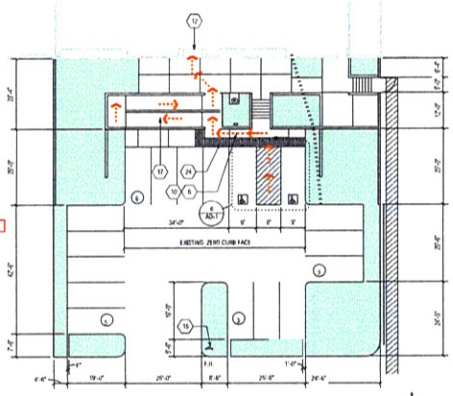


EXISTING ENTRY ENLARGEMENT PLAN
SCALE: 1/16" = 1'-0"

SHEET INDEX

ARCHITECTURAL:

A1-1	SITE PLAN AND PROJECT DATA
A1-2	GENERAL NOTES AND ABBREVIATIONS
A2-1	OVERALL BUILDING PLAN
A2-2	RESTROOM ENLARGEMENT/ REFLECTIVE CEILING PLAN AND DOOR AND FINISH SCHEDULE
A3-1	DETAILS

STRUCTURAL:

S-10	FOUNDATION PLAN
S0-10	DETAILS

CODE ANALYSIS

ZONING	INDUSTRIAL
PLANNING CASE NUMBER:	1083
LEGAL DESCRIPTION:	THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES , STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: (SW 1/4), (SE 1/4), OF SECTION 20 , TOWNSHIP 3 SOUTH, RANGE 8 WEST. PARCEL 2: (SW 1/4) , (SE 1/4) , OF SECTION 20 , TOWNSHIP 3 SOUTH, RANGE 8 WEST.
BUILDING CODE:	2007 CALIFORNIA BUILDING CODE (CBC) 2007 CALIFORNIA MECHANICAL CODE (CMC) 2007 CALIFORNIA ELECTRIC CODE (CEC) 2007 CALIFORNIA PLUMBING CODE (CPC) 2007 CALIFORNIA ENERGY CODE 2007 CALIFORNIA FIRE CODE (CFC)
OCCUPANY	B / S-1
CONSTRUCTION TYPE:	III-B (FORMERLY TYPE II-N)
SPRINKLERED: BLDG	ESFR
EXISTING BUILDING AREA JUSTIFICATION:	4 - 60 FOOT SIDEWARDS 72,000 SF PERMITTED
EXISTING NUMBER OF STORIES	EXISTING 1 STORY BUILDING

EXISTING PROJECT DATA BLD'G. A & B

NET SITE AREA:	962,832 SF 22.09 AC
BUILDING A:	
EXISTING BUILDING AREA:	
EXISTING BUILDING FOOT PRINT	164,981 SF
EXISTING TOTAL BUILDING AREA:	164,981 SF
EXISTING NET LOT COVERAGE:	17.1 %
EXISTING GROUND FLOOR OFFICE AREA (10%) :	16,498 SF
TOTAL EXISTING OFFICE AREA :	16,498 SF
EXISTING WAREHOUSE/STORAGE AREA :	148,483 SF
PARKING REQUIRED FOR BUILDING A:	
TRIP COUNT @ 10 VEH/ TOTAL STALL	40 STALLS
REMAINING BALANCE @ 1/750= 1/250 STALLS	193 STALLS
TOTAL STALLS REQUIRED:	233 STALLS
BUILDING B:	
EXISTING BUILDING AREA:	
EXISTING BUILDING FOOT PRINT:	345,756 SF
EXISTING BUILDING OFFICE MEZZANINE:	6,470 SF
EXISTING TOTAL BUILDING AREA:	352,227 SF
EXISTING NET LOT COVERAGE:	36.6 %
EXISTING GROUND FLOOR OFFICE AREA:	7,470 SF
EXISTING OFFICE MEZZANINE AREA:	6,470 SF
TOTAL EXISTING OFFICE AREA :	13,940 SF
AREA OF NEW RESTROOMS EL	152 SF
EXISTING WAREHOUSE/STORAGE AREA :	338,171 SF
PARKING REQUIRED FOR BUILDING B:	
TRIP COUNT @ 10 VEH/ TOTAL STALL	40 STALLS
REMAINING BALANCE @ 1/750= 1/250 STALLS	443 STALLS
TOTAL STALLS REQUIRED:	483 STALLS
EXISTING PARKING REQUIRED: BUILDING A & B COMBINED	716 STALLS 388 STALLS
EXISTING PARKING PROVIDE (NO CHANGE) :	
H.C. STALLS:	15 STALLS
STANDARD STALLS 8.5 X 19' :	258 STALLS
COMPACT STALLS 7.5 X 16'	110 STALLS
VAN ACCESSIBLE STALLS:	5 STALLS
TOTAL AUTO STALLS:	388 STALLS
TOTAL PARKING PROVIDED PER FUTURE STRIPING PLAN AS REQUIRED: APPROVED UNDER SHELL PLANNING APPROVAL DATED JULY 1996	716 STALLS

KEYNOTES:

1. EXISTING STREET TO REMAIN.
2. EXISTING CURB CUT PER CITY STANDARDS.
3. EXISTING STREET FIRE HYDRANT.
4. EXISTING PUBLIC SIDEWALK.
5. ACCESSIBLE PARKING STALL COMPLIANCE SIGNAGE AT DRIVEWAY ENTRANCES INTO SITE. SEE DETAIL.
6. EXISTING ACCESSIBLE PATH OF TRAVEL FROM STALLS & PUBLIC WAY TO PRIMARY ENTRANCE APPROVED UNDER BUILDING SHELL PERMIT. FIELD INSPECTOR SHALL VERIFY THAT SITE COMPLIES WITH DIVISION IV BELOW - FINAL APPROVAL OF TENANT IMPROVEMENTS FOR PROJECT WITHOUT EXCEPTION WILL NOT BE GRANTED AND MAY BE DELAYED UNTIL ALL OF THE ACCESSIBILITY FEATURES LISTED BELOW HAVE BEEN FIELD VERIFIED, INSTALLED AND APPROVED BY THE BUILDING INSPECTOR.
7. EXISTING FIRE DEPARTMENT CONNECTION.
8. EXISTING FIRE BACKFLOW PREVENTER.
9. SHADED AREA INDICATES LANDSCAPE AREA. FULLY IRRIGATED LANDSCAPING PER CITY STANDARDS. ALL LANDSCAPE AREAS ARE BOUNDED BY MINIMUM 6" CONC. CURBS.
10. EXISTING ADA ACCESSIBLE CONCRETE SIDE WALK W/ BROOM FINISH. NOTE MAX SLOPE IN THE DIRECTION OF TRAVEL IS 4.9% MAX CROSS SLOPE NOT TO EXCEED 2%.
11. EXISTING ADA ACCESSIBLE PARKING STALLS. INSTALLED UNDER SHELL PERMIT. SEE ENLARGED DETAIL. S/AD-1.
12. EXISTING PRIMARY BUILDING ENTRANCE - ACCESSIBLE PER ADA & T-24 GUIDELINES. PROVIDE SIGNAGE PER NOTES ON DETAIL S/AD-1
13. EXISTING CONCRETE TILT-UP OFFICE / WAREHOUSE FACILITY CONSTRUCTURED UNDER SHELL PERMIT.
14. INDICATES AREA OF NEW WORK UNDER THIS PERMIT. SEE ENLARGED PLAN.
15. EXISTING ON-SITE FIRE HYDRANT.
16. EXISTING PAINTED CONCRETE TRASH ENCLOSURE.
17. EXISTING COMPLYING ADA ACCESSIBLE ACCESS RAMP APPROVED UNDER SHELL PERMIT. MAX SLOPE IN THE DIRECTION OF TRAVEL IS 20%. CROSS FALL 2% MAX.
18. EXISTING DOCK HIGH TRUCK LOADING DOOR.
19. EXISTING GRADE LEVEL LOADING DOOR.
20. EXISTING TYPICAL STANDARD PARKING STALL 9'(MIN) X 19'. NO CHANGE.
21. EXISTING PROPERTY LINE.
22. EXISTING STEEL ACCESS HATCH AND ROOF LADDER W/ INTERMEDIATE LANDING INSTALLED UNDER SHELL PERMIT FOR ROOF TOP ACCESS.
23. EXISTING ELECTRICAL ROOM.
24. EXISTING CURB CUT - CONTRACTOR TO PROVIDE TRUNCATED DOMES AS REQUIRED PER CODE. IF THEY DO NOT EXIST. SEE NOTE BELOW. SEE DET. S/AD-1

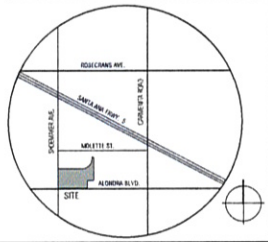
DIVISION IV- ACCESSIBILITY FOR EXIST'G BUILDINGS

