

WATER EFFICIENCY & CONSERVATION NOTE:

- FOR BUILDING IN EXCESS OF 50,000 S.F., A SEPARATE SUBMETERS SHALL BE INSTALLED AS FOLLOWS:
 - FOR EACH INDIVIDUAL RENTED OR OTHER TENANT SPACE WITHIN THE BUILDING PROJECTED TO CONSUME MORE THAN 100 GAL/DAY, INCLUDING, BUT NOT LIMITED TO, SPACES USED FOR LAUNDRY OR CLEANERS, RESTAURANT OR FOOD SERVICE, MEDICAL OR DENTAL OFFICE, LABORATORY, OR BEAUTY SALON OR BARBER SHOP.
 - WHERE METERS FOR INDIVIDUAL BUILDING TENANTS ARE UNFEASIBLE, FOR WATER SUPPLIED TO THE FOLLOWING SUBSYSTEMS:
 - MAKEUP WATER FOR COOLING TOWERS WHERE FLOW THROUGH IS GREATER THAN 500 GPM.
 - MAKEUP WATER FOR EVAPORATIVE COOLERS GREATER THAN 6GPM.
 - STEAM AND HOT-WATER BOILERS WITH ENERGY INPUT MORE THAN 500,000 BTU/H.
- FOR LANDSCAPE AREAS OVER 2,500 SQUARE FEET, PROVIDE A WATER BUDGET THAT CONFORMS TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), (5.304.1) SEE LANDSCAPE PLAN FOR ADDITIONAL INFO.
- BUILDING ON SITE WITH 1,000 SQUARE FEET OR MORE OF CUMULATIVE LANDSCAPE AREA SHALL HAVE SEPARATE METERS OR SUBMETERS FOR OUTDOOR POTABLE USE. (5.304.2)
- BUILDING ON SITE WITH 1,000 SQUARE FEET OR MORE OF CUMULATIVE LANDSCAPE AREA SHALL HAVE AUTOMATIC IRRIGATION CONTROLLERS THAT ARE EITHER WEATHER- OR SOIL MOISTURE-BASED. (5.304.3)

