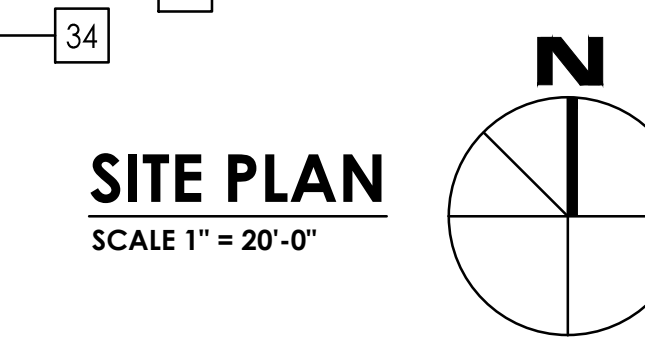


NOTE:
FOR LOT LINE ADJUSTMENT
INFORMATION, SEE SHEET
A-1.2 FOR REFERENCE



- KEY NOTES:**
- 1 CONCRETE TILT-UP WALL
 - 1A 3 HOUR CONCRETE TILT UP WALL W/ 3 HOUR JOINTS. SEE DETAIL: 1 AD-2
 - 2 A.C. PAVING PER CIVIL PLANS AND SOILS REPORT.
 - 3 PARKING STALL STRIPPING (PER CITY OF SANTA FE SPRING STDS.) TYP. 15 AD-1
 - 4 ACCESSIBLE PATH OF TRAVEL. 48" WIDE (MIN.) MAX CROSS SLOPE 2% 10 AD-1
 - 5 BUILDING ENTRANCE. PROVIDE A 4' SQ. DISABLED ACCESSIBILITY SIGN & FIRE DEPARTMENT KNOX BOX 2 A-0.4
 - 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 DETAIL: 3 9 10 A1.1 AD-1 AD-1
 - 8 CONCRETE TRUCKWELL-SEE GRADING & STRUCTURAL DWGS.
 - 9 STEEL BUILDING COLUMNS. TYP. 10 7 11 AD-1.1 AD-4 AD-4
 - 10 9' X10' TRUCK DOOR (DOCK HIGH), TYPICAL 7 8 16 AD-4 AD-4 AD-4
 - 11 12' X14' TRUCK DOOR (GRADE LEVEL) TYPICAL 7 AD-4
 - 12 MEANDERING CONCRETE SIDEWALK PER CITY OF SANTA FE SPRINGS STDS.
 - 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 SEE STRUCTURAL DRAWINGS BICYCLE RACKS. MODEL #2290-055 AS MANUF. BY PARK'RITE. SEE ENLARGED SITE PLAN, SHEET A-1.1. (1) 2'-0" x 6'-0" SHORT TERM BICYCLE SPACES - SEE SHEET A-1.1 (1) 2'-0" x 6'-0" LONG TERM BICYCLE SPACES
 - 17 TRANSPORTATION DEMAND MANAGEMENT BULLETIN BOARD
 - 18 POURED-IN-PLACE 6" CONCRETE CURB. TYPICAL - SEE CIVIL PLANS AND SHEET AD-1
 - 19 8'-HIGH WROUGHT IRON MANUAL SLIDING GATE AT 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 DESIGNATED SMOKING AREA FURTHER THAN 25'-0" FROM ENTRY DOORS
 - 21 VAN ACCESSIBLE PARKING SIGN SEE SHEET A-1.1
 - 22 NO SMOKING SIGNAGE WITHIN 25'-0" OF BUILDING ENTRIES, OUTDOOR AIR INTAKES, OPERABLE WINDOWS, AND WITHIN THE BUILDING.
 - 23 3'X7' MAN DOOR (TYPICAL) WITH 60"x60" LANDING. SEE THRESHOLD DETAIL
 - 24 CATCH BASIN TO SUMP PUMP. SEE PLUMBING DWGS. TYP
 - 25 DUAL SUMP PUMP IN 3'-0" X 3'-0" X 3'-0" 2V2D BASIN WITH GRATING, UNDER SEPARATE PERMIT. SEE PLUMBING PLANS
 - 26 CONCRETE BUMPER, TYPICAL SEE 13 AD-1
 - 27 TRANSFORMER PAD. SEE ELECTRICAL PLANS FOR MORE INFO.
 - 28 INTERIOR ROOF DRAIN W/SPLASH BLOCK DRAIN TO A.C. PAVING 4 8 9 AD-1 AD-2 AD-2
 - 28A INT. ROOF DRAIN W/EXT. OVERFLOW 8 10 AD-2 AD-2
 - 28B INT. ROOF DRAIN W/INT. OVERFLOW 6 AD-2
 - 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. TYPICAL - SEE HANDICAP NOTES SHT. A-0.2 & A-0.4 16 A-0.4
 - 31 NEW DRIVE APPROACH PER CITY OF SANTA FE SPRINGS DRIVEWAY STANDARDS. 6" MIN. THICK. 3500 PSI FINISHED ON EXPOSED AGGREGATE.
 - 32 WARNING SIGN FOR ALL DRIVEWAY ACCESSIBLE PARKING 19 A-0.4
 - 33 (E) 6"x4"x2 1/2" OFF-SITE HYDRANT
 - 34 (E) CHAIN LINK FENCE TO REMAIN
 - 35 CONCRETE TRUCK WELL. MAXIMUM SLOPE 5% PER CIVIL PLANS
 - 36 TRUCK WELL RETAINING WALL PANEL / CURB. SEE STRUCTURAL
 - 37 PARKING SPACES FOR CLEAN AIR VEHICLE / CARPOOL PARKING, TYPICAL
 - 38 PROVIDE MINIMUM 48" WIDE CONTINUOUS DETECTABLE WARNING TRUNCATED DOME PER DETAIL: 18 17 AD-1 AD-1.1
 - 39 CONCRETE FILLED PIPE BOLLARD, SEE DETAIL: 18 AD-1

