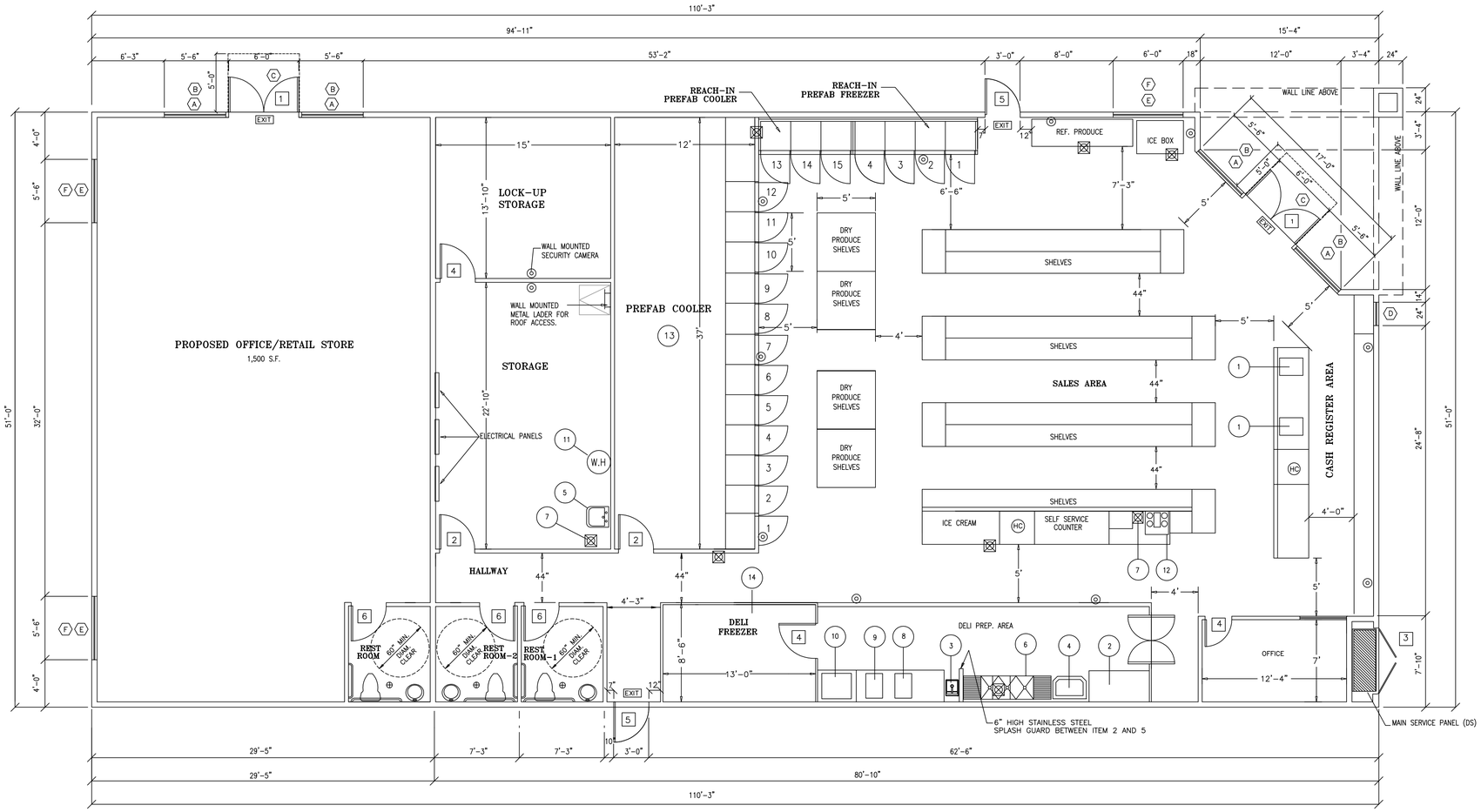

* ◎ WALL MOUNTED SECURITY CAMERA.

CALCULATION FOR TOTAL ALCOHOL SHELF AREA
TOTAL INTERIOR SPACE = 4,020 S.F.
TOTAL SALES AREA = 2,043 S.F.
TOTAL SHELF SPACE DEDICATED TO ALCOHOL = 12.4 %

FLOOR PLAN

SCALE: 3/16"=1'-0"

EQUIPMENT SCHEDULE

EQUIPMENT				ELECTRICAL					PLUMING			
				LOAD					WATER	WATER		
ITEM	QTY.	DESCRIPTION	MAKE & MODEL	VOLT	PHASE	AMPS	H.P.	CONN.	HOT	COLD	DRAIN	GAS KBTU
1	2	CASH REGISTER		115	1	5		C				
2	2	TABLE/FOOD SERVICE	CUSTOM-STL. STL.									
3	2	HAND SINK	KROWNE MODEL: HS2 60090200						1/2"	1/2"	1 1/2"	
4	1	PREPARATION SINK	ADVANCE TABCO 7-PS-60						1/2"	1/2"	1 1/2"	
5	1	MOP SINK	FLAT MSB 2424 FIBERGLASS W/830-AA FAUCET, W/VAC. BREAK. W/ BACKFLOW PREVENTION DEVICE						1/2"	1/2"	3"	
6	1	3 COMP. SINK ADVANCE TABCO 18"x18"x90"	FC-3-1818-18RL SILICONE SEAL @ WALLS VERIFY INDIRECT WASTE						1/2"	1/2"	F.S.	
7	9	FLOOR SINK	ZURN # Z-1900-3									
8	1	MEAT SLICER GLOBE FOOD EQUIP. CO. DAYTON OHIO	"CHEF MATE" MODEL GC 12D SERIAL No. 152693 HP 1/3 HZ 60 PH1	115	3	5		C				
9	1	MEAT GRINDER	REAL FIT	115	3	5		C				
10	1	MEAT SAWCUT MACHINE	BUTCHER BOY 44"x36"x6" HIGH	115	3	5		C		1/2"		
11	1	WATER HEATER CAPACITY 50 GAL	MODEL No. GG50T067QJOO SERIAL No. GELN0507V10970 TYPE : GAS INPUT BTUH 40,000							3/4"		40
12	1	SODA DISP.	BY COCA-COLA	120	1	10.0		C		1/2"	F.S.	
13	1	WALK-IN PREFAB COOLER PAR ENGINEERING, INC. (562) 945-7648	COMMERCIAL COOLING 12331 PENN STREET WHITTIER CA 90602	115	3	5	40	C			F.S.	
14	1	WALK-IN PREFAB FREEZER "LARKIN"	MODEL No. CP SA 7975665 SERIAL No. CSA 1R37263 UL LISTED	115	3	5	40	C			F.S.	

