

- ### KEY NOTES:
- 1 CONCRETE TILT-UP WALL
 - 1A 3 HOUR CONCRETE TILT UP WALL W/ 3 HOUR JOINTS. SEE 5 AD-2
 - 2 A.C. PAVING PER CIVIL PLANS AND SOILS REPORT.
 - 3 PARKING STALL STRIPPING (PER CITY OF SANTA FE SPRING STDS.) TYP.
 - 4 ACCESSIBLE PATH OF TRAVEL. 48" WIDE (MIN.) MAX CROSS SLOPE 2%
 - 5 BUILDING ENTRANCE. PROVIDE A 6' SQUARE DISABLED ACCESSIBILITY SIGN & FIRE DEPARTMENT KNOX BOX
 - 6 STUD WALL - SEE FLOOR PLANS
 - 7 TRASH ENCLOSURE. MIN. 6' HIGH SCREEN WALLS WITH METAL DOORS-SEE (1-TRASH/1-RECYCLE BIN) PER SANTA FE SPRINGS DISPOSAL STANDARDS. SEE 3 9 10 A1.1 AD-1 AD-1
 - 8 (E) 6"x4"x2 1/2" OFF-SITE HYDRANT
 - 9 STEEL BUILDING COLUMNS, TYP.
 - 10 DESIGNATED SMOKING AREA FURTHER THAN 25'-0" FROM ENTRY DOORS
 - 11 12' X14' TRUCK DOOR (GRADE LEVEL) TYPICAL 7 8 16 AD-4 AD-4 AD-4
 - 12 4' MIN. WIDE CONCRETE MEANDERING WALKWAY. 5% MAX. SLOPE W/ 2% MAX. CROSS SLOPE
 - 13 LANDSCAPE WITH AUTOMATIC IRRIGATION SYSTEM. SEE LANDSCAPE DRAWINGS. MOUND LANDSCAPE WHERE PATH OF TRAVEL OCCURS TO PROVIDE 3" MAX. GRADE ELEVATION DIFFERENCE
 - 14 26'-0" WIDE MIN. & CLEAR TO THE SKY FIRE LANE W/ FIRE TRUCK TURNABOUT STRIPED PER FIRE DEPARTMENT STANDARDS
 - 15 12' HIGH CONC. TILT-UP SCREEN WALL. COLOR & REVEALS TO MATCH BUILDING. SEE STRUCTURAL DRAWINGS
 - 16 BICYCLE RACKS. MODEL #2290-05S AS MANUF. BY PARK*RITE. SEE ENLARGED SITE PLAN, SHEET A-1.1. (1) 2'-0" x 6'-0" SHORT TERM BICYCLE SPACES (1) 2'-0" x 6'-0" LONG TERM BICYCLE SPACES
 - 17 TRANSPORTATION DEMAND MANAGEMENT BULLETIN BOARD
 - 18 TRANSFORMER PAD. SEE ELECTRICAL PLANS FOR MORE INFO.
 - 19 8'-HIGH WROUGHT IRON MANUAL BI-PARTING SLIDING GATE W/ CONC. SCREEN WALL TO COVER TRUCK YARD. PROVIDE FIRE DEPARTMENT KNOX BOX. SEE NOTE #34 ON A-1.1. (BY OTHERS, UNDER SEPARATE PLAN CHECK PERMIT) PROVIDE ELECTRICAL CONDUIT FOR GATE OPENER FUTURE USE 14 AD-1
 - 20 NO SMOKING SIGNAGE WITHIN 25'-0" OF BUILDING ENTRIES, OUTDOOR AIR INTAKES, OPERABLE WINDOWS, AND WITHIN THE BUILDING.
 - 21 VAN ACCESSIBLE PARKING SIGN. SEE DET: 16 A-0.4
 - 22 PARKING SPACES FOR CLEAN AIR VEHICLE / CARPOOL PARKING
 - 23 6" MIN. HIGH CONCRETE CURB, TYPICAL. SEE GRADING PLANS
 - 24 3X7' MAN DOOR (TYPICAL) WITH 60"x60" LANDING. SEE THRESHOLD DETAIL 4 AD-4
 - 25 DOUBLE DETECTOR CHECK ASSEMBLY. SEE CIVIL PLANS
 - 26 INTERIOR ROOF DRAIN W/SPLASH BLOCK DRAIN TO LANDSCAPE AREA 7 8 9 AD-2 AD-2 AD-2