PROJECT DATA

DESCRIPTION	AREAS	NOT A PART UNDER SEPARATE PERMIT	
		BUILDING 1 TOTAL AREA	BUILDING 2 TOTAL AREA
ZONING	M - 2 HEAVY MANUFACTURING	35,500 S.F.	13,356 S.F.
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 W/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		
		BUILDING 1	BUILDING 2
		WAREHOUSE & STORAGE OFFICE	WAREHOUSE OFFICE
		TOTAL FOOTPRINT 31,500 S.F.	TOTAL FOOTPRINT 9,905 S.F.
		MEZZA FLOOR	MEZZA FLOOR
		OFFICE MEZZANINE STORAGE MEZZANINE	OFFICE MEZZANINE STORAGE MEZZANINE
		TOTAL MEZZANINE 4,000 S.F.	TOTAL MEZZANINE 899 S.F.
		TOTAL OFFICE 4,200 S.F.	TOTAL OFFICE 2,024 S.F.
		COVERAGE: 50%	COVERAGE: 48.14%
		LANDSCAPED AREA PROVIDED	LANDSCAPED AREA PROVIDED
		PARKING AREA = 3,530 S.F. TOTAL = 10,401 S.F.	PARKING AREA = 887 S.F. TOTAL = 8,341 S.F.
		LANDSCAPE AREA REQUIRED STREET FRONTAGE = 326'-5"	LANDSCAPE AREA REQUIRED STREET FRONTAGE = 332'-8"
		*25 SF FOR EA 1' OF FRONTAGE (8,162 SF) *6% OF PARKING AREA (1,138 SF) TOTAL REQUIRED = 9,300 SF	*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 REQUIRED: FIRST 20,000 SQ. FEET ADDITIONAL 15,500 SQ. FEET TOTAL	PARKING REQUIRED: FIRST 20,000 SQ. FEET
		20,000/500 = 40 CARS 15,500/750 = 21 CARS 61 CARS	13,356/500 = 27 CARS
		PARKING PROVIDED:	PARKING PROVIDED:
		ACCESSIBLE (STANDARD) 14' X 20' 2 - STALLS	ACCESSIBLE (STANDARD) 14' X 20' 0 - STALLS
		ACCESSIBLE (8' VAN) 17' X 20' 1 - STALLS	ACCESSIBLE (8' VAN) 17' X 20' 2 - STALLS
		STANDARD STALLS 8'-6" X 19' 37 - STALLS	STANDARD STALLS 8'-6" X 19' 16 - STALLS
		CLEAN AIR STALLS 8'-6" X 19' 6 - STALLS	CLEAN AIR STALLS 8'-6" X 19' 3 - STALLS
		COMPACT STALLS 7'-6" X 15' 15 - STALLS	COMPACT STALLS 7'-6" X 15' 7 - STALLS
		TOTAL 61 - STALLS	TOTAL 28 - STALLS
		BICYCLE RACK LONG TERM @ 5% TENANT PARKING 3 SPACES	BICYCLE RACK 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 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.