◯ ITEM No. IS IN CIRCLE ON FLOOR PLAN

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALLS	COVED BASE	CEILING	REMARKS
RETAIL AREA	VINYL 12"x12"	DRYWALL W/ FLAT ENAMEL PAINT	4" VINYL 3/8" RADIUS	ACOUSTICAL CEILING	9'-6" CEILING HEIGHT
OFFICE/CHANGE ROOM	SMOOTH CONCRETE	DRYWALL W/ FLAT ENAMEL PAINT	4" VINYL 3/8" RADIUS	ACOUSTICAL CEILING	9'-6" CEILING HEIGHT
WALK-IN COOLER	SMOOTH CONCRETE	METAL	METAL	METAL	9'-6" CEILING HEIGHT
RESTROOM	CERAMIC TILE NON-SLIP	DRYWALL W/ WHITE GLOSS ENAMEL PAINT 4' HIGH FRP ALL WALLS.	HUNTINGTON PACIFIC 6" CERAMIC TILE 3/8" RADIUS	DRYWALL W/ GLOSS ENAMEL PAINT	9'-6" CEILING HEIGHT

NOTE: ALL COVED BASE TO BE 6" CERAMIC COVED BASE B&W TYPE OR HUNTINGTON PACIFIC TYPE.

WINDOW SCHEDULE

SYMBOL	SIZE	TYPE	FRAME MATERIAL	GLAZING	BREAK-UP (TOTAL/HORIZ.)	TEMPERED	REMARKS
A	5'6"x6'8"	FIXED	ALUM. ANODIZED COLOR	DOUBLE	1/1	YES	
B	5'6"x1'4"	FIXED	ALUM. ANODIZED COLOR	DOUBLE	1/1	YES	SEE ELEVATION
C	6'0"x1'4"	FIXED	ALUM. ANODIZED COLOR	DOUBLE	1/1	YES	SEE ELEVATION
D	2'0"x4'0"	FIXED	ALUM. ANODIZED COLOR	DOUBLE	1/1	YES	OPTIONAL PASS THROUGH
E	6'0"x5'2"	FIXED	ALUM. ANODIZED COLOR	DOUBLE	1/1	NO	OBSCURE GLAZE
F	6'0"x1'4"	FIXED	ALUM. ANODIZED COLOR	DOUBLE	1/1	NO	SEE ELEVATION

DOOR SCHEDULE

SYMBOL	SIZE	THICK	TYPE	MATERIAL	FRAME	REMARKS
* 1	6'0"x6'8"	1 3/4	S.C.	METAL	METAL	SELF-CLOSING, TIGHT-FITTING, FIRE RATED 20 MIN. LABELED DOOR, TEMP. GLAZ.
2	3'0"x6'8"	1 3/4	S.C.	METAL	METAL	SELF-CLOSING, TIGHT-FITTING, FIRE RATED 20 MIN. LABELED DOOR.
3	6'0"x6'8"	1 3/4	S.C.	METAL	METAL	COMPLETELY LOUVERED
4	3'0"x6'8"	1 3/8	H.C.	METAL	METAL	
* 5	3'0"x6'8"	1 3/4	S.C.	METAL	METAL	SELF-CLOSING, TIGHT-FITTING, FIRE RATED 20 MIN. LABELED DOOR, TEMP. GLAZ.
6	3'0"x6'8"	1 3/4	H.C.	WOOD	WOOD	SELF-CLOSER

AUTOMATIC DOOR BY BESAM AUTOMATED ENTRANCE SYSTEMS, INC., I.C.B.O.# ER 3929
DOOR SHALL COMPLY WITH U.B.C. SECTION 1003.3.1.2 REQUIREMENTS AND U.B.C. STANDARD 10-1.

REVISIONS	BY

DESIGNED FOR:
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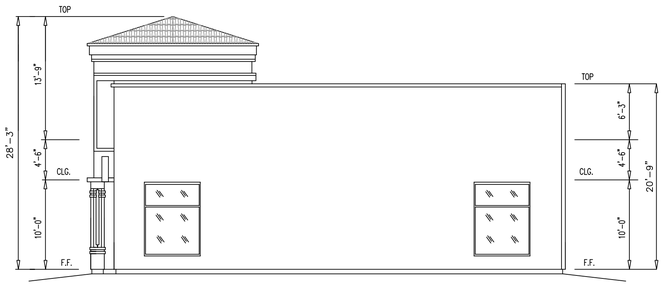
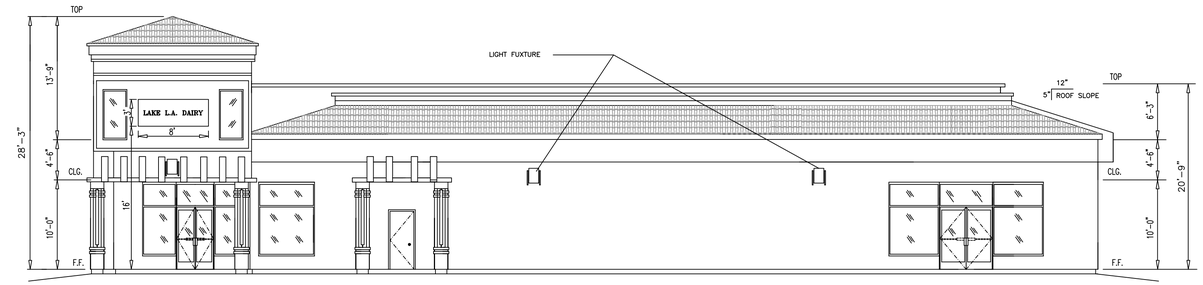
DRAWN: A.H.
CHECKED: A.H.
DATE: 2-21-13
SCALE: —
JOB NO. HA10.1055
SHEET A-1
OF SHEETS



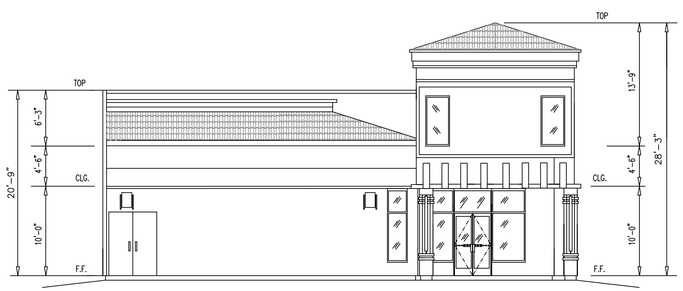
EAST ELEVATION

1/8"=1'-0"



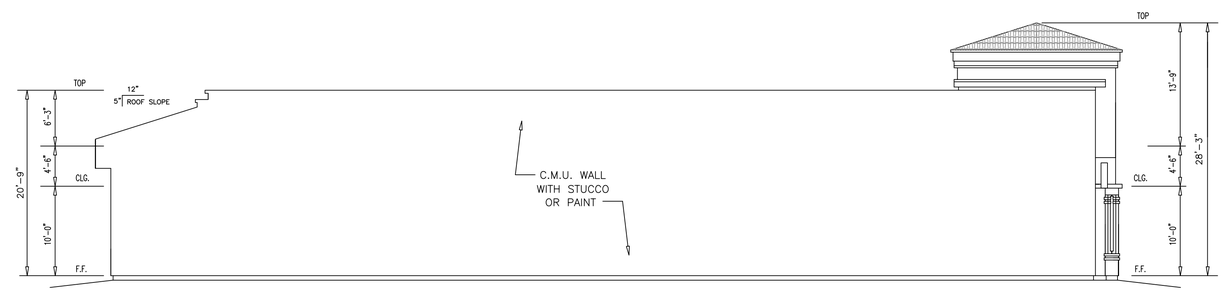
NORTH ELEVATION

1/8"=1'-0"



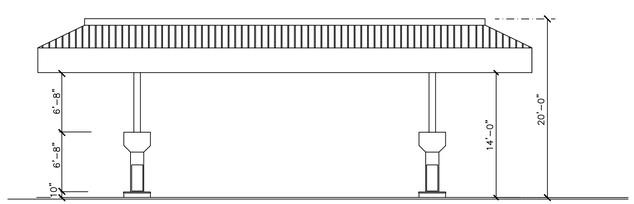
WEST ELEVATION

1/8"=1'-0"



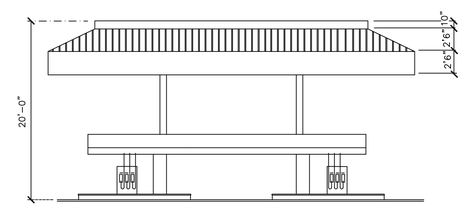
SOUTH ELEVATION

1/8"=1'-0"



CANOPY FRONT ELEVATION

1/8"=1'-0"



CANOPY SIDE ELEVATION

1/8"=1'-0"

REVISIONS	BY

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DRAWN
A.H.

CHECKED
A.H.

DATE
2-21-13

SCALE
—

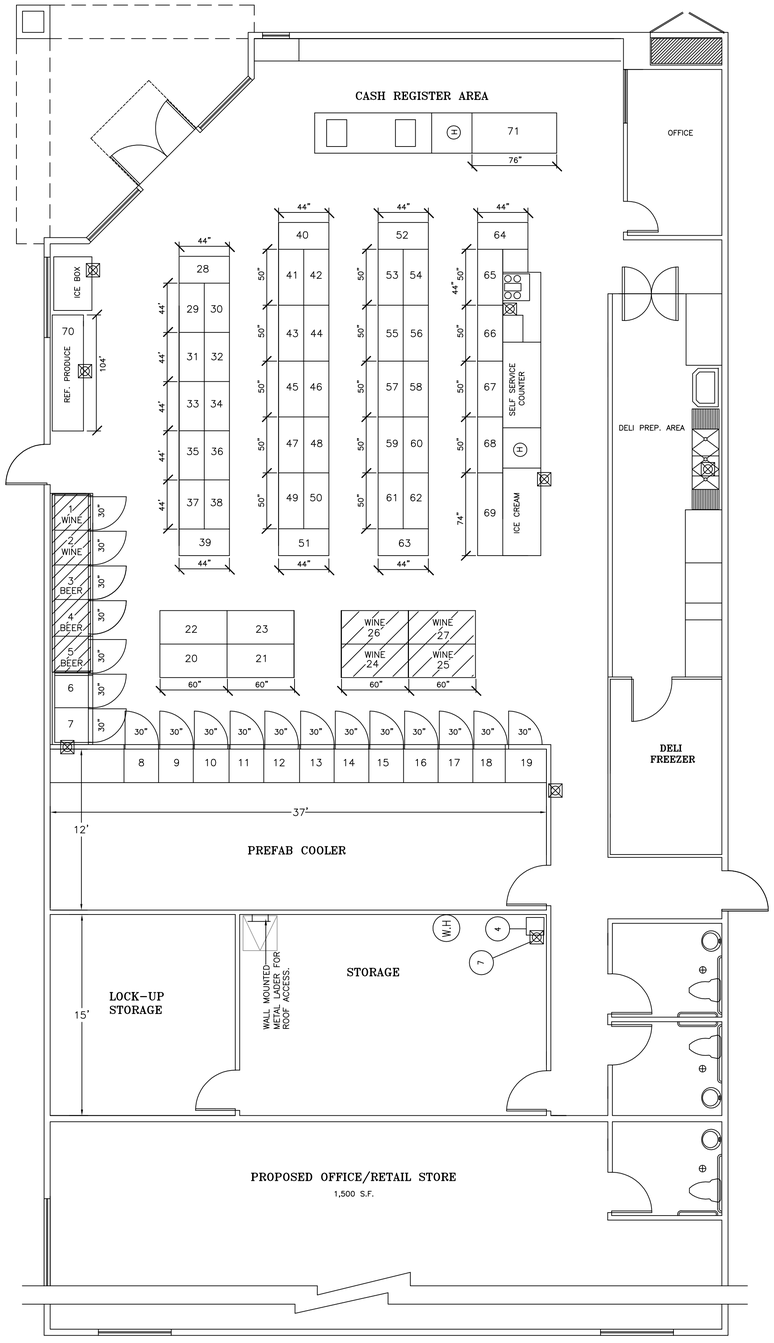
JOB NO.
HA10.1055

SHEET
A-2

OF SHEETS

DETERMINATION OF ALCOHOL SALES

FLOOR PLAN & CALCULATION



FLOOR PLAN

SCALE: 3/16"=1'-0"

PROJECT: R2010-0189

CASE: C.U.P. 201000174

ADDRESS: 40245 170th ST. E.
LAKE LOS ANGELES CA. 93591

CABINET KEY NUMBER	LENGTH (L) INCHES	TOTAL NUMBER OF SHELVES	NUMBER OF SHELVES DEVOTED TO ALCHOLIC BEVERAGES	TOTAL LINEAR INCHES OF SHELVES	TOTAL LINEAR INCHES OF SHELVES DEVOTED TO ALCOHOLIC BEVERAGES	PERCENTAGE OF SHELF SPACE DEVOTED TO ALCOHOLIC BEVERAGES
1	30"	6	6	180	180	100 %
2	30"	7	7	210	210	100 %
3	30"	6	6	180	180	100 %
4	30"	5	5	150	150	100 %
5	30"	6	6	180	180	100 %
6	30"	6	0	180	0	0
7	30"	7	0	210	0	0
8	30"	6	0	180	0	0
9	30"	7	0	210	0	0
10	30"	6	0	180	0	0
11	30"	6	0	180	0	0
12	30"	5	0	150	0	0
13	30"	5	0	150	0	0
14	30"	6	0	180	0	0
15	30"	6	0	180	0	0
16	30"	7	0	210	0	0
17	30"	6	0	180	0	0
18	30"	5	0	150	0	0
19	30"	6	0	180	0	0
20	60"	4	0	240	0	0
21	60"	4	0	240	0	0
22	60"	4	0	240	0	0
23	60"	4	0	240	0	0
24	60"	4	0	240	240	100 %
25	60"	4	0	240	240	100 %
26	60"	4	0	240	240	100 %
27	60"	4	0	240	240	100 %
28	44"	5	0	220	0	0
29	44"	5	0	220	0	0
30	44"	5	0	220	0	0
31	44"	5	0	220	0	0
32	44"	5	0	220	0	0
33	44"	5	0	220	0	0
34	44"	5	0	220	0	0
35	44"	5	0	220	0	0
36	44"	5	0	220	0	0

CABINET KEY NUMBER	LENGTH (L) INCHES	TOTAL NUMBER OF SHELVES	NUMBER OF SHELVES DEVOTED TO ALCHOLIC BEVERAGES	TOTAL LINEAR INCHES OF SHELVES	TOTAL LINEAR INCHES OF SHELVES DEVOTED TO ALCOHOLIC BEVERAGES	PERCENTAGE OF SHELF SPACE DEVOTED TO ALCOHOLIC BEVERAGES
37	44"	5	0	220"	0	0
38	44"	5	0	220"	0	0
39	44"	5	0	220"	0	0
40	44"	5	0	220"	0	0
41	50"	4	0	200"	0	0
42	50"	4	0	200"	0	0
43	50"	4	0	200"	0	0
44	50"	4	0	200"	0	0
45	50"	4	0	200"	0	0
46	50"	4	0	200"	0	0
47	50"	4	0	200"	0	0
48	50"	4	0	200"	0	0
49	50"	4	0	200"	0	0
50	50"	4	0	200"	0	0
51	44"	5	0	220"	0	0
52	44"	5	0	220"	0	0
53	50"	4	0	200"	0	0
54	50"	4	0	200"	0	0
55	50"	4	0	200"	0	0
56	50"	4	0	200"	0	0
57	50"	4	0	200"	0	0
58	50"	4	0	200"	0	0
59	50"	4	0	200"	0	0
60	50"	4	0	200"	0	0
61	50"	4	0	200"	0	0
62	50"	4	0	200"	0	0
63	44"	5	0	220"	0	0
64	44"	5	0	220"	0	0
65	50"	4	0	200"	0	0
66	50"	4	0	200"	0	0
67	50"	4	0	200"	0	0
68	50"	4	0	200"	0	0
69	74"	4	0	296"	0	0
70	104"	7	0	728"	0	0
71	76"	3	0	228"	0	0
TOTAL	3,252"	320	30	14,982"	1,860"	12.4 %

12.4 % ACTUAL < 15 % ALLOWABLE

SHELVES O.K.

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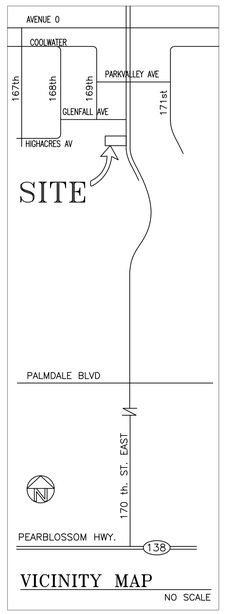
DRAWN: A.H.
CHECKED: A.H.
DATE: 2-21-13
SCALE: —
JOB NO. HA10.1057
SHEET A-3
OF SHEETS

170th EAST PLAZA
MINI-MART GAS STATION RETAIL STORE
40245 170th ST. E.
LAKE LOS ANGELES, CA.

CODE REQUIREMENTS

THIS BUILDING CODE WAS DESIGNED TO THE REQUIREMENTS OF THE 2010 CA BUILDING CODE, 2007 CA ELECTRICAL CODE, 2010 CA PLUMBING CODE, 2010 CA MECHANICAL CODE, 2010 LA CITY FIRE CODE, AND THE APPLICABLE AMENDEMENTS OF THE CITY OF LANCASTER.

VICINITY MAP



VICINITY MAP

NO SCALE

SPECIAL REQUIREMENTS

STRUCTURAL OBSERVATION REQUIREMENTS PER SECTION 1704;

i. THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO PERFORM STRUCTURAL OBSERVATION AS DEFINED IN SECTION 220.

ii. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND THE BUILDING OFFICIAL.

iii. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

iiii. STRUCTURAL ELEMENTS REQUERING OBSERVATION:

a. FOUNDATION: FOOTINGS, GRADE BEAMS, CAISSONS OR PILES, STEEL PLACEMENT, HOLD-DOWN ANCHORS & ANCHOR BOLTS, STRUCTURAL OR POST-TENSIONED SLABS.

b. SHEARWALLS (WOOD): HOLD-DOWN ANCHORS, ANCHOR BOLTS & WASHERS, PLYWOOD NAILING, SHEAR TRANSFER ELEMENTS, CONNECTIONS.

c. SHEARWALLS (CONCRETE OR MASONRY): STEEL REINFORCEMENT, CONNECTION HARDWARE.

d. STRUCTURAL STEEL: CANTILEVERED COLUMNS, STEEL MOMENT FRAMES, CONNECTIONS.

e. FLOOR & ROOF DIAPHRAGMS: NAILING, SHEAR TRANSFER ELEMENTS.

f. VERTICAL LOAD SUPPORTING ELEMENTS: BEAMS, CONNECTIONS, HARDWARE.

g. OTHER:

SHEET INDEX

G-1 COVER SHEET

G-2 GENERAL NOTES

G-3 SITE PLAN

A-1 FLOOR PLANS

A-2 ELEVATIONS

CD-1 HANDICAPPED NOTES

CD-2 HANDICAPPED NOTES

S1- FOUNDATION PLAN

S2- FRAMING PLAN

S3- SECTIONS

D-1 DETAILS

D-2 DETAILS

E-1 LIGHTING PLAN

E-2 POWER PLAN

E-3 ELECTRICAL SITE PLAN

P1-PLUMBING PLAN

P2-PLUMBING PLAN

M1- MECHANICAL PLAN

M2- MECHANICAL PLAN

LEGAL DESCRIPTION

APN : 3037-008-029

GENERAL REQUIREMENTS

1. THE MAIN BUILDING CONSTRUCTION IS TYPE V-B.
2. THIS BUILDING CODE WAS DESIGNED TO THE REQUIREMENTS OF THE 2010 CA BUILDING CODE, 2007 CA ELECTRICAL CODE, 2010 CA PLUMBING CODE, 2010 CA ENERGY CODE, 2010 CA MECHANICAL CODE, 2010 LA CITY FIRE CODE, AND THE APPLICABLE AMENDEMENTA OF THE CITY OF LANCASTER.
3. THE CONTRACTOR SHALL VERIFY THE CONDITIONS OF THE SITE AND REPORT ALL DISCREPANCIES BETWEEN THESE PLANS AND EXISTING CONDITION TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
4. DIMENSIONS SHOWN ON DRAWINGS ARE TO FACE MASONRY OR STUD, CENTER OF COLUMN OF GRID LINE, OR TO FACE OF STUD PARTITIONS UNLESS OTHERWISE NOTED.
5. CEILING HEIGHT SHOWN ON FINISH SCHEDULE ARE FROM FINISH FLOOR TO FINISH CEILING.
6. VENTILATION OF TOILETS TO BE FORCED DRAFT SYSTEM OF VENTILATION PROVIDING AN AIR CHANGE EVERY THREE (3) MINUTES.
7. UNLESS OBVIOUSLY SHOWN OTHERWISE, DOOR LOCATIONS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED IN WALL OR SHALL BE LOCATED IN FIVE (5) INCHES FROM THE FINISH WALL TO EDGE OF DOOR DUCT.
8. ALL GLASS WITHIN 18" OF FLOOR SHALL BE FULLY TEMPERED. UBC 2406.
9. PROVIDE APPROVED GALVANIC BARRIER BETWEEN ALL STEEL AND ALUMINUM IN CONTACT.
10. ROOF COVERING SHALL BE NOT LESS THAN APPROVED CLASS A BUILT-UP ROOFING SYSTEM. SEE SHT. S-3,S-4.
11. SIZES OF MECHANICAL EQUIPMENT PADS, BASES, AND OPENINGS ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL PADS AND BASES.
12. FIRE STOPS, DRAFT STOPS, & BLOCKING OR FRAMING MEMBERS PIERCED FOR UTILITY RUNS, REQUIRS PACKING TO EQUAL FIRE RESISTANCE PRIOR TO SUCH PIERCING. SECTION 7 U.B.C.
13. FOR SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL DUCT WORK, SEE MECHANICAL DRAWINGS: SEE STRUCTURAL DRAWINGS FOR SUPPORT OF MECHANICAL EQUIPMENT AND FRAMING OF OPENINGS.
14. WALLS FOR ALL EXIT CORRIDORS SHALL BE NOT LESS THAN ONE HOUR FIRE RESISTIVE CONSTRUCTION, WITH EVERY DOOR OPENING PROVIDED WITH A 20 MINUTE ASSEMBLY METAL STUDS AT 16" O. C. GYPSUM BOARD TO STRUCTURE ABOVE.
15. PARTITIONS WHICH OPEN UP INTO THE VOID ABOVE THE CEILING ARE TO HAVE FIRE STOPPING AT THE CEILING LINE.
16. SEE SPECIFICATIONS FOR CONCRETE FINISHES, ALUMINUM FINISHES AND PAINT FINISHES WHICH ARE NOTED ON DRAWINGS AND FINISH AND DOOR SCHEDULES.
17. ALL DECORATIONS USED SHALL BE NON-COMBUSTABLE OR FLAME PROOFED IN AN APPROVED MANNER BY GOVERNING CODE.
18. MAIN ENTRY DOORS SHALL HAVE A DURABLE SIGN OF 1" HIGH LETTERS ON A CONTRASTING BACKGROUND MOUNTED ON THE FIXED HEAD RAIL STATING " THESE DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS " THE LOCKING DEVICE MUST BE OF A TYPE THAT WILL BE READILY DISTINGUISHABLE AS BEING LOCKED.
19. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE. DEADBOLTS OR SIMILAR DEVICES WILL NOT BE PERMITTED.
20. FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIELD INSPECTION.
21. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
22. WHERE AN EXIT SIGN IS INDICATED, FURNISH AND INSTALL A DURABLE SIGN WITH 6" HIGH LETTERS ON A CONTRASTING BACKGROUND STATING "EXIT". SEE FLOOR PLAN FOR LOCATION OF EXIT SIGNS.
23. THE YARD FIRE FIGHTING WATER SUPPLY AND HYDRANTS ARE TO BE IN SERVICE AND READY FOR USE PRIOR TO COMBUSTIBLE CONSTRUCTION ON THIS PROJECT.
24. REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGNS.
25. SEE ROOF PLAN DRAWINGS FOR SIZES OF ROOF DRAINS AND OVERFLOW DRAINS.
26. ALL TEMPORARY SIGNS SHALL BE PROVIDED UNDER THE GENERAL CONTRACTOR.
27. SPECIFICATIONS, BOUND SEPARATELY, ARE PART OF THE CONTRACT,
28. ALL PARTITIONS, OPENINGS, DOORS, STUDS AND VERTICAL FURRING STRIPS LOCATIONS IN THE SALES AREA SHALL BE COORDINATED WITH THE LEASEE. FINAL FIXTURE DRAWINGS AND LEASEE FIELD REPRESENTATIVE ON THE JOB SITE.
(A.) INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING OF 225.
29. PROVIDE ALL OPENINGS IN WALLS FOR DUCTS AND RELIEF AIR AS INDICATED ON MECHANICAL PLANS. VERIFY EXACT SIZE AND LOCATIONS WITH MECHANICAL CONTRACTOR.
30. ALL EXTERIOR WALL OPENINGS, FLASHING, COUNTER FLASHING, EXPANSION JOINTS, SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
31. THE JUNCTION OF THE ROOF AND VERTICAL SURFACES SHALL BE FLASHED AND COUNTERFLASHED IN A MANNER TO MAKE THEM WEATHERPROOF.
32. PROVIDE FIRE DAMPERS AND ACCESS PLANELS FOR DUCTS AND AIR CONDITIONING FIXTURES WHEN PASSING THROUGH A FIRE RATED ENCLOSURE.
33. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT CANDLEAT AT FLOOR LEVEL. SEC 1012 OF UBC.
34. ILLUMINATED EXIT SIGNS AND EXITING ILLUMINATION ARE POWERED FROM SEPARATE CIRCUITS.
35. BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDING AND SHALL BE VISABLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE MINIMUM OF 8 INCHES IN HEIGHT AND SHALL CONTRAST WITH THIER BACKGROUND.
36. THE FORCE REQUIRED TO OPEN A SIDE SWINGING EXIT DOOR SHALL NOT EXCEED 30 POUNDS APPLIED AT THE LATCH SIDE. UBC 1004.2
37. EXIT DOORS SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE. CBC 1016.4
38. A FLOOR OR LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EXIT DOOR. UBC 1004.8
39. THE INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH UBC TABLE 8-B AND CBC 803. UBC 106.3
40. TEXTILES USED ON WALLS OR CEILINGS SHALL HAVE A CLASS I, FLAME SPREAD CLASSIFICATION. UBC 805.
41. GYPSUM WALLBOARD (INTERIOR LATH AND PLASTER) CANNOT BE INSTALLED ON WEATHER-EXPOSED SURFACE.
42. NAILING TO BE IN COMPLIANCE WITH UBC TABLE 23-I-Q.
43. ALL TOILET ROOMS SHALL HAVE VINYL FLOOR WITH 5" COVED BASE AND MARLITE 4 FEET HIGH OVER WATERPROOF GYP. BD.
44. ROOFING SHALL BE AS SPECIFIED IN TABLE 15-A, AND AS CLASSIFIED IN SECTION 1504. 2010 CBC. (1503)
45. ROOFING-COVERING MATERIALS AND APPLICATION SHALL BE AS REQUIRED BY SECTION 1507 CBC OF 2001.
46. "EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. NOTE ALSO THAT FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED. EXCEPTION: KEY-LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS IF THERE IS A READILY VISIBLE, DURABLE SIGN ON TO THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS." THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. 2001 CBC. (10003.3.1.8).