- ### LEGEND:
- (E) EXISTING
 - T/E DENOTE TRASH ENCLOSURE
 - R DENOTE RECYCLE AREA
 - T DENOTE TRANSFORMER PAD
 - P.P. POWER POLE
 - F.H. FIRE HYDRANT
 - T.D. TRUCK DOOR
- [Pattern] CONCRETE
 - [Pattern] LANDSCAPE
 - [Pattern] STRIPING
- ACCESSIBLE PATH OF TRAVEL
1:20 MAX. SLOPE

NOTE: FOR LOT LINE ADJUSTMENT INFORMATION, SEE SHEET A-1.2 FOR REFERENCE

SITE PLAN
SCALE 1" = 20'-0"

PROJECT DATA

DESCRIPTION	AREAS
ZONING	M - 2 HEAVY MANUFACTURING
LEGAL DESCRIPTION	TR-PARCEL MAP AS PER BK 66 PG 51 OF P M LOT 3
ASSESSOR'S PARCEL NO:	8168-006-026, 8168-006-051 & 8168-006-050
BUILDING CODE	CBC 2013 with LACoBC 2014 AMENDMENTS
BLDG. OCCUPANCY	B-1
BUILDING TYPE	III-B FULLY SPRINKLERED
LAND AREA:	PROPOSED PARCEL A: BUILDING 1 71,000 S.F. (1.63 AC) PROPOSED PARCEL B: BUILDING 2 28,043 S.F. (0.64 AC)
CONSTRUCTION TYPE	III-B FULLY SUPERVISED AUTOMATIC FIRE SPRINKLERS
AREA JUSTIFICATION	ALLOWABLE AREA 12,000 TABLE 503 INCREASE PER SPRINKLERS = 36,000 ALLOWABLE AREA = 48,000 S.F. TOTAL AREA < 48,000 S.F.
BUILDING OCCUPANCY	B: OFFICE S1: WAREHOUSE
ZONING & BUILDING	M - INDUSTRIAL

NOT A PART UNDER SEPARATE PERMIT		BUILDING 1 TOTAL AREA	35,500 S.F.	BUILDING 2 TOTAL AREA	13,356 S.F.
FIRST FLOOR	WAREHOUSE & STORAGE OFFICE	29,400 S.F.	2,100 S.F.	9,905 S.F.	1,125 S.F.
	TOTAL FOOTPRINT	31,500 S.F.		11,030 S.F.	
MEZZA FLOOR	OFFICE MEZZANINE STORAGE MEZZANINE	2,100 S.F.	1,900 S.F.	899 S.F.	1,427 S.F.
	TOTAL MEZZANINE	4,000 S.F.		2,326 S.F.	
	TOTAL OFFICE	4,200 S.F.		2,024 S.F.	
	COVERAGE:	50%		48.14 %	
	LANDSCAPED AREA PROVIDED	PARKING AREA = 3,530 S.F. TOTAL = 10,401 S.F.		LANDSCAPED AREA PROVIDED	PARKING AREA = 887 S.F. TOTAL = 8,341 S.F.
	LANDSCAPE AREA REQUIRED	*25 SF FOR EA 1' OF FRONTAGE (8,142 SF) *6% OF PARKING AREA (1,138 SF) TOTAL REQUIRED = 9,300 SF		LANDSCAPE AREA REQUIRED	*25 SF FOR EA 1' OF FRONTAGE (8,316 SF) *6% OF PARKING AREA (518 SF) TOTAL REQUIRED = 8,834 SF
	LANDSCAPED AREA MUST BE WATER EFFICIENT IN COMPLIANCE WITH AB1881			LANDSCAPED AREA MUST BE WATER EFFICIENT IN COMPLIANCE WITH AB1881	
	PARKING PROVIDED:	FIRST 20,000 SQ. FEET ADDITIONAL 15,500 SQ. FEET TOTAL	20,000/500 = 40 CARS 15,500/750 = 21 CARS 61 CARS	FIRST 20,000 SQ. FEET	13,356/500 = 27 CARS
	PARKING PROVIDED:	ACCESSIBLE (STANDARD) 14' X 20' ACCESSIBLE (B' VAN) 17' X 20' STANDARD STALLS 8'-6" X 19' CLEAN AIR STALLS 8'-6" X 19' COMPACT STALLS 7'-6" X 15'	2 - STALLS 1 - STALLS 37 - STALLS 6 - STALLS 15 - STALLS	ACCESSIBLE (STANDARD) 14' X 20' ACCESSIBLE (B' VAN) 17' X 20' STANDARD STALLS 8'-6" X 19' CLEAN AIR STALLS 8'-6" X 19' COMPACT STALLS 7'-6" X 15'	0 - STALLS 2 - STALLS 16 - STALLS 3 - STALLS 7 - STALLS
	TOTAL BICYCLE RACK	61 - STALLS		TOTAL BICYCLE RACK	28 - STALLS
	LONG TERM @ 5% TENANT PARKING	3 SPACES		LONG TERM @ 5% TENANT PARKING	4 SPACES
	SHORT TERM @ 5% OF 10 VISITOR PARKING	2 SPACES		SHORT TERM @ 5% OF 10 VISITOR PARKING	2 SPACES
	TRASH ENCLOSURE AREA REQUIRED	1% x 20,000 = 200 S.F., 0.5% x 15,500 = 77.5 S.F.		TRASH ENCLOSURE AREA REQUIRED	1% x 13,356 = 134 S.F.
	TRASH ENCLOSURE AREA PROVIDED = 300 S.F.			TRASH ENCLOSURE AREA PROVIDED = 140 S.F.	

SITE NOTES

- SITE LIGHTING SHALL BE SHIELDED AND WILL NOT IMPACT NEIGHBORING PROPERTIES.
- GROUND AND FLOOR SURFACES ALONG HANDICAP ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS SHALL BE FIRM AND SLIP RESISTANT.
- THE SOILS REPORT IS A PART OF THIS PROJECT AND SHALL BE READ CAREFULLY. CONCRETE AND GRADING CONTRACTORS ARE RESPONSIBLE FOR ALL CONDITIONS OF THE SOILS REPORT. GRADING CONTRACTOR SHALL TAKE ALL ELEVATIONS FROM THE SURVEY.
- PROPOSED BUILDING SEWER LINE SHALL TIE TO THE EXISTING USEABLE CITY SEWER REFER TO PLUMBING DRAWINGS PRIOR TO CONSTRUCTION.
- ELECTRICAL CONTRACTOR SHALL PROVIDE 110 VOLT, 20 AMPERES RECEPTACLES FOR IRRIGATION CONTROL PURPOSES.
- PLUMBING CONTRACTOR SHALL PROVIDE WATER SUPPLY LINES, BACK FLOW PREVENTOR AND GATE VALVE FOR LANDSCAPE IRRIGATION SYSTEM.
- PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL AN APPROVED SEISMIC GAS SHUT-OFF VALVE PER CALIFORNIA GAS COMPANY SPECIFICATION GUIDELINES.
- WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2".
- WALKS AND SIDEWALKS SHALL BE 48" MINIMUM IN WIDTH.
- WALK AND SIDEWALK SURFACES SHALL BE SLIP-RESISTANT AS FOLLOWS: A SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. A SLIP RESISTANT B SURFACES WITH A SLOPE OF 6% OR GREATER GRADIENT SHALL BE SLIP RESISTANT.
- CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF ALL UTILITY PIPES.
- THIS OFFICE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
- THE LANDSCAPE DESIGNER IS RESPONSIBLE FOR ANY LANDSCAPING FOR THIS PROJECT SHOULD BE ADVISED TO UTILIZE PLANTING AND IRRIGATION TECHNIQUES THAT LEAD THEMSELVES TO OPTIMUM CONSERVATION OF WATER RESOURCES.
- PLUMBING FIXTURES SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 4-1 SEE A-2.0 FOR FIXTURE CALCULATIONS

