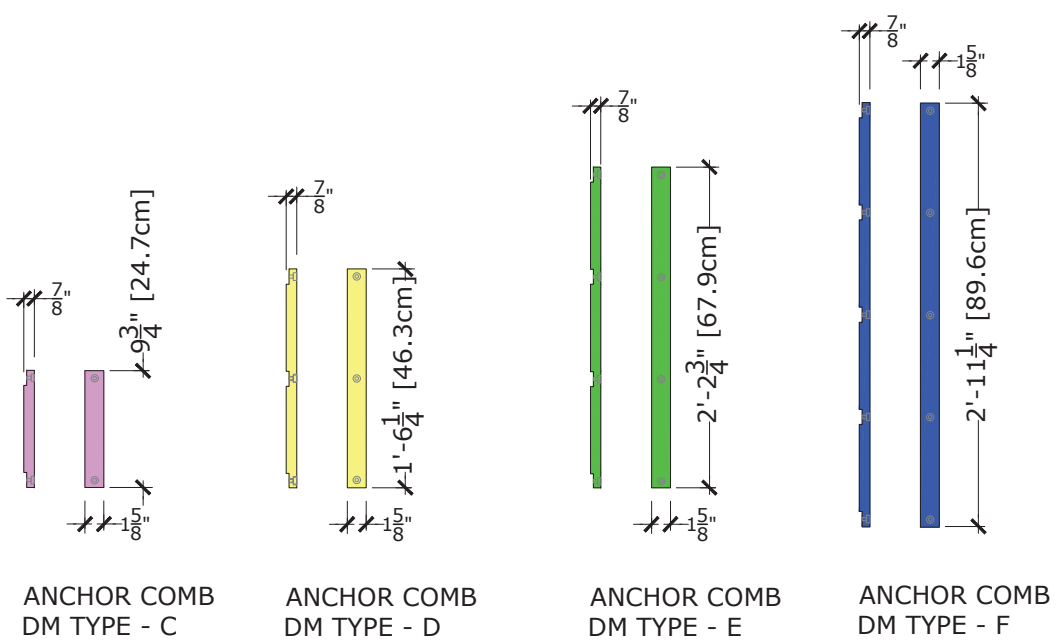
Scale: 3" = 1'-0

- cut to size. Coordinate exact size with millworker.
- Framing support to be secured to bearing with wood screws (screws to be pre-drilled) @ 2'-0" o.c. and fully glued to bearing.
- d. Millworkers to secured individual members to framing support with 1" finish nails @ 2'-0" O.C. staggered at each side. All nail heads to be recessed and putty filled.
- 09 **Finishes**
- 09-23 Gypsum Board finish, (GC provided, installed and finished)
- a. 5/8" gypsum secured to framing.
- b. All surfaces to be taped and spackled.
- c. Provide level 4 finish.
- 26-50 **Interior Lighting**
- 26-50.21 Continuous suspended light track
- a. The light track, including the light fixture is provided by the owner, and installed by the GC.
- b. Ensure track supports are properly secured to solid bearing- Provided and installed by GC
- c. Light track to be suspended using aircraft cabling provided by Owner, installed by GC.
- d. At open ceilings GC is to provide Unistrut secured to solid bearing with 1/4" threaded rods @ 4'-0", Unistrut, Rod and all exposed fasteners to be painted same color as the ceiling. Provide diagonal bracing as required by local jurisdiction. Provided and installed by GC