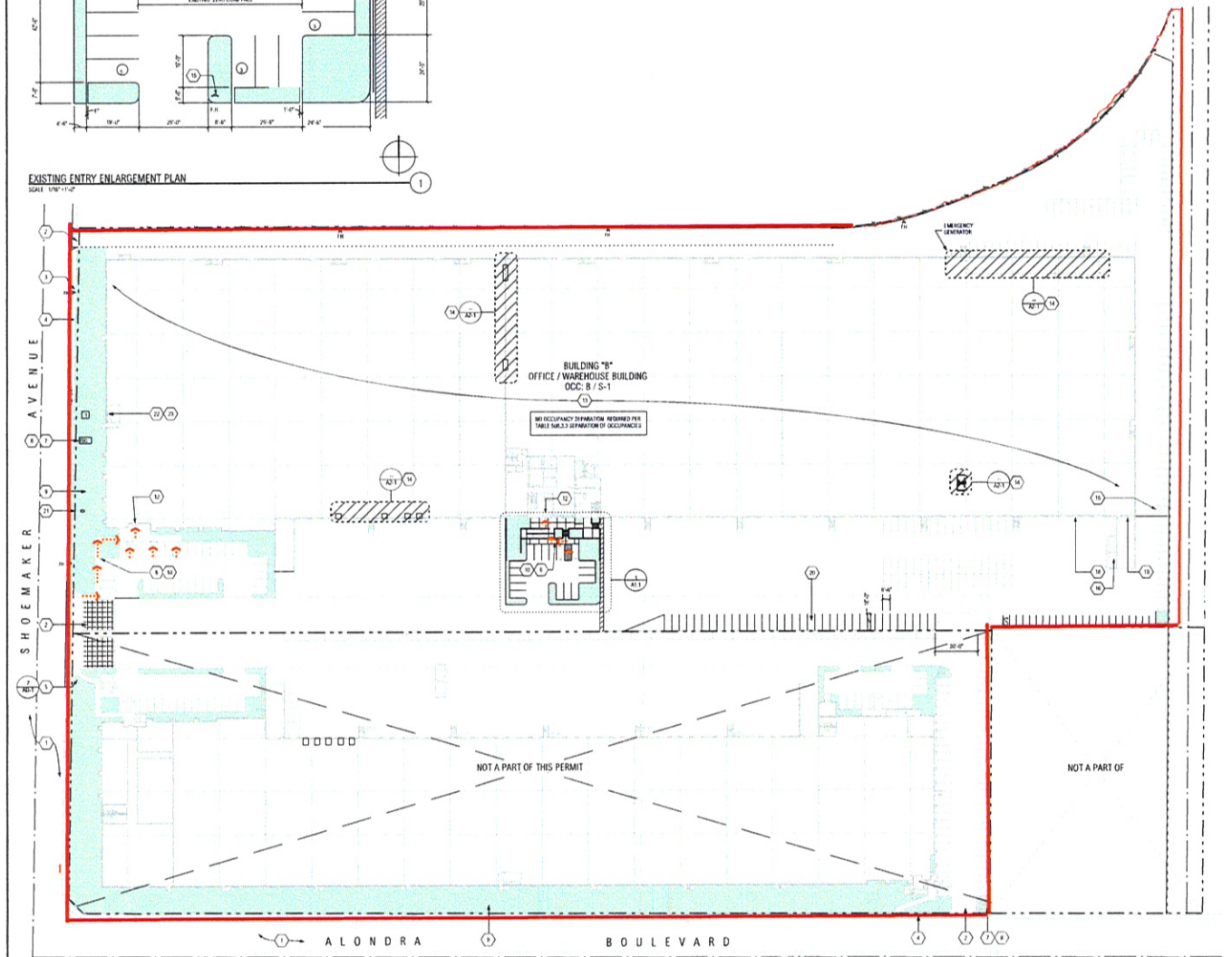
A.) ALL EXISTING BUILDINGS AND FACILITIES, WHEN ALTERATION, STRUCTURAL REPAIRS, OR ADDITION ARE MADE TO SUCH BUILDINGS OR FACILITIES , SHALL COMPLY WITH ALL PROVISIONS OF 2007 CALIFORNIA BUILDING CODE CHAPTER 11 B , DIVISION 1 - NEW BUILDINGS. THESE REQUIREMENTS SHALL ONLY APPLY TO THE AREA OF SPECIFIC ALTERATIONS, STRUCTURAL REPAIR OR ADDITION AND ALL INCLUDE THOSE AREAS LISTED BELOW.

5.) DETACTABLE WARNING AT CURB RAMPS EFFECTIVE JANUARY 1,2008 TRUNCATED DOMES SHALL BE PROVIDED AT ALL CURB RAMPS, REGARDLESS OF SURFACE SLOPE, IN ADCORDANCE WITH 2007 CALIFORNIA BUILDING CODES 1127B.5

6.) DETECATABLE WARNING AT HAZARDOUS VEHICULAR AREA. DETACHABLE WARNINGS/ TRUNCATED DOMES SHALL BE PROVIDE WHERE A PEDESTRIAN PATH OF TRAVEL CROSSES OR ADJOINS A VEHICULAR WAY IN ACCORDANCE WITH 2007 CALIFORNIA BUILDING CODES 1133B.4.5 AS PER 2007 CALIFORNIA BUILDING CODE 11B2. PARKING LOTS ARE CONSIDERED A PART OF THE VEHICULAR WAY.

VICINITY MAP





NOTES:
1. ALL PARKING STALLS SHOWN ARE EXISTING PER ORIGINAL APPROVED SITE PLAN.
2. NEW CONSTRUCTION DOES NOT PROPOSE THE DELETION OR ADDITION OF ANY PARKING STALLS.

SITE PLAN
SCALE: 1" = 50'-0"

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MARK	DATE	DESCRIPTION
CD		
IRD		
PC	11/16/09	PLAN CHECK
DD		DESIGN DEVELOPMENT
SD	11/04/09	SCHEMATIC DESIGN

RGA PROJECT NO:	09153-00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	09153-00A1-1
DRAWN BY:	CJ
CHK'D BY:	DPL

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SHEET TITLE
SITE PLAN

SHEET: A1-1