TRANSPORTATION DEMAND MANAGEMENT

- TRIP REDUCTION & TRAVEL DEMAND PROGRAM
- PROVIDE BULLETIN BOARD (INFORMATION AREA REQUIRED PER SEC. 16.5.7 OF THE ART. VI "TRIP REDUCTION AND TRAVEL DEMAND PROGRAM"). THE INFORMATION AREA MAY INCLUDE A BULLETIN BOARD, DISPLAY CASE, OR KIOSK, DISPLAYING TRANSPORTATION INFORMATION LOCATED WHERE THE GREATEST NUMBER OF EMPLOYEES ARE LIKELY TO SEE IT. INFORMATION IN THE AREA SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
- CURRENT MAPS, ROUTES & SCHEDULES FOR PUBLIC TRANSIT SERVICES SERVING THE SITE.
 - TELEPHONE NUMBERS FOR REFERRALS ON TRANSPORTATION INFORMATION INCLUDING NUMBERS FOR THE REGIONAL RIDE SHARING AGENCY AND LOCAL TRANSIT OPERATORS.
 - RESHARING PROMOTIONAL MATERIAL SUPPLIED BY COMMUNITY-ORIENTED ORGANIZATIONS.
 - BICYCLE ROUTE AND FACILITY INFORMATION, INCLUDING REGIONAL/LOCAL BICYCLE MAPS AND BICYCLE SAFETY INFORMATION, AND
 - A LISTING OF FACILITIES AVAILABLE FOR CARPOOLERS, VANPOOLERS, BICYCLISTS, TRANSIT RIDERS AND PEDESTRIANS AT THE SITE.

FINISH MATERIAL COMPLIANCE NOTE: POLLUTANT CONTROL SEC 5.504

- ADHESIVE, SEALANTS AND CAULKS, PAINTS AND COATINGS, AND AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTIONS 5.504.4.1, 5.504.4.3, AND 5.504.4.3.1 RESPECTIVELY. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION.
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (5.504.4.4)
 - CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM OR
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD FOR THE TESTING OF VOC'S (SPEC 01350) OR
 - NSF/ANSI 140 AT THE GOLD LEVEL OR
 - SCIENTIFIC CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE
 - VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
- ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED VOC LIMIT OF 50 g/l. (5.504.4.4.1, 5.504.4.4.2)
- COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF COMPOSITE WOOD) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 5.504.4.5
- MINIMUM OF 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING COMPLIES WITH ONE OF THE FOLLOWING:
 - VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE, OR
 - PRODUCT COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM, OR
 - CERTIFICATION UNDER RFCI FLOORSCORE PROGRAM, OR
 - MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHODS FOR THE TESTING OF VOLATILE ORGANIC CHEMICAL EMISSIONS (SPEC 01350)