LEGEND:

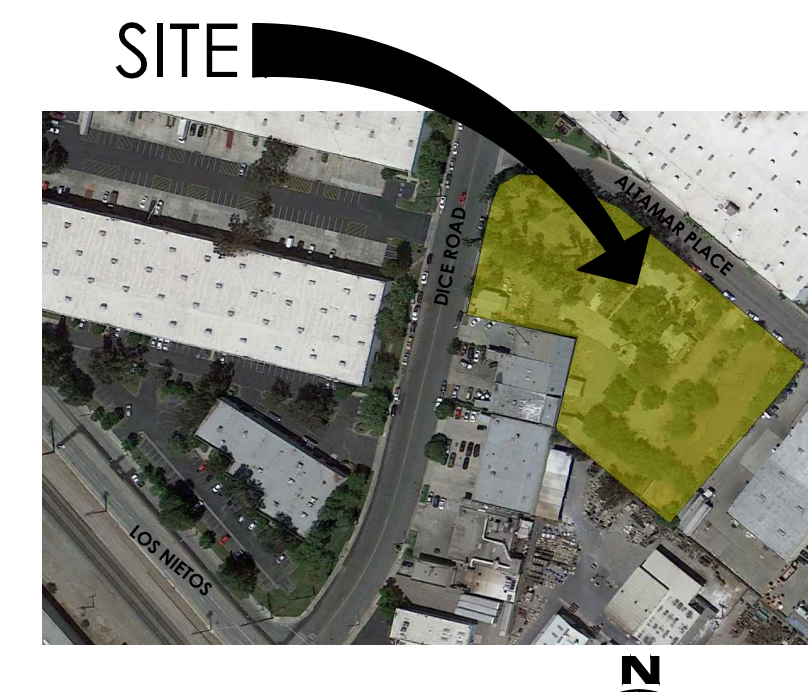
- (E) EXISTING
- T/E DENOTE TRASH ENCLOSURE
- R DENOTE RECYCLE AREA
- T DENOTE TRANSFORMER PAD
- P.P. POWER POLE
- F.H. FIRE HYDRANT
- T.D. TRUCK DOOR
- CONCRETE
- LANDSCAPE
- STRIPING
- ACCESSIBLE PATH OF TRAVEL 1:20 MAX. SLOPE IN THE DIRECTION OF TRAVEL WALKING SURFACE MAX. CROSS SLOPE 1:48

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 SECTION 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 90% OF THE FLOOR AREA RECEIVING RESIDENT 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 RFG13 CORE PROGRAM, OR
 - MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHODS FOR THE TESTING OF VOLATILE ORGANIC CHEMICAL EMISSIONS (SPEC 01350)

