

NOT A PART

FRUITLAND AVE.

181'-7" PROPERTY LINE

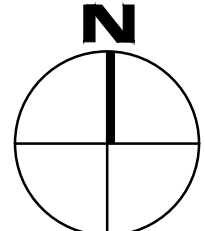
98'-0" BUILDING DIMENSION

WAREHOUSE 206.5' F.F.

MEZZANINE 2,222 S.F.

E 52ND ST.

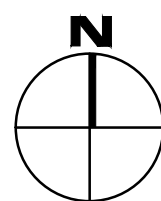
SITE PLAN SCALE 1/8" = 1'-0"



SITE



VICINITY MAP NOT TO SCALE



PROJECT DATA

DESCRIPTION	AREAS
ZONING	"I" INDUSTRIAL
LEGAL DESCRIPTION	
ASSESSOR'S PARCEL NO:	6313-022-030
BUILDING CODE	2014 CBC
BLDG. OCCUPANCY	B
BUILDING TYPE	III-B, FULLY SPRINKLERED
TOTAL AREA:	22,937 S.F.
BUILDING AREA	13,202 S.F.
FIRST FLOOR	WAREHOUSE / STORAGE 1,0138 S.F. F.F. OFFICE 842 S.F. TOTAL FOOTPRINT 10,980 S.F.
MEZZA FLOOR	MEZZA OFFICE 956 S.F. MEZZA STORAGE 1,266 S.F. TOTAL MEZZANINE 2,222 S.F.
COVERAGE:	57%
PARKING REQUIRED:	
1 PER 1,000	13,202 / 1,000 = 13.20 CARS
TOTAL CARS	14 CARS
TRUCK LOADING	13,202 / 10,000 = 1.33
TRUCK PARKING	13,202 / 25,000 = 0.52
TOTAL TRUCK PARKING	1.85
PARKING PROVIDED:	
ACCESSIBLE (8' RAMP)	17' X 19' 1 STALLS
ACCESSIBLE (5' RAMP)	14' X 19' 0 STALLS
STANDARD STALLS	8.5' X 19' 12 STALLS
CLEAN AIR STALLS*	8.5' X 19' 2 STALLS
TOTAL CARS	15 STALLS
BICYCLE PARKING	5% OF CAR PARKING = 1
TRUCK LOADING / TRUCK PARKING	10' X 75' 3 POSITIONS
TRASH ENCL. / RECYCLING AREA PROVIDED	160 S.F.
LANDSCAPED AREA PROVIDED	= 3,004 S.F.
AREA JUSTIFICATION	ALLOWABLE AREA PER TABLE 503 = 17,500 S.F. BUILDING < 17,500 S.F.

* IN COMPLIANCE WITH THE 2014 CALIFORNIA GREEN BUILDING STANDARDS CODE

LEGEND:

- (E) — EXISTING
- T/E — DENOTE TRASH ENCLOSURE
- R — DENOTE RECYCLE AREA
- A — DENOTE TRANSFORMER PAD
- P.P. — POWER POLE
- F.H. — FIRE HYDRANT
- CONCRETE
- LANDSCAPE
- STRIPING
- ACCESSIBLE ROUTE

KEY NOTES:

- 1 CONCRETE TILT-UP WALL PER STRUCTURAL PLANS
- 2 A.C. PAVING PER CIVIL PLANS AND SOILS REPORT
- 3 PARKING STALL STRIPING (PER CITY OF VERNON) TYPICAL
- 4 ACCESSIBLE PATH OF TRAVEL 48" WIDE (MIN.)
- 5 BUILDING ENTRANCE: PROVIDE A 70 SQ. INCH DISABLED ACCESSIBILITY SIGN SEE 3 A-0.4
- 6 6" DIAMETER, CONCRETE FILLED METAL PIPE BOLLARDS @ 5'-0" HIGH
- 7 TRASH ENCLOSURE, MIN. 6' HIGH SCREEN WALLS WITH METAL DOORS (1-TRASH/1-RECYCLE BIN) PER CITY OF VERNON DISPOSAL STANDARDS. SEE 14 AD-1, 2 AD-1.1
- 8 5' SQUARE LANDING AT EACH SIDE, TYPICAL AT ALL DOORS. 0' CURB
- 9 STEEL COLUMNS PER STRUCTURAL, TYPICAL
- 10 3X7' MAN DOOR, TYPICAL
- 11 10' X14' ROLL UP DOOR (GRADE LEVEL)
- 12 20' X14' ROLL UP DOOR (GRADE LEVEL)
- 13 LANDSCAPE W/AUTOMATIC IRRIGATION, TYPICAL
- 14 27'-0" WIDE MIN. & CLEAR TO THE SKY FIRE LANE W/ FIRE TRUCK PER THE CITY OF VERNON FIRE DEPARTMENT STANDARDS
- 15 8' HIGH MIN. CONC. TILT-UP SCREEN WALL, COLOR & REVEALS TO MATCH BUILDING. SEE GRADING AND STRUCTURAL DRAWINGS
- 16 SHORT TERM (1) BICYCLE RACK (PARKS 5 BICYCLE) MODEL #2290-055 AS MANUF. BY PARK*RITE
- 17 TRANSPORTATION DEMAND MANAGEMENT BULLETIN BOARD SHALL BE POSTED IN THE BREAK AREA. SEE NOTES ON SHEET A-1.1 FOR ADD'L INFO.
- 18 SIDEWALK
- 19 10" DIA. INTERIOR CONC. FILLED METAL PIPE BOLLARDS @ 5'-0" HIGH. SEE DET: 9 AD-1
- 20 6" THICK (MIN.) REINF. CONCRETE PAD IN FRONT OF TRASH ENC. (FLUSH W/ PAVING)
- 21 WARNING SIGN FOR ALL DRIVEWAY ACCESSIBLE PARKING
- 22 NO SMOKING SIGNAGE WITHIN 25'-0" OF BUILDING ENTRIES, OUTDOOR AIR INTAKES, OPERABLE WINDOWS, AND WITHIN THE BUILDING.
- 23 PROVIDE NON ABSORBENT FLOORING (MIN. 2' AROUND AND PERPENDICULAR TO EXTERIOR ENTRIES) - CONCRETE SLAB
- 24 2 HR FIRE RATED CONCRETE WALL ALONG PROPERTY LINE
- 25 CONCRETE BUMPER, TYPICAL SEE 10 AD-1
- 26 INTERIOR ROOF DRAIN W/SPLASH BLOCK DRAIN TO CONCRETE PAVING
- 26A INT. ROOF DRAIN W/EXT. OVERFLOW
- 27 PROVIDE 0' CURB FACE AT ALL ACCESSIBLE PARKING SPACES
- 28 9'X19' 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 TYPICAL
- 29 6" MIN. HIGH CONCRETE CURB, TYPICAL
- 30 NEW DRIVE APPROACH PER CITY OF VERNON DRIVEWAY STANDARDS. 8" MIN. THICK, 3500 PSI FINISHED ON EXPOSED AGGREGATE.
- 31 NUMBER NOT USED
- 32 (N) 20' WIDE BI-FOLDING SLIDING GATE
- 33 NUMBER NOT USED
- 34 TRUCK MANEUVERING PER CITY OF VERNON STANDARDS
- 35 NUMBER NOT USED
- 36 (N) 8' HIGH C. L. FENCE
- 37 REMOVE (E) C.L.F.
- 38 (N) 3' X 7' WROUGHT IRON GATE
- 39 PROVIDE FIRE DEPARTMENT KNOX BOX
- 40 PROVIDE 2' X 2' CONCRETE SPLASH BLOCK. ROOF DRAINS SHALL BE INSTALLED PER APPROVED CIVIL PLANS AS A PART OF THE GRADING PERMIT

NOTE:
1. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED TO BE OBTAINED PRIOR TO DOING ANY WORK IN THE PUBLIC RIGHT OF WAY.
2. ADEQUATE VENTILATION IS REQUIRED TO BE PROVIDED PER THE 2013 CBC