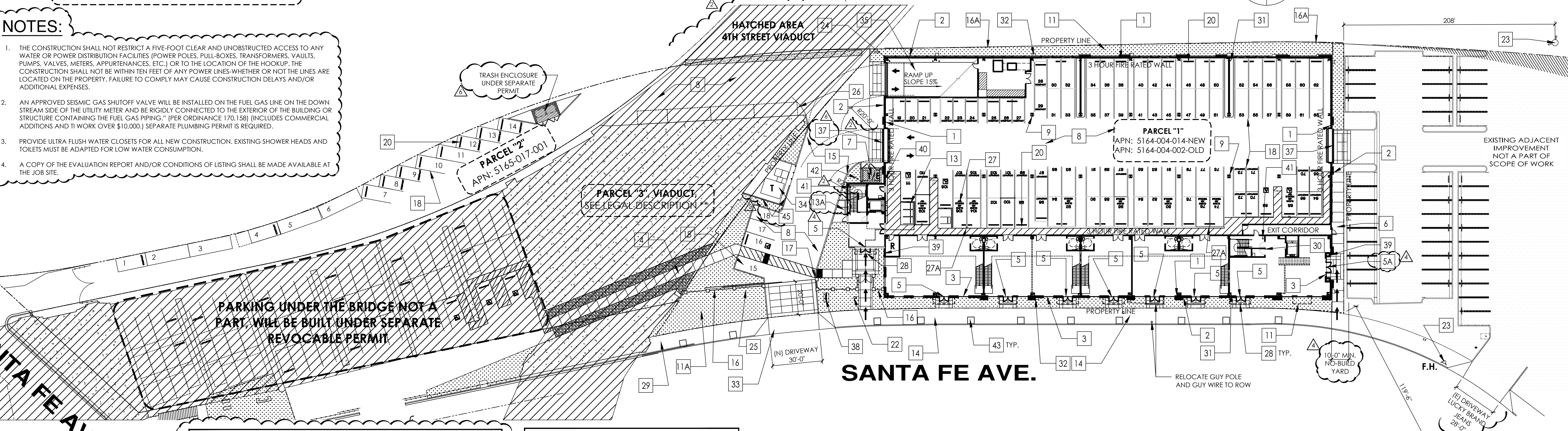
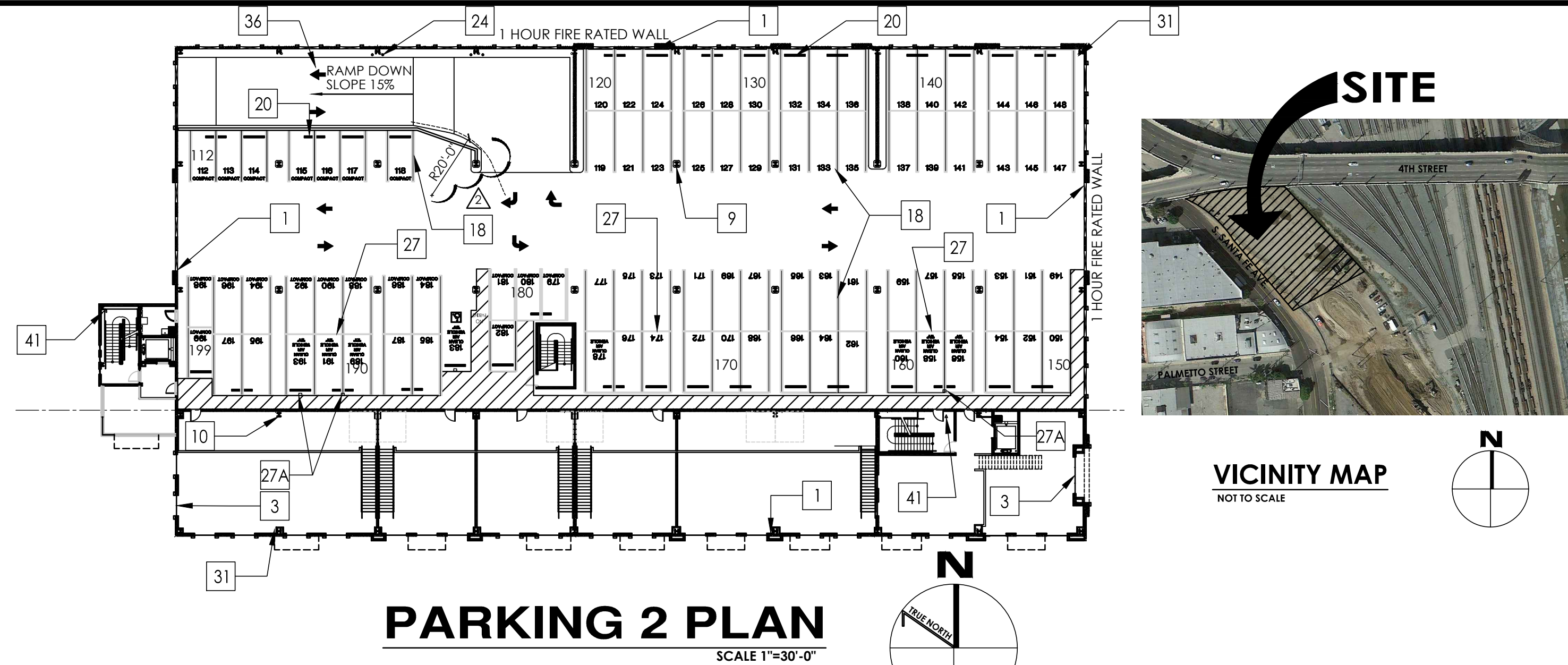
****LEGAL DESCRIPTION (PARCEL 3*)**
 PORTION OF CITY LANDS OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 2 PAGES 504 AND 505 IN MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, AND THAT PORTION OF LOTS 240, 241 AND 242, MILLS AND WICKS EXTENSION OF SECOND STREET AND ADJOINING SUBDIVISION, AS PER MAP RECORDED IN BOOK 13 PAGES 87 AND 88 OF MISCELLANEOUS RECORDS OF SAID COUNTY

NOTES:

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOKUP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUT-OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) [INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.] SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

LEGEND:

