

NEW OFFICE BUILDING:

ATTACHMENT B

1404 HAYES AVE.

LONG BEACH, CA 90813

NEW TRUCK PARKING: 1403 SEABRIGHT AVE. LONG BEACH, CA 90213

SCOPE OF WORK

1. CONSTRUCTION OF 640 SQ. FT. OF NEW ONE-STORY OFFICE BUILDING
- CORE AND SHELL PROJECT ONLY

THE PROJECT ARCHITECT OR ENGINEER OF RECORD, OR AUTHORIZED QUALIFIED DESIGNEE, SHALL SIGN A STATEMENT ON THE PLANS TO THE EFFECT:

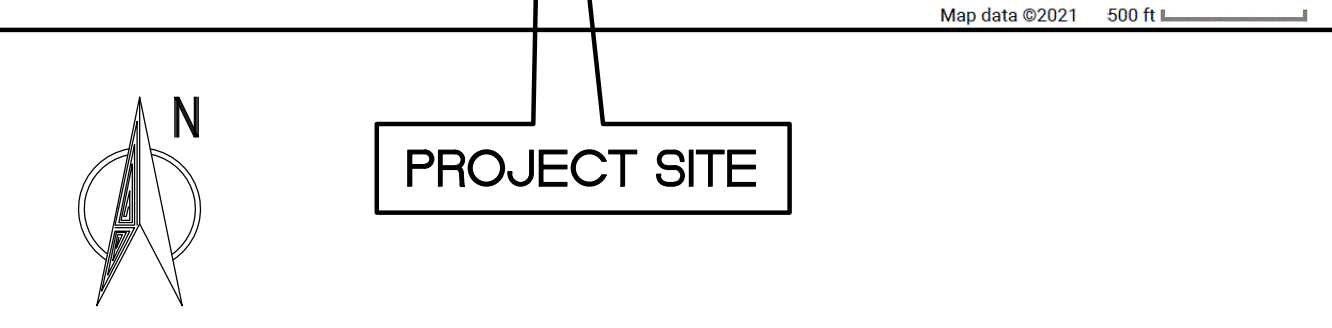
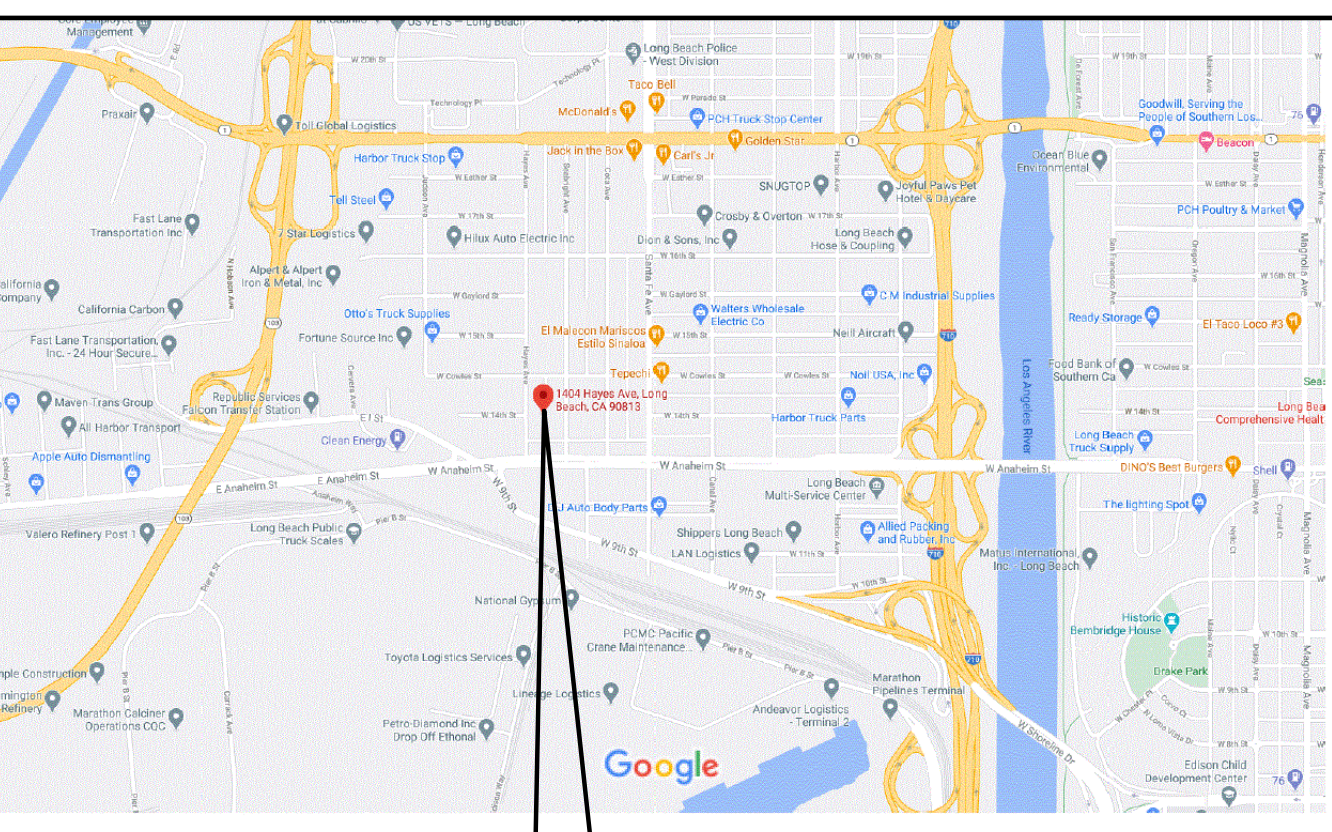
"AS THE ARCHITEC/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES."


JOHN CATALDO
NAME

ARCHITECT
POSITION

08/25/2020
DATE

VICINITY MAP



NOTES

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE, CODE AMENDMENTS, LAWS AND ORDINANCES AS SPECIFIED BY THE CITY OF LONG BEACH BUILDING DEPARTMENT.
- DO NOT SCALE DRAWINGS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED.
- ALL DIMENSIONS ARE TO FACE OF FINISH AND COLUMNS UNLESS NOTED OTHERWISE. CONCRETE IS DIMENSIONED TO THE SURFACE U.N.O.
- ABBREVIATIONS THROUGHOUT THE PLAN ARE THOSE IN COMMON USE. THE ARCHITECT SHALL DEFINE INTENT OF ANY QUESTIONS.
- ALL CONTRACTORS MUST CONFORM TO CALIFORNIA LABOR CODE, SEC. 3800
- THE CONTRACT DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, INCLUDING BUT NOT LIMITED TO INSTALLATION OF ADEQUATE SHORING, BRACING, ETC. TO SAFELY EXECUTE ALL WORKS.
- SEPARATE BUILDING PERMITS SHALL BE TAKEN OUT FOR ELECTRICAL AND MECHANICAL PORTIONS AND SHALL BE PAID FOR BY THE CONTRACTOR. THE BUILDING PERMIT SHALL BE PROCESSED BY JOHN CATALDO & ASSOCIATES AND PAID FOR BY THE CONTRACTOR. ALL OTHER PERMITS AND LICENSES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- REQUIRED PERMITS SHALL BE OBTAINED FROM THE "STATE DIVISION OF INDUSTRIAL SAFETY & CAL. OSHA" FOR ANY TRENCHES OR EXCAVATIONS
- SEPARATE PLANS SHALL BE PLAN CHECKED AND SEPARATE PERMITS SHALL BE OBTAINED FOR ANY AUTOMATIC FIRE-EXTINGUISHING SYSTEM AS APPLICABLE.
- ALL ARCHITECTURAL, ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
- ALL FUTURE CONDITIONED SPACES SHALL COMPLY WITH "TITLE 24" STATE ENERGY CONSERVATION REQUIREMENTS.
- ALL AREAS AFFECTED OR DAMAGED BY ALTERATIONS, REMOVAL OF EXISTING CONSTRUCTION AND NEW WORK SHALL BE PATCHED AND AND REPAIRED TO MATCH EXISTING OR IN A SATISFACTORY MANNER APPROVED BY THE ARCHITECT AND PROJECT MANAGER.
- THE CONTRACTOR SHALL MAINTAIN FIRE ACCESS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN OF RUBBISH SO AS NOT TO IMPEDE THE ACCESS AND WORK OF OTHERS.
- SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW MINIMUM OF ONE WEEK FOR REVIEW BY THE ARCHITECT.
- TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY CONTRADICT WITH DETAILS, NOTES, OR OTHER SHEETS.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS BEST POSSIBLE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWING, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED. FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOBSITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL MATERIALS FOR THE COMPLETION OF THE WORK ELEMENTS NOTED HEREIN SHALL BE NEW, FIRST QUALITY CONDITION AND DELIVERED TO THE JOBSITE IN AN UNDAMAGED CONDITION.
- ALL REQUIRED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS. THEY SHALL BE ONE AND THE SAME.
- THE CONTRACTOR SHALL COORDINATE THE WORK EFFORTS OF THE VARIOUS TRADES TO AVOID POSSIBLE INTERFERENCES, DUPLICATION OF WORK OR UNFINISHED GAPS BETWEEN OPERATIONS. SUB-CONTRACTORS SHALL PROPERLY CONNECT AND COORDINATE THEIR WORK WITH THE WORK OF OTHERS AS SHOWN ON THE DRAWINGS. ANY AND ALL DELAYS OR CHANGES ARISING FROM CONFLICTS BETWEEN TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE TENANT.