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

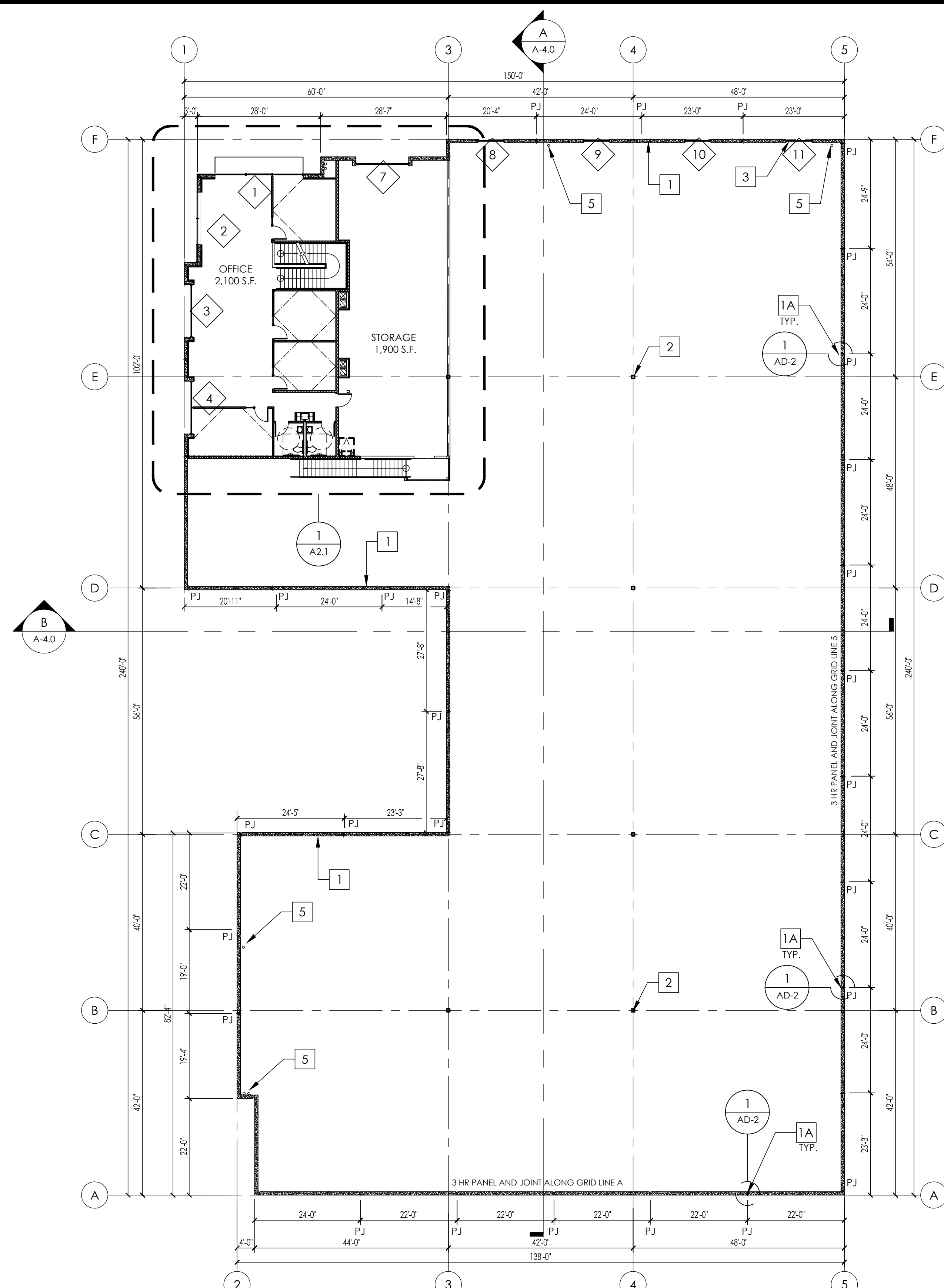


DATE: 22.JUNE.16
 SCALE: INDICATED
 DRAWN: I.C.
 JOB: A-1-008
 SHEET: A-1.0 OF SHEETS

OWNER: CHALMERS EQUITY GROUP