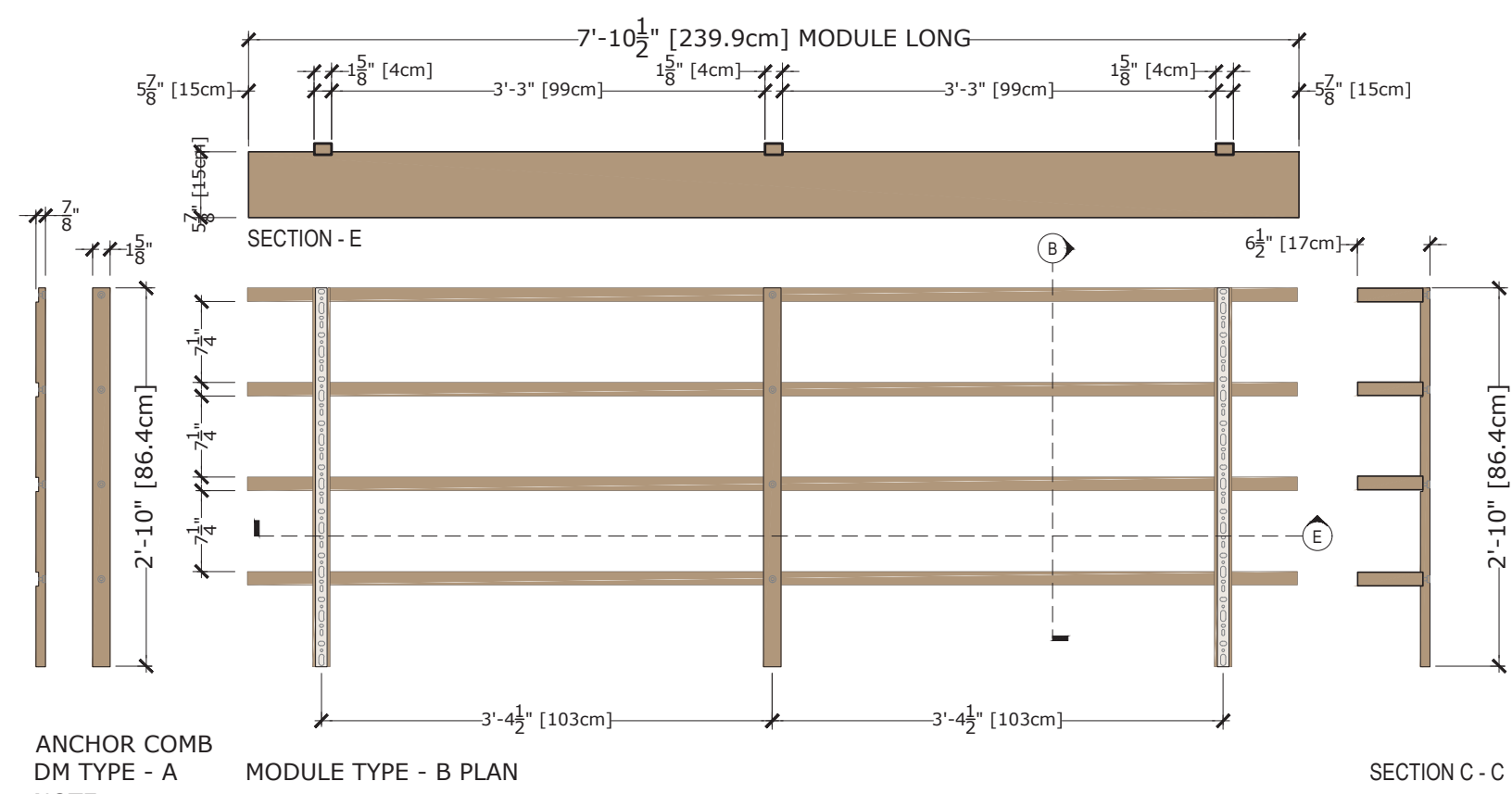


Reference Images

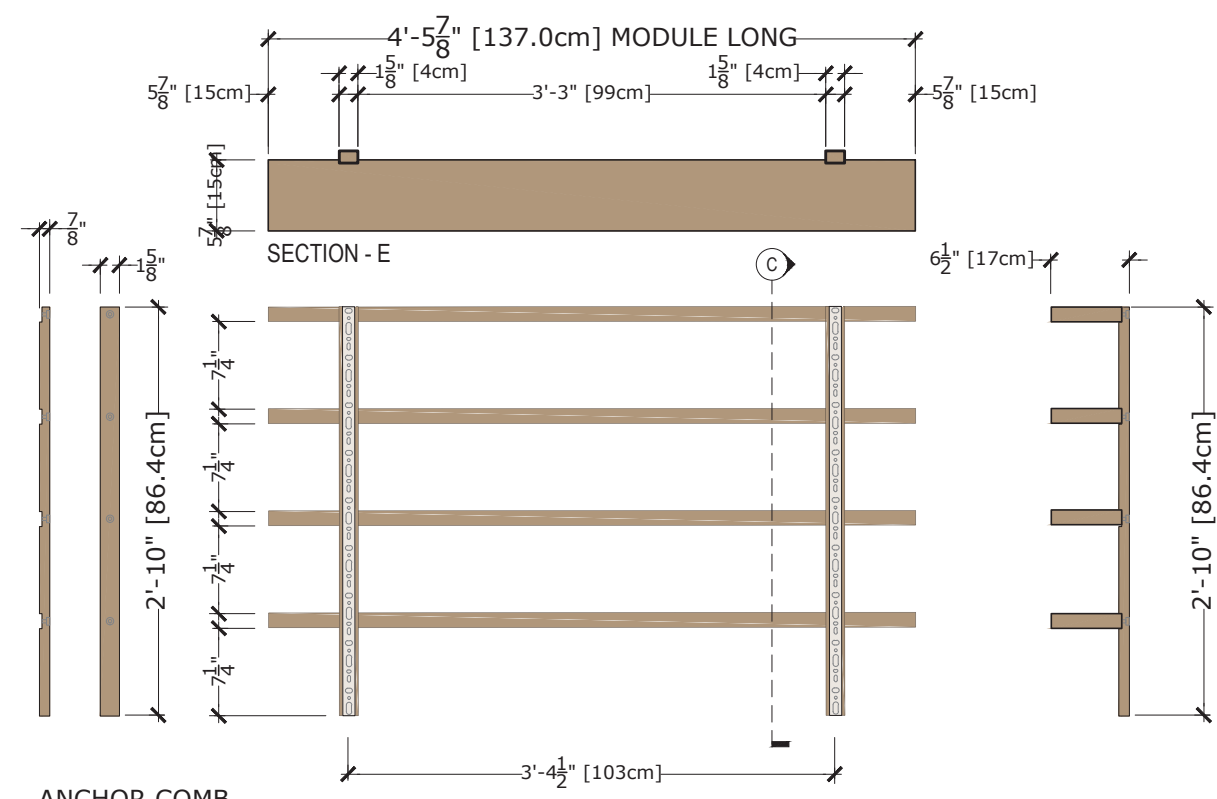
Scale: N/A



NOTE:
ANCHORS FOR MODULE TYPE D CAN BE CUT TO ACHIEVE THE PLAN DESIGN. THE ANCHOR SHALL BE CUT AT THE NOTCH LOCATION.



NOTE:
ANCHORS FOR MODULE TYPE C CAN BE CUT TO ACHIEVE THE PLAN DESIGN. THE ANCHOR SHALL BE CUT AT THE NOTCH LOCATION.



NOTE:
ANCHORS FOR MODULE TYPE C CAN BE CUT TO ACHIEVE THE PLAN DESIGN. THE ANCHOR SHALL BE CUT AT THE NOTCH LOCATION.

Typical Mallorquina Modules - B & C

Scale: 3/4\" = 1'-0

2A NON REGULAR ZONES

Scale: 3/8\" = 1'-0



Mallorquina Plan Detail

Scale: 3/8\" = 1'-0

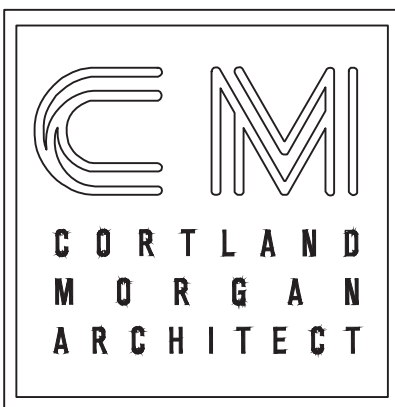
DEPARTMENT OF BUILDING USE

DATE: 04/09/25

JOB NO: 2498

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REVISIONS

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04.09.2025 Bid Issue
05.30.2025 Revision 1

