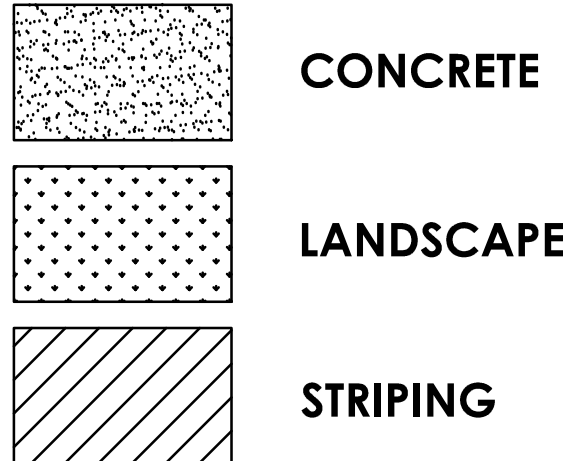


PROJECT DATA

DESCRIPTION	AREAS	BUILDING TOTAL AREA	49,000 S.F.
ZONING	M-2	UNIT A	UNIT B
LEGAL DESCRIPTION	TRACT NO 27423 2.27 MORE OR LESS ACS. COM N 39° 01' 35" E. 272.23' 0" 01' 35" E. 412.25' FROM W COR OF LOT 9 TH S 80° 58' 25" E TO NW LINE OF JOHN ST TH NE THEREON AND NW ON SW... SEE APOBOOK FOR MISSING PORTION ... PART OF LOT 2	22,489 S.F.	17,819 S.F.
ASSessor's PARCEL NO.	8168-009-023	2,327 S.F.	1,514 S.F.
BUILDING CODE	CBC 2013 with LACoBC 2014 AMENDMENTS	2,800 S.F.	2,800 S.F.
BLDG. OCCUPANCY	OFFICE	2,051 S.F.	0 S.F.
BUILDING TYPE	TYPE III FULLY SPRINKLERED	4,851 S.F.	0 S.F.
LAND AREA	PARCEL 99,986 S.F. (2.29 AC) GROSS	5,127 S.F.	1,514 S.F.
OCCUPANT LOAD CALCULATION:		5,127 S.F.	1,514 S.F.
UNIT A:	WHSE S-1: 22,489/500 = 45 OCC G.F. OFFICE B: 2,327/100 = 24 OCC MEZZ. OFFICE B: 2,800/100 = 28 OCC MEZZ. STORAGE: 2,051/500 = 7 OCC TOTAL LOAD = 104 OCC	4,851 S.F.	0 S.F.
UNIT B:	WHSE S-1: 17,819/500 = 36 OCC OFFICE B: 1,514/100 = 16 OCC TOTAL LOAD = 52 OCC	5,127 S.F.	1,514 S.F.
CONSTRUCTION TYPE	III-B W/ AUTOMATIC FIRE SPRINKLERS	49,000 S.F.	49,000 S.F.
AREA JUSTIFICATION	ALLOWABLE AREA S-1: 17,500 TABLE 503 INCREASE PER SPRINKLES = 52,500 ALLOWABLE AREA = 70,000 S.F. TOTAL AREA (49,000 S.F.) < 70,000 S.F.	49,000 S.F.	49,000 S.F.
BUILDING OCCUPANCY	B: OFFICE S1: WAREHOUSE	49,000 S.F.	49,000 S.F.
ZONING & BUILDING	M2 - HEAVY MANUFACTURING	49,000 S.F.	49,000 S.F.