SEE SHEET A1.1 FOR SITE PLAN NOTES & FIRE DEPT. NOTES

DATE: 15MAR16
SCALE: INDICATED
DRAWN: I.C.
JOB: A-15-008
SHEET: A-1.0

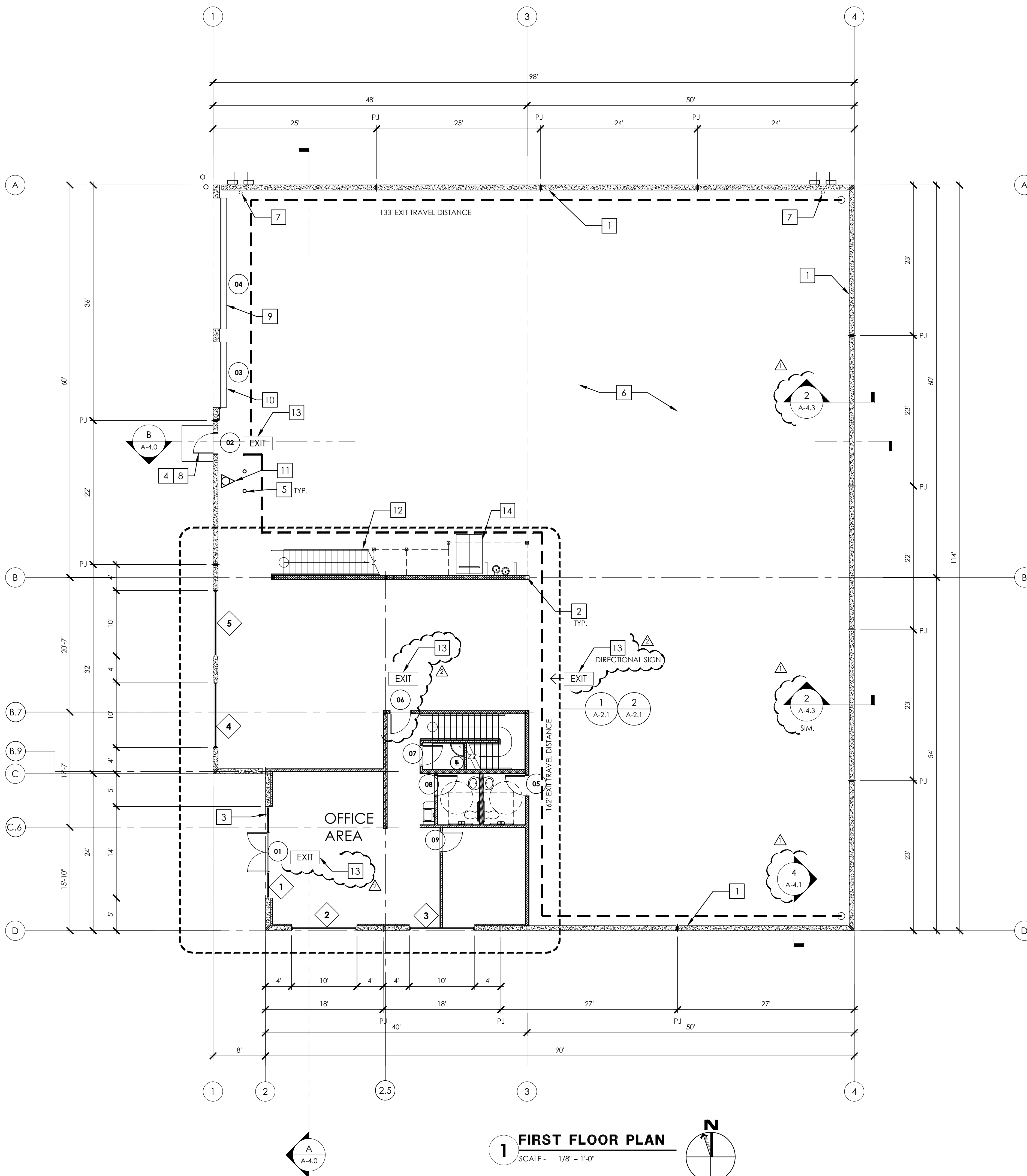
OWNER: CHALMERS EQUITY GROUP
7701 CROSSWAY DRIVE, PICO BAY AREA, CA 94040
TEL: (502) 948-4850 FAX: (502) 948-1735

GENERAL CONTRACTOR: C.E.G. CONSTRUCTION

DESIGN: O.C. DESIGN & ENGINEERING
7701 CROSSWAY DRIVE, PICO BAY AREA, CA 94040
TEL: (502) 948-4850 FAX: (502) 948-1735

PROJECT ADDRESS: 5088 FRUITLAND AVE VERNON, CA

TITLE SHEET: SITE PLAN



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXIT SIGN NOTES:

- EXIT SIGN SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. 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 SIGN.
- ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR THE DURATION OF NOT LESS THAN 1 1/2 HOUR IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. 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 FROM EITHER OF TWO ELECTRICAL LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THAT PURPOSE.
- 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.
- 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 (10.76 lx) AT THE FLOOR LEVEL, CBC 1006.2

INSULATION NOTES:

- FURRED WALL = R-11
- INTERIOR WALL = R-19
- DRYWALL CEILING AND DROP CEILING = R-19
- UNDERSIDE OF ROOF = R-30

NOTES:

- REFER TO SHEET A-2.4 FOR ENLARGED TYP. RESTROOM FLOOR PLAN AND DIMENSIONS.
- FOR WALL BRACING SEE 2/AD-3
- WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS, SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION.
- EXIT ENCLOSURE SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN MEANS OF EGRESS.
- PENETRATIONS INTO EXIT ENCLOSURE ARE PROHIBITED EXCEPT THOSE SERVING ENCLOSURE.
- ENCLOSURES FOR TELEPHONE EQUIPMENT, ELECTRICAL PANELS, ETC. ARE NOT PERMITTED IN THE EXIT ENCLOSURE.
- NO MECHANICAL DUCT PENETRATIONS ARE PERMITTED [EXCEPT THOSE FOR INDEPENDENT SYSTEMS SERVING THE EXIT ENCLOSURE] THROUGH EXIT ENCLOSURE WALLS OR CEILINGS