CONSTRUCTION NOTES:

- CONTRACTOR SHALL INSPECT THE PREMISES AND SURROUNDING SITE CONDITIONS PRIOR TO SUBMITTING A BID PRICE. REVIEW ACTUAL CONDITIONS, AVAILABILITY OF PARKING, LOCATIONS OF POSSIBLE TRASH DUMPSTERS, GENERAL SITE ACCESS FOR TRUCKS AND DELIVERIES, STOCKING OF SUPPLIES, ETC.
- CONTRACTOR SHALL VERIFY KEYING REQUIREMENTS OF ALL LOCKS WITH OWNER PRIOR TO ORDERING HARDWARE AS SPECIFIED HEREIN.
- THESE DRAWINGS AND WRITTEN SPECIFICATIONS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. REFER ALSO TO BID INSTRUCTIONS AND GENERAL CONDITIONS AND SPECIFICATIONS UNDER SEPARATE COVER.
- NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE ALLOWED WITHOUT FIRST SUBMITTING SPECIFICATIONS, SAMPLES, COST AND TIME SCHEDULE IMPACT DATE TO P.M. FOR APPROVAL.
- AT THE TIME OF BID SUBMITTAL, THE CONTRACTOR SHALL ADVISE THE P.M. IN WRITING OF ANY SPECIFIED MATERIALS OR EQUIPMENTS WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE.
- IMMEDIATELY AFTER BEING AWARDED THE CONTRACT, THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE. THIS SCHEDULE SHALL BE CONTINUOUSLY UPDATED AND POSTED ON THE JOBSITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY UTILITIES (ELECTRIC POWER/LIGHTING, WATER, ETC.) TO THE JOBSITE FOR USE BY ALL CONSTRUCTION TRADES, INCLUDING THOSE NOT A SUBCONTRACTOR TO THE GENERAL CONTRACTOR.
- ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE. SPRING, PAINT OVER-SPRAY, ETC. ALL FIXTURES, EQUIPMENTS, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR CABINETRY.
- NO HAZARDOUS MATERIALS TO BE STORED ON SITE.

ABBREVIATIONS + SYMBOLS

&	And	JAN.	Janitor
L	Angle	JOINT	Joint
@	At	KIT.	Kitchen
C	Centerline	LAB.	Laboratory
D	Diameter or Round	LAM.	Laminated
P	Perpendicular	LAV.	Lavatory
#	Found or Number	LKR.	Locker
(E)	Existing	LT.	Light
ACOUS.	Acoustical	MAX.	Maximum
A.D.	Area Drain	M.C.	Medicine Cabinet
ADJ.	Adjustable	MECH.	Mechanical
AGGR.	Aggregate	MEMB.	Membrane
AL.	Aluminum	MET.	Metal
APPROX.	Approximate	MFR.	Manufacturer
ARCH.	Architectural	MH.	Manhole
ASB.	Asbestos	MIN.	Minimum
ASPH.	Asphalt	MIR.	Mirror
BD.	Board	MISC.	Miscellaneous
BITUM.	Bituminous	M.O.	Masonry Opening
BLDG.	Building	MTD.	Mounted
BLK.	Block	MUL.	Mullein
BLKG.	Blocking	N.	North
BM.	Beam	N.I.C.	Not In Contract
BOT.	Bottom	NO. OR #	Number
CAB.	Cabinet	NOM.	Nominal
C.B.	Catch Basin	N.T.S.	Not To Scale
CEM.	Cement	O.A.	Overall
CER.	Ceramic	OBS.	Obscure
CJ.	Cast Iron	O.C.	On Center
CLG.	Ceiling	O.D.	Outside Diameter (Dim.)
CLKG.	Caulking	OFF.	Office
CLO.	Closet	OPNG.	Opening
CLC.	Clear	OPP.	Opposite
COL.	Column	PRCST.	Pre-Cast
CONC.	Concrete	PL	Plate
CONN.	Connection	P.LAM.	Plastic Laminat
CONSTR.	Construction	PLAS.	Plaster
CONT.	Continuous	PLYWD.	Plywood
CORR.	Corridor	PR.	Pair
CTSK.	Countersink	PT.	Point
CNTR.	Counter	P.T.D.	Paper Towel Dispenser
CTR.	Center	R	Combination Paper towel Dispenser & receptacle
DBL.	Double	PTN.	Partition
DEPT.	Department	P.T.R.	Paper Towel Receptacle
D.F.	Drinking Fountain	R.	Riser
DET.	Detail	RAD.	Radius
DIA.	Diameter	R.D.	Roof Drain
DIM.	Dimension	REF.	Reference
DISP.	Dispenser	REFR.	Refrigerator
DN.	Down	RGTR.	Register
D.O.	Door Opening	REINF.	Reinforced
DR.	Door	REQ.	Required
DWR.	Drawer	RESIL.	Resilient
DS.	Down spout	RM.	Room
D.S.P.	Dry Standpipe	R.O.	Rough Opening
DWG.	Drawing	RWD.	Redwood
E	East	R.W.L.	Rain Water Leader
E.A.	Each	S.	South
E.J.	Expansion Joint	S.C.	Solid Core
EL.	Elevation	S.C.D.	Seat Cover Dispenser
ELEC.	Electrical	SCHED.	Schedule
ELEV.	Elevator	S.D.	Soap Dispenser
EMER.	Emergency	SECT.	Section
ENCL.	Enclosure	SH.	Shelf
E.P.	Electrical Panel board	SHR.	Shower
E.Q.	Equal	SHT.	Sheet
EQPT.	Equipment	SN.	Similar
E.W.C.	Electric Water Cooler	S.N.D.	Sanitary Napkin Dispenser
EXIST.	Existing	S.N.R.	Sanitary Napkin Receptacle
EXPO.	Exposed	SPEC.	Specification
EXP.	Expansion	SQ.	Square
EXT.	Exterior	SST.	Stainless Steel
F.A.	Fire Alarm	S.S.K.	Service Sink
F.B.	Flat Bar	STA.	Station
F.D.	Floor Drain	STD.	Standard
FDN.	Foundation	STL.	Steel
F.E.	Fire Extinguisher	STR.	Storage
F.E.C.	Fire Extinguisher Cab.	STRL.	Structural
F.H.C.	Fire Hose Cabinet	SUSP.	Suspended
FIN.	Finish	SYM.	Symmetrical
FL.	Floor	TRD.	Tread
FLASH.	Flashing	T.B.	Towel Bar
FLUOR.	Fluorescent	T.C.	Top of Curb
F.O.C.	Face of Concrete	TEL.	Telephone
F.O.F.	Face of Finish	TER.	Terrazzo
F.O.S.	Face of Studs	T.&G.	Tongue and Groove
FPFR.	Fireproof	THK.	Thick
F.S.	Full Size	T.P.	Top of Pavement
FT.	Foot or Feet	P.D.	Toilet Paper Dispenser
FTG.	Footing	T.V.	Television
FURR.	Furring	T.W.	Top of Wall
FUT.	Future	TYP.	Typical
GA.	Gauge	UNF.	Unfinished
GALV.	Galvanized	U.O.N.	Unless Otherwise Noted
G.B.	Grab Bar	UR.	Urinal
GL.	Glass	VERT.	Vertical
GND.	Ground	VEST.	Vestibule
GR.	Grade	W.	West
GYP.	Gypsum	W/	With
H.B.	Hose Bib	W.C.	Water Closet
H.C.	Hollow Core	WD.	Wood
HWDO.	Hardwood	W/O	Without
HWDE.	Hardware	WP.	Waterproof
H.M.	Hollow Metal	WSCOT.	Wainscot
HORIZ.	Horizontal	WT.	Weight
HR.	Hour		
HGT.	Height		
I.D.	Inside Diameter (Dim.)		
INSUL.	Insulation		
INT.	Interior		

FIRE DEPARTMENT NOTES

- SECURITY GATES. THE INSTALLATION GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CHIEF. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATED INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. (CFC R03.6)
- GATES. VEHICULAR OR PEDESTRIAN GATES OBSTRUCTING REQUIRED FIRE ACCESS SHALL BE PROVIDED WITH LOCKING DEVICES AND/OR OVER-RIDE MECHANISMS, WHICH HAVE BEEN APPROVED BY THE FIRE CODE OFFICIAL OF THE CITY OF LONG BEACH. (LBMC 18.48.350 - 506.1.4)
- THE EXTERIOR ALARM DEVICE SHALL BE A HORN AND STROBE DEVICE, LOCATED ON THE ADDRESS SIDE OF THE BUILDING, CLOSEST TO THE LOCATION OF THE FIRE DEPARTMENT CONNECTION. (LBMC 18.48.500)
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY-INTRASING WITH THEIR BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. (CFC 505.1)
- ADDRESS ILLUMINATION. ADDRESS NUMBERS ON THE STREET OR ROAD FRONTAGE OF THE BUILDING, SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (LBMC 18.48.340 CFC 505.1.2)
- IDENTIFICATION. WHEN REQUIRED, KEYS SHALL BE CLEARLY TAGGED AS TO THE AREA AND/OR LOCATION THEY SERVE AND A MINIMUM OF THREE SEPARATE SETS SHALL BE LOCATED WITHIN THE KEY. BOX. (LBMC 18.48.350, CFC 506.1.3)
- A WORKING SPACE OF NOT LESS THAN 30 INCHES IN WIDTH, 36 INCHES IN DEPTH AND 78 INCHES IN HEIGHT SHALL BE PROVIDED IN FRONT OF ELECTRICAL SERVICE EQUIPMENT. DOOR INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING ELECTRICAL ROOM OR SIMILAR APPROVED WORDING. (CFC 605.3)
- ACCEPTANCE CRITERIA AND REPORTS. WHERE REQUIRED TO BE FLAME RESISTANT, DECORATIVE MATERIALS SHALL BE TESTED BY AN APPROVED AGENCY AND MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701, OR SUCH MATERIALS SHALL BE NONCOMBUSTIBLE. REPORTS OF TEST RESULTS SHALL BE PREPARED IN ACCORDANCE WITH NFPA 701 AND FURNISHED TO THE FIRE CODE OFFICIAL UPON REQUEST. (CFC 807.2)
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC T-803.3".
- A MINIMUM OF ONE 2A 1 0-B-C SHALL BE PROVIDED ON EACH FLOOR LEVEL, CONSPICUOUSLY LOCATED, ALONG NORMAL PATHS OF TRAVEL AND WITHIN 75 FEET TRAVEL DISTANCE. (CCR, TITLE 19, DIVISION 1, CBC 567 (A) THROUGH (K))
- PROVIDE A READILY VISIBLE DURABLE SIGN ABOVE THE MAIN ENTRANCE DOOR STATING THIS POOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. KEY SWITCH TO RECALL THE ELEVATOR NONSTOP TO THE MAIN A FLOOR. (CBC 3002.4.4A)
- PROVIDE A KNOX BOX. KEYS SHALL BE CLEARLY TAGGED AN TO THE AREA AND/OR LOCATION THEY SERVE AND A MINIMUM OF THREE (3) SETS SHALL BE LOCATED WITHIN THE KEY BOX.

SHEET INDEX

- | | |
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| T-1 | TITLE SHEET AND PROJECT SUMMARY |
| T-2 | CUP CONDITIONS OF APPROVAL |
| A-1 | PROPOSED SITE PLAN |
| A-2 | PROPOSED FLOOR PLAN & ELEVATIONS |

NOTES:

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:
2019 California Building Code (CBC) / 2018 International Building Code (IBC)
2019 California Existing Building Code (CEBC) / 2018 International Existing Building Code (IEBC)
2019 California Historical Building Code (CHBC)
2019 California Residential Code (CRC) / 2018 International Residential Code (IRC)
2019 California Electrical Code (CEC) / 2017 National Electrical Code (NEC)
2019 California Mechanical Code (CMC) / 2018 Uniform Mechanical Code (UMC)
2019 California Plumbing Code (CPC) / 2018 Uniform Plumbing Code (UPC)
2019 California Green Buildings Standards Code (CalGreen)
2019 California Energy Code
City of Long Beach Zoning Code

AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, T-24 ENERGY CONSERVATION, LIST OF STANDARDS, DISABLED ACCESS REGULATIONS AND CITY OF LONG BEACH AMENDMENTS.

NOTE: PROJECT SHALL COMPLY WITH SECTION 5.410.4 OF THE 2019 CAL GREEN CODE

PROJECT DIRECTORY

PROPERTY OWNER: SEQUOIA LANDS, LLC
733 9TH AVENUE
CITY OF INDUSTRY , CA 91745
PHONE: (909) 859-5678

ARCHITECT: JOHN G. CATALDO A.I.A., C.S.I.
835 MISSION STREET
SOUTH PASADENA, CA 91030
PHONE: (626) 799-4400
FAX: (626) 799-7010

STRUCTURAL ENGINEER : VHN DAO
13191 DEAN ST
JUSTIN CA, 92780
PHONE: (714)423-6332
E-MAIL: vhdengineering@gmail.com

MPE: PRO ENGINEERING
1120 SYCAMORE AVE. 2A
VISTA, CA 92081
PHONE: 949-487-0440
FAX: 949-388-2448

CIVIL: TBD
TBD

PROJECT DATA

ADDRESS: LOT 1
1404 HAYES AVE.
LONG BEACH, CA

LOT 2
1403 SEABRIGHT AVE.
LONG BEACH, CA

ASSESSOR'S PARCEL NO. (A.P.N.): LOT 1-7429-041-052
LOT 2-7429-041-053

LEGAL DESCRIPTION: LOT 1-TR-2600 LOTS 5 THRU 16, BLK 9
LOT 2-TR-2600 LOTS 38, 39, 40, 41 AND S 10 FT
OF LOT 42 BLK 9

ZONING: IG

DESIGNATED FLOOR ZONE: A

EXISTING OCCUPANCY GROUP/USE: B

TYPE OF CONSTRUCTION: V - B

FIRE SPRINKLERS: NO

LOT AREA: LOT 1-39,000 SQ. FT.
LOT 2-14,304 SQ. FT.

BUILDING FOOTPRINT: 640 SQ. FT.

NO. OF STORIES: 1

BUILDING HEIGHT: 15 FT.

OCCUPANT LOAD: 6

AREA JUSTIFICATION: (PER TABLE 503 2016 CBC)
FOR TYPE V-B CONSTRUCTION:
ALLOWABLE BUILDING AREA 9,000 SQ. FT.
ALLOWABLE NO. OF STORIES 2 STORIES
ALLOWABLE BUILDING HEIGHT 40 FT.
PROPOSED BUILDING AREA: 640 SQ. FT. < 9,000 SQ. FT.
PROPOSED BUILDING HEIGHT: 15 FT. < 40 FT.

