

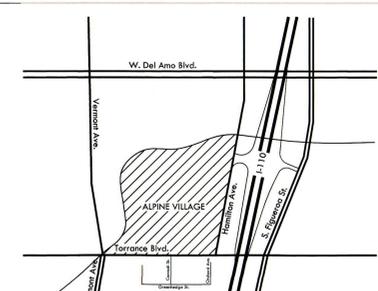
FIRE NOTES

- 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 3" HIGH, 1" WIDE WITH A 3/8" STROKE. FOR BUILDINGS SETBACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MIN. 5" HIGH, 2" WIDE WITH A 1/2" STROKE.
- THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 3,375 G.P.M. @ 20 P.S.I. RESIDUAL PRESSURE, FOR A DURATION OF 3 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND.
- THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:
BASIC FIRE FLOW
REDUCTION FOR FIRE SPRINKLERS AND/OR CONST. TYPE 4,500 G.P.M.
1,125 G.P.M.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
- 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 WALKING SURFACE LEVEL.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.
- PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
- DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CY. OR MORE SHALL NOT BE STORED IN BUILDING OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

SYMBOL LEGEND

- TRAFFIC DIRECTION
- ACCESSIBLE STRIPING
- PEDESTRIAN AREA (ASPHALT / BRICK PAVEMENT)
- FIRE LANE
- COMPACT PARKING SPACE
- HANDICAP PATH OF TRAVEL (MINIMUM 4' WIDE, MAXIMUM SLOPE < 5%)
- PROPOSED ALCOHOL CONSUMPTION AND SALES AREA
- EXISTING ALCOHOL CONSUMPTION AND SALES AREA
- 8'-0" HIGH CHAIN-LINK SECURITY FENCE WITH GREEN PRIVACY SLATS
- 8'-0" HIGH SOUND INSULATION MATERIAL 1/4" THICK MASS LOADED VINYL, 2 POUND VERSION, WITH STC 31 RATING
- TEMPORARY LOCATION OF MOBILE STORAGE CONTAINERS/COOLERS

VICINITY MAP



SITE SUMMARY

ZONE: M-1 / J-2
APN NUMBER: APN: 735-000-1016/1018/1027

LOT AREA: Gross (Existing) ±14.12 AC ±618,465 SF

OPEN AIR PUBLIC ASSEMBLY BUILDING (TENT): Actual Building Area 32,350 SF

OCCUPANCY: Occupancy Group A-2
Occupant Load Per 2014 LACBC Table 1004.1.1 1554 / Occupant
Number Of Occupants 2157

EXITING REQUIREMENTS: Minimum Width Per Required Exit 96"
Exiting Width Required Per 2014 LACBC Table 1005.1 0.2" / Occupant
Total Exit Required Per Occupancy 431.4" (35.95 LF)
Max Distance Primary To Exit Exceeds 75' Yes
Single Exit - Max Occupancy Per Table 1015.1 49
1015.1 Exceeded Yes
Multiple Exit Required Yes (EQUIVALENT TO 12 X 3'-0" DOORS)

PLUMBING FIXTURE REQUIREMENTS: Fixture Occupant Load Per 2014 CPC Table 30 SF / occupant
Area Greater Than 1500 SF, Separate Facilities Required YES

Number Of Occupants 1078 Total
MEN 539 (50% Men / 50% Women)
Number Of Toilets Required 5
Number Of Urinals Required 4
Number Of Lavatories Required 4
WOMEN 9
Number Of Toilets Required 4
Number Of Lavatories Required 4

AREA KEY PARKING ANALYSIS

Building	Area	Required	Provided
BLDG "A"	Retail Stores (Existing)	23,163 SF (1/400) = 58	58
BLDG "A"	Banquet Hall (Existing)	3,413 SF (1/211) = 162*	45
BLDG "B"	Retail Market (Existing)	12,270 SF (1/400) = 31	31
BLDG "C"	Chapel (Existing)	30 SEATS (1 per 5) = 6	6
BLDG "D"	Office (Existing)	7,268 SF (1/400) = 19	19
BLDG "E"	Cafe & Dining (Existing)	1,373 SF = 3	3
BLDG "F"	Cafe Kitchen (Existing)	1,505 SF (1/400) = 4	2
BLDG "G"	Restaurant - Bar (Existing)	13,112 SF = 298	298
BLDG "H"	Restaurant Mgrs. (Existing)	3,180 SF (1/100) = 31	31
BLDG "I"	Retail Kitchen (Existing)	4,248 SF (1/400) = 11	11
BLDG "K"	Open Air Public Assembly	32,350 SF 2157/3 Per Planning=719	719
Total Stalls		1,369*	1,258

* DURING THE ANNUAL OKTOBERFEST EVENTS IN SEPTEMBER AND OCTOBER, THE BANQUET HALL WILL BE CLOSED IN ORDER TO MEET THE ONSITE OCCUPANCY AND PARKING LIMITS.

(of which 36 are ACCESSIBLE, of which 8 are VAN accessible) (2% of spaces required by County Parking Stds)

SITE LAYOUT:

Standard Parking Stalls	SIZE/AREA
Compact Parking Stalls	8'-0" x 18'-0"
	8'-0" x 15'-0"

PLANNING NOTES

- ALL OUTDOOR STORAGE TO BE SCREENED PER LACCO MUNICIPAL CODE SECTIONS: 22.52.570 AND 22.52.610
- 22.52.570 Fences or wall required-Exemptions.
All outside storage or display open to view from the exterior boundary of the lot or parcel of land upon which it is conducted shall be enclosed by a solid wall or fence as set forth in this Part 7(Dist. 1464 Ch. 7 Art. 8 § 708.2, 1927)
- 22.52.610 Specifications for fences and walls, permanent link to this piece of content
Where a fence or wall is required pursuant to Section 22.52.570, it shall be developed as provided herein:
A. All fences and walls shall be of uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet and shall not exceed 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages they shall be set back at least three feet from the property line. The area between the fence and the set back shall be fully landscaped according to the specifications hereafter described in Section 22.52.630
B. All fences and walls open to view from any street or highway or any area in a residential, agricultural or commercial zone shall be constructed of the following materials:
1. Metallic panels, at least .024 inches thick, painted with a "baked on" enamel or similar permanent finish;
2. Masonry;
3. Other materials comparable to the foregoing if approved by the director.
C. Required fences which are not open to view from any street or highway or any area in a residential, agricultural or commercial zone may be constructed of material other than as specified in subsection B of this section if constructed and maintained in accordance with the provisions of Part 7.
D. All fences and walls shall be constructed in workmanlike manner and shall consist solely of new materials unless the director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance and useful life.

1 SP2.1 TEMPORARY TENT SITE PLAN

SCALE: 1"=40'-0"

DATE	CHANGED BY	REVISION



Alpine Village
"The little village from the Alps"

OWNER/DEVELOPER:
ALPINE VILLAGE CENTER
833 W TORRANCE BLVD, TORRANCE, CA 90502
PH: (310) 327-4384

EXISTING AND PROPOSED ALCOHOL SALES / USE AREA
C.U.P. EXHIBIT "A"

IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

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LDC

Project No. 13039-001
SHEET 1 OF 3