 7901 CROSSWAY DRIVE, PICO BUREAU, CA 95060
 TEL: (925) 748-4828 FAX: (925) 748-1735

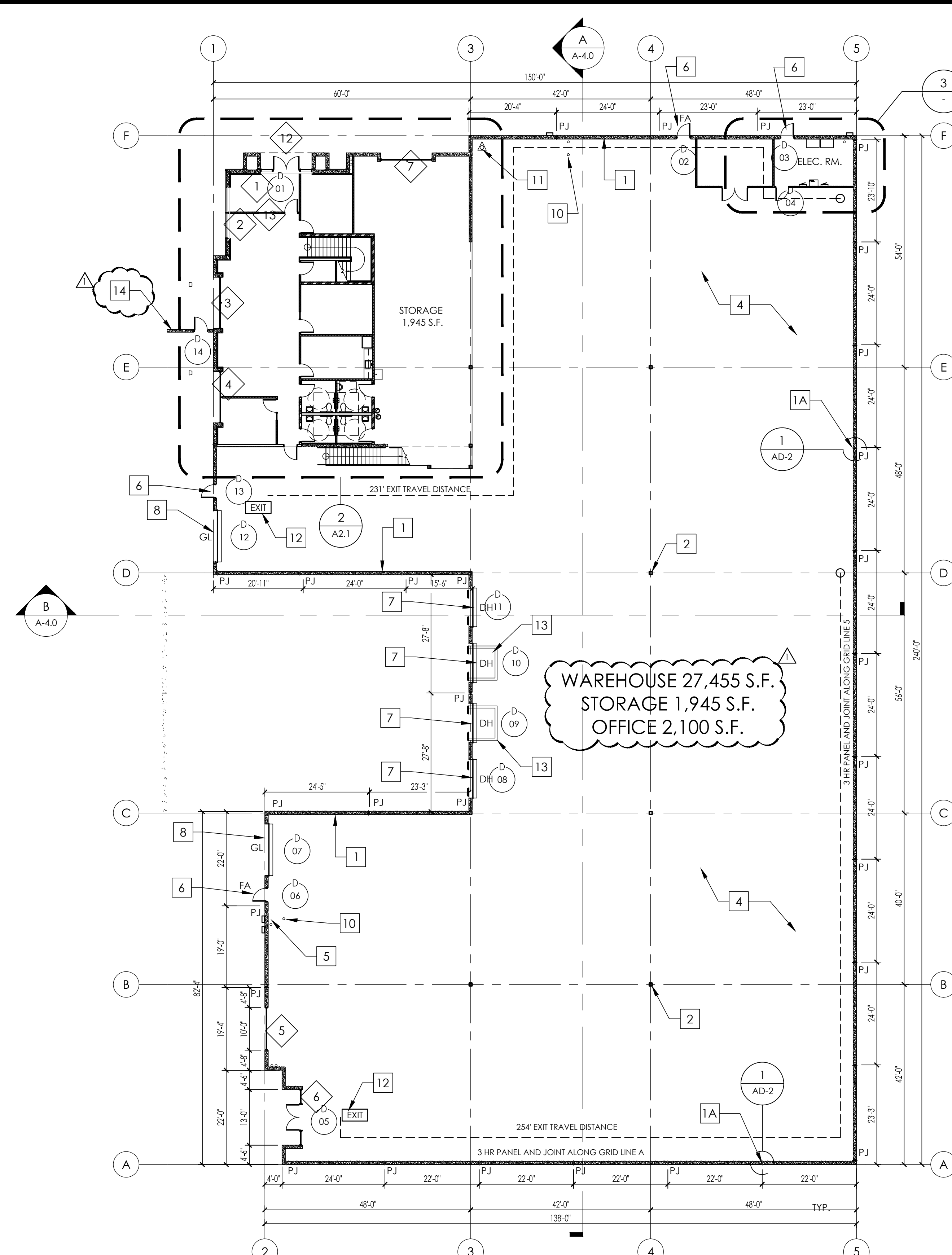
GENERAL CONTRACTOR: C.E.G. CONSTRUCTION
 7901 CROSSWAY DRIVE, PICO BUREAU, CA 95060
 TEL: (925) 748-4828 FAX: (925) 748-1735