SITE



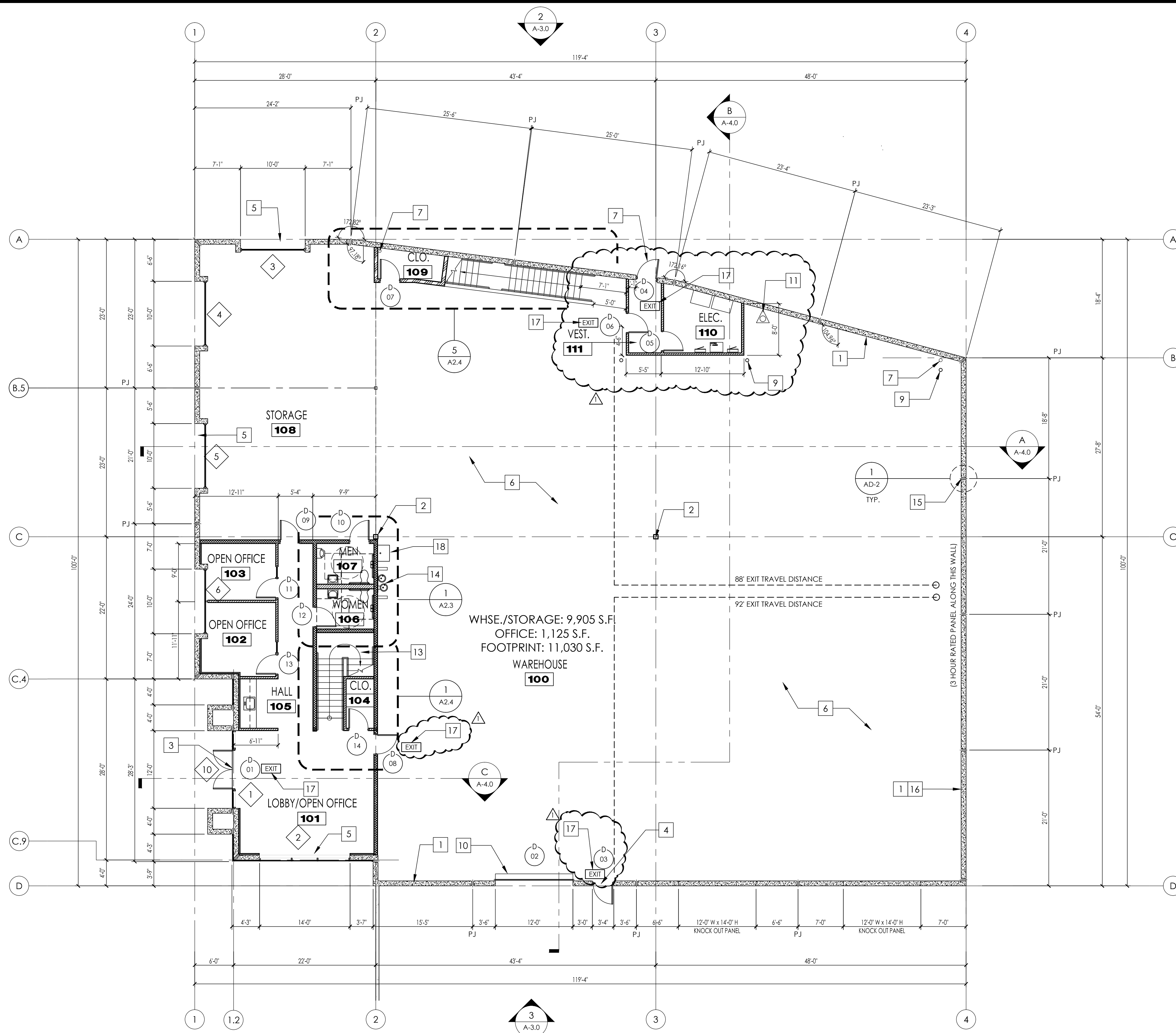
VICINITY MAP
NOT TO SCALE

DATE: 22 JUN 16
SCALE: INDICATED
DRAWN: B.C.
JOB: A-1-008
SHEET: A-1.0 OF SHEETS

OWNER: CHALMERS EQUITY GROUP
7901 CROSSWAY DRIVE, PICO BAYVIEW, CA 94060
TEL: (650) 746-8852 FAX: (650) 748-1735

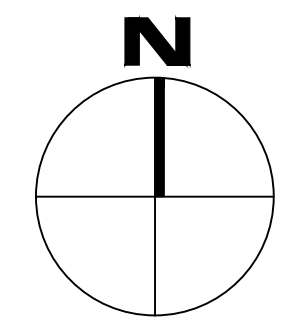
GENERAL CONTRACTOR: C.E.G. CONSTRUCTION
O.C. DESIGN & ENGINEERING
9046 DICE ROAD, SANTA FE SPRINGS, CA 90670
TEL: (562) 448-8852 FAX: (562) 448-1735

DESIGN: O.C. DESIGN & ENGINEERING



OVERALL FLOOR PLAN - GROUND FLOOR

SCALE - 1/8" = 1'-0"