Millwork M-8:
Mallorquina Ceiling
Plan and Typical
Modules & Details

SHEET NUMBER

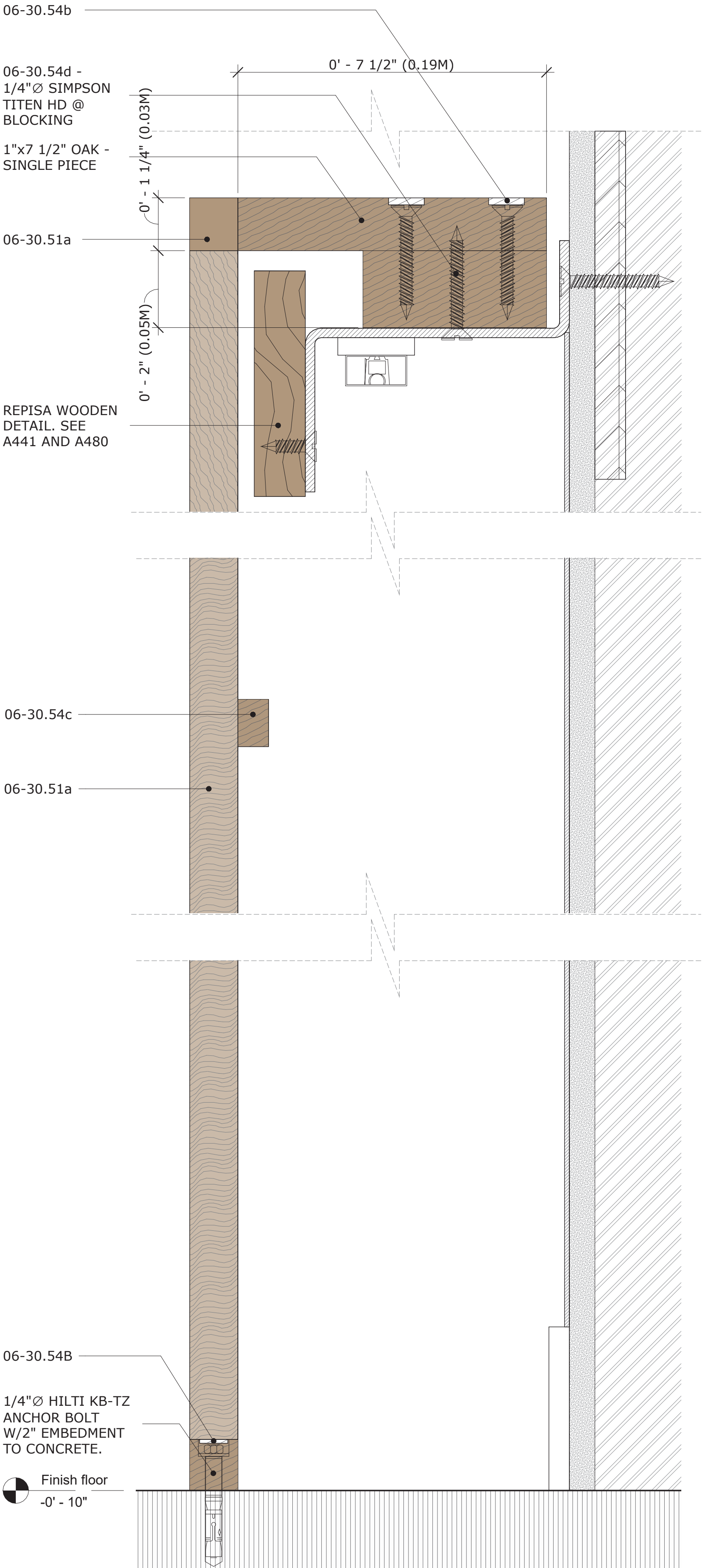
A-450



Reference Images

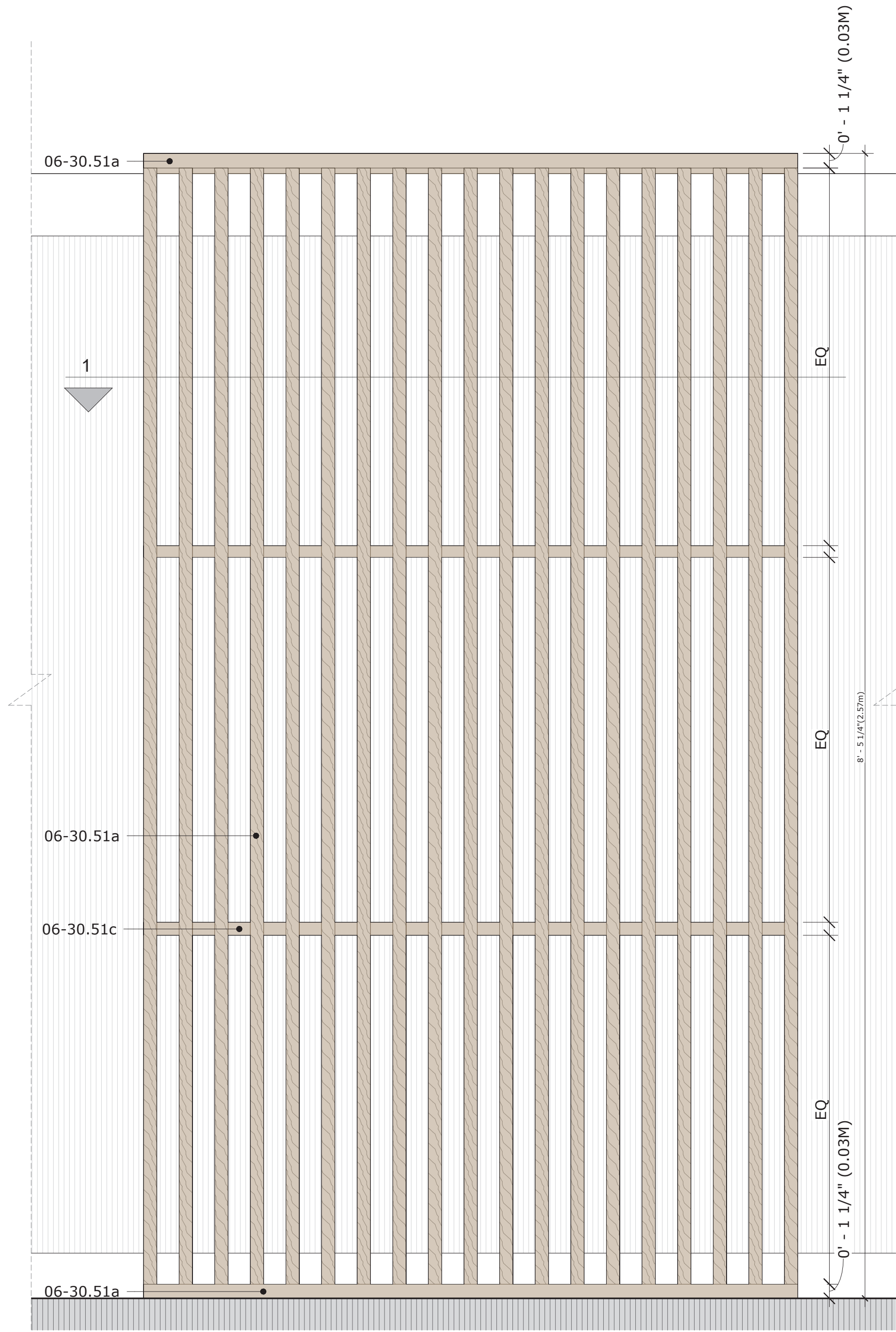
Scale: N/A

- 06-30.54** **Mallorquina at Repisa**
- 1 x 1 oak mullions – single piece
 - Anchor to floor or wall – fasteners to be flush top. Where visible fasteners are to be plugged using similar finish
 - 1x1 oak mullion / cross bracing support – fasteners to be concealed and installed on back side
 - Secure with 2" long wood screws min 24" O.C., 2" from ends. Screws to be obscured from view.
- 09 FINISHES**
- 09-3 Refinish:
- 09-3.10 Existing wood floor to be re-purposed:
- The existing finish is to be removed to bare wood.
 - Existing wood floor to be sanded and re-finished to match sample.
 - New wood floor to match and align with existing.
 - Any floor repair has to be done in a stich pattern consistent with the existing wood floor.
 - New and re-purposed floor to look seamless and like new.
- 09-3.50 Existing terrazzo to be cleaned, polished and re-sealed.
- 09-6 Paint
- 09-6.10 Interior Ceiling Paint
- 09-6.20 Interior Wall Paint
- 09-10 Finish per schedule
- 09-20 Plaster Finish
- 09-20.21 All gypsum finishes to receive a level 4 finish unless noted.
- 09-22 Metal framing
- 09-23 Gypsum Board finish
- 5/8" gypsum secured to framing.
 - All surfaces to be taped and spackled.
 - Provide level 4 finish.
- 09-25 Texture finishes
- Provide water resistant gypsum, such as green board or approved equal
 - Provide level 4 finish
 - Substrate to be primed prior to installing finish.
- 09-26 Cement leveling bed
- Provide enough self-leveling to ensure a flush finish between all floor materials.
- 09-27 Taped-in profile; Provide profile / trim as required to meet design
- Color to match wall / per finish schedule
 - Finish to be shop spayed.
 - All corners to be mitered.
- 09-27.11 Provide taped in i-bead
- 09-27.12 Provide aluminum corner bead
- 09-27.13 Provide continuous pittcon edge trim or sim.
- 09-27.14 Provide tear away bead
- 09-27.15 ¼" Radii bead: Use aluminum on straight runs and flexible at redi
- 09-27.16 L-Trim Molding
- Fry Reglet profile: DRML-200, (2" deep)
 - Fry Reglet profile: DRML-300, (3" deep)
 - Z-reveal
- 09-27.17
- Fry Reglet profile: DRMZ-625-25, (Z-Reveal: 5/8" x ¼")
 - Fry Reglet profile: DRMZ-625-30, (Z-Reveal 5/8" x ½")
 - Fry Reglet profile: DRMZ-625-1250, (Z-Reveal 5/8" x 1-1/4")
 - U-Reveal
- 09-27.18
- Fry Reglet profile: DRM-25-25, (1/4" x ¼" U reveal).
 - Fry Reglet profile: DRMG25-100
 - Fry Reglet profile: DRM-625-V-100, (5/8" deep x 1" wide. GC to coordinate with MEP for venting requirements and to ensure that it matches in width to supply / return taped in linear.
- 09-27.19 L-Profile
- Fry Reglet profile: F3, (L1 Drywall Edge)
- 09-27.20 F-Profile
- 5/8" x 5/8" Fry Reglet profile: VPRF-625-625
 - ½" x 5/8" Fry Reglet Profile: DRMF 50-625
- 09-27.21 Base molding
- Fry Reglet profile: DRMB-625-400, (4" recessed base)
- 09-27.22 Profile Curved Outside Corner: 5/8" x 1" Rad (DRMC-OS-625). At curved soffits provide flexible equivalent profile.
- 09-27.23 Profile ¼" U-Channel