DESIGN: O.C. DESIGN & ENGINEERING
 7901 CROSSWAY DRIVE, PICO BUREAU, CA 95060
 TEL: (925) 748-4828 FAX: (925) 748-1735



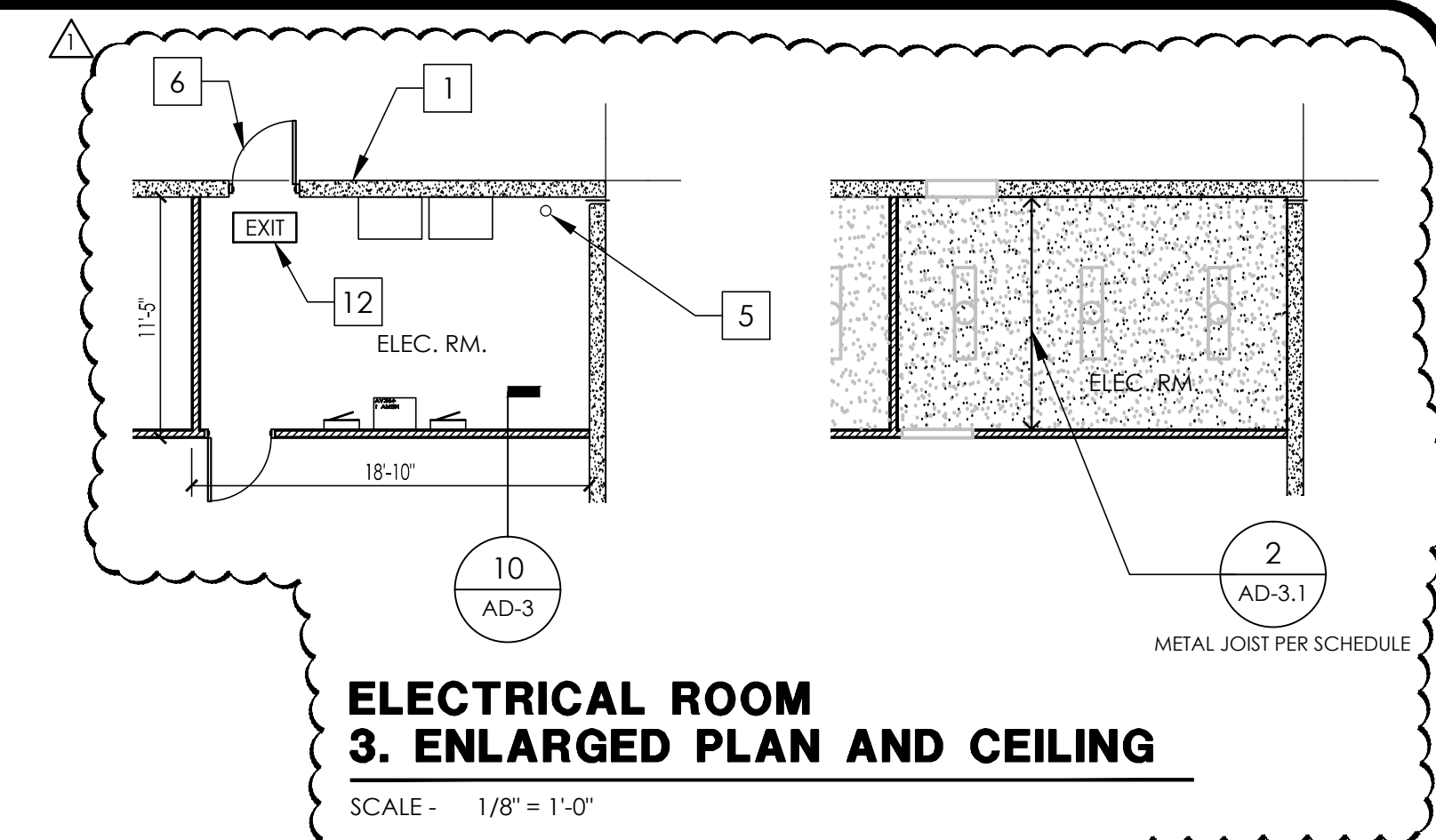
1. OVERALL FLOOR PLAN - MEZZANINE

SCALE - 1/16" = 1'-0"



2. OVERALL FLOOR PLAN - GROUND FLOOR

SCALE - 1/16" = 1'-0"



LEGEND:

- 1 CONCRETE TILT-UP PANEL, PER STRUCTURAL DRAWINGS, TYP.
- 1A 3 HR CONCRETE TILT-UP PANEL WITH 3HR JOINT, SEE DETAIL: 1 AD-2
- 2 BUILDING COLUMNS, PER STRUCTURAL DRAWINGS, TYP.
- 3 CLERESTORY WINDOWS, SEE ELEVATIONS FOR ADDITIONAL INFO., TYPICAL
- 4 CONCRETE FLOOR SLAB, SEE STRUCTURAL DRAWINGS, TYP.
- 5 INTERIOR ROOF DRAIN LINES FROM ABOVE, SEE DETAIL: 8 AD-2
- 6 EXTERIOR H.M. MAN DOOR PER DOOR SCHEDULE
- 7 9'-0" x 10'-0" DOCK HIGH VERTICAL LIFT LOADING DOOR, SEE DET: 11 AD-4
- 8 12' x 14' GRADE LEVEL ROLL UP DOOR, SEE DETAIL: 16 AD-4
- 9 FIRE DEPT. ACCESS DOOR, NO ACCESS HARDWARE ON THE EXTERIOR SIDE OF THIS DOOR POST A PERMANENT SIGN ON THE INTERIOR SIDE 'NOT A HANDICAP ACCESSIBLE EXIT' TYP.
- 10 CONCRETE FILLED PIPE BOLLARD
- 11 PROPOSED LOCATION OF FIRE SPRINKLER RISER UNDER SEPARATE PERMIT
- 12 (N) LIGHTED EXIT SIGN ABOVE (COMPLY WITH SECTION 1011.1 OF C.B.C.), SEE EXIT NOTES # 11, 13 & 14 ON SHIT, A-0.1 AND EXIT SIGN NOTES ON THIS SHEET, PROVIDE BRILLE SIGN IN THE WALL IN COMPLIANCE WITH THE CBC SECTION 1011.3 WITH THE WORD 'EXIT STAIR DOWN', 'EXIT RAMP DOWN' WHERE APPLICABLE AND SHALL BE MOUNTED 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN, CBC SECTION 1117B.5.7
- 13 DOCK PIT LEVELER PER DETAIL: 7 AD-1, 11 AD-1.1
- 14 CONCRETE TILT-UP SCREEN WALL, SEE SITE PLAN

PLAN KEYNOTES:

- 1 CONCRETE TILT-UP PANEL, PER STRUCTURAL DRAWINGS, TYP.
- 1A 3 HR CONCRETE TILT-UP PANEL WITH 3HR JOINT, SEE DETAIL: 1 AD-2
- 2 BUILDING COLUMNS, PER STRUCTURAL DRAWINGS, TYP.
- 3 CLERESTORY WINDOWS, SEE ELEVATIONS FOR ADDITIONAL INFO., TYPICAL
- 4 CONCRETE FLOOR SLAB, SEE STRUCTURAL DRAWINGS, TYP.
- 5 INTERIOR ROOF DRAIN LINES FROM ABOVE, SEE DETAIL: 8 AD-2
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- 13 DOCK PIT LEVELER PER DETAIL: 7 AD-1, 11 AD-1.1
- 14 CONCRETE TILT-UP SCREEN WALL, SEE SITE PLAN

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. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1-1/2 HR. IN CASE OF PRIMARY POWER LOSS. CONTINUED ILLUMINATION OF THE EMERGENCY POWER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 27, (1006.3)
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), (1011.3)
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 1/2 INCHES EXCEPT FOR THE LETTER "I" AND A MINIMUM SPACING BETWEEN LETTERS OF NOT LESS THAN 5/8 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 (11 LK) AT THE WALKING SURFACE LEVEL. 201 CBC 1006.2
5. 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.
 - f. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 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. (1006.3.1)
 - g. 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". (1008.1.9.3)
 - h. 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)

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

GENERAL NOTES:

1. ALL INTERIOR EXPOSED CONCRETE PANELS TO RECEIVE ONE COAT OF VINYL FLAT PAINT. PAINT NOTE ON SHIT, A-5.1
2. ALL INTERIOR GYPSUM BOARD WALLS TO RECEIVE MIN. TWO COATS
3. FLOOR SLAB SHALL BE CURED WITH AQUA-CURED OR APPROVED EQUAL.
4. SLOPE PERIMETER POUR-STRIP 1/2" TO EXTERIOR EXITS. SEE STRUCTURAL DRAWINGS FOR LOCATION.
5. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANELS, STRUCTURAL GRID LINES, OR CENTERLINE OF STUD OR COLUMNS.
6. CONTRACTOR SHALL PROVIDE SOLID BACKING FOR ALL WALL MOUNTED EQUIPMENT.
7. CONTRACT TO PROTECT FLOOR SLAB DURING CONSTRUCTION AND KEEP CLEAN AT ALL TIMES.
8. EXITS 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, 2014 LACBC 1011.5.3
9. 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 2014 LACBC 1011.1
10. 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" 2014 LACBC 1008.1.1
11. 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
12. 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)
13. ALL MAIN DOORS WITHIN WAREHOUSE/MTR. AREA SHALL BE PROVIDED WITH A MIN. 5'-0"x3'-0" RED STRIPED MINIMUM 24" BEYOND LATCH SIDE
14. CONTRACTOR SHALL COORDINATE AREA, INTERIOR SHEAR WALLS WITH STRUCTURAL DRAWINGS.
15. 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, 2014 LACBC 1011.5.3
16. 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 2014 LACBC 1011.1
17. 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" 2014 LACBC 1008.1.1
18. 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
19. INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE 2014 COUNTY OF LOS ANGELES BUILDING CODE.
20. 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 INDICES:
 - 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
21. 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 WALLS 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 ANNUAL SPACE PROTECTION IS PROVIDED IN ACCORDANCE WITH EXCEPTION 6 OF SECTION 707.2 EXCEPT FOR 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.