LEGEND:

- CONC. TILT UP WALL - SEE STRUCTURAL DRAWINGS. STC RATING FOR 8" THICK FLAT CONCRETE PANEL HAS A STC RATING OF >58 PER CALIFORNIA OFFICE OF NOISE CONTROL
- NEW INTERIOR NON BEARING STUD WALL 3 5/8" X 25 GA. MTL. STUDS AT 24" O.C. WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE. PROVIDE R-13 INSULATION. STC RATING OF >50 PER CALIFORNIA NOISE CONTROL
- WOOD STUD WALL, EXTEND TO MEZZ. LEVEL. PROVIDE R-13 INSULATION- SEE STRUCTURAL
- METAL STUD WALL WITH R-13 INSULATION- EXTEND TO UNDER SIDE OF STRUCTURE SEE
- NEW WALL FURRING. 3 5/8" X 25 GA. MTL. STUDS AT 24" O.C. WITH 5/8" TYPE 'X' GYP. BD. PROVIDE R-13 INSULATION.
- 2x6 WOOD STUD WITH 5/8" THK. TYPE 'X' GYPSUM BOARD
- LOW WALL
- DOOR TYPE - SEE SHEET A-5.0
- WINDOW TYPE - SEE SHEET A-5.0
- KEYNOTE
- EXIT SIGN - SINGLE FACE, SELF LUMINOUS ABOVE. SEE ELEC. DRAWINGS
- DOCK HIGH
- GRADE LEVEL
- PANEL JOINT
- FIRE DEPARTMENT ACCESS DOOR
- EGRESS PATH OF TRAVEL
B OCC. = 300 FT MAX. TRAVEL DISTANCE FOR SPRINKLERED BLDG
S OCC. = 250 FT MAX. TRAVEL DISTANCE FOR SPRINKLERED BLDG

PLAN KEYNOTES:

- 1 CONCRETE TILT-UP PANEL. PER STRUCTURAL DRAWINGS. TYP.
- 2 BUILDING COLUMNS. PER STRUCTURAL DRAWINGS. TYP.
- 3 ALUMINUM STOREFRONT/ENTRANCE WITH REFLECTIVE TEMPERED GLAZING. SEE ELEVATIONS FOR ADDITIONAL INFORMATION. TYP.
- 4 EXTERIOR MAN DOOR PER DOOR SCHEDULE. A-5.0. TYP.
- 5 STOREFRONT WINDOW GLAZING. SEE ELEVATION
- 6 CONCRETE FLOOR SLAB. SEE STRUCTURAL. TYP.
- 7 INTERIOR ROOF DRAIN LINES FROM ABOVE. SEE DETAIL: 7 AD-2, 9 AD-2
- 8 FIRE DEPARTMENT ACCESS DOOR. NO ACCESS HARDWARE ON THE EXTERIOR SIDE OF THIS DOOR. POST A PERMANENT SIGN ON THE INTERIOR SIDE NOT A DISABLED ACCESSIBLE EXIT TYP
- 9 CONCRETE FILLED PIPE BOLLARD PER DETAIL: 20 AD-1.1
- 10 12" X 14" GRADE LEVEL ROLL UP DOOR
- 11 PROPOSED LOCATION OF FIRE SPRINKLER RISER UNDER SEPARATE PERMIT
- 12 FURRED COLUMN AT OFFICE AREA SEE - 16 AD-4
- 13 STAIRS TO MEZZANINE
- 14 LOCATION HI-LO WATER DRINKING FOUNTAIN. SEE DETAIL: 10 AD-1.1, 1 AD-2
- 15 3HR FIRE RATED PANEL JOINT, ALONG 3HR WALL, TYPICAL
- 16 3HR FIRE RATED CONCRETE TILT UP WALL ALONG GRID LINE "4" AND "1" W/ 30" MIN. PARAPET
- 17 (N) LIGHTED EXIT SIGN ABOVE (COMPLY WITH SECTION 1011.4 OF C.B.C.). SEE EXIT NOTES # 11, 13 & 14 ON SHT. A-0.1 AND EXIT SIGN NOTES ON THIS SHEET, PROVIDE BRAILLE SIGN IN THE WALL IN COMPLIANCE WITH THE CBC SECTION 1011.4. SEE TACTILE ADA EGRESS SIGNAGE DETAIL: 5 AD-1.1
- 18 LOCATION OF MOP SINK. SEE PLUMBING PLAN