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



EXTERIOR SITE LIGHTING:
 ALL SITE AND BUILDING MOUNTED LIGHTING SHALL PRODUCE A MAXIMUM INITIAL LUMINANCE VALUE NO GREATER THAN 0.20 HORIZONTAL AND VERTICAL FOOT CANDLES AT THE SITE BOUNDARY, AND NO GREATER THAN 0.01 HORIZONTAL FOOT CANDLES 15 FEET BEYOND THE SITE. NO MORE THAN 5.0 PERCENT OF THE TOTAL INITIAL DESIGNED LUMENS LOW PRESSURE SODIUM, HIGH PRESSURE SODIUM, METAL HALIDE, FLUORESCENT, QUARTZ HALOGEN, INCANDESCENT GREATER THAN 60 WATTS, MERCURY VAPOR, AND HALOGEN FIXTURES SHALL BE FULLY SHIELDED IN SUCH A MANNER AS TO NOT EXCEED THE LIMITATIONS ABOVE.

NOTE:
 "GATE SHALL REMAIN OPEN DURING BUSINESS HOURS"

FIRE DEPARTMENT NOTES

- PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 28 FEET CLEAR TO SKY. VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. CFC, CHAPTER 5, SECTION 503.2.
- THE REQUIRED FIRE FLOW FOR PUBLIC HYDRANTS AT THIS LOCATION IS 2,500 GPM, AT 20 PSI RESIDUAL PRESSURE. FOR A DURATION OF 2-HOURS, OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:
 BASIC FIRE FLOW: 5,000 GPM
 INCREASE 500 GPM FOR A SINGLE EXPOSURE WITHIN 50 FEET = 5,500 GPM
 REDUCTION FOR FIRE SPRINKLERS AND/OR CONSTRUCTION TYPE: 11B = 50% = 2,500 GPM
- ALL FIRE HYDRANTS SHALL MEASURED 6" x 4" x 2-1/2" BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. CFC, CHAPTER 5 SECTION 508
- FIRE DEPARTMENT VEHICULAR ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 901.3
- PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CFC, CHAPTER 9, SECTION 903. REASON: BUILDING AREA JUSTIFICATION
- THE FIRE SPRINKLER SYSTEM SHALL BE CALCULATED PER PAMPHLET #13.
- THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED AS REQUIRED IN THE CBC, SECTION 903
- ON-SITE PROTECTION FACILITIES (I.E. HYDRANTS, SPRINKLER SYSTEMS, ETC.) SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. FIRE CODE 1001.4.
- THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THURST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. CBC, CHAPTER 3
- THE MEANS OF EGRESS TRAVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. CBC, CHAPTER 10, SECTION 1006.2
- PROVIDE EXIT SIGNS. PER CBC SECTION 101.1
- PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR IN ACCORDANCE WITH CFC, CHAPTER 9, SECTION 906
- BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE C.F.C. CHAPTER 5, SECTION 505.1
- DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS (40.5 CU FT) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED SPRINKLER WALL SPRINKLER SYSTEM. CFC, CHAPTER 3, SECTION 304.3.3
- EXIT DOORS SHALL BE CAPABLE OF OPENING WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OF EFFORT. CBC CHAPTER 10, SECTION 1008.1.8
- 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. CBC 1008.1.1
- DOORS SHALL SWING IN THE DIRECTION OF TRAVEL, WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY. CBC 1008.1.2
- PROVIDE A KEY BOX IN ACCORDANCE WITH FIRE CODE 902.4. LOCATION: MAIN ENTRANCE. KEY BOX TO BE DESIGNED PER L.A. COUNTY FIRE DEPARTMENT REGULATION #5.
- WHERE MORE THAN ONE EXIT OR EGRESS ACCESS IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20 FEET IN LENGTH. CBC 1017.3
- THE WALLS AND SLOTTED WITHIN ENCLOSED ACCESS SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE RESISTANCE RATED CONSTRUCTION OR THE FIRE RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. CBC 1009.5.3
- PRIVATE ROADS USED FOR FIRE DEPARTMENT ACCESS SHALL BE CAPABLE OF SUPPORTING THE WEIGHT OF A 25-TON VEHICLE.
- OWNER TO OBTAIN PERMIT FORM FROM LOS ANGELES COUNTY FIRE DEPARTMENT IF ANY BUILDING OR PORTION OF THE BUILDING EXCEEDING 500 SQUARE FEET IS TO BE USED FOR STORAGE OF HIGH PILE COMBUSTIBLE STORAGE. UNIFORM FIRE CODE 1008.8.3
- TURNING RADIUS FOR FIRE DEPARTMENT ROADS SHALL BE A MINIMUM OF 32' MEASURED FROM THE CENTERLINE OF THE ROAD.
- WALKING ACCESS USED TO CONNECT VEHICULAR ACCESS SHALL BE LEVEL UNOBSTRUCTED BY LANDSCAPING, MINIMUM 5'-0" IN WIDTH, CLEAR TO THE SKY, ACCESSIBLE FOR FIREHOISTING AND RESCUE PURPOSES.