SPACE/OCCUPANCY	GROSS AREA	PER LACBC 1004.1.1 FACTOR	LOAD
WAREHOUSE/S-1 (500 S.F./PERSON):	24,954 S.F.	1/500	54
OFFICE/B (100 S.F./PERSON): GROUND FLOOR	3,000 S.F.	1/100	30
OFFICE/B (100 S.F./PERSON): MEZZANINE	2,900 S.F.	1/100	29
TOTAL OCCUPANT LOAD:			113
TOTAL EXIT WIDTH REQUIRED (X0.2 INCH):			22.6'
TOTAL EXIT WIDTH PROVIDED:			144'

REQUIRED EXITS:
OCCUPANCY S-1: REQUIRED = 2 PROVIDED = 2
OCCUPANCY B (GROUND FLOOR): REQUIRED = 1 PROVIDED = 1
OCCUPANCY B (MEZZANINE): REQUIRED = 1 PROVIDED = 1

PLUMBING FIXTURE CALCULATIONS FOR A NEW WAREHOUSE BUILDING

SPACE/OCCUPANCY	OCCUPANT LOAD		FIXTURES NEEDED PER CPC TABLE 4-1					
	PER # OF EMPLOYEES	LOAD	SINKS		TOILET		URINAL	
	MEN	WOMEN	MEN	WOMEN	MEN	WOMEN		
S-1 WAREHOUSE	3	3	6	1	1	1	1	0
B OFFICE	13	13	26*	1	1	1	1	0
TOTAL REQUIRED				2	2	2	2	0
TOTAL PROVIDED*				3	3	3	3	0

* FOR EACH URINAL ADDED IN EXCESS OF THE MINIMUM REQ. ONE WATER CLOSET MAY BE DEDUCTED PER CPC TABLE 4-1
** HAND WASH SINKS TO BE CONSIDERED AS LAVATORIES

NOTES:
FOR OCCUPANT LOAD SEE SHEET A-2.1

LEGEND:

- CONC. TILT UP WALL - SEE STRUCTURAL DRAWINGS. SIG. RATING FOR 8" THICK FLAT CONCRETE PANEL HAS A SIG. RATING OF >58 PER CALIFORNIA OFFICE OF NOISE CONTROL
- METAL STUD PLUMBING WALL - SEE AD-3.1
- WOOD STUD SHEAR WALL, PER STRUCTURAL
- WOOD STUD WALL, EXTEND TO MEZZ. LEVEL, PROVIDE R-13 INSULATION- SEE STRUCTURAL
- NEW INTERIOR NON BEARING STUD WALL 3/8" X 24" GA. MTL. STUDS AT 24" O.C. WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE. PROVIDE R-13 INSULATION. SIG. RATING OF >50 PER CALIFORNIA NOISE CONTROL
- FURRING WALL
- DOOR TYPE - SEE SHEET A-5.0
- WINDOW TYPE - SEE SHEET A-5.0
- WINDOW TYPE @ DIFF. PLANE - SEE ELEVATION & 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:

- CONCRETE TILT-UP PANEL, PER STRUCTURAL DRAWINGS, TYP.
- BUILDING STOREFRONT/ENTRANCE PER STRUCTURAL DRAWINGS, TYP.
- ALUMINUM STOREFRONT/ENTRANCE WITH REFLECTIVE TEmPERED GLAZING, SEE ELEVATIONS FOR ADDITIONAL INFORMATION, TYP.
- EXTERIOR MAN DOOR PER DOOR SCHEDULE, A-5.0, TYP.
- 10" DIA. INTERIOR CONC. FILLED METAL PIPE BOLLARDS @ 3'-0" HIGH, SEE DET.
- CONCRETE FLOOR SLAB, SEE STRUCTURAL, TYP.
- INTERIOR ROOF DRAIN LINES FROM ABOVE, SEE DETAIL.
- 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.
- 20' X 14' GRADE LEVEL ROLL UP DOOR
- 10' X 14' GRADE LEVEL ROLL UP DOOR
- PROPOSED LOCATION OF FIRE SPRINKLER RISER UNDER SEPARATE PERMIT
- STAIRS TO MEZZANINE
- (N) LIGHTED EXIT SIGN ABOVE (COMPLY WITH SECTION 1011 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 1011.3 WITH THE WORD "EXIT" AND SHALL BE MOUNTED 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN, CBC SECTION 111.7B.6.7
- (I) BICYCLE RACK FOR LONG TERM USE (PARKS BICYCLE) MODEL #2290-055 AS MANUF. BY PARK'RITE.