NOTES:

1. REFER TO SHEET A-2.6 FOR ENLARGED TYP. RESTROOM FLOOR PLAN AND DIMENSIONS.
2. FOR WALL BRACING SEE 2/A-3
3. WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS, SHALL BE PROTECTED BY ONE-HOUR FIRE RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. BUILDING CODE 1009.4.3
4. EXIT ENCLOSURE SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN MEANS OF EGRESS.
5. PENETRATIONS INTO EXIT ENCLOSURE ARE PROHIBITED EXCEPT THOSE SERVING ENCLOSURE.
6. ENCLOSURES FOR TELEPHONE EQUIPMENT, ELECTRICAL PANELS, ETC. ARE NOT PERMITTED IN THE EXIT ENCLOSURE.
7. NO MECHANICAL DUCT PENETRATIONS ARE PERMITTED (EXCEPT THOSE FOR INDEPENDENT SYSTEMS SERVING THE EXIT ENCLOSURE) THROUGH EXIT ENCLOSURE WALLS OR CEILINGS
8. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 90% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION A5.504.4.7. VERIFICATION OF THE COMPLIANCE MUST BE PROVIDED AT THE TIME OF INSPECTION.
9. PROVIDE THERMAL INSULATION THAT COMPLIES WITH THE VOC EMISSION LIMITS DEFINED IN THE 2009 CHPS LOW-EMITTING MATERIALS LIST.

INSULATION NOTES:

1. ALL EXTERIOR AND INTERIOR WALLS SEPARATING CONDITIONED SPACES FROM NON-CONDITIONED SPACES SHALL BE INSULATED WITH MINIMUM R-13 FIBERGLASS BATTS FROM FINISH FLOOR TO INSULATED CEILING.
2. ROOF OVER CONDITIONED SPACE SHALL BE INSULATED WITH MINIMUM R-30 FIBERGLASS BATTS ATTACHED TO UNDERSIDE OF ROOF.
3. PROVIDE INSULATION OVER CEILING FOR NOISE REDUCTION PURPOSE ONLY
4. ALL FLOORS OF CONDITIONED SPACES OVER UNCONDITIONED SPACES SHALL BE INSULATED WITH R-30 FIBERGLASS BATTS.

FINISH NOTES

1. INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE 2014 COUNTY OF LOS ANGELES BUILDING CODE.
2. INTERIOR WALLS AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. SUCH INTERIOR FINISH SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPMENT INDEXES:
CLASS A: FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450
CLASS B: FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450
CLASS C: FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450

INTERIOR WALL AND CEILING FINISH REQUIREMENTS (SPRINKLERED BUILDING)

GROUP	ENCLOSURE AND EXIT PASSAGE	CORRIDORS	ROOMS AND ENCLOSED SPACES
B	B	C	C
S	C	C	C
F	C	C	C

ENVIRONMENTAL QUALITY NOTE:
AT THE TIME ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPES, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

NOTE: FOR TYPICAL GENERAL NOTES, SEE SHEET A-2.1

EXIT SIGN NOTES:

1. EXIT SIGN SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.
2. THE EXIT SIGN SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR THE DURATION OF NOT LESS THAN 1 1/2 HOUR IN CASE OF PRIMARY POWER LOSS. CONTINUED ILLUMINATION IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR AND THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 27.
3. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH THE GRAPHICS AND POWER SOURCE REQUIREMENTS IN SECTION 1011.5.1 AND 1011.5.3. RESPECTIVELY. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX). [1011.2]
4. THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGNS SHALL BE IN CONTRAST WITH THEIR BACKGROUND. EXIT SIGNS SHALL HAVE ON THE SIGN IN BLOCK CAPITAL LETTERS NOT LESS THAN 6" EXIT THE WORD "EXIT" INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/4 INCH. THE WORD SHALL HAVE LETTERS HAVING A WIDTH OF NOT LESS THAN 2 INCHES EXCEPT FOR THE LETTER "I" AND A MINIMUM SPACING BETWEEN LETTERS OF NOT LESS THAN 3/8 INCH. SIGNS WITH LETTERING LARGER THAN THE MINIMUM DIMENSIONS ESTABLISHED HEREIN SHALL HAVE THE LETTER WIDTH, STROKE AND SPACING IN PROPORTION TO THEIR HEIGHT.
5. ANY TIME A BUILDING OR PORTION OF IT IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION OF THE BUILDING SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL. CBC 1006
6. WHERE KEY-OPERATED LOCKING DEVICES ARE USED, POST A SIGN ON OR ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1 INCH LETTERING STATING: "THIS DOOR IS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" (1008.1.9.3)
7. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS: (1006.3)
 - a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 - b. CORRIDORS, EXIT ENCLOSURE, AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS TO HAVE TWO OR MORE EXITS.
 - e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
8. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1006.4)
9. WHERE KEY OPERATED LOCKING DEVICES ARE USED, POST A SIGN ON OR ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1 IN. LETTERING STATING "THIS DOOR IS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
10. EGRESS DOOR OR GATE SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 TO 48 INCHES ABOVE THE FINISH FLOOR. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. THE UNLATCHING OF ANY DOOR OF LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (1008.1.9)

OCCUPANT LOAD

Number	SPACE	OCCUPANCY	AREA	OCCUPANT LOAD		EXITS		WIDTH OF EGRESS	
				FACTOR	LOAD	REQUIRED	PROVIDED	FACTOR	WIDTH
100	WHSE./STORAGE	S	9,905 SF	.002	20	1	1	.15	4"
101-107	G.F. OFFICE	B	1,125 SF	.01	12	1	1	.15	2"
201-203	MEZZ. OFFICE	B	899 SF	.01	9	1	2	.15	2"
204-205	MEZZ. STORAGE	S	1,427 SF	.002	3	1	1	.15	1"
			13,356 SF		44				

DOOR NOTE:
THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES. BUILDING CODE 1008.1.1

PLUMBING FIXTURE CALCULATIONS

PROPOSED BUILDING 2	SPACE/OCCUPANCY	GROSS AREA	OCCUPANT LOAD		FIXTURES NEEDED PER CPC TABLE 422.1 AND A						
			PER CPC TABLE A FACTOR	LOAD	LAVATORY		TOILET		URINAL	DRINKING FOUNTAIN	
					MEN	WOMEN	MEN	WOMEN			
	S-1 WAREHOUSE/STORAGE	11,332 S.F.	1/5000	3	2	1	1	1	1	0	1
	B OFFICE	2,024 S.F.	1/200	11	5	6	1	1	1	1	0
	TOTAL REQUIRED				2	2	2	2	2	1	1
	TOTAL PROVIDED				3	3	3	3	3	1	1

DATE: _____

REVISIONS:

NO.	DATE	BY	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 5372
Exp. 12/31/2015

OWNER: CHALMERS EQUITY GROUP
7901 CROSSWAY DRIVE, PICO RIVERA, CA 90660
TEL: (310) 746-6625 FAX: (310) 746-7335

GENERAL CONTRACTOR: C.E.G. CONSTRUCTION
7901 CROSSWAY DRIVE, PICO RIVERA, CA 90660
TEL: (310) 746-6625 FAX: (310) 746-7335

DESIGN: O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE, PICO RIVERA, CA 90660
TEL: (310) 746-6625 FAX: (310) 746-7335

PROJECT ADDRESS: 9046 DICE ROAD
SANTA FE SPRINGS, CA 90670

THIS SHEET: **OVERALL FLOOR PLAN - G.F.**

DATE: 22JUN16

SCALE: INDICATED

DRAWN: B.C.

JOB: A-14-208

SHEET

A-2.0

OF SHEETS