REVISIONS	BY

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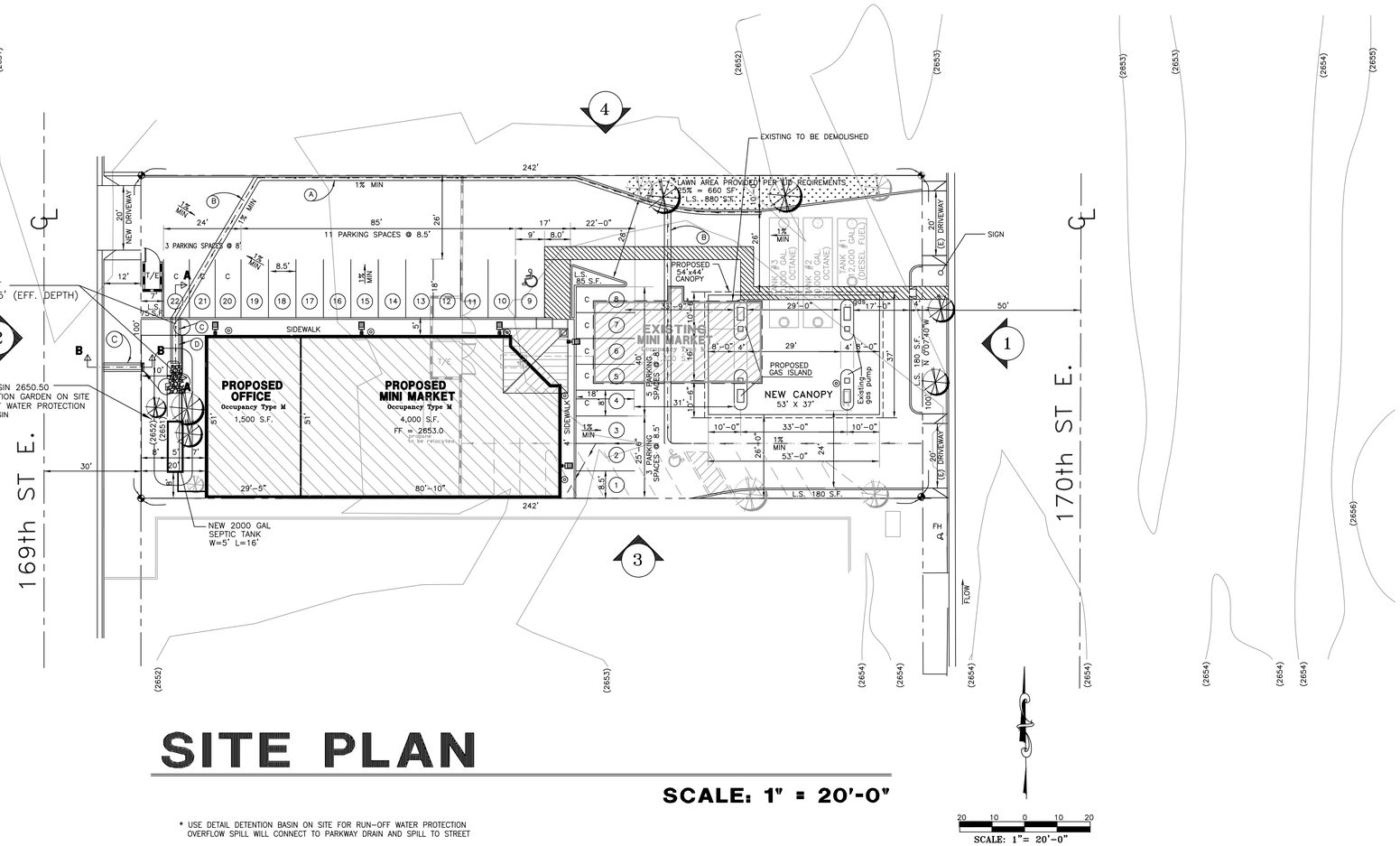
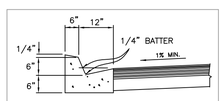
DRAWN A.H.
CHECKED A.H.
DATE 2-11-13
SCALE —
JOB NO. HA09.1075
SHEET G-1
OF SHEETS



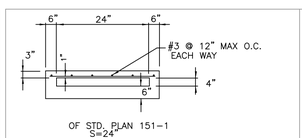
SITE PLAN

SCALE: 1" = 20'-0"

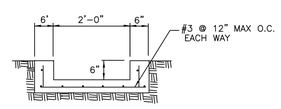
* USE DETAIL DETENTION BASIN ON SITE FOR RUN-OFF WATER PROTECTION OVERFLOW SPILL WILL CONNECT TO PARKWAY DRAIN AND SPILL TO STREET



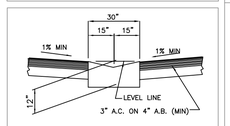
DETAIL
(A) P.C.C. 6" CURB & GUTTER
NO SCALE