PARKING:
CITY OF LONG BEACH PARKING REQUIREMENTS
PROFESSIONAL OFFICE USE: 1/250 OF GROSS FLOOR AREA

PARKING REQUIRED FOR LOT 1:
640/250 3 STALLS

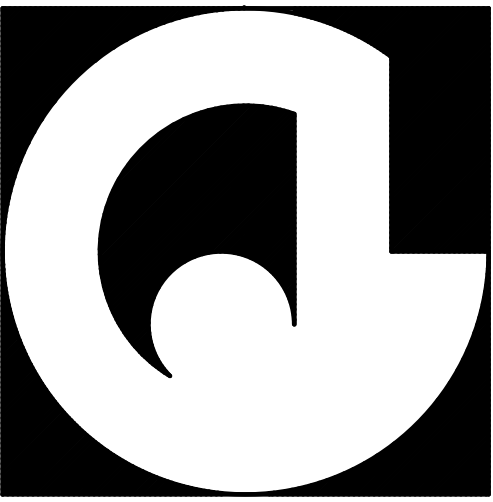
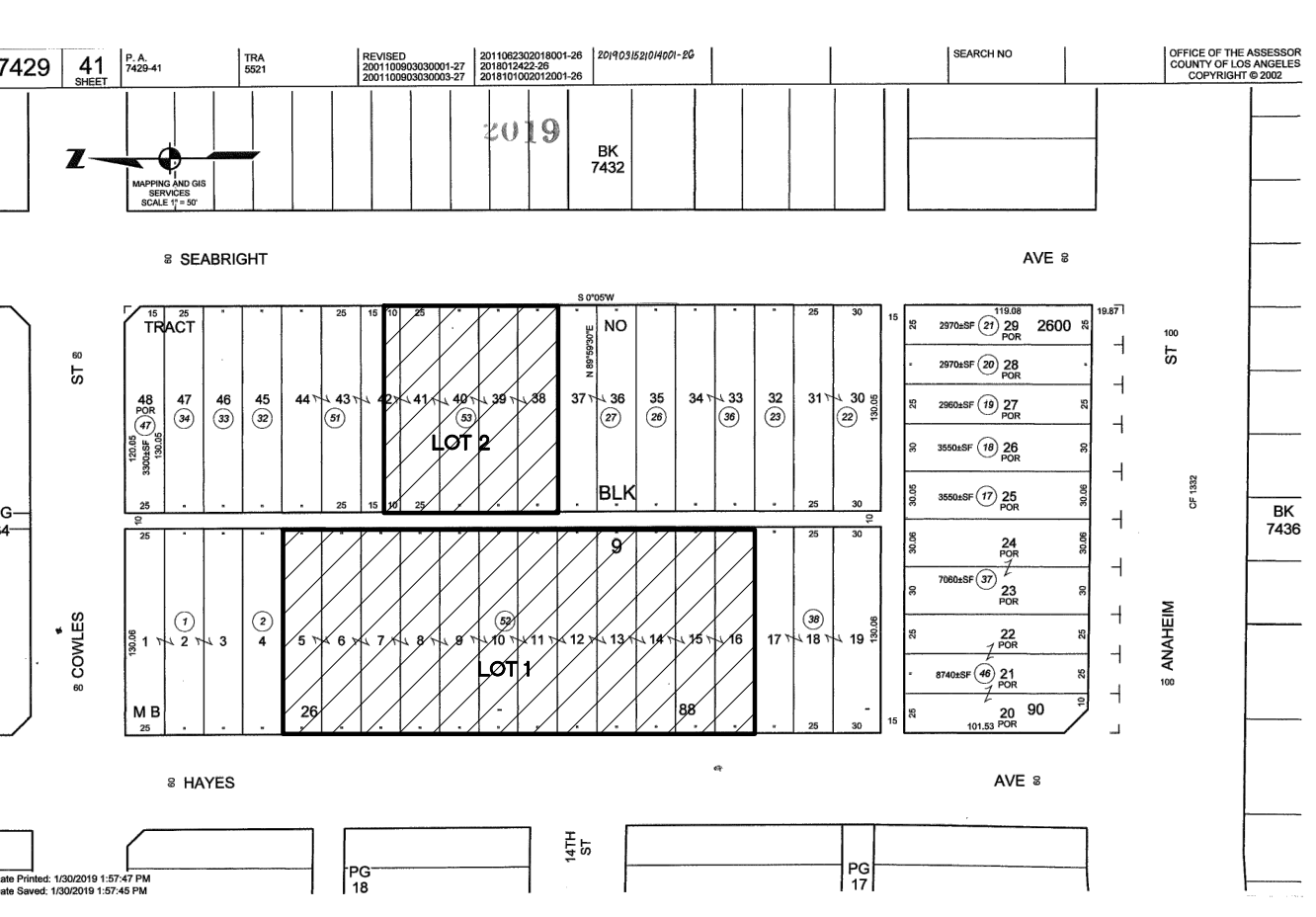
EXISTING PARKING:
STANDARD STALLS 2 STALLS
ACCESSIBLE STALLS 1 STALL

TOTAL PARKING SPACES 3 STALLS REQUIRED
4 STALLS PROVIDED

LANDSCAPING FOR LOT 1:
PROPOSED LANDSCAPE AREA: 2,385 SQ. FT.

LANDSCAPING FOR LOT 2:
PROPOSED LANDSCAPE AREA: 728 SQ. FT.

ASSESSOR'S MAP



ARCHITECTURE . ENGINEERING

835 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS:

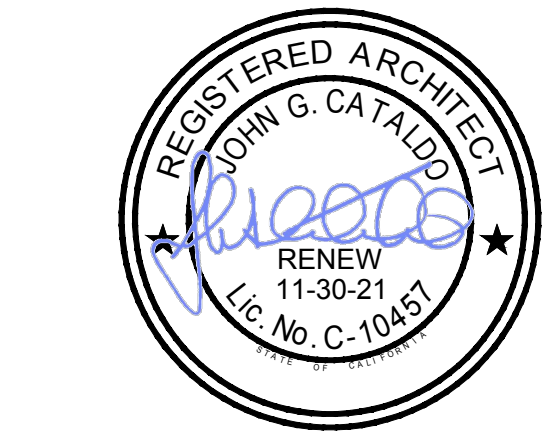
NEW OFFICE BUILDING
1404 HAYES AVE,
LONG BEACH, CA. 90813

NEW TRUCK PARKING
1403 SEABRIGHT AVE,
LONG BEACH, CA. 90213

DEVELOPER :

Drawing Content :

TITLE SHEET
AND
PROJECT SUMMARY



Revisions : Date :

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Designer : NB
Manager : SA,MB
Date : 01-27-2021
Job No : 2020-043
Scale : AS NOTED

Drawing No :

T-1

SHEET : OF :

1. Overall business operations
We are using the facility as a short-term storage facility to support our core freight forwarder operations. The yard will house a fleet of trucks bringing loaded or empty containers in from customers in the Greater LA area to the yard during day time, and in-gating them into the port at night to alleviate port traffic and congestion during the day. Conversely, for imports, we will be taking out loaded containers from the port to the yard during night time, and bringing them to customers during daytime. The yard will improve our internal efficiencies as well as alleviate traffic problems in the Port.

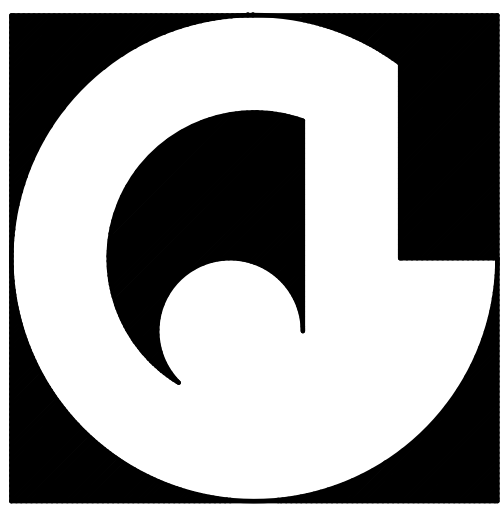
2. Currently, we have a fleet of around 40 tractors that may be parked in the yard overnight at the end of driver's shift

3. Peak time will be during normal business hours (i.e. 8AM to 6PM). However, the number of trucks at any time in the yard will be a low number. The vast majority of objects in the yard during the day will be containers as opposed to trucks.