GENERAL NOTES:

- ALL INTERIOR EXPOSED CONCRETE PANELS TO RECEIVE ONE COAT OF VINYL FLAT PAINT. PAINT NOTE ON SHT. FINISHES A-5.0 AND ELEVATIONS A-3.0
- ALL INTERIOR GYPSUM BOARD WALLS TO RECEIVE MIN. TWO COATS
- FLOOR SLAB SHALL BE CURED WITH AGUA-CURED OR APPROVED EQUAL
- SLAB FIBEREMER POUR-STRIP 1/2" TO EXTERIOR EXITS, SEE STRUCTURAL DRAWINGS FOR LOCATION.
- ALL DIMENSIONS ARE TO FACE OF CONCRETE PANELS INTERIOR FACE OF STUD WALL, CENTER LINE OF STRUCTURAL GRID LINES AND COLUMNS.
- CONTRACTOR SHALL PROVIDE SOLID BACKING FOR ALL WALL MOUNTED EQUIPMENT.
- CONTRACT TO PROTECT FLOOR SLAB DURING CONSTRUCTION AND KEEP CLEAN AT ALL TIMES.
- SEE SHEET A-5.0 FOR DOOR & WINDOW SCHEDULE.
- PROVIDE A 5' SQ. LANDING AT EA. SIDE OF ALL EXIT DOORS NO MORE THAN 1/2 INCH AT THE PRIMARILY ENTRANCE OR 1 INCH AT OTHER DOORS LOWER THAN THE THRESHOLD. LANDINGS SHOULD HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE WIDTH OF THE DOOR WHICHEVER IS GREATER. DOOR IN THE FULLY OPEN POSITION SHOULD NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 1/2 INCHES. WHEN THE LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE DOORS IN ANY POSITION, SHOULD NOT REDUCE THE LANDING DIMENSION TO LESS THAN ONE HALF ITS REQUIRED WIDTH. THE LENGTH OF THE LANDING MEASURED IN THE DIRECTION OF TRAVEL SHOULD NOT BE LESS THAN 60 INCHES WHEN EXCEEDING AN OCCUPANT LOAD OF 50 OR MORE.
- THE MEANS OF EGRESS SYSTEM SHALL HAVE A CLEAR HEIGHT OF NOT LESS THAN 7 FEET MEASURED VERTICALLY FROM THE WALKING SURFACE TO THE LOWEST PROJECTION FROM THE CEILING OR OVERHEAD STRUCTURE.
- ALL PRIMARILY STEEL STRUCTURAL MEMBERS INCLUDING COLUMNS AND TRUSS JOIST SHALL RECEIVE GRAY PRIMER.
- WHEN EXIT DOORS ARE NOT ACCESSIBLE FOR THE DISABLE, A WARNING SIGN STATING "NOT A WHEELCHAIR ACCESSIBLE EXIT" OR "EXIT CONTAINS STAIRWAY" SHALL BE POSTED ADJACENT TO THE DOOR.
- FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH SECTION 717.2 IN THE FOLLOWING LOCATIONS
13.A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
13.A.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
13.A.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10-FT.
13.B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
13.C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL ALSO COMPLY WITH SECTION 1009.5.3
13.D. WHERE ANNULAR SPACE PROTECTION IS PROVIDED IN ACCORDANCE WITH EXCEPTION 4 OF SECTION 707.2 EXCEPT I) OF SECTION 712.4.1.2 OR SECTION 712.4.2, FIRE BLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.
- THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1011 (SEE EXIT SIGN NOTES IN THIS SHEET)
- ALL MAN DOORS WITHIN WAREHOUSE/MEZ. AREA SHALL BE PROVIDED WITH A MIN. 5'-0" X 2'-0" RED STRIPED MINIMUM 24" BEYOND LATCH SIDE
- CONTRACTOR SHALL COORDINATE AREA, INTERIOR SHEAR WALLS WITH STRUCTURAL DRAWINGS
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM, CBC 1011.5.3
- ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, PLACE EXIT SIGNS AS REQUIRED PER CBC 1011.1
- 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". THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80" CBC 1008.1.1
- WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS, SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION, BLDG. CODE 1009.5.3