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 THE CONDITIONS OF THE SOILS REPORT. GRADING CONTRACTOR SHALL TAKE ALL ELEVATIONS FROM THE SURVEY.
 - PROPOSED BUILDING SEWER LINE SHALL TIE TO THE EXISTING USABLE CITY SEWER REFER TO PLUMBING CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2.2.2
 - THE POWER SUPPLY FOR MEANS OF EGRESS EXIT ILLUMINATION SHALL BE SUPPLIED FROM SEPARATE SOURCES IN ACCORDANCE WITH THE CBC, CHAPTER 10, SECTION 1006.3
 - THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-11/NFPA-13R). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
 - FINISH NOTES:
- | | VERTICAL | OTHER | ROOMS |
|---|--------------|-----------|----------|
| | FLAME SPREAD | ENTRANCES | OR AREAS |
| 1 | 20 | 20 | 20 |
| 2 | 150 | 30 | 450 |
- 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 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 UPDATE PLANNING AND IRRIGATION TECHNIQUES THAT LET THEMSELVES TO OPTIMUM CONSERVATION OF WATER RESOURCES.
 - PLUMBING FIXTURES SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 4-1 SEE A-2/D FOR FIXTURE CALCULATIONS.
 - ALL OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH ALL OF THE FOLLOWING:
 - THE MINIMUM REQUIREMENTS IN CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 1-4
 - BACKLIGHT, UPGRADE AND GLARE (BUG) RATINGS AS DEFINED IN IESNA TM-15-11
 - ALLOWABLE BUG RATINGS NOT EXCEEDING THOSE SHOWN IN ON TABLE 5.108.8
 - A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RECAWAY METHOD WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM.
 - THE ELECTRICAL SYSTEM SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.
 - ALL LABELS STATIONS IF CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE WEAPON TERMINATION POINT.

TRANSPORTATION DEMAND MANAGEMENT

- TRIP REDUCTION & TRAVEL DEMAND PROGRAM
 PROVIDE BULLETIN BOARD INFORMATION AREA REQUIRED PER SEC. 16.57 OF THE 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 ROUTES SERVING THE SITE.
 - TELEPHONE NUMBERS FOR REFERRALS ON TRANSPORTATION INFORMATION INCLUDING NUMBERS FOR THE REGIONAL RIDESHARING AGENCY AND LOCAL TRANSIT OPERATORS.
 - REDISHARING 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.