NOTE:

I CERTIFY THAT THE PRIMARY PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION, STRUCTURAL REPAIR OR ADDITION FROM THE PUBLIC WAY OR ACCESSIBLE PARKING SPACE AS INDICATED ON THE PLANS DOES NOT INCLUDE STEPS OR A SLOPE EXCEEDING 1:20 EXCEPT WHERE ACCESS IS PROVIDED BY A RAMP WITH 1:12 MAXIMUM SLOPE. ACCESSIBLE ELEVATOR OR OTHERWISE GRANTED BY AN UNREASONABLE HARDSHIP EXEMPTION.
I UNDERSTAND THAT IF THE PRIMARY PATH OF TRAVEL IS FOUND NOT TO BE AS INDICATED, SIGNIFICANT DELAYS MAY RESULT.
FURTHERMORE, I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT THE AREA OF SPECIFIC ALTERATION, STRUCTURAL REPAIR OR ADDITION, INCLUDING A PRIMARY ENTRANCE TO THE EXISTING BUILDING AND, WHEN APPLICABLE, SANITATION FACILITIES, DRINKING FOUNTAINS, SIGNS AND PUBLIC TELEPHONES SERVING THE AREA COMPLIES WITH CURRENT CA TITLE 24 ACCESSIBILITY REQUIREMENTS.

John G. Cataldo
SIGNATURE
JOHN CATALDO
PRINT NAME
ARCHITECT
TITLE
9/01/2020
DATE



ARCHITECTURE . ENGINEERING

833 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS:

NEW TRUCK PARKING
1403 SEABRIGHT AVE,
LONG BEACH, CA. 90213

NEW OFFICE BUILDING
1404 HAYES AVE,
LONG BEACH, CA. 90813

DEVELOPER :

JOHN G. CATALDO A.I.A. C.S.I.

Drawing Content :

PROPOSED
SITE PLAN



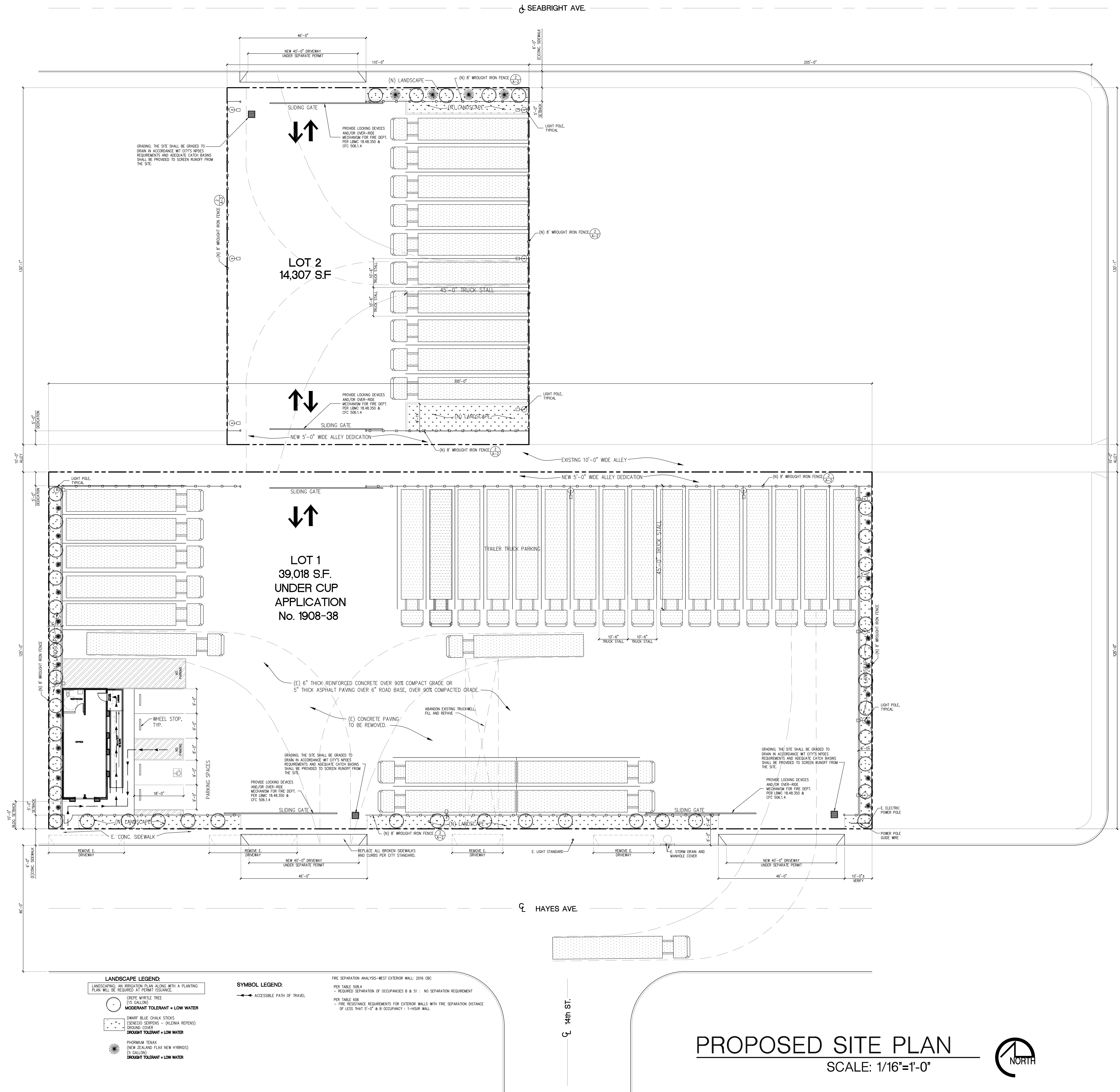
Revisions : Date :

Designer : NB
Manager : S.A.M.B.
Date : 01-27-2021
Job No : 2020-043
Scale : AS NOTED

Drawing No :

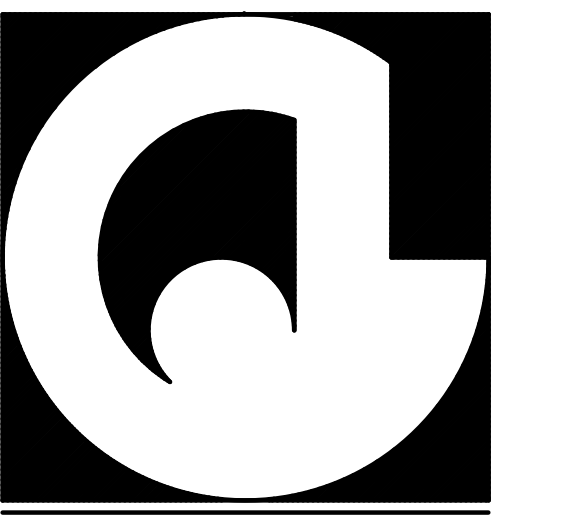
A-1

SHEET : OF :



PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"





