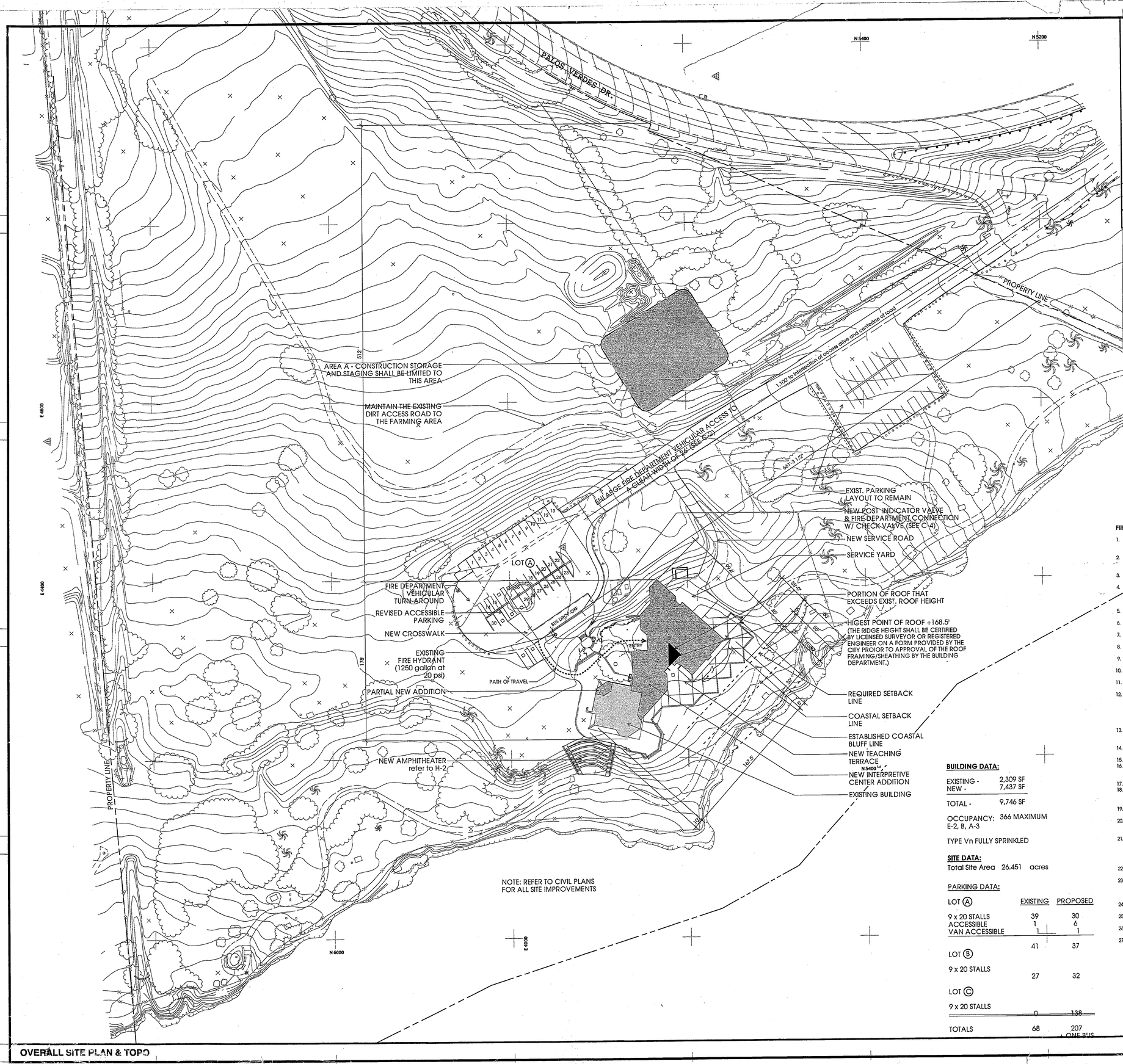
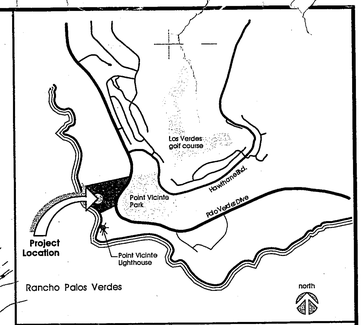
1. text
2. dimension
3. wall
4. doors/windows
5. millwork
6. hardware
7. border
8. detail grid
9. paper edges
10. scratch





VICINITY MAP

NOTES

1. AREAS NOTED NIC ARE NOT IN THE CONTRACT. THEY ARE TO BE CONSTRUCTED AT A LATER DATE.
2. THE EXISTING PARK SHALL BE KEPT OPEN TO THE PUBLIC DURING CONSTRUCTION.
3. THE EXISTING BUILDING OPERATIONS SHALL BE KEPT OPERATIONAL FOR THE FIRST 5 MONTHS OF CONSTRUCTION
4. A COPY OF THE GEOTEC REPORT SHALL BE KEPT AT THE JOB SITE AT ALL TIMES FOR THE REVISION OF THE INSPECTOR
5. ALL REFERENCES TO "OR EQUAL" OR "OR EQUIVALENT" ARE TO BE APPROVED BY BUILDING DEPARTMENT AND NOT OUT IN THE FIELD IF SUBSTITUTIONS ARE MADE.