OWNER: CHALMERS EQUITY GROUP
7901 CROSSWAY DRIVE, PICO RIVERA, CA 94660
TEL: (510) 746-8650 FAX: (510) 746-1735

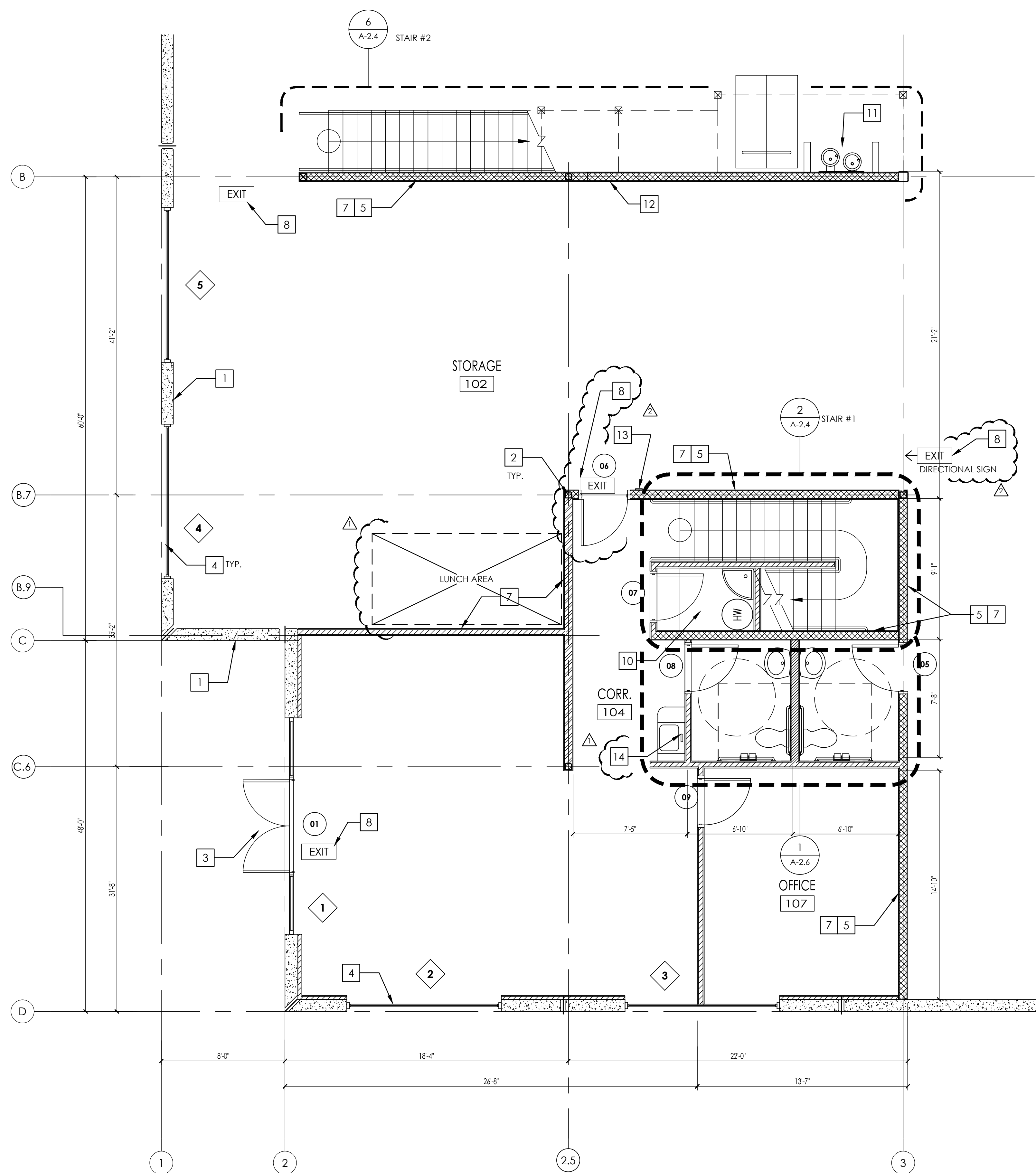
GENERAL CONTRACTOR: C.E.G. CONSTRUCTION
7901 CROSSWAY DRIVE, PICO RIVERA, CA 94660
TEL: (510) 746-8650 FAX: (510) 746-1735