ARCHITECTURE . ENGINEERING

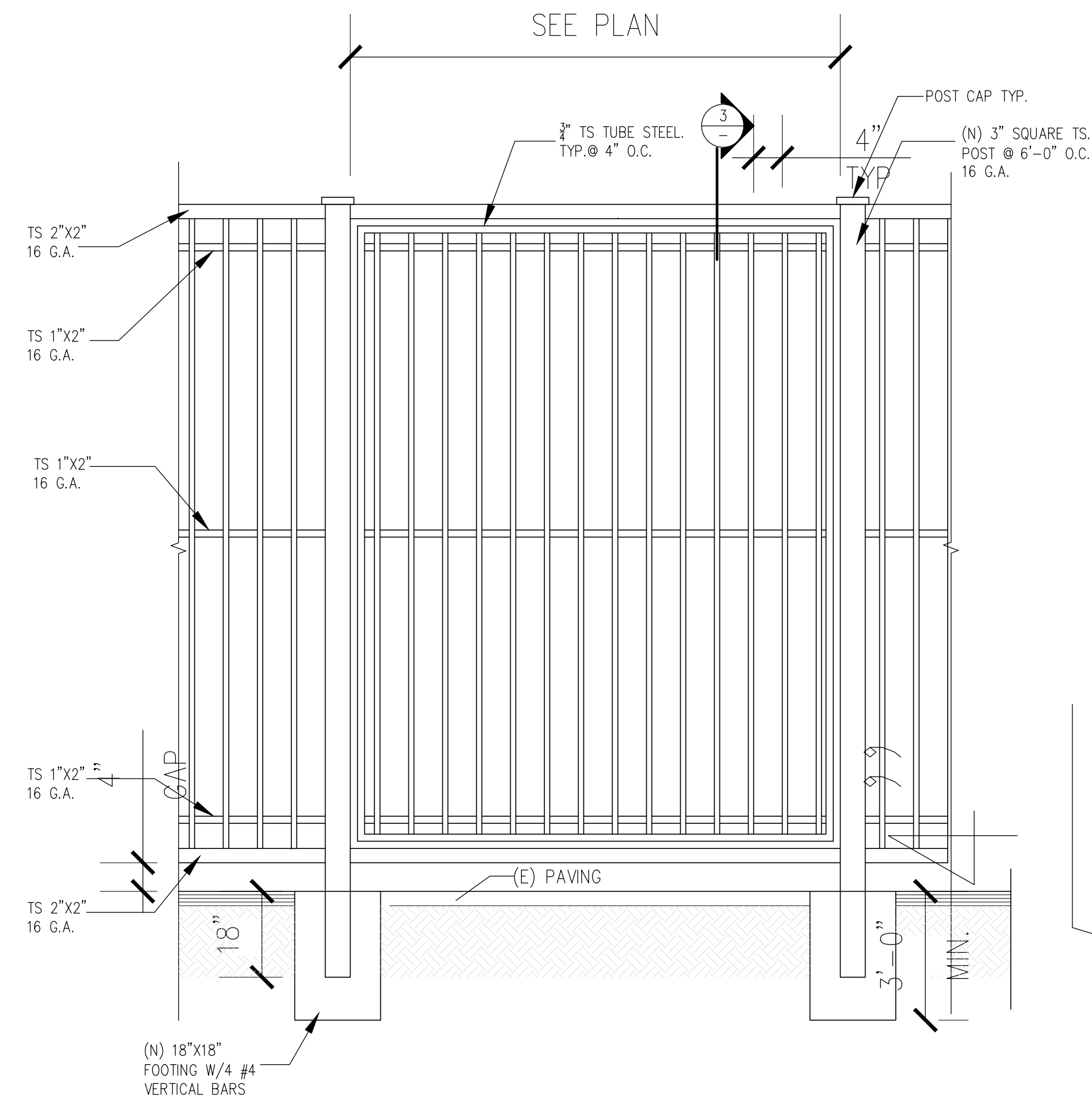
838 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS:
NEW OFFICE BUILDING
1404 HAYES AVE,
LONG BEACH, CA. 90813

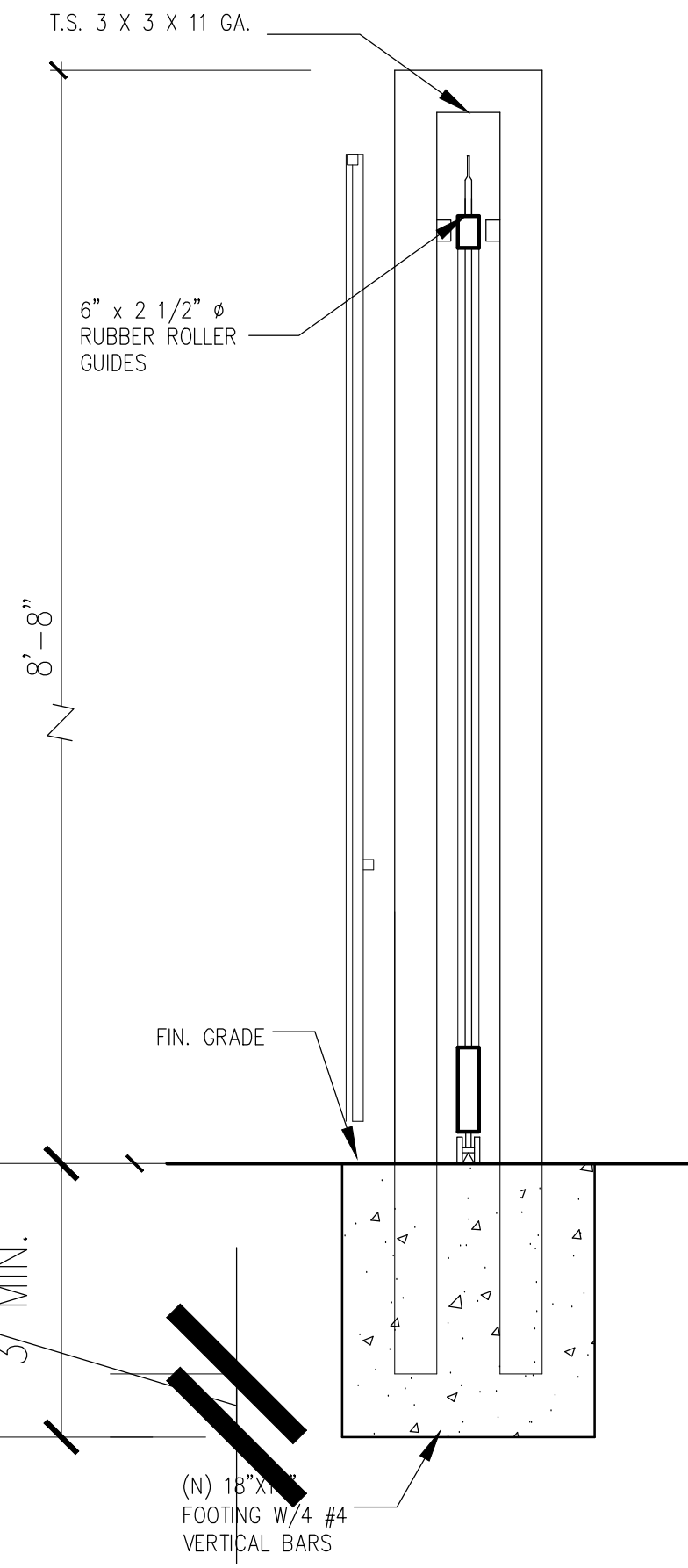
NEW TRUCK PARKING
1403 SEABRIGHT AVE,
LONG BEACH, CA. 90213

DEVELOPER :