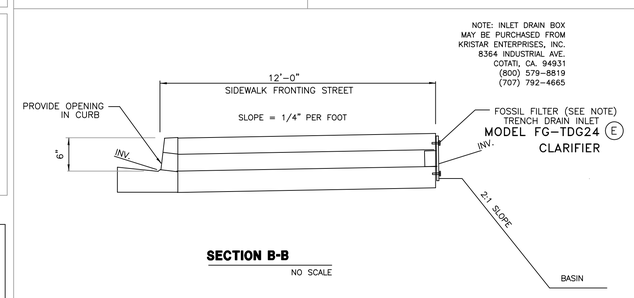
(C) USE APWA STD. PLAN 151-1 FOR PARKWAY DRAIN



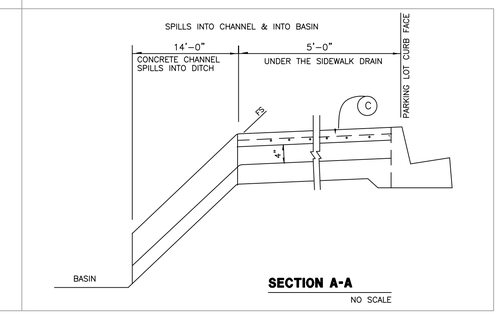
(D) CHANNEL THRU
L/S PLANTER



DETAIL
(B) P.C.C. CONC. GUTTER
NO SCALE



SECTION B-B
NO SCALE



SECTION A-A
NO SCALE

PROJECT SITE DATA

ADDRESS : 40245 170th ST. E.

Existing General Plan Designation:	C
Existing Zoning:	C
Site Square Footage:	24,200 sq. ft
Site Acreage:	.56 ACRES
Building Square Footage:	5,500 sq. ft
Total Landscaping Required : 10 %	2,420 sq. ft
Total Landscaping Square Footage Provided : 10 %	2,420 sq. ft
Lot Coverage:	Building =22.7%

Parking Required : Mini market 5,500 SF/250= 22 SP

Parking Provided :	Standard =	13 SPACES
	Handicapped =	1 SPACES
	Commpact = 40 %	8 SPACES
	TOTAL	22 SPACES

Type Of Construction:	V-B
Building Sprinklers:	No
Nature Of Business:	MINI-MART GAS STATION OFFICE/RETAIL STORE
Assessor's Parcel No.=	3073-009-019

* GREEN BUILDING REQUIREMENTS:

1- DESIGN TO ACHIEVE AT LEAST 15% MORE ENERGY EFFICIENCY THAN THE TITLE 24 2005 CALIFORNIA ENERGY EFFICIENCY STANDARDS.
2- RECYCLE/REUSE ≥ 65% OF NON HAZARDOUS CONSTRUCTION/ DEMOLITION DEBRIS BY WEIGHT.
3- INSTALL SMART IRRIGATION CONTROLLER.
4- PLANT AT LEAST THREE 15-GALLON TREE PER 10,000 SQUARE FEET OF DEVELOPED AREA. AT LEAST 65% OF TREES MUST BE FROM DROUGHT-TOLERANT PLANT LIST.

* DROUGHT TOLERANT LANDSCAPING REQUIREMENTS:

1- MINIMUM 75% OF ALL LANDSCAPING MUST BE DROUGH TOLERANT.
2- GRASS / TURF :
- MINIMUM 25% OF ALL LANDSCAPING.
- MAXIMUM 5,000 SQUARE FEET AREA.
- MUST BE WATER EFFICIENT.
- MINIMUM 5 FEET WIDTH.
3- GROUP PLANTS WITH SMILAR WATERING NEEDS.

LEGEND

- MOUNTED SECURITY CAMERA
- 15-GALLON TREE
- DROUGHT TOLERANT TREE

* Total Landscaping Square Footage Provided : 10 % 2,420 sq. ft
25% LAWN : .25x2,420 = 660 SF LAWN REQUIRED

* THE PROPOSED BUILDING DESIGN IS TO COMPLY WITH THE LID. INSTALL BEST MANAGEMENT PRACTICES THAT PROMOTE INFILTRATION, STORE AND BENEFICIALLY USE STORMWATER RUNOFF AS DETERMINED BY DPW
* COVENANT REQUIRED BY DPW

* USE DETAIL DETENTION BASIN ON SITE FOR RUN-OFF WATER PROTECTION OVERFLOW SPILL WILL CONNECT TO PARKWAY DRAIN AND SPILL TO STREET

*LID Best Management Practices

1- Pervious Pavement Pavers: Asphalt or concrete structures that allow water to perculate for storage or runoff of rainwater during a storm.
USE DETAIL "A"
2- Dry Wells: Gravel or stone-filled pits that catch water from roof or pavement runoff.

LID Requirements
Large scale nonresidential development projects shall prioritize the selection of BMPs to treat stormwater pollutants, reduce stormwater runoff volume, and promote groundwater infiltration and stormwater reuse in an integrated approach to protecting water quality and managing water resources.
BMPs shall be implemented in the following order of preference:

1. BMPs that promote infiltration.
2. BMPs that store and beneficially use stormwater runoff.
3. BMPs that utilize the runoff for other water conservation uses including, but not limited to, BMPs that incorporate vegetation to promote pollutant removal and runoff volume reduction and integrate multiple uses, and BMPs that percolate runoff through engineered soil and allow it to discharge downstream slowly.

AREA LIMITATIONS AND GENERAL OCCUPANCY REQUIREMENTS:

Occupancy M/B area allowed: Basic_8,000_x Yards_100_% =8,000 sq.ft. Allowed >2,961 sq.ft. Actual
Mixed occupancy calculation: _____ 2640/8000 = .33 < 1 __OK
Type of Construction:_V-N_ Actual Hight/Stories:_1_
Occupant Load Factor(s):_100_ Occupant Load(s):_30_
Occupancy Group(s):_M/B_ Exits Required:_2_ Exits Provided:_2_

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