DESIGN: O.C. DESIGN & ENGINEERING
5088 FRUITLAND AVE., PERRIS, CA

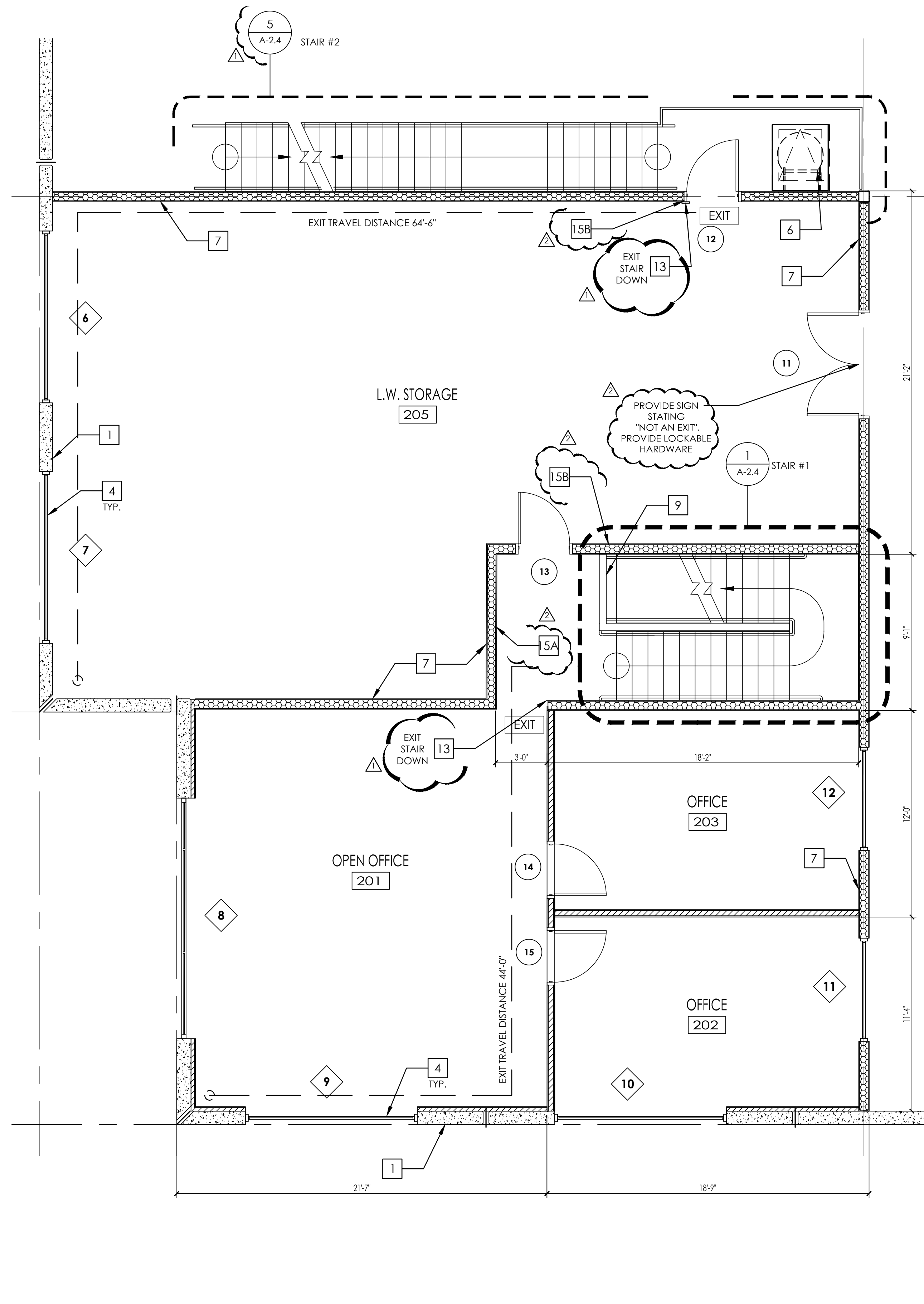
PROJECT ADDRESS: 5088 FRUITLAND AVE., PERRIS, CA

TITLE SHEET: OVERALL FLOOR PLAN

DATE: 15MAR16
SCALE: INDICATED
DRAWN: I.C.
JOB: A-15-008
SHEET: A-2.0 OF SHEETS



1 ENLARGED FLOOR PLAN
SCALE - 1/8" = 1'-0"



2 MEZZANINE FLOOR PLAN
SCALE - 1/4" = 1'-0"

FIRST FLOOR OCCUPANT LOAD									
Number	SPACE	OCCUPANCY	AREA	OCCUPANT LOAD		EXITS		WIDTH OF EGRESS	
				FACTOR	LOAD	REQUIRED	PROVIDED	FACTOR	WIDTH
100	WAREHOUSE	B	8295.74 SF	.01	82.957	2	2	.2	1'-4 9/16"
101	LOBBY	B	521.49 SF	.01	5.217	1	1	.2	1'-1 1/16"
102	STORAGE	B	1163.22 SF	.01	11.632	1	1	.2	2'-5 1/16"
103	JAN.	B	25.43 SF	.01	.254	1	1	.2	1'-1 1/8"
104	CORR.	B	54.94 SF	.01	.549	1	1	.2	1'-8"
105	UNISEX TOILET	B	49.93 SF	.01	.499	1	1	.2	1'-8"
107	UNISEX TOILET	B	50.09 SF	.01	.501	1	1	.2	1'-8"
107	OFFICE	B	185.05 SF	.01	1.851	1	1	.2	3'-8"
			10348.01 SF		103.48				

MEZZANINE OCCUPANT LOAD									
Number	SPACE	OCCUPANCY	AREA	OCCUPANT LOAD		EXITS		WIDTH OF EGRESS	
				FACTOR	LOAD	REQUIRED	PROVIDED	FACTOR	WIDTH
201	OPEN OFFICE	B	474.77 SF	.01	4.748	1	1	.2	1'-5 1/16"
202	OFFICE	B	195.37 SF	.01	1.954	1	1	.2	3'-8"
203	OFFICE	B	204.70 SF	.01	2.047	1	1	.2	7'-1 1/8"
204	CORR.	B	50.90 SF	.01	.509	1	1	.2	1'-8"
205	STORAGE	B	1163.17 SF	.01	11.632	1	1	.2	2'-5 1/16"
			2088.91 SF		20.889				