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 INDICES:
 - 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 | EXIT ENCLOSURE AND EXIT PASSAGEWAY | CORRIDORS | ROOMS AND ENCLOSED SPACES |
| B | B | C | C |
| F | C | C | C |
| S | C | C | C |

PLUMBING FIXTURE CALCULATIONS

FOR A NEW OFFICE AND WAREHOUSE SPEC BUILDING

WAREHOUSE AND OFFICE RESTROOMS	SPACE/OCCUPANCY	GROSS AREA	OCCUPANT LOAD		FIXTURES NEEDED PER CFC TABLE 422.1 AND A				URINAL	DRINKING FOUNTAIN
			PER LACBC 1009.1.1	PER CFC TABLE 422.1	TOILET	LAVATORY	MEN	WOMEN		
WAREHOUSE/S-1	29,400 S.F.	1/5000	6	3	3	1	1	1	0	1
(15,000 S.F./PERSON)										
BUSINESS AREAS/B	4,200 S.F.	1/200	21	11	10	1	1	1	1	0
(200 S.F./PERSON)										
TOTAL REQUIRED						2	2	2	2	1
TOTAL PROVIDED						3	3	3	3	1

TOTAL OCCUPANT LOAD: FOR PLUMBING FIXTURE CALCULATION 28 OCC.
 OCCUPANT LOAD: FOR EXIT WIDTH REQUIREMENTS 42 OCC.
 OFFICE: 4,200 S.F./100 = 42 OCC.
 WAREHOUSE: 29,400 S.F./700 = 42 OCC.
 TOTAL OCCUPANT LOAD: 84 OCC.
 TOTAL EXIT WIDTH REQUIRED OFFICE (42X0.2 INCH): 9'
 TOTAL EXIT WIDTH PROVIDED: (2) 3' WIDE DOORS 7'
 TOTAL EXIT WIDTH REQUIRED WAREHOUSE (59X0.2 INCH): 12'
 TOTAL EXIT WIDTH PROVIDED: (2) 3' WIDE DOORS 7'

ENVIRONMENTAL QUALITY NOTE

AT THE TIME OF 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.

DATE	22.JUNE.16	
BY	IC	
REVISIONS		
DATE	BY	REVISIONS
10/28/15	IC	COORDINATION CHANGES
3/27/17	IC	COORDINATION CHANGES
6/17/17	M/A	COORDINATION CHANGES

OWNER: CHALMERS EQUITY GROUP
 7901 CROSSWAY DRIVE, PICO BUREAU, CA 90660
 TEL: (310) 746-8857 FAX: (310) 746-7353

GENERAL CONTRACTOR: C.E.G. CONSTRUCTION
 7901 CROSSWAY DRIVE, PICO BUREAU, CA 90660
 TEL: (310) 746-8857 FAX: (310) 746-7353

DESIGN: O.C. DESIGN & ENGINEERING
 7901 CROSSWAY DRIVE, PICO BUREAU, CA 90660
 TEL: (310) 746-8857 FAX: (310) 746-7353

PROJECT ADDRESS: 12100 ALTAMAR PLACE
 SANTA FE SPRINGS, CA 90670

THIS SHEET: OVERALL FLOOR PLAN
 DATE: 22.JUNE.16
 SCALE: INDICATED
 DRAWN: IC
 JOB: A-14-208
 SHEET: A-2.0
 OF SHEETS: 2