- 09-27.24 LED Flat Base. Factory finished. LED provided by Owner
- 09-27 Custom profiles
- 09-27.25 Faldon LED Shield
- Aluminum L profile provided and installed by GC.
 - L Profile 4" x 1-1/4" x 1/8" thick.
 - Secure aluminum angle to bearing @ 24" o.c. – fasteners to be set flush.
 - Shopped sprayed to match adjacent finish.
 - Lengths min 10'-0" long
 - Joints to be tight and sealed. All corners are to be mitered.
- 09-27.26 U-Channel
- Provided and installed by GC.
 - ¾" Wide x 5/8" deep, (interior)
 - Channel color to match adjacent surfaces.the
 - Provide end caps at all exposed ends.
 - Channel to be secured to floor.
- 09-30.10 All floor tile installations should be over a full field anti-fracture membrane. The membrane should be placed directly on the slab under any preparation materials. Setting bed materials should allow for the natural movement of the structure
- 09-30.11 Ensure tile is covered by base molding
- 09-30.12 Provide lay-out mock up for approval
- 09-30.13 Existing slab to be level with Ardex self-leveling or approved equal.
- 09-31 Storefront Profile: Storefront profiles location, finish and profile must be confirmed with Land Lord prior to installation
- 09-31.10 ¾" x ¾" U-Profile – black, satin finish
- 09-32 Tile over wall
- 09-32.10 Tile to be over thin set over cement board.
- 09-33 Cementitious finish
- 09-34 Waterproofing Membrane: Latacrete 9235 or approved equal (30 mil polyethylene cleavage membrane) installed per manufacturer's recommendation and ansi 108. waterproofing to be installed in all wet areas (restrooms, kitchens, food services etc.) of the space. membrane to extent minimum of 8".
- 09-35 Antifracture Membrane
- 09-35.10 RedGARD Waterproofing and Crack Prevention Membrane or approved equal.
- 09-54 Fiberglass form – continuous
- 09-54.10 All edges taped to adjacent gypsum finish
- 09-54.11 All joints to be taped and spakled
- 09-54.12 Provide level 4 finish
- 09-54.13 No fasteners to be visible
- 09-54.14 All visible surfaces to be painted.
- 09-64 Interior walls that remain to receive (1) layer 5/8" GWB, taped and spackled to level 4
- 09-68 Vinyl Tile over thin set over concrete floor
- 09-68.10 Existing slab to be level with Ardex self-leveling or approved equal.
- 09-70 Specialty finish
- 09-70.10 Wood panel per Finish schedule
- 09-70.20 Base molding per finish schedule
- 09-70.50 Aluminum 3mm thickness
- Glued to wall with Loctite PL-375 or equivalent.
 - No fasteners to be visible
 - Finish per schedule.
- 09-90 Painting and Coating
- 09-90.30 RFID Paint
- Paint to be applied at all walls separating back-of house from the retail area.
 - Paint to return min 2'-0" on perpendicular walls
 - Paint entire wall: from floor to top of gypsum.
 - Ensure paint is properly grounded
 - Min two coats to be applied
 - After paint has properly dried, finish color per schedule to be applied.
 - Ensure that wall between sales floor, (including fitting rooms) and storage room are completely separated from wall to wall, and floor to ceiling with RFID Paint
 - Doors separating retail from storage will also need to be RFID protected / painted.