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



ACCESSIBLE PATH OF TRAVEL
1:20 MAX. SLOPE

TRANSPORTATION DEMAND MANAGEMENT

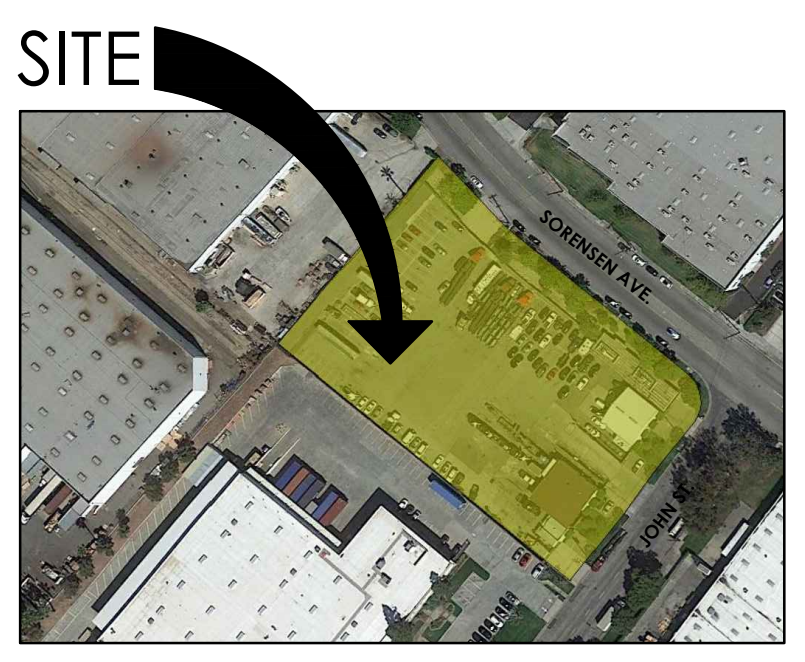
TRIP REDUCTION & TRAVEL DEMAND PROGRAM
PROVIDE BULLETIN BOARD INFORMATION AREA REQUIRED PER SEC. 16.57 OF THE ART. 11 TRIP REDUCTION AND TRAVEL DEMAND PROGRAM. THE INFORMATION AREA MAY INCLUDE A BULLETIN BOARD, DISPLAY CASE, OR KIOSK, DISPLAYING TRANSPORTATION INFORMATION LOCATED WHERE THE GREATEST NUMBER OF EMPLOYEES ARE LIKELY TO SEE IT. INFORMATION IN THE AREA SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
1. CURRENT MAPS, ROUTES & SCHEDULES FOR PUBLIC TRANSIT ROUTES SERVING THE SITE.
2. TELEPHONE NUMBERS FOR REFERRALS ON TRANSPORTATION INFORMATION INCLUDING NUMBERS FOR THE REGIONAL RIDE SHARING AGENCY AND LOCAL TRANSIT OPERATORS.
3. RIDE SHARING PROMOTIONAL MATERIAL SUPPLIED BY COMMUTER-ORIENTED ORGANIZATIONS.
4. BICYCLE ROUTE AND FACILITY INFORMATION, INCLUDING REGIONAL/LOCAL BICYCLE MAPS AND BICYCLE SAFETY INFORMATION, AND
5. A LISTING OF FACILITIES AVAILABLE FOR CARPOOLERS, WARPPOOLERS, BICYCLISTS, TRANSIT RIDERS AND PEDESTRIANS AT THE SITE.

FIRE FLOW CALCULATION:

FIRE SPRINKLER SYSTEM TYPE (CBC 903, CFC 903): ESFR SYSTEM
THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:
TYPE OF CONSTRUCTION PER THE BUILDING CODE: TYPE III-B
FIRE FLOW BASED ON THE TOTAL FLOOR AREA OF ALL FLOOR LEVELS WITHIN THE EXTERIOR WALLS AND UNDER THE HORIZONTAL PROJECTIONS OF THE ROOF OF THE BUILDING: **5,250 GPM**
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 2,625 GPM
TOTAL FIRE FLOW REQUIRED: 2,625 GPM

KEY NOTES:

- 1 CONCRETE TILT-UP WALL. SEE STRUCTURAL DRAWINGS
- 1A 3 HOUR CONCRETE TILT UP WALL W/ 3 HOUR JOINTS, SEE 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.)
- 5 BUILDING ENTRANCE. PROVIDE A 6" SQ. DISABLED ACCESSIBILITY SIGN & FIRE DEPARTMENT KNOX BOX
- 6 PROVIDE FLARED A.C. PAVING AS REQUIRED FOR GRADE TRANSITION - SEE CIVIL
- 7 TRASH ENCLOSURE. MIN. 6' HIGH SCREEN WALLS WITH METAL DOORS. SEE (1-TRASH/1-RECYCLE BIN) PER SANTA FE SPRINGS DISPOSAL STANDARDS. SEE SHT A1.2
- 8 CONCRETE TRUCKWELL - SEE GRADING & STRUCTURAL DWGS.
- 9 STEEL BUILDING COLUMNS. TYP.
- 10 9' X 10' TRUCK DOOR (DOCK HIGH), TYPICAL
- 11 12' X 14' TRUCK DOOR (GRADE LEVEL) TYPICAL
- 12 STAMPED CONCRETE. (VERIFY COLOR & PATTERN W/ OWNER)
- 13 LANDSCAPE W/AUTOMATIC IRRIGATION SYSTEM SEE LANDSCAPING DWGS. MOUND LANDSCAPE WHERE PATH OF TRAVEL OCCURS TO PROVIDE 3" MAX. GRADE ELEVATION DIFFERENCE
- 14 28'-0" WIDE MIN. & CLEAR TO THE SKY FIRE LANE W/ FIRE TRUCK TURNABOUT STRIPED PER FIRE DEPARTMENT STANDARDS
- 15 14' HIGH CONC. TILT-UP SCREEN WALL. COLOR & REVEALS TO MATCH BUILDING. SEE STRUCTURAL DRAWINGS
- 16 BICYCLE RACKS. MODEL #2290-055 AS MANUF. BY PARK*RITE. SEE ENLARGED SITE PLAN, SHEET A-1.1.
(2) 2'-0" X 6'-0" SHORT TERM BICYCLE SPACES
(5) 2'-0" X 6'-0" LONG TERM BICYCLE SPACES
- 17 TRANSPORTATION DEMAND MANAGEMENT BULLETIN BOARD
- 18 PARKING SPACES FOR CLEAN AIR VEHICLE / CARPOOL PARKING
- 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
- 20 5' WIDE CONCRETE MEANDERING WALKWAY. 5% MAX. SLOPE W/ 2% MAX. CROSS SLOPE MOUND LANDSCAPE WHERE PATH OF TRAVEL OCCURS TO PROVIDE 3" MAX. GRADE ELEVATION DIFFERENCE
- 21 VAN ACCESSIBLE PARKING SIGN
- 22 DESIGNATED SMOKING AREA FURTHER THAN 25'-0" FROM ENTRY DOORS
- 23 NO SMOKING SIGNAGE WITHIN 25'-0" OF BUILDING ENTRIES, OUTDOOR AIR INTAKES, OPERABLE WINDOWS, AND WITHIN THE BUILDING.
- 24 3'X7' MAN DOOR (TYPICAL) WITH 60"x60" LANDING. SEE THRESHOLD DETAIL
- 25 CATCH BASIN TO SUMP PUMP. SEE PLUMBING DWGS. TYP
- 26 DUAL SUMP PUMP IN 3'-0" X 3'-0" X 3'-0" 2V2D BASIN WITH GRATING. UNDER SEPARATE PERMIT. SEE PLUMBING PLANS
- 27 CONCRETE BUMPER, TYPICAL SEE
- 28 INTERIOR ROOF DRAIN W/SPLASH BLOCK DRAIN TO A.C. PAVING
- 29 PROVIDE 10" CURB FACE AT ALL ACCESSIBLE PARKING SPACES.
- 30 9'X18' MIN. ACCESSIBLE PARKING STALL W/ ALL SYMBOLS, SIGNS, RAMPS AS REQUIRED TO MEET TITLE 24 AND ADA REQUIREMENTS - SEE HANDICAP NOTES SHT. A-0.2 & A-0.4
- 31 6" MIN. HIGH CONCRETE CURB, TYPICAL. SEE GRADING PLANS
- 32 NEW DRIVE APPROACH PER CITY OF SANTA FE SPRINGS DRIVEWAY STANDARDS. 6" MIN. THICK. 3500 PSI FINISHED ON EXPOSED AGGREGATE.
- 33 WARNING SIGN FOR ALL DRIVEWAY ACCESSIBLE PARKING
- 34 (E) 6'X4' 1/2" OFF-SITE HYDRANT
- 35 DOUBLE DETECTOR CHECK ASSEMBLY. SEE CIVIL PLANS
- 36 8'-0" HIGH CHAIN LINK FENCE AT PROPERTY LINE
- 37 NON BEARING METAL STUD WALL - SEE FLOOR PLANS
- 38 NOT USED
- 39 TRANSFORMER PAD TO BE SCREENED WITH LANDSCAPING PER SCE STANDARDS
- 40 PROVIDE MINIMUM 36" WIDE CONTINUOUS DETECTABLE WARNING TRUNCATED DOME. SEE DETAIL: AD-1.1
- 41 CONCRETE SWALE PER CIVIL PLANS
- 42 CATCH BASIN WITH GALVANIZED GRATING. SEE CIVIL PLANS



VICINITY MAP
NOT TO SCALE

DATE: 1/15/24
REVISIONS: [Table with columns for DATE, BY, TITLE, SCALE]
OWNER: CHALMERS EQUITY GROUP
7901 CROSSWAY DRIVE, PICO BUREAU, CA 95060
TEL: (925) 746-8825 FAX: (925) 748-7335
GENERAL CONTRACTOR: C.E.G. CONSTRUCTION
DESIGN: O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE, PICO BUREAU, CA 95060
TEL: (925) 748-8825 FAX: (925) 748-7335
PROJECT ADDRESS: 9211 SORENSEN AVENUE, SANTA FE SPRINGS, CA 90670
SHEET: A-1.0 OF SHEETS