GENERAL NOTES

- "NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND" OR, OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
 - THE CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE, SCAFFOLDING OR FALSE WORK MORE THAN 3 STORIES OR 36 FEET IN HEIGHT, REQUIRES A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - FOOTING IN EXCESS OF TWO TIMES THE DEPTH SHOWN ON PLANS SHALL BE OF 2500 PSI CONCRETE STRENGTH UNLESS OTHERWISE NOTED BY THE STRUCTURAL ENGINEER.
 - OWNER SHALL PROVIDE RECORDED PARKING ATTENDANT AFFIDAVIT TO THE BUILDING DEPARTMENT PRIOR TO OBTAINING A BUILDING PERMIT. AFFIDAVIT REQUIRED FOR LOT TIE. THE AFFIDAVIT MUST BE APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY PRIOR TO RECORDING.
 - THESE PLANS DO NOT INCLUDE ELECTRICAL, PLUMBING, MECHANICAL, LANDSCAPING OR CIVIL PLANS.
 - PRIOR TO THE ISSUANCE OF BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKERS COMPENSATION INSURANCE COVERAGE IN COMPLIANCE WITH SECTION 3800 OF THE CALIFORNIA LABOR CODE, ON FILE WITH THE DEPARTMENT.
 - FINISH NOTES:
- | | VERTICAL | OTHER | ROOMS |
|---|--------------|-----------|----------|
| | FLAME SPREAD | ENTRANCES | OR AREAS |
| 1 | 20 | 20 | 20 |
| 2 | 150 | 30 | 450 |
- CONCRETE TITL UP WALL. SEE STRUCTURAL PLANS
 - 4" THICK "BFS" MOLDING WAINSCOT. SEE ELEVATIONS
 - STOREFRONT GLAZING, TYPICAL. SEE ELEVATIONS AND WINDOW SCHEDULE
 - PATH OF TRAVEL, 48" WIDE (MIN.)
 - BUILDING ENTRANCE, PROVIDE A 4" SQ. DISABLED ACCESSIBILITY SIGN AND NO SMOKING SIGN
 - BUILDING ENTRANCE, PROVIDE A 4" SQ. DISABLED ACCESSIBILITY SIGN AND NO SMOKING SIGN. PROVIDE WATER CURTAIN SPRINKLER PROTECTION
 - CONCRETE LANDINGS 5" SQ. (MIN.) ON BOTH DIRECTIONS, EXTEND LEVEL LANDING 24" (MIN.) BEYOND THE STRIKE SIDE OF THE DOOR) TYPICAL
 - TRASH ENCLOSURE / RECYCLING AREA WITH COVERED BINS (PER CITY OF LOS ANGELES STANDARDS) TYPICAL. SEE DETAIL.
 - STEEL COLUMN ENCASED IN CONCRETE. SEE STRUCTURAL (TYP.)
 - STEEL COLUMN, SEE STRUCTURAL, TYP.
 - LANDSCAPING
 - CONSTRUCT FILTER PLANTER AREA PER CIVIL PLANS
 - FIRE LANE MINIMUM 28" WIDE
 - (4) BICYCLE RACK (PARKS 5 BICYCLE) FOR LONG TERM PARKING. MODEL #H3605-SF AS MANUF. BY PALMER GROUP, LLC. 20 BIKES TOTAL, TYPICAL
 - (2) BICYCLE RACK (PARKS 5 BICYCLE) FOR SHORT TERM PARKING. MODEL #H3605-SF AS MANUF. BY PALMER GROUP, LLC. 10 BIKES TOTAL, TYPICAL
 - NEW SIDEWALK AT RIGHT OF WAY
 - CONCRETE CURB, TYPICAL. SEE
 - PROTECT IN-PLACE EXISTING WROUGHT IRON FENCE
 - DECORATIVE PILASTER, SEE SHEET A-1-2
 - PARKING STALL STRIPPING (PER CITY OF LOS ANGELES STDS.) TYPICAL
 - ENHANCED PAVING - SEE LANDSCAPING DRAWINGS
 - CONCRETE BUMPER, TYPICAL
 - CARPPOOL / VAN POOL RESERVED PARKING STALL
 - FIRE DEPARTMENT CONNECTION
 - (E) 6" x 4" x 2-1/2" OFF SITE FIRE HYDRANT
 - PROTECTIVE BOLLARD, TYPICAL. SEE

CITY OF LOS ANGELES CITY NOTES

- DOUBLE STRIPPING OF STALLS SHALL BE PER FIGURE 7 OF THE CITY OF LOS ANGELES BUILDING DEPT. STANDARDS.
- BUILDING ADDRESS FONT SIZE WITH CONTRASTING COLOR BACKGROUND SHALL BE 5 INCHES MINIMUM.

KEY NOTES:

- CONCRETE TITL UP WALL. SEE STRUCTURAL PLANS
- 4" THICK "BFS" MOLDING WAINSCOT. SEE ELEVATIONS
- STOREFRONT GLAZING, TYPICAL. SEE ELEVATIONS AND WINDOW SCHEDULE
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- (2) BICYCLE RACK (PARKS 5 BICYCLE) FOR SHORT TERM PARKING. MODEL #H3605-SF AS MANUF. BY PALMER GROUP, LLC. 10 BIKES TOTAL, TYPICAL
- NEW SIDEWALK AT RIGHT OF WAY
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- PROTECT IN-PLACE EXISTING WROUGHT IRON FENCE
- DECORATIVE PILASTER, SEE SHEET A-1-2
- PARKING STALL STRIPPING (PER CITY OF LOS ANGELES STDS.) TYPICAL
- ENHANCED PAVING - SEE LANDSCAPING DRAWINGS
- CONCRETE BUMPER, TYPICAL
- CARPPOOL / VAN POOL RESERVED PARKING STALL
- FIRE DEPARTMENT CONNECTION
- (E) 6" x 4" x 2-1/2" OFF SITE FIRE HYDRANT
- PROTECTIVE BOLLARD, TYPICAL. SEE

