

**ZONING SUMMARY**

PROJECT ADDRESS: 15230 S. AVALON BLVD., COMPTON, 90706  
 APN #6139-002-033 & 6139-002-034  
 ZONE: C-1 / C-2 (GENERAL COMMERCIAL)  
 OCCUPANCY GROUP: M  
 CONSTRUCTION TYPE: V-B NON-SPRINKLERED  
 BUILDING AREA = 3,620 SF.  
 LAND AREA = 12,846 SF. GROSS  
 BLDG. HEIGHT = 21'-4"  
 LOT COVERAGE:  
 ±36.40% (4,677 SF. = BUILDING & WALKS)  
 ±17.97% (2,308 SF. = LANDSCAPE)  
 ±43.34% (5,567 SF. = PARKING LOT PAVING)  
 PARKING REQUIRED: 14 (1 ACCESSIBLE), RETAIL: 1/250  
 PARKING PROVIDED: 14 (11 STANDARD, INCLUDING 1 ACCESSIBLE, 3 COMPACT)

**REGIONAL PLANNING NOTES**

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 ≥ 50% OF NON-HAZARDOUS CONSTRUCTION/DEMOLITION DEBRIS BY WEIGHT  
 3. INSTALL SMART IRRIGATION CONTROLLER  
 4. PLANT AT LEAST THREE 15-GALLON TREES OVER 10,000 SQUARE FEET OF DEVELOPED AREA. AT LEAST 65% OF TREES MUST BE FROM DROUGHT-TOLERANT PLAN LIST

LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS:  
 1. ENTIRE SITE MUST COMPLY WITH LID. INSTALL BEST MANAGEMENT PRACTICE THAT PROMOTE INFILTRATION, STORE AND BENEFICIALLY USE STORMWATER RUNOFF AS DETERMINED BY DPW  
 2. COVENANT REQUIRED BY DPW

DROUGHT-TOLERANT LANDSCAPING REQUIREMENTS:  
 1. MINIMUM 75% OF ALL LANDSCAPING MUST BE DROUGHT-TOLERANT  
 2. GRASS/TURF: MAXIMUM 25% OF ALL LANDSCAPING  
 MAXIMUM TOTAL 5,000 SF AREA MUST BE WATER-EFFICIENT  
 MINIMUM 5 FEET WIDTH  
 3. GROUP PLANTS WITH SIMILAR NEEDS  
 4. COVENANT REQUIRED BY DRP

**SOLID WASTE NOTES**

1. 50% OF THE WASTE AREA IS DEDICATED TO THE RECYCLABLES.  
 2. INSTALL UNIVERSAL RECYCLING LOGO ON THE TRASH BIN

**FIRE DEPARTMENT NOTES**

1. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,750 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. (FIRE CODE 507.3 AND FIRE CODE APPENDIX B.)

| TABLE B10.1<br>MINIMUM REQUIRED FIRE FLOW AND FLOW DURATION FOR BUILDINGS | FIRE FLOW CALCULATION AREA (Square Feet) |                   | FIRE FLOW (gpm/minute) |                 | FLOW DURATION (Hours) |
|---|--|-------------------|------------------------|-----------------|-----------------------|
| Type IA and IIB*  | Type I and IAA†                          | Type IIA and IIB† | Type V‡                | Type I and IIA† |                       |
| 0-22,700  | 0-12,700                                 | 0-8,200           | 0-3,900                | 0-3,600         | 1.00                  |
| 22,701-38,200   | 12,701-22,000                            | 8,201-10,000      | 3,901-7,900            | 3,601-4,800     | 1.50                  |
| 38,201-59,000   | 22,001-33,000                            | 10,001-12,500     | 7,901-9,900            | 4,801-6,300     | 2.00                  |
| 59,001-76,000   | 33,001-48,000                            | 12,501-17,400     | 9,901-12,600           | 6,301-7,700     | 2.50                  |
| 76,001-95,000   | 48,001-70,000                            | 17,401-21,300     | 12,601-15,600          | 7,701-9,400     | 3.00                  |
| 95,001-120,000  | 70,001-100,000                           | 21,301-25,500     | 15,601-18,600          | 9,401-11,300    | 3.50                  |

2. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTER, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

3. ALL FIRE HYDRANTS SHALL MEASURE 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 THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8. FIRE CODE 507.5 AND REGULATION B

4. THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY NO LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2



**ATTACHMENT A**

**BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES\***

**Storm Water Pollution Control Requirements for Construction Activities  
 Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement**

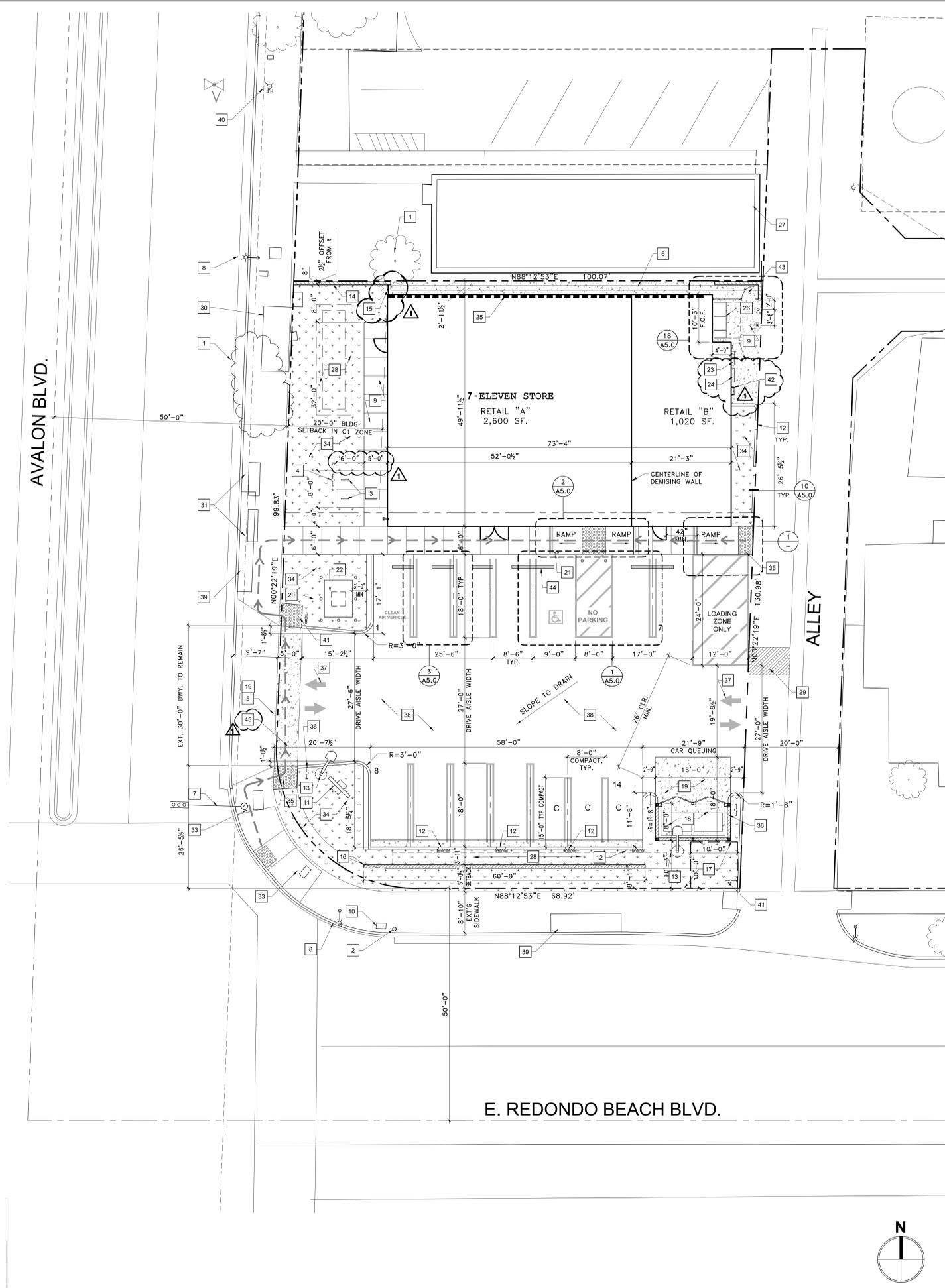
The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Erosion sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersed by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other:

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

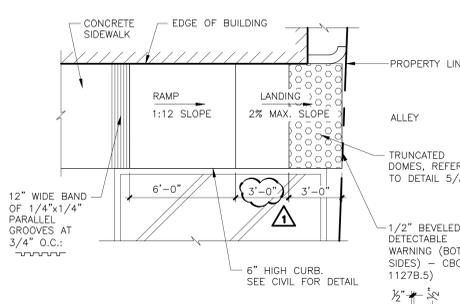
Print Name \_\_\_\_\_ (Owner or authorized agent of the owner)  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 \_\_\_\_\_ (Owner or authorized agent of the owner)

\*The above Best Management Practices are detailed in the California Storm Water Best Management Practices Handbook, January 2003, Attachment A BMP-N001.doc. [www.waterboards.ca.gov/swp/bmp/](http://www.waterboards.ca.gov/swp/bmp/)



**KEYNOTES**

- TREE (GRAPE MYRTLE 'NATCHEZ')
- UTILITY POLE
- (2) LONG-TERM AND (2) SHORT-TERM BIKE PARKING, SEE DETAIL 12/A5.0
- LONG-TERM BIKE PARKING POLE SIGN, SEE DETAIL 19/A5.0
- SIDEWALK, DEDICATED AS RIGHT OF WAY. 2% SLOPE MAX. SEE CIVIL DWG FOR DETAILS
- CONCRETE VALLEY GUTTER, SEE CIVIL DWG. FOR DETAILS
- STREET LIGHT AND TRAFFIC SIGNAL
- STREET LIGHT
- CONCRETE PAVING PER DETAIL 13/A5.0 AND 14/A5.0
- METER
- CENTER POLE SIGN
- 24" CURB OPENING. SEE CIVIL DWG. FOR DETAILS
- LIGHT STANDARD, SEE DETAIL 11/A5.0 AND ELEC. DWG. FOR MORE INFORMATION
- CMU WALL AND METAL FENCE TO REMAIN, PROTECT IN PLACE. PAINT COLOR: VAN DYKE BROWN SW7041 BY SHERWIN WILLIAMS ON THE SIDE FACING THE SITE
- 6'-0" H. WROUGHT IRON FENCE
- 36" HIGH SPLIT FACE CMU SCREEN WALL. SEE DETAIL 7/A5.0
- 10' X 10' VIEW OBSTRUCTION EASEMENT
- TRASH ENCLOSURE. SEE A5.1 FOR DETAILS
- 6" MIN. PCC OVER 6" TYPE II AGG. BASE PER SOIL REPORT BY PSI. SEE CIVIL DRAWINGS FOR DETAILS.
- 6" PROTECTIVE BOLLARDS. QUANTITY AND LOCATION OF BOLLARDS TO BE DETERMINED BY SCE, SEE DETAIL 15/A5.0
- ADA SIGN POST. SEE DETAIL 5/A5.0
- ELECTRICAL TRANSFORMER ON 6' X 8' CONCRETE PAD - SEE ELEC. DWG. FOR ADDITIONAL INFORMATION, CONTACT SCE FOR EXACT LOCATION
- HOUSE METER. SEE ELEC. DWG. FOR MORE INFORMATION
- TELEPHONE PANEL. SEE ELEC. DWG. FOR MORE INFORMATION
- 2-HR CONSTRUCTION WALL. SEE DETAIL 1/A4.1
- OUTDOOR ELECTRICAL SWITCHGEAR. SEE ELEC. DWG. FOR MORE INFORMATION
- ONE STORY EXISTING BUILDING
- BIO-RETENTION FACILITY PER CIVIL DRAWING
- UTILITY TRENCH PER CIVIL DRAWING
- BUS SHELTER
- BUS BENCH
- STREET UTILITY ACCESS PANEL
- LANDSCAPE AREA. SEE LANDSCAPE DWG. FOR MORE INFORMATION
- ADA ACCESS CURB RAMP WITH TRUNCATED DOMES, REFER TO CIVIL DWG. FOR DETAILS
- ADA WARNING SIGN ON POLE. SEE DETAIL 4/A5.0
- PAINTED TRAFFIC ARROW. SEE DETAIL 8/A5.0
- A/C PAVING PER CIVIL DRAWING  
 PARKING STALL: 3" MIN AC OVER 6" TYPE II AGG. BASE PER SOIL REPORT BY PSI. SEE CIVIL DWG FOR DETAILS  
 DRIVE AISLE: 4" MIN AC OVER 10.5 TYPE II AGG. BASE PER SOIL REPORT BY PSI. SEE CIVIL DWG FOR DETAILS
- STORM DRAIN CURB DROP INLET
- FIRE HYDRANT. SEE FIRE DEPARTMENT NOTE #3
- R1-1 STOP SIGN. SEE CIVIL DRAWINGS FOR DETAILS
- ROOF ACCESS LADDER. SEE DETAIL 6/A5.3
- CMU WALL AND MAN GATE. SEE DETAIL 18/A5.0
- PRECAST CONCRETE WHEELSTOP PER DETAIL 9/A5.0
- ACCESSIBLE PATH OF TRAVEL



**SITE PLAN**

SCALE  
1" = 10'-0"

2

**ACCESSIBLE CURB RAMP**

SCALE  
1/4" = 1'-0"

1

**DYNAMIC DEVELOPMENT**  
 DEVELOP DESIGN BUILD  
 1725 21st Street, Santa Monica, CA 90404  
 Ph: (310) 315-5411 Fax: (310) 315-5422

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES FOR THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH FABRICATION.

**RETAIL DEVELOPMENT**  
 15230 SOUTH AVALON BLVD.  
 WEST COMPTON, CA 90220

1/27/14 7-ELEVEN REVIEW CORRECTIONS  
 1ST PLAN CHECK CORRECTIONS  
 GENERAL CLARIFICATION & ADDITIONAL INFORMATION

**SITE PLAN**

CHECKED BY: TS  
 DYNAMIC JOB NO.: 12722  
 DRAWN BY: DW & EP  
 CONSULTANT JOB NO.:  
 DATE: 10/21/2015  
 SCALE:  
 SHEET NO.:

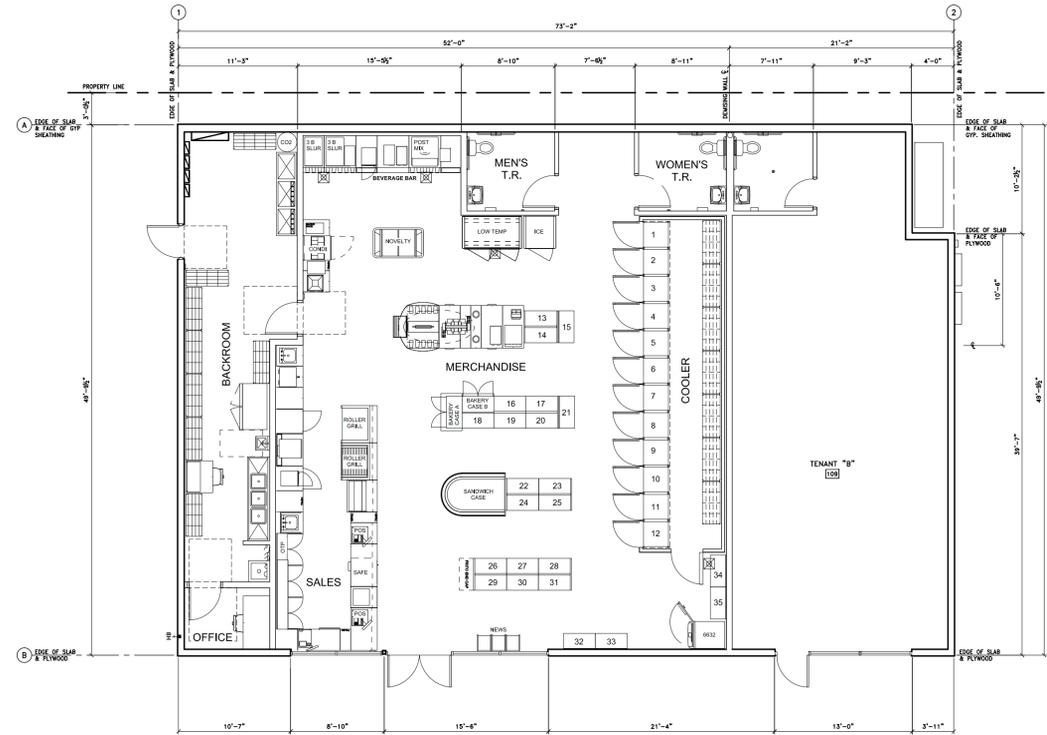
**A1.0**



WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH FABRICATION.



15230 SOUTH AVALON BLVD.  
 WEST COMPTON, CA 90220



| CABINET KEY NO. | LENGTH (inches) | TOTAL NO. OF SHELVES | NO. OF SHELVES DEVOTED TO ALCOHOLIC BEVERAGES | TOTAL LINEAR INCHES OF SHELVES | TOTAL LINEAR INCHES OF SHELVES DEVOTED TO ALCOHOLIC BEVERAGES | PERCENTAGE OF SHELF SPACE DEVOTED TO ALCOHOLIC BEVERAGES |
|-----------------|-----------------|----------------------|---|--------------------------------|---|--|
| 1               | 28"             | 5                    | 5   | 140                            | 140   |  |
| 2               | 28"             | 5                    | 5   | 140                            | 140   |  |
| 3               | 28"             | 5                    | 5   | 140                            | 140   |  |
| 4               | 28"             | 5                    | 5   | 140                            | 140   |  |
| 5               | 28"             | 5                    | 5   | 140                            | 140   |  |
| 6               | 28"             | 6                    | 0   | 168                            | 0   |  |
| 7               | 28"             | 6                    | 0   | 168                            | 0   |  |
| 8               | 28"             | 6                    | 0   | 168                            | 0   |  |
| 9               | 28"             | 6                    | 0   | 168                            | 0   |  |
| 10              | 28"             | 6                    | 0   | 168                            | 0   |  |
| 11              | 28"             | 6                    | 0   | 168                            | 0   |  |
| 12              | 28"             | 6                    | 0   | 168                            | 0   |  |
| 13              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 14              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 15              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 16              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 17              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 18              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 19              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 20              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 21              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 22              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 23              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 24              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 25              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 26              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 27              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 28              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 29              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 30              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 31              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 32              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 33              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 34              | 36"             | 7                    | 0   | 252                            | 0   |  |
| 35              | 36"             | 7                    | 0   | 252                            | 0   |  |
| <b>TOTAL</b>    | <b>1,164"</b>   | <b>221</b>           | <b>25</b>                                     | <b>7,672</b>                   | <b>700</b>  | <b>9.12%</b>   |

ISSUE

SEAL

SHEET TITLE

SHELF PLAN

|             |                     |
|-------------|---------------------|
| CHECKED BY: | DYNAMIC JOB NO.:    |
| TS          | 12722               |
| DRAWN BY:   | CONSULTANT JOB NO.: |
| RC          |                     |
| DATE:       | SCALE:              |
| 09/25/15    | 1/8"=1'-0"          |

SHEET NO.:

SP-1

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