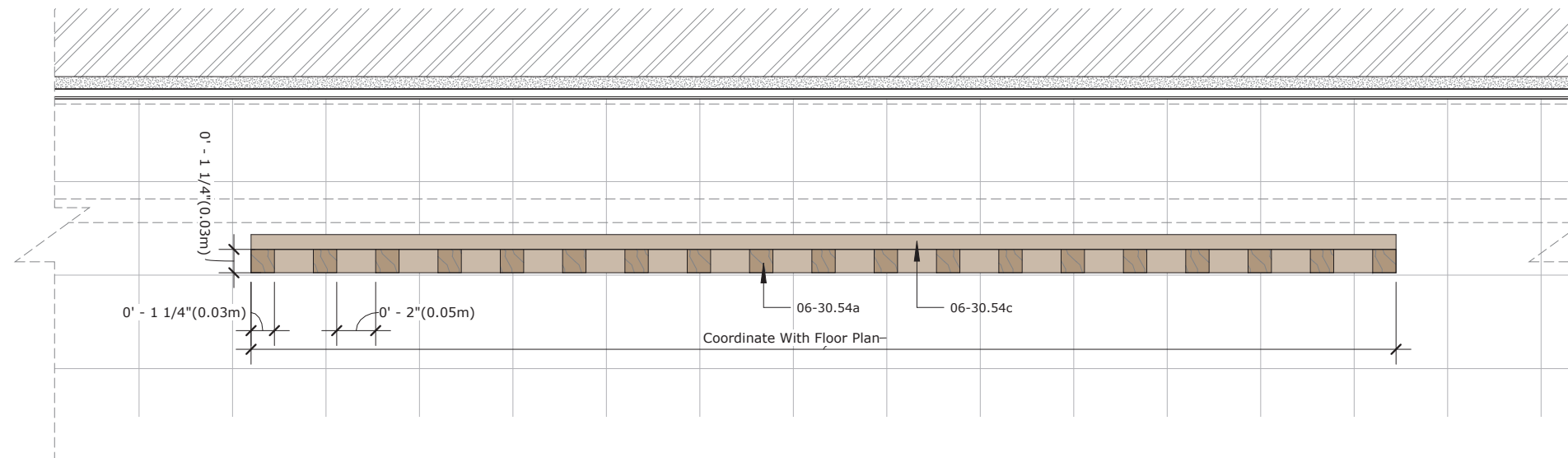
M-9: Mallorca Section

Scale: 6" = 1'-0"



M-9: Mallorca Elevation

Scale: 1 1/2" = 1'-0"



M-9: Mallorca Wall Floor Plan

Scale: 1 1/2" = 1'-0"

DATE: 04.09.25

JOB NO: 2486

DRAWN: Staff

CHECKED: CM



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MANGO AT CORTE MADERA
THE VILLAGE AT CORTE MADERA CENTER
1602 REDWOOD HIGHWAY, SPACE #D039
CORTE MADERA/CA/94925

CORTLAND MORGAN

REVISIONS

01.13.2025 LL Issue
02.03.2025 LL Issue #2
03.18.2025 LL Issue #3
04.03.2025 Permit Issue
04.09.2025 Bid Issue

Millwork M-9
Mallorquina Wall
Details

SHEET NUMBER

A-460

DEPARTMENT OF BUILDING USE



6 Reference Images & Render

NOTES:

- 06-6 Fire rated blocking options
- 06-6.50 5/8" plywood secured to bearing.
 - a. At existing walls / Ceiling existing gypsum to be removed, blocking to be installed and wall to be repaired to like new condition.
- 06-6.51 3/4" plywood blocking min.
- 06-6.52 1" Plywood
- 06-6.53 16 gauge sheet metal (to be used at plenum ceilings).
- 06-6.80 Solid wood

06-22 Millwork

- 06-22.20 Wood Panels
 - 1. General Contractor Provided
 - a. Fire rated plywood provided and installed by GC
 - b. Metal framing provided and installed by GC
 - c. Structural support provided and installed by GC
 - d. Solid blocking painted to match wall.
 - 2. Owner Provided GC installed
 - a. All wood species to be grade A or better.
 - b. At 1/4" x 1/4" Reveal ensure solid wood is used
 - c. Base to be inset 1/4" from face panel.
 - d. Provide solid blocking at end of panels to conceal Z-clips. Blocking to be same wood species and finish as panel.
 - e. All corners to be mitered.

06-30.30 Oak Shelf / Repisa

- a. Owner provided
 - I. Solid white oak shelf.
 - II. Metal T-bracket.
 - III. Metal Z-bracket
 - IV. LED and LED drivers.
- b. GC provided
 - I. LED installation
 - II. All fasteners to be concealed.
 - III. Provide glue and biscuits at joints.
 - IV. Blocking

06-30.31

- a. Owner provided
 - I. Solid white oak shelf.
 - II. Metal T-bracket.
 - III. Metal Z-bracket
 - IV. LED and LED drivers.
- b. GC provided
 - I. LED installation
 - II. All fasteners to be concealed.
 - III. Provide glue and biscuits at joints.
 - IV. Blocking

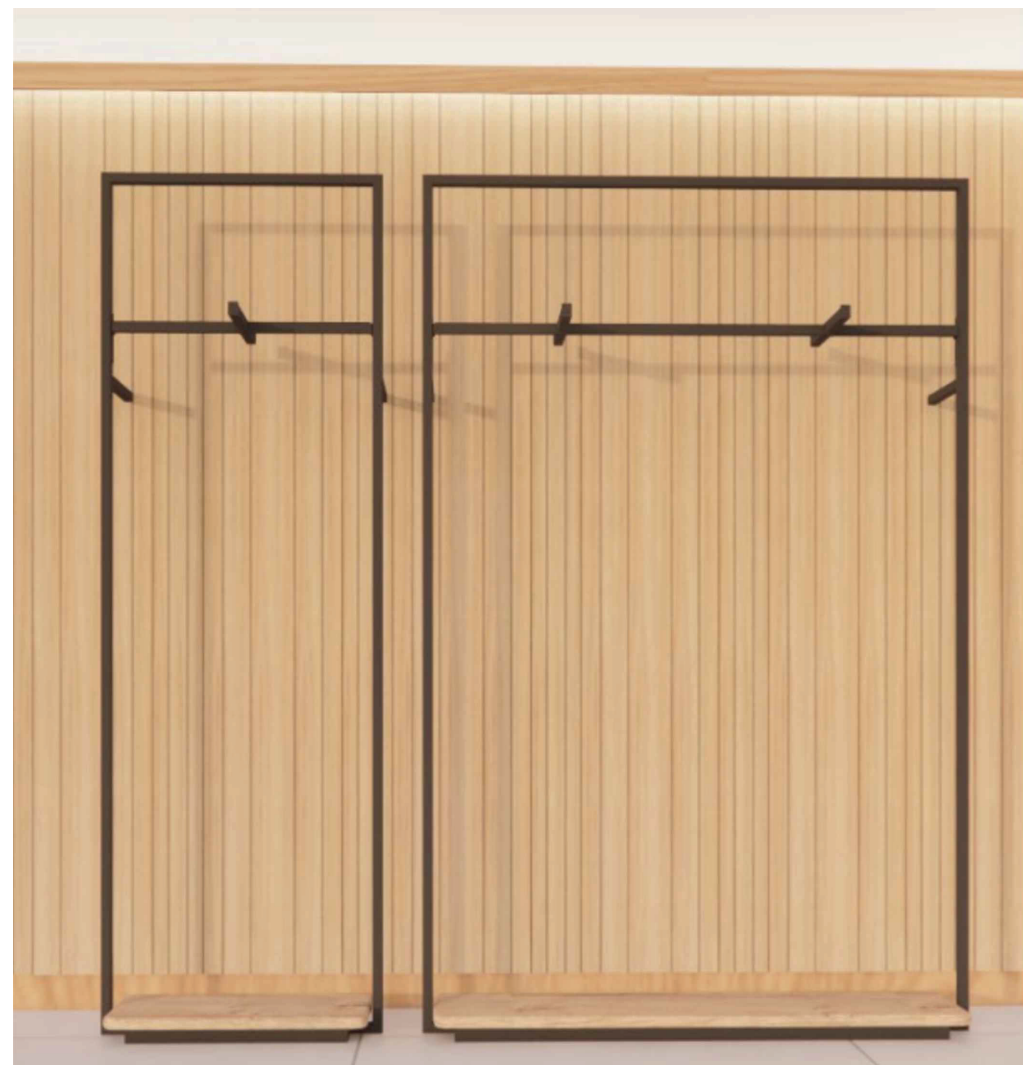
09-10 Finish per schedule

- 09-23 Gypsum Board finish, (GC provided, installed and finished)

- a. 5/8" gypsum secured to framing.
- b. All surfaces to be taped and spackled.
- c. Provide level 4 finish.

26-50 Interior Lighting

- 26-50.21 Continuous led per schedule
 - a. Continuous led strip to be installed with aluminum channel and diffuser
 - b. At cabinets led strip to be fully recessed.
 - c. Transformer to be installed in an accessible cabinet or closet.
 - d. When transformer installed in adjacent walls / column enclosures, or in ceiling a taped in access panel must be provided.
 - e. Transformer may be installed inside soffits or walls as long as it is accessible and not visible.
 - f. At wet location the led strip and all its components to be rated for wet location.
 - g. At window display, the access panel to the transformer is to be installed outside the display window or in an inconspicuous location.



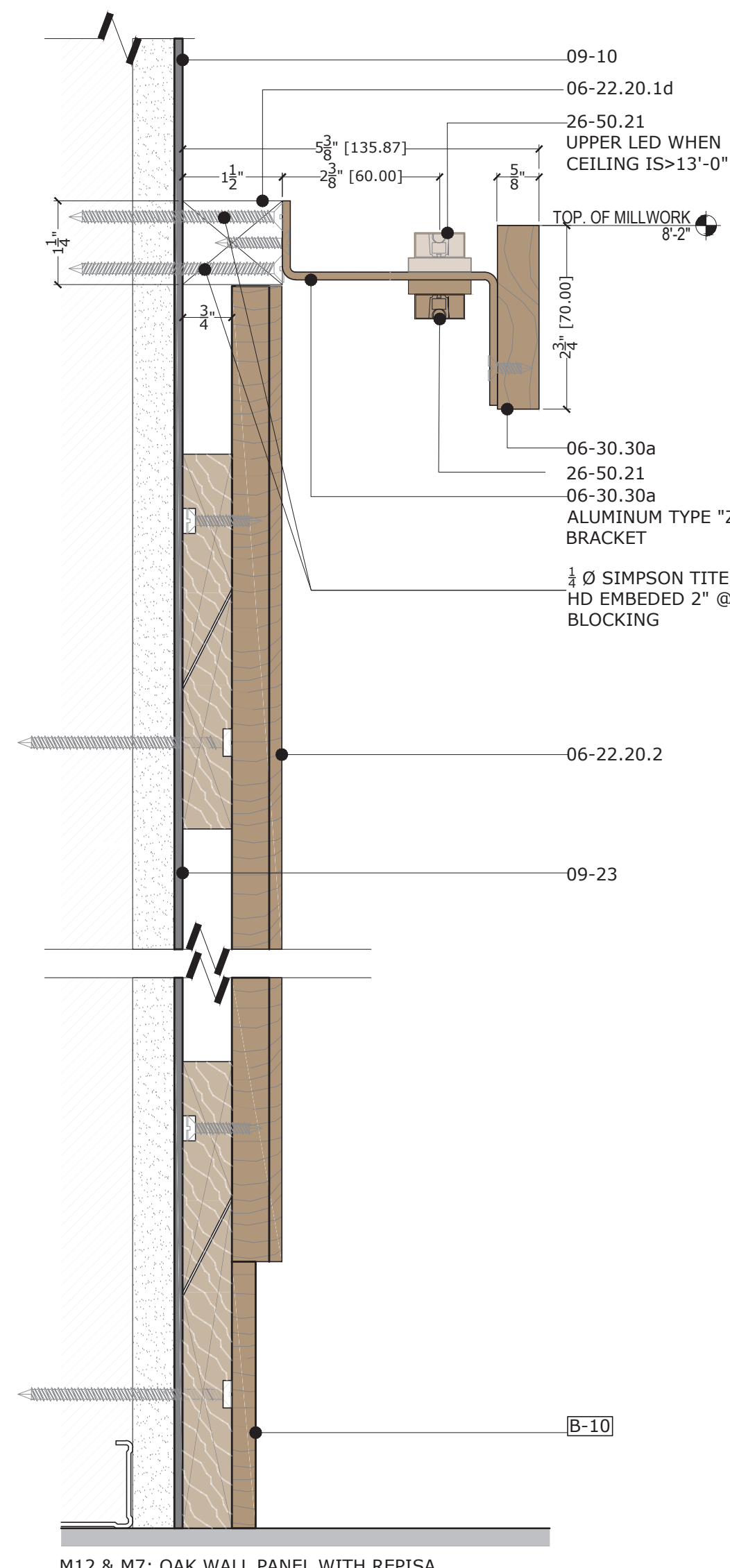
DESCRIPTION:

- Gypsum board wall. Refer to finish schedule.
- White textured aluminum type "Z" bracket fixed to a Strip Cover MDF with Oak veneer finish.
- LED strip Lights. (Upper LED will be installed if ceiling height is >13'-0"). Refer to Lighting plan.
- "Biombo" Furniture (Supplied by MANGO)



