

1. COMPLY WITH PROTECTION OF ADJOINING PROPERTY BY PROVIDING A WRITTEN NOTICE TO THE OWNER OF ADJOINING BUILDINGS ADVISING THEM THAT A PROPOSED SIGNAGE OR LIGHTING INSTALLATION IS BEING CONSIDERED AND LOCATED NEARER THAN EDUCATION DEPTH TO THE PROPERTY AND IT IS FOR MAJOR AND NOT MINOR USES. THE SIGNAGE SHALL BE IDENTICAL TO THE SIGNAGE THAT HAS THE ADJOINING BUILDINGS SHOULD BE PROTECTED. SIGN OFFICIALS SHALL BECCAVATIONS, (CAL CIVIL CODE SECTION 652, 300.7)
2. CONSTRUCTION IN THE PUBLIC RIGHT OF WAY AND PROTECTION BEHIND THE PROPERTY LINE OR INTER SECTIONS SHALL COMPLY WITH COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 22.
3. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND MAINTENANCE ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 23.
4. PROVIDE TEMPORARY HOVING PLANS THAT REMOVE THE LATERAL SUPPORT FROM A PUBLIC WAY OF AN EXISTING BUILDING STRUCTURE. EDUCATION SHALL BECAUSE OF THE PUBLIC WAY OF AN EXISTING BUILDING STRUCTURE. PUBLIC WAY OF AN EXISTING BUILDING STRUCTURE SHALL BECAUSE OF A BUILDING



1. PROVIDE A MINIMUM 1" ACCESSIBLE WIDTH OF 28 FEET CLEAR TO EACH VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. THE EXTERIOR ACCESS SHALL BE LOCATED MAXIMALLY AND WITHIN 30' OF THE EXTERIOR WALL OF EACH 3' SECTION. 30X32 3/4" IN. 24" PLYWOOD, 1/2" BIRCH OR 1/4" BIRCH AND ABOVE.

2. MAXIMUM DAILY DOMESTIC DRAIN: FIVE CODE 507.3, 3 AND FIVE CODE 8.

THE REQUIRED FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION PER THE BUILDING CODE: TYPE III-B

FIRE FLOW CALCULATION AREA: 97,000 S.F.

MINIMUM REQUIRED FLOW CALCULATION AREA: 3,260 GPM

REDUCTION FOR FIRE PRINTERS: MAXIMUM 50% 3,260 GPM

TOTAL FIRE FLOW REQUIRED: 3,260 GPM

- [illegible]

- [illegible]



KEY NOTES:



(E) 6" x 4" x 2-1/2" OFF-S



1. RECYCLING AREA SHALL BE SECURED TO PREVENT THE THEFT OF RECYCLABLE MATERIALS BY UNAUTHORIZED PERSONS.
2. PROVIDE A SIGN CLEARLY IDENTIFYING ALL RECYCLING AND SOLID WASTE COLLECTION AND LOADING AREAS AND THE MATERIALS ACCEPTED THEREIN BE POSTED AND MAINTAINED ADJACENT TO ALL PONTS OF ACCESS TO THE RECYCLING AREAS.

DESCRIPTION	AREAS	BUILDING	LANDSCAPED AREA
ZONING	INDUSTRIAL (I)	FIRST FLOOR WAREHOUSE / OFFICE MEZZANINE / STORAGE	12% ANNUAL REQUIRED
LEGAL DESCRIPTION	P 1/4 36.54 S47.1011 P 1/4 36.54 S47.1012 P 1/4 36.54 S47.1013	97,017 S.F. 10,572 S.F. 462 S.F.	25,924 S.F. (12.00%)
		TOTAL AREA	
		107,889 S.F.	
		AREA JUSTIFICATION	
		UNIMULTI-USE SINGLE STORY BUILDING	
		AREA PROVIDED	
		107,889 S.F.	
		SPRINKLERED SINGLE STORY BUILDING FOR	
		OCCUPANCIES OF 1.5.5. UNBOUNDDED AND ADJOINED	
		UP TO 100,000 SQ. FEET	
		75,000 / 75 = 100 CANS	
		1,589 / 1,000 = 1.58 CANS	
		REDUCED OFFENSIVE AREA PER SECTION 507.3.6. 507.3	

APPROXIMATE PARCEL NO.	624-000-001, 624-000-003 & 624-000-002	PARKING MO/D/DED:	
BUILDING CODE	DOBCE-2014	ACCESSIBLE (VAN)	14 x 17
BUILD OCCUPANCY	10	STAIRS	7 x 7
BUILDING TYPE	RETAIL	TOILETS	7 x 7
LAND AREA	21,025 S.F.	CLEAN AIR STAIRS	7' x 17' @ 85%
PARCEL AREA	144 x 114	TOTAL CIRCULAR	8.16 20% MAX
COVERAGE	49.25%	LONG TERM BAY PCK. @ 30% OF PARKING	8 SPACES
ALLOWABLE COVERAGE	50%	SHORT TERM PCK. @ 35% OF	2 SPACES
		CRITERIA OF DESIGN 507.5:	
		1. TOTAL PERMETER ÷ 1280 (LINEAR LENGTH OF	
		MANEUVERABLE AREA) = 178 (STAIRS 14.49 x 5.26)	
		2. REDUCED WITH STAIRS TO 14.49 x 5.26	
		3. REDUCED TO 10% (MINIMUM) OF 5.00 (MIN. BAY	
		MAX. HT. OF BUILDING 53' (SIC TABLE 503 TYPE B, F-1)	

10 S.F./1,000 S.F. FOR THE FIRST 20,000 S.F. : 200 S.F.
3 S.F./1,000 S.F. REMAINDER 87,589 S.F. : 262 S.F.
TOTAL REQUIRED : 462 S.F.

DATE:	13DEC14
SCALE:	INDICATED
RAWN:	B.C.
DOB:	A-13-005
SHEET	

PROJECT ADDRESS:
18639 RAILROAD STREET
CITY OF INDUSTRY, CA 91748

DESIGN:

 **O.C. DESIGN & ENGINEERING**

7901 CROSSWAY DRIVE, PICO RIVERA, CA 90660
TEL: (562) 618-1850, FAX: (562) 618-1735

GENERAL CONTRACTOR:

 C.E.G.
CONSTRUCTION

OWNER:
CHALMERS
EQUITY GROUP
7901 CROSSWAY DRIVE, PICO RIVERA, CA 90660
TEL (562) 948-4850 FAX (562) 948-1735



REVISIONS	
1	PLAN CHECK CORRECTION
2	PLAN CHECK CORRECTION AND COORDINATION

DATE	BT	REVISIONS	DATE	BT
5.29.15	B.C.			
6.16.15	B.C.			