FIRE DEPARTMENT REQUIREMENTS

1. Provide a minimum, unobstructed width of 26 feet clear to sky, vehicular access to within 150 feet of all portions of the exterior walls. Fire code 902.2.1.
2. The required fire flow for PUBLIC fire hydrants at this location is 2000 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
3. The required fire flow for ON-SITE hydrants is 1250 gallons per minute at 20 psi.
4. All hydrants shall measure 6" x 4" x 2 1/2", brass or bronze, conforming to current A W W.A Standard C503, or approved equal. Hydrants shall be installed per specification of the Los Angeles County W ater Ordinance No. 7834, (Title 20) Utility Manual, Section A.010 4.6.
5. All required public fire hydrants shall be installed, tested and accepted prior to construction.
6. Vehicular access must be provided and maintained serviceable throughout construction.
7. Provide an approved fire sprinkler system. Submit plans for approval prior to installation. Fire Code 103.2.1.1.
8. The fire sprinkler system shall be calculated per Pamphlet # 13, # 13D, # 231 or # 231C, whichever is applicable.
9. The fire sprinkler system shall be supervised as required in the Building Code, 904.3.1.
10. Plans showing underground piping of on-site hydrants, sprinkler systems shall be submitted for approval prior to installation.
11. On-site protection facilities (i.e., hydrants, sprinkler systems, etc.) shall be submitted for approval prior to occupancy.
12. The inspection, hydrostatic test and flushing of the hydrant and/or sprinkler system shall be witnessed by the proper Fire Department representative and no underground piping shall be covered with earth or hidden from view until the Fire Department representative has been notified and given no less than 48 hours in which to inspect such installations.
13. Exit doors shall swing in the direction of exit travel when serving any hazardous area or when serving an occupant load of 50 or more. Title 24, 1004.2.
14. Exit doors shall be openable from the inside without use of a key or any special knowledge or effort. Title 24, 1004.3.
15. W idth and height of required exit doorways to comply with Title 24, 1004.6.
16. Exits shall be illuminated at any time the building is occupied, with light having an intensity of not less than one foot-candle at floor level. Title 24, 1012.1.
17. Provide Exit signs per Title 24, 1013.
18. Provide approved exiting illumination and illuminated exit signs which are powered from separate sources. Title 24, 1012.2.18. Fire extinguisher requirements shall be determined by field inspector. Fire Code 1002.
19. Fire extinguisher requirements shall be determined by field Inspector. Fire Code 1002
20. Building address numbers to be provided on the front of all buildings and shall be visible and legible from street fronting the property. Said numbers shall contrast with their background. Fire Code 901.4.4.
21. Commercial dumpsters or containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within five feet of combustible walls, openings or combustible roof eave lines unless areas containing dumpsters are protected by an approved sprinkler system. Fire Code 1103.2.2.
22. Provide approved panic hardware on required exit doors. Title 24, Sections 1016.4 & 1004.4.
23. Provide an approved fixed fire extinguisher system for the kitchen hood, ducts and cooking surfaces. Indicate U.L. approval system number and submit U.L. approved schematic drawing to area inspection unit. Fire Code Section 1006.2.
24. Interior finish shall be provided in accordance with Title 24, Section 804, as follows: Class I - Vertical Enclosures; Class II - Corridors; Class III - Rooms.
25. All drapes, hanging, curtains, drops and all other decorative material to comply with Fire Code Section 1103.3.3.
26. Comply with posting of room capacity. Fire Code 2501.16.1 Title 24, Section 1002.3 (Subject to field inspection approval)
27. The maximum occupant load for an assembly use shall not exceed the occupant load as determined in accordance with Title 24, Section 1002.2, Table 10A. Refer to sheet A-1

BUILDING DATA:

EXISTING -	2,309 SF
NEW -	7,437 SF
TOTAL -	9,746 SF

OCCUPANCY: 366 MAXIMUM
E-2, B, A-3

TYPE Vn FULLY SPRINKLED

SITE DATA:

Total Site Area 26.451 acres

PARKING DATA:

	EXISTING	PROPOSED
LOT A		
9 x 20 STALLS	39	30
ACCESSIBLE	1	6
VAN ACCESSIBLE	1	1
	41	37
LOT B		
9 x 20 STALLS	27	32
LOT C		
9 x 20 STALLS	0	138
TOTALS	68	207 + ONE BUS

NORTH

0' 10' 20' 40' 80'

Scale: 1" = 40'

OVERALL SITE PLAN & TOPO

12/29/03

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CALIFORNIA 92625 P:949-644-8111 F:949-644-0449
PATRICK MARR, AIA, PE, ASSOCIATE ARCHITECT

RON YEO CORONA DEL MAR CALIFORNIA REGISTERED ARCHITECT
RENEWAL DATE 12/31/04

PVIC EXPANSION Building Pad
Construction Set
Check Dr. 2003

POINT VICENTE INTERPRETIVE CENTER EXPANSION
31501 Palos Verdes Drive West
Rancho Palos Verdes, CA

Site Plan

DRAWN	PM/MG
CHECKED	RY
DATE	2/1/99
SCALE	1" = 40'
JOB. NO.	95-120
SHEET	H-1

2 OF 69 SHEETS

THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY