

Appendix

Detailed List of Sign Types for Marina City Club

Exterior

Towaway Signs

These signs are required by Title 24 and in some cases by the California DOT, depending on jurisdiction. They warn drivers who do not have a special tag or license plate for disability that they cannot park in special accessible parking spaces without the danger of being towed.

One sign must be provided at each entrance, so two signs would be required, one at each entry kiosks. We suggest following the DOT standards for a black text on white sign, which are also completely compliant by both Title 24 and ADA standards as long as the signs are mounted with the text 40 inches or more above the ground or floor.

Accessible Parking Space Signs

One sign must be provided at the head of each accessible parking space. There are signs for regular spaces for regular sized vehicles, and special signs indicating larger access aisles for vehicles that can accommodate a wheelchair lift or ramp. The signs must follow both federal ADA standards and California Title 24 and sometimes DOT standards. They must be white on blue, included the International Symbol of Accessibility, and be mounted so the base of the sign is a minimum of 60 inches from the floor or ground. If in the public path of travel, they must be 80 inches above the ground or floor.

Site Maps and Walking Maps

As we have mentioned, there is no way to solve the path of travel problems of the site with signs. There is no such thing as an accessible path of travel in the exterior areas. Since there are no curb cuts throughout the entire facility, anyone who cannot navigate the curbs is

forced into the street. Even when you get to a specific tower, you have to navigate through automobile traffic to get to the elevators, and the Plaza elevators are only reachable by navigating a curb.

Directional and informational signs can help somewhat by directing people to the safest possible route, and also by being visible from a distance, so people can plan their travel. What might help the most for people who arrive by automobile, is a walking map that they could receive and take with them. The current map is too cluttered with detail, and anyway, it serves as the parking pass and must be left in the car. It might also be possible to post a larger map right at the entrance to some of the larger parking lots so that people could orient themselves prior to starting toward their destinations.

Regulatory Signs

These signs tell people things like how long they can park, where they can park (other than for accessible parking), whether they do things like have dogs with them, dogs can be off leash, whether they can skateboard, rules for swimming pools, etc. Normally, they have black text on white backgrounds. As far as the ADA and Title 24 are concerned, they must follow standards for visual signs, like no text smaller than 5/8 inch (measured by uppercase “I”, with upper and lower case allowed), and placed with text no lower than 40 inches from the ground or floor.

Informational Signs

These need to follow all the same rules for visual signs as the regulatory signs do, but can use different colors, as long as there is adequate dark to light contrast between the background of the sign and the sign text and symbols. If the signs inform about something accessible, they need to include the proper symbol, such as the International Symbol of Accessibility, or the symbols indicating access for those with hearing loss or deafness.

An informational sign informing people with mobility based disabilities of their options might be helpful posted at each entrance. One possibility is to offer people without a companion someone who could take them over the curbs so they could stay on the sidewalks until they reach the point of entry closest to their destination. Another possibility would be a phone number they could call on their cell phones to get assistance, if needed.

Directional Signs

These are essentially informational signs with arrows or text pointing the way to some specific facility or entrance. If they are directing from an inaccessible element to an accessible element, such as an accessible ramp or entrance, then they need to include the International Symbol of Accessibility.

Swimming Pools and Tennis Courts

These are locations that may need directional signs at or near their entrances, since many of them are not accessible. These signs should direct patrons to the nearest pools and courts that are accessible, even when access is not perfect. The signs probably can't utilize arrows, since the distances are not that close, but will need explanatory text or perhaps maps. Each such sign must also feature the International Symbol of Accessibility, as a trigger so that people with disabilities will notice the sign. The sign may also need to indicate that access is not completely ADA compliant.

Exterior Identification Signs

Signs on the exterior of buildings and above entrances that identify those buildings and entrances do not have to comply with rules making them accessible to people who read only by touch, for obvious reasons. If they include logos and names of companies, they can utilize logo type, and do not have to follow rules for easily readable typefaces, or even rules for contrast.

However, it is obviously a major assistance to people trying to find their way in a complex environment if there is some identification of each major structure that can be seen and even read at a distance. This is certainly the case for such areas as overnight guest parking, the car wash, boat storage area, and pathway to the Promenade Apartments. Identifying each tower clearly is also vital for wayfinding. Probably the major assistance one can give to those with less than perfect eyesight is high contrast between the background of the letters, and the letters themselves.

Restrooms

Restrooms entered from the exterior need to be identified according to the same rules as do interior restrooms, but of course it is doubly important that the signs can be seen from a distance, or that there are directional signs at appropriate locations to direct to them.

Each restroom requires two signs in California, whether the restrooms are accessible or not. California has a unique requirement for a geometric door sign. The most important characteristic of this sign is that it contrast, light on dark or dark on light, with the color of the door. There are other rules, for the sign thickness (1/4 inch), the sign size (12 inch diameter circle, or equilateral triangle, or triangle fitted within the circumference of a 12 inch diameter circle), and that in the case of the two-part symbol, the triangle contrast with the circle. Nothing is required in terms of text or symbols, but if the restroom is accessible, this is an excellent location for the International Symbol of Accessibility.

The second sign is required by the federal ADA, for a sign with raised text and braille. If a pictogram is used for the gender, it must be included above the text. We generally encourage the use of

standard terms, i.e. “Women,” “Men,” or “Restroom” for a single user facility.

When the restrooms are not accessible — and some of the exterior restrooms are not — then there must be directional signs mounted in the vicinity of the inaccessible restrooms directing to the nearest accessible restrooms. These signs must utilize the International Symbol of Accessibility somewhere on the signs so that they draw the attention of those with disabilities.

Exterior Entry Doors

The major grade level exterior entry doors are those leading into the Center Tower, where the leasing office is, as well as the passageway to the mail room. The other entry doors include the package delivery area in the Center Tower, the door to the Monterey Room, and the doors leading to the Plaza elevators in each of the three towers. The doors leading to the Plaza elevators could only be reached by negotiating a curb, although there was a makeshift ramp for the Center Tower, probably for package deliveries. Also, there is a door leading from the visitor parking area near the management office into one of the elevator lobbies, where moving vans often delivery furniture or receive it from those moving out of the facilities.

Those entrances that are accessible require the International Symbol of Accessibility. Before that symbol is placed on the door, the weight of the door needs to be tested, even when the hardware is compliant, and there is adequate access space for a wheelchair adjacent to the door.

When the entrances are not accessible, there should be a sign located near the door directing to the nearest accessible entrance. In some cases, it is doubtful if there is an accessible entrance.

Interior

The interiors of the buildings have many of the same signs as do the exteriors, such as regulatory signs, informational signs, and directional signs. Those signs follow the same rules, but are usually seen from closer distances, so can be a bit smaller if necessary. However, they must meet all the minimum qualifications for 5/8 inch high type, and be mounted no less than 40 inches from the floor.

It is true that the informational and regulatory signs are very similar, other than the distance from which they need to be seen, but that can trigger some pretty definite differences both in materials and size. For one thing, exterior signs have to be a lot more sturdy to hold up to rain, wind, etc.

Of particular interest in the towers are the elevators, which are sometimes hidden down corridors where they are difficult to see because of the winding of the circular hallways. Consequently, projecting directional or informational signs identifying the elevator lobbies could be important additions.

Evacuation Plans

Probably the most important type of sign that is found on the interior of buildings that relates to safety is the evacuation plan. There are several rules that are very important if these plans are to be useful to the tenants and visitors.

First, of course, the signs must follow all the rules, both Title 24 and ADA, for accessible visual signs. They do not need to be tactile, but must have very high contrast, light to dark or dark to light. Be very careful with red and green, since people with common color blindness may confuse these colors. People with one form of color blindness, and that includes many seniors with macular degeneration cannot distinguish red

and black. The major aspect of contrast, therefore, is not the color per se, but how dark or how light the color is, so you can distinguish one from the other. Another important aspect is lack of glare or gloss. Evacuation plans should never use shiny materials such as brushed metal.

The title of the sign, “Evacuation Plan,” should be visible from a distance. Then someone with more limited vision knows to go up close to the plan to get the information they need. Another very important rule, that becomes obvious when you approach, is that the sign must be oriented so it makes sense to the viewer. When you stand facing the sign and look to the left, you should be able to see whatever the floor plan shows to the left.

California law requires that an evacuation plan be posted at every elevator lobby, at every enclosed stairwell, outside the stairwell itself, and at the main public entrance to the building, so that people, upon entering, can identify the ground level emergency exits.

One of the most important things to take into consideration is that the floor level on the evacuation plan should be the same as the floor level on the elevator hoist ways and panel, and the signs within the stairwells that tell the floor levels. Otherwise, it can be very confusing for first responders, as well as for residents trying to evacuate during an emergency.

Most municipalities have their own rules for evacuation plans, and California has a set of very rudimentary rules. The Title 24 and ADA rules for directional and informational signs are much more stringent.

Evacuation plans can sometimes serve as site plans to help people find the way to their destinations within buildings. However, they can also be supplemented with other site plans posted at central areas so that major destinations, or residential areas can be quickly located so people can

plan which elevator to take, and where that elevator is located. Site maps follow all the rules for other information signs, in terms of size of text, location above floor, contrast, and lack of glare or reflection.

Stairwell Signs

Another set of signs that are interior only are the signs outside enclosed stairwells, as well as inside the stairwells. Many facilities will have areas of rescue within the stairwells, which present their own set of rules, and the signs to go with them. These are areas large enough for wheelchair users to wait for rescue, and generally have two-way communications systems installed. However, there are no such areas designated in this facility.

The stairwells in the towers do require all the stairwell signs, because they are more than four stories. There needs to be a large sign within each level, 12 x 18 inches, displaying the stairwell identification, whether or not there is roof access, the actual floor level, the direction to the exit floor, and the floors accessed by that particular stairwell. The current signs are not all correct even for the date when they were installed.

Also, each door leading back into a corridor of the building requires a small tactile sign with the floor level. If the floor is one with direct grade level access to an exit, it needs to have a tactile star. If there is also an exit to the exterior within the stairwell, that door would have a tactile “Exit” or “Exit Stair” sign.

Outside the stairwell door, in the building corridor, each stairwell door is identified by a tactile “Exit” sign. For stairways, the sign complying with Title 24 says “Exit Stair Down” or “Exit Stair Up”, in case of a basement. In some cases, exit might be by ramp rather than by steps, so the sign says “Exit Ramp” rather than “Stair.”

Every stair door on the ground level should have a directional sign to the nearest grade level exit, and on other levels, should have a directional sign to the nearest elevator.

Other Exit Signs

Besides the exit stairs, there are many doors that exit to other areas that the user must traverse on the way to a final grade level exit. These doors, marked by the local fire authority with illuminated exit signs, must have an “Exit Route” sign adjacent to them. The sign must have raised characters and braille, and comply with Title 24, Chapters 10, 11A and 11B, as well as the federal ADA standards. Horizontal exits also need a special sign (i.e. “To Exit,”) and of course final grade level exit doors just need a tactile “Exit” sign.

Elevator Signs

Elevators have already been mentioned in terms of evacuation plans, but of course the hoist ways need floor level signs, with stars at the main egress level, and the signs identifying the panels need to also use the star on the main egress level.

Door Identification Signs

There are, of course, some spaces that are meant for the general public, and most of these are to be found in the garage of the Center Tower, with the Plaza elevator area, again mostly in the Center Tower, and within the area of the Center Tower entered from the street, as well as on the second floors, which provides access to the Fitness Center, the pool, the spa, the Center Cafe, and the restaurant and meeting rooms of the third floor. Since these areas are “sold” to the general public in the form of memberships, they do need to be compliant with the latest standards, both California and federal ADA.

Other than those areas, there are the residential units. None of them have accessible signs. Some of the signs need to be redone in any case,

particularly those in the Center Tower called either the “G” or the “S” suites. We would advise that it would be a good idea to make new signs for those three floors, which is only about 30 signs, and to make them completely ADA and Title 24 compliant.

The door identification signs for the regular tower residences are very small and difficult to read, but they are, at least, quite uniform and not falling apart like many of the signs in the “G” and “S” areas of the Center Tower. Therefore, if the management wants to delay some signs, those would be the ones we would choose to delay until a later date. We would, however, redo the directional signs for those areas, and would also provide identification for the central trash and laundry areas on each floor.