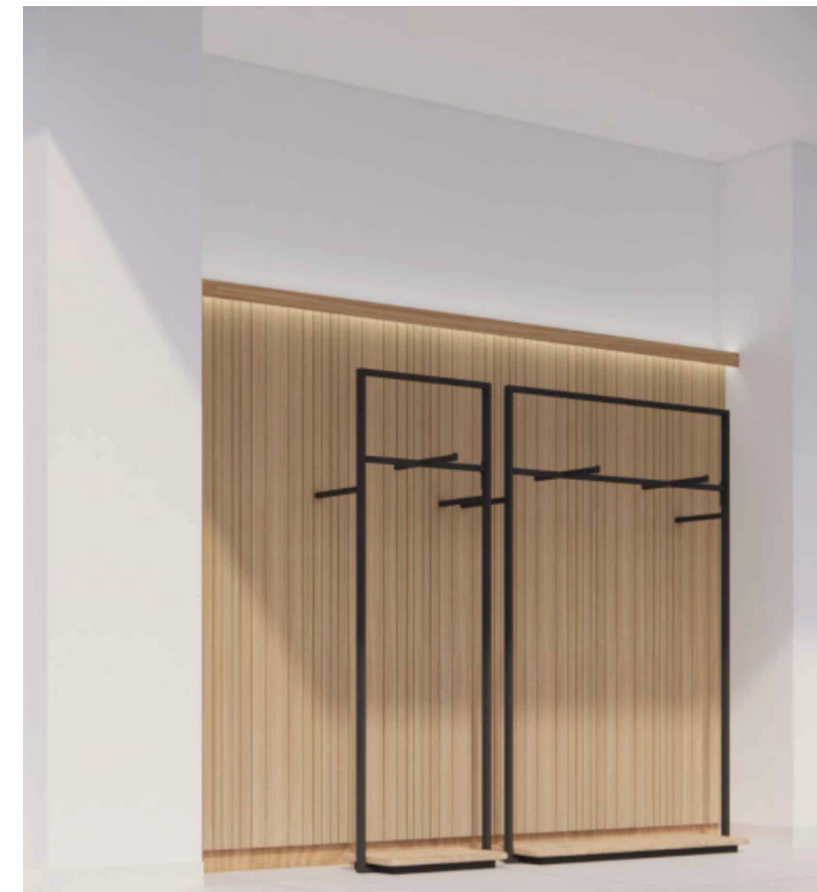
5 M-12 Wall With M-7 Repisa: Isometric

Scale: N/A



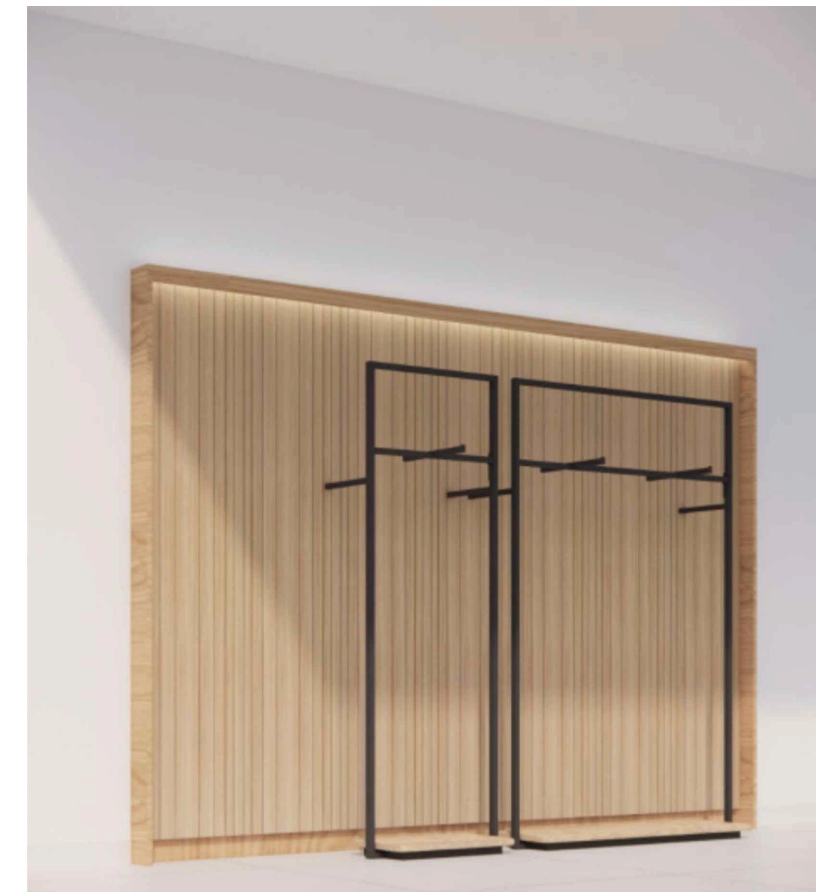
4 M7: Repisa Over Oak Wall Panel Detail

Scale: 6" = 1'-0



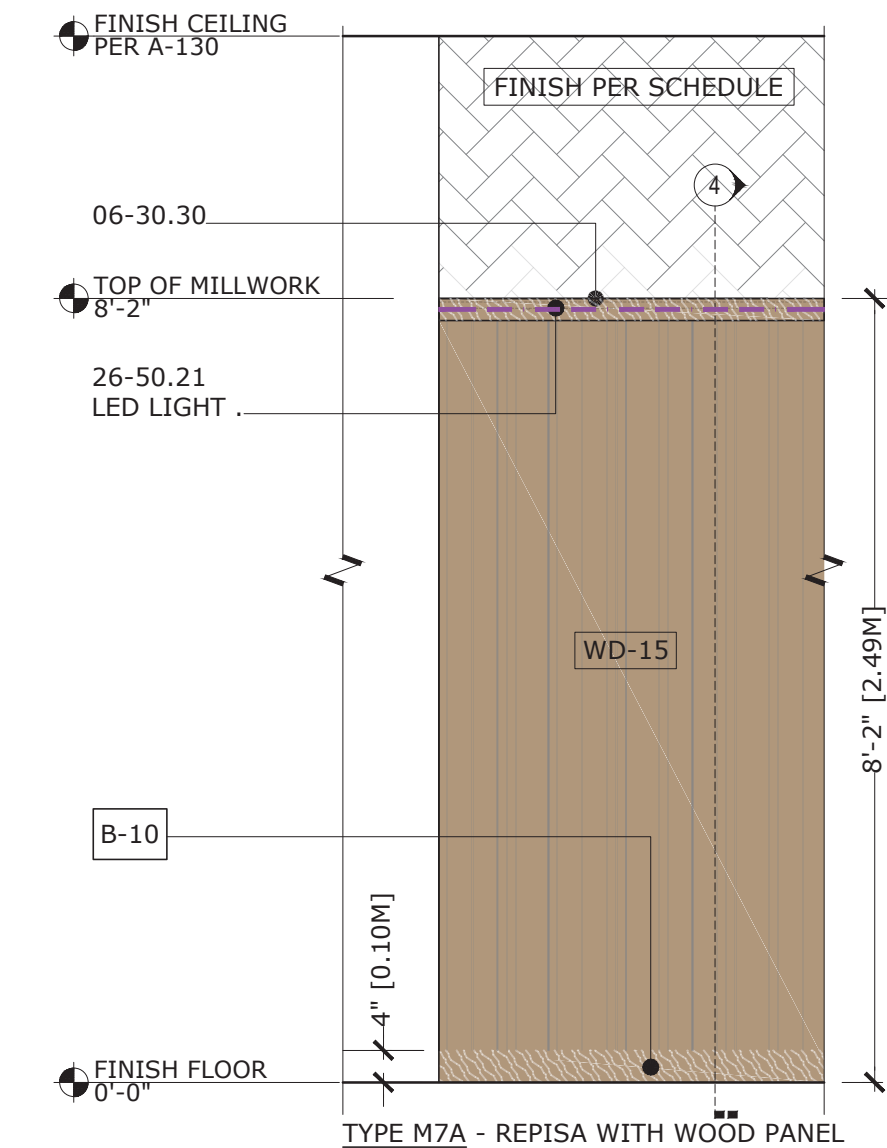
3C Oak Wall Panel Type B - Render

Scale: N/A



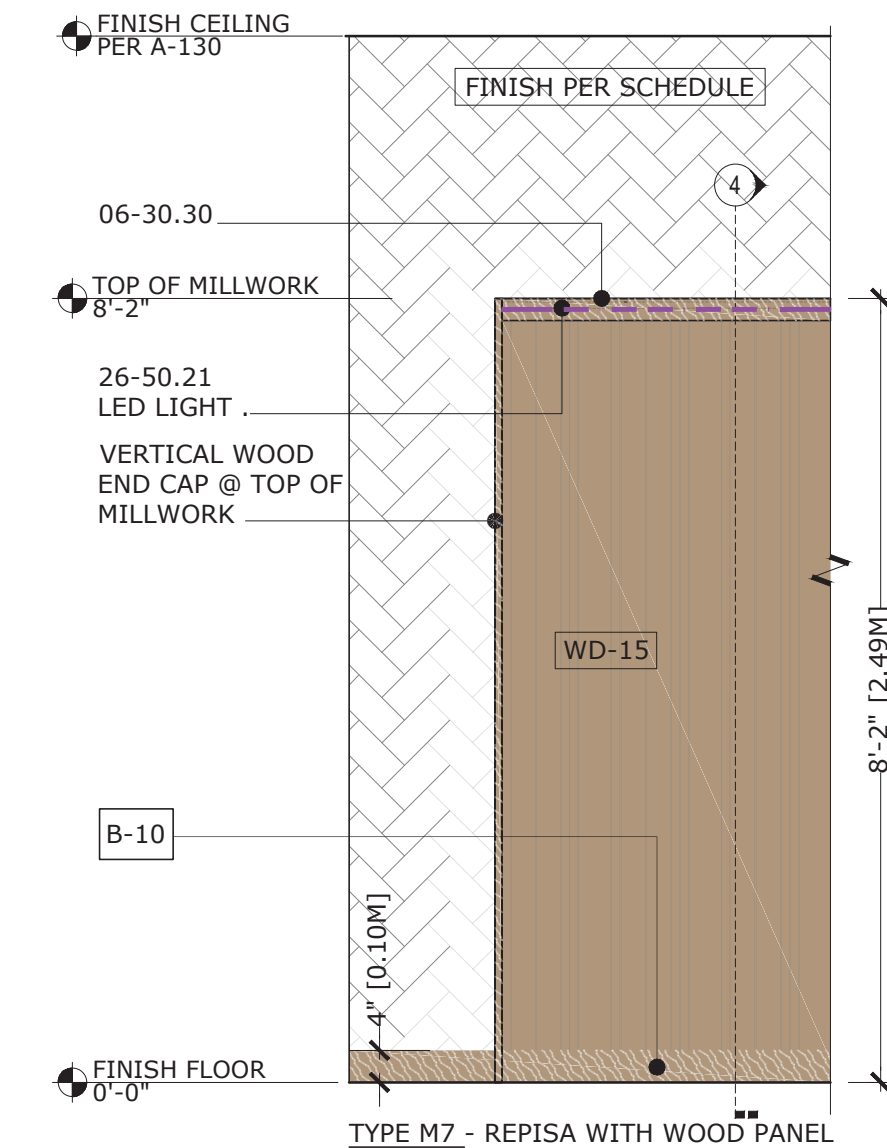
2C Oak Wall Panel Type A - Render

Scale: N/A



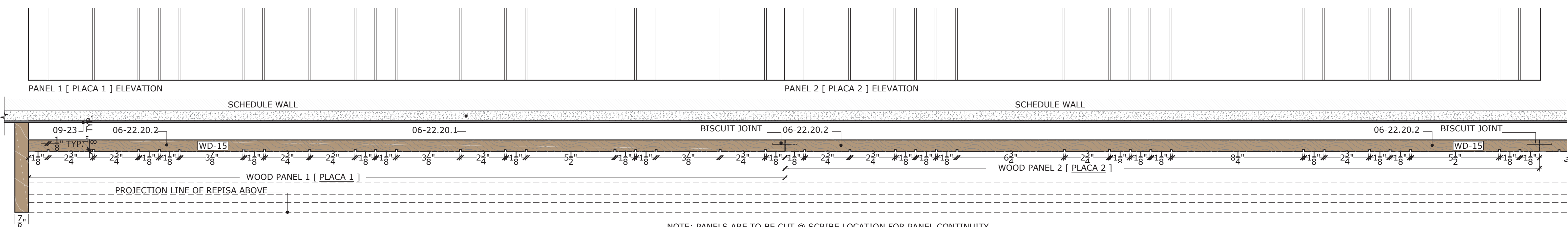
3B M12 type B & M7 :Wall Panel and Repisa

Scale: 1/2" = 1'-0



2B M12 type A & M7:Wall Panel and Repisa

Scale: 1/2" = 1'-0



1 M12 & M7 : Oak Wall Panel and Repisa Plan Detail

Scale: 3" = 1'-0

DATE: 04/09/25

JOB NO: 2498

DRAWN: Staff

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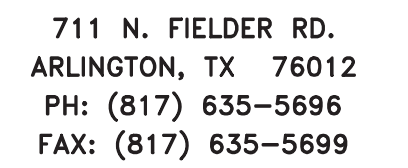
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03.18.2025 LL Issue #3
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Millwork M-7:
Repisa & M-12:
Oak Wall Panel
Details

SHEET NUMBER

A-480

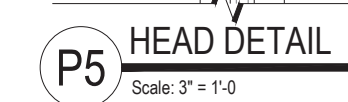
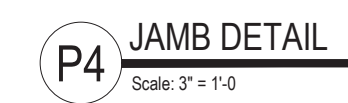
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A-501



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