- 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
 - METAL STUD PLUMBING WALL - SEE 18 AD-3.1 19 AD-3.1
 - WOOD STUD SHEAR WALL, PER STRUCTURAL
 - WOOD STUD WALL, EXTEND TO MEZZ. LEVEL, PROVIDE R-13 INSULATION- SEE STRUCTURAL 1 AD-3 6 AD-3 17 AD-3
 - NEW INTERIOR NON BEARING STUD WALL 3 5/8" X 25 GA. MIL. STUDS AT 24" O.C. WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE. 10 AD-3 20 AD-3
 - FURRING WALL 16 AD-3
 - METAL STUD WALL WITH R-13 INSULATION- EXTEND TO UNDER SIDE OF STRUCTURE SEE 10 AD-3 20 AD-3
 - LOW WALL
 - DOOR TYPE - SEE SHEET
 - WINDOW TYPE - SEE SHEET
 - KEYNOTE
 - EXIT SIGN - SINGLE FACE, SELF LUMINOUS ABOVE. SEE ELEC. DRAWINGS
 - DOCK HIGH
 - GRADE LEVEL
 - PANEL JOINT
 - COMMON PATH OF EGRESS TRAVEL - 100' MAX. FOR SPRINKLERED BUILDING. EXIT TRAVEL DISTANCE: 300' MAX. FOR SPRINKLERED BUILDING 'B' OCC. EXIT TRAVEL DISTANCE: 250' MAX. FOR SPRINKLERED BUILDING 'S-1' OCC.

- 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 WINDOW GLAZING, SEE ELEVATION
 - 5 SHEAR WALL, SEE STRUCTURAL DRAWINGS.
 - 6 LOCATION OF ROOF ACCESS LADDER, SEE DET: 18 AD-2
 - 7 PROVIDE R-13 INSULATION ON THE PERIMETER OF THE CONDITIONED SPACE ENVELOPE
 - 8 LIGHTED EXIT SIGN ABOVE (COMPLY WITH SECTION 1011 OF C.B.C.), SEE EXIT NOTES # 11, 13 & 14 ON SH. A-0.1 AND EXIT SIGN NOTES ON THIS SHEET. PROVIDE BRILLE SIGN IN THE WALL IN COMPLIANCE WITH THE CBC SECTION 1011.4. SEE TACTILE ADA EGRESS SIGNAGE DETAIL.
 - 9 3'-6" LOW METAL STUD PARTITION WALL
 - 10 USABLE SPACE UNDER STAIR SHALL BE OF 1-HR RATED CONSTRUCTION. PROVIDE 5/8" THK. TYPE 'X' GYPB, FINISH WALL AND CEILING.
 - 11 LOCATION H2O WATER DRINKING FOUNTAIN. 14 A-0.4
 - 12 FUTURE DOOR LOCATION.
 - 13 TACTILE EXIT SIGNAGE, SEE DETAIL: 6 AD-1.1
 - 14 COFFEE BAR SINK PER PLUMBING PLAN
 - 15 MAXIMUM LOAD SIGNS
 - 15A MAXIMUM LOAD OFFICE AREA 50 LB PER S.F.
 - 15B MAXIMUM LOAD STORAGE 125 LB PER S.F.

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

- EXIT SIGN NOTES:**
1. EXIT SIGN SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. 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 SIGN.
 2. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR THE DURATION OF NOT LESS THAN 1 1/2 HOUR IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.
 3. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. 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 FROM EITHER OF TWO ELECTRICAL LAMPS, INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THAT PURPOSE.
 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 (10.76 k) AT THE FLOOR LEVEL. CBC 1006.2

- NOTES:**
1. REFER TO SHEET A-2.4 FOR ENLARGED TYP. RESTROOM FLOOR PLAN AND DIMENSIONS.
 2. FOR WALL BRACING SEE 2/AD-3
 3. WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS, SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE - HOUR FIRE RESISTIVE CONSTRUCTION.
 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

OWNER: CHALMERS EQUITY GROUP
7901 CROSSWAY DRIVE, PICO RIVERA, CA 94660
TEL: (510) 746-6800 FAX: (510) 746-1735

GENERAL CONTRACTOR: C.E.G. CONSTRUCTION

DESIGN: O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE, PICO RIVERA, CA 94660
TEL: (510) 746-6800 FAX: (510) 746-1735

PROJECT ADDRESS: 5088 FRUITLAND AVE., PLYMOUTH, CA

FILE SHEET: ENLARGED 1ST FLOOR PLAN & MEZZANINE PLAN
DATE: 15MAR16
SCALE: INDICATED
DRAWN: L.C.
JOB: A-15-008
SHEET

A-2.1
OF SHEETS