MAXIMUM AREA OF OPENING BASED ON FIRE SEPARATION DISTANCE: TABLE 705.8

FIRE SEPARATION DISTANCE	ALLOWABLE AREA (UNPROTECTED, SPRINKLERED)	%
5 TO < 10 FEET	23,000 S.F.	25%
NORTH WALL AREA:	15,506 S.F.	20.5% < 25%
ACTUAL AREA OF OPENING:	3,180 S.F.	
EAST WALL AREA:	8,266 S.F.	21.9% < 25%
ACTUAL AREA OF OPENING:	1,818 S.F.	

- 8'-0" HIGH AUTOMATIC SLIDING WROUGHT IRON GATE - PROVIDE FIRE DEPARTMENT ACCESS KNOX BOX. GATE SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES
- DESIGNATED SMOKING AREA 25' AWAY FROM THE BUILDINGS ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS.
- CLEAN AIR VEHICLE PARKING STALL TYPICAL
- ELECTRICAL VEHICLE CHARGING STATION AND PARKING
- NEW CANOPY, PROJECTING 4'-0" FROM THE FACE OF THE BUILDING, TYPICAL AT BUILDING ENTRANCES SEE STRUCTURAL DRAWINGS
- STREET DEDICATION
- 2HR FR STAIR ENCLOSURE, SEE SHEET A-4.0
- INTERIOR ROOF DRAIN LINES FROM ABOVE, SEE DETAIL.
- CONCRETE SPLASH BOX FOR ROOF DRAINS, TYPICAL
- NEW DRIVEWAY
- TRANSFORMER PAD
- RAMP UP TO PARKING 2
- RAMP DOWN TO PARKING 1
- TRENCH DRAIN PER CIVIL PLANS. SEE DETAIL.
- BACKFLOW PREVENTION DEVICE W/ LANDSCAPE SCREENING. SEE CIVIL PLANS
- FIRE DEPARTMENT STANDARD RECESSED KNOX BOX MODEL 4400R
- PROPOSED LOCATION OF FIRE ALARM PANEL 50' MAX. FROM FRONT DOOR
- FIRE SPRINKLER RISER AND STANDPIPE LOCATION
- AUTOMATIC IRRIGATION CONTROLLERS SHALL BE WATER-OR-SOIL BASED CONTROLLERS. SEE LANDSCAPE PLANS FOR ADDITIONAL INFO.
- EXISTING TREE WELL ALONG CONCRETE SIDEWALK
- PROVIDE MINIMUM 36" WIDE CONTINUOUS DETECTABLE WARNING TRUNCATED DOME
- PROVIDE 6'-0" SCREEN WALL TO MATCH BUILDING

FOR DIMENSIONS AND BALANCE OF INFORMATION, SEE DIMENSIONED SITE PLAN ON SHEET A-1.1 AND PARKING 2 PLAN ON SHEET A-2.2

DATE: 10/24/13
 SCALE: INDICATED
 DRAWN: I.C./B.C./B.B.
 JOB: A-1-2-015
 SHEET

OWNER: CHALMERS SANTA FE LLC
 7901 CROSSWAY DRIVE
 PICO RIVERA, CA 90660

GENERAL CONTRACTOR: C.E.G. CONSTRUCTION
 7901 CROSSWAY DRIVE PICO RIVERA, CA 90660
 (310) 592-8888

DESIGN: O.C. DESIGN & ENGINEERING
 500 SOUTH SANTA FE AVENUE
 LOS ANGELES, CA 90013
 (213) 480-8888

TITLE SHEET: OVERALL SITE PLAN
 DATE: 10/24/13
 SCALE: INDICATED
 DRAWN: I.C./B.C./B.B.
 JOB: A-1-2-015
 SHEET

A-1.0 OF SHEETS