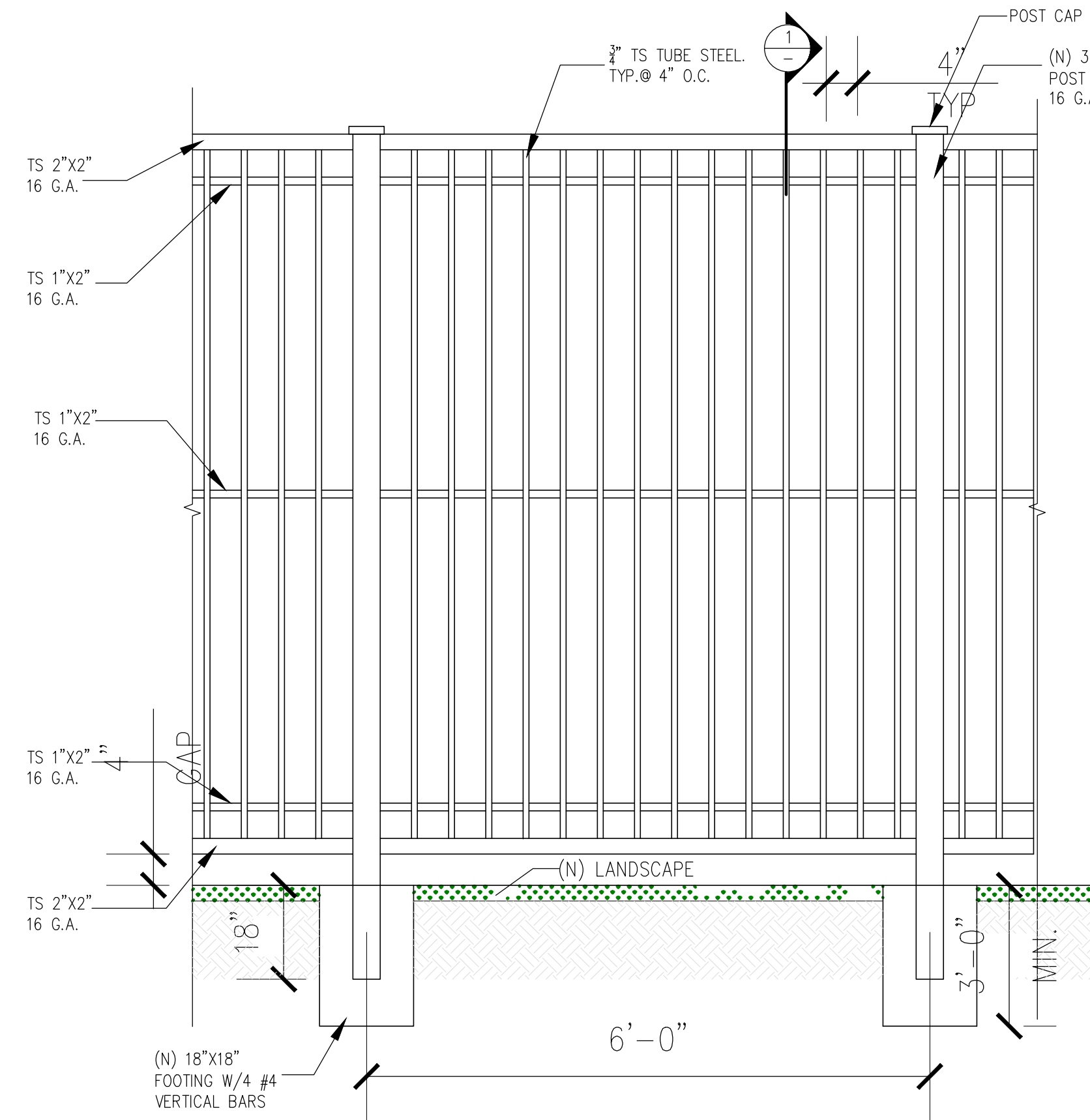
JOHN G. CATALDO A.R.A. C.S.I.



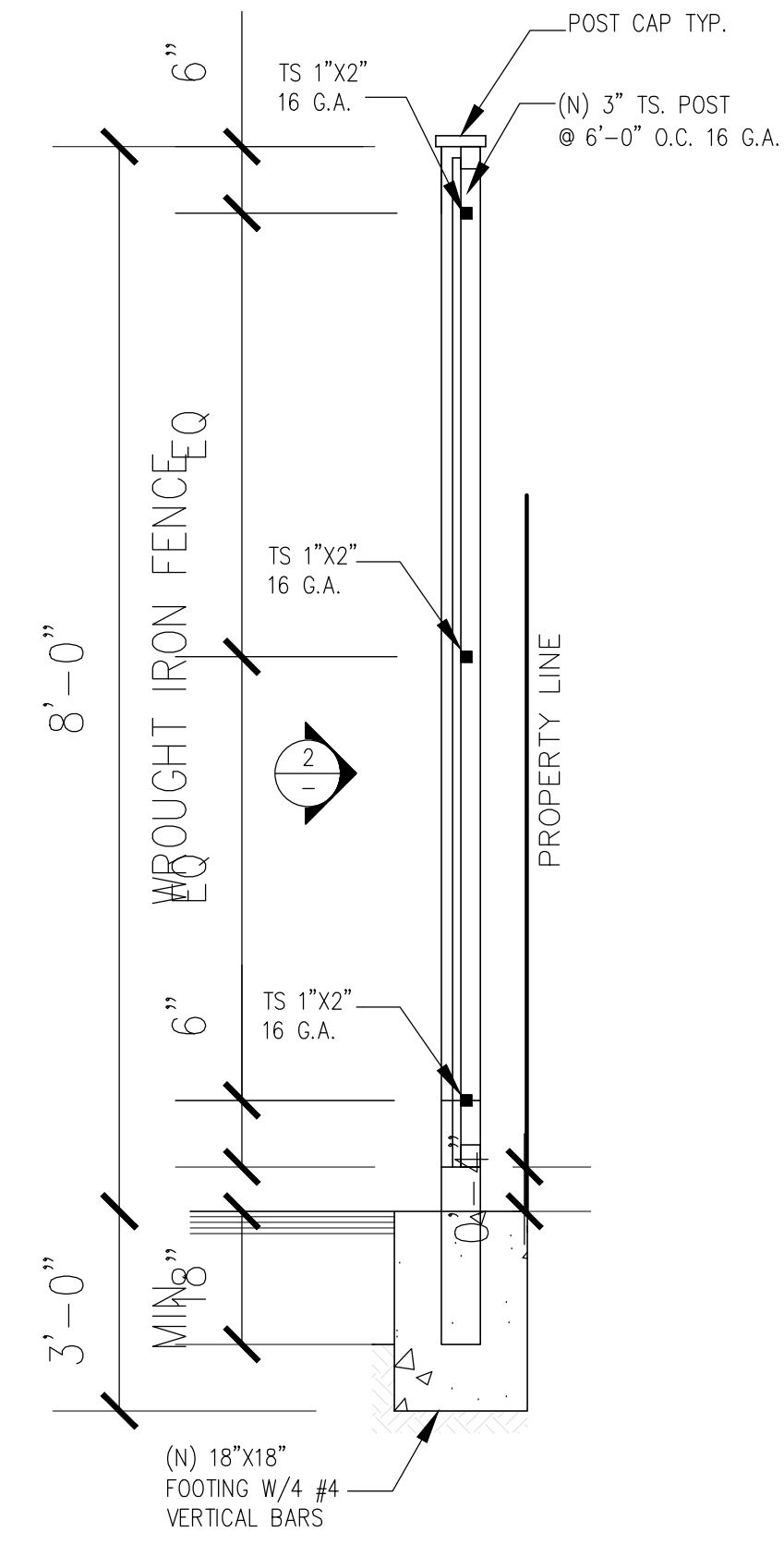
WROUGHT IRON GATE ELEVATION 4
SCALE: 3/4" = 1'-0"



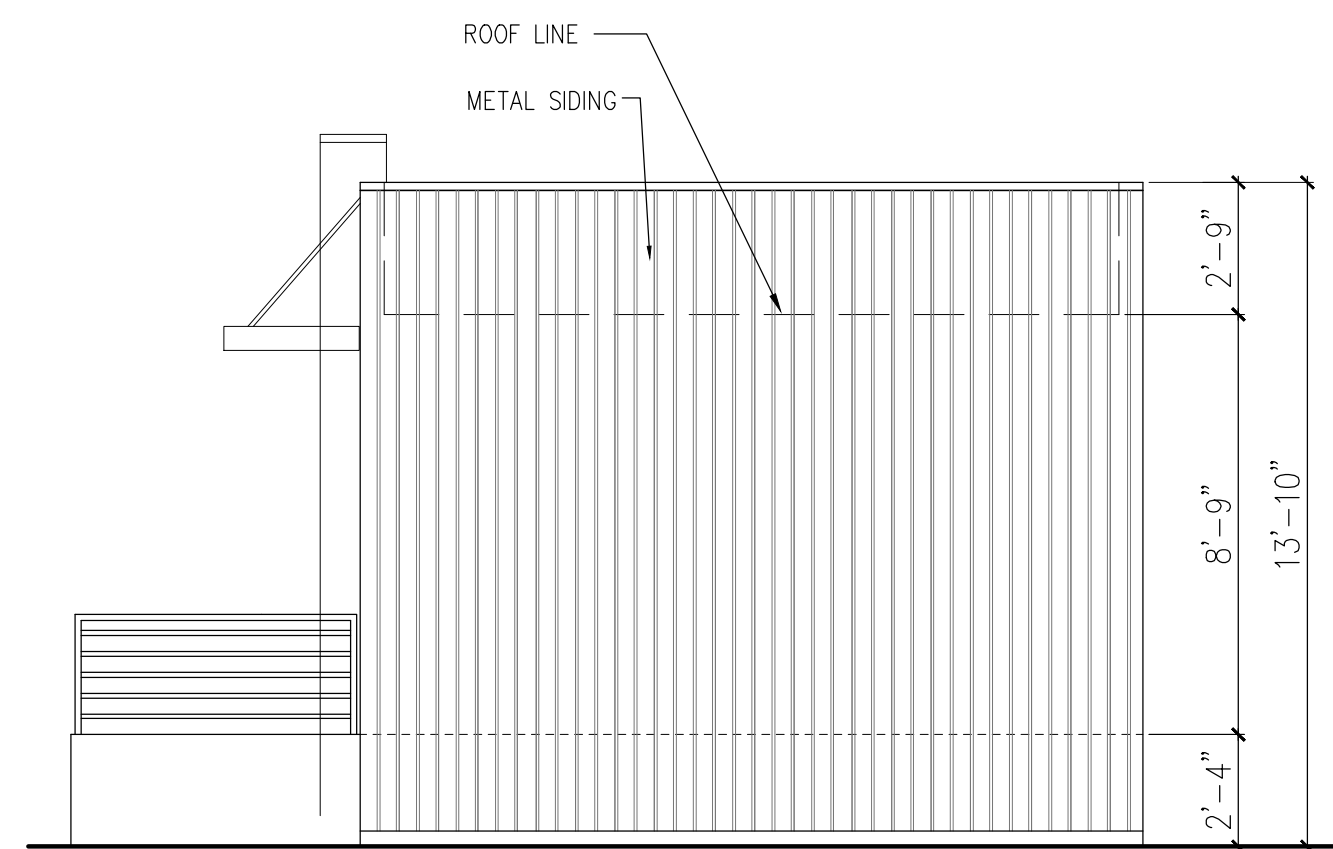
SECTION @ POST 3
SCALE: 3/4" = 1'-0"



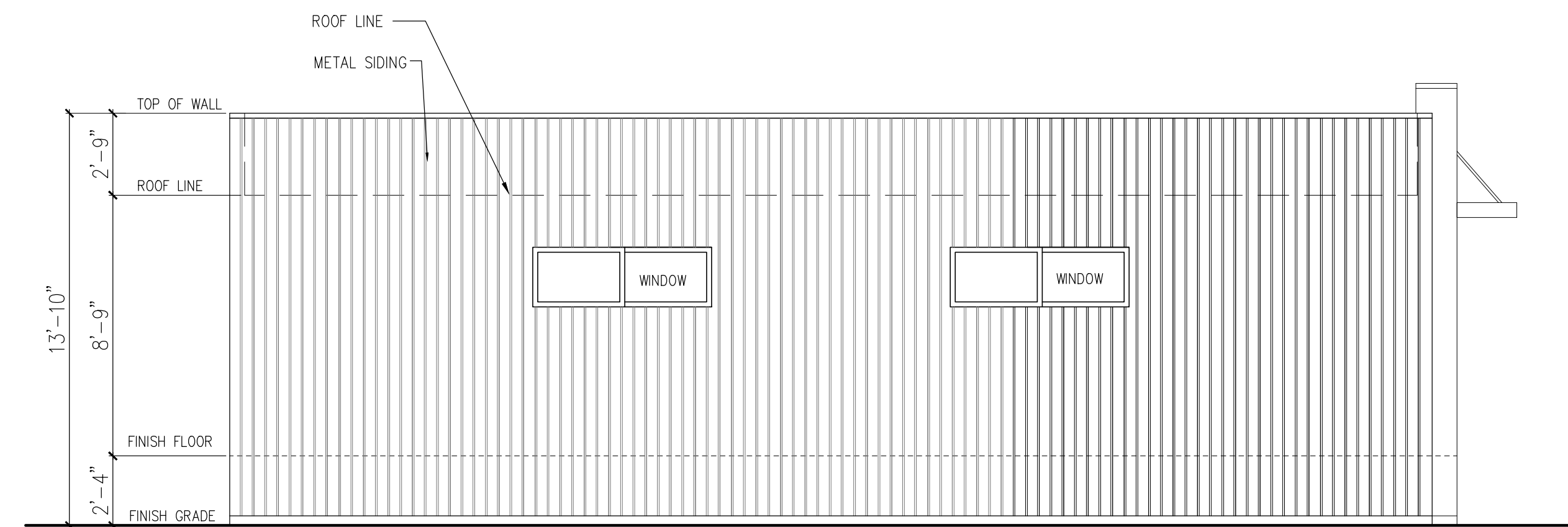
WROUGHT IRON FENCE ELEVATION 2
SCALE: 3/4" = 1'-0"



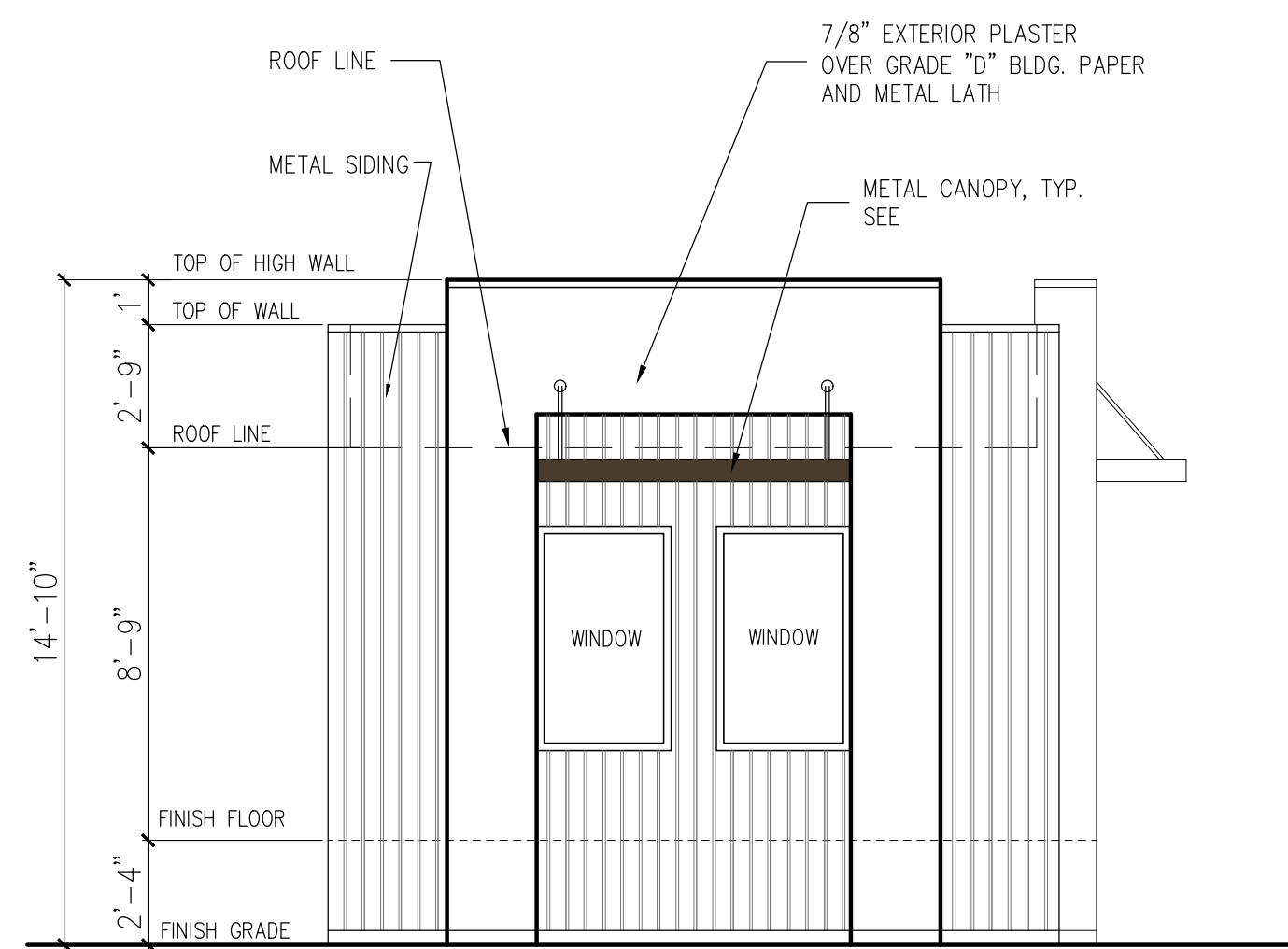
SECTION @ POST 1
SCALE: 3/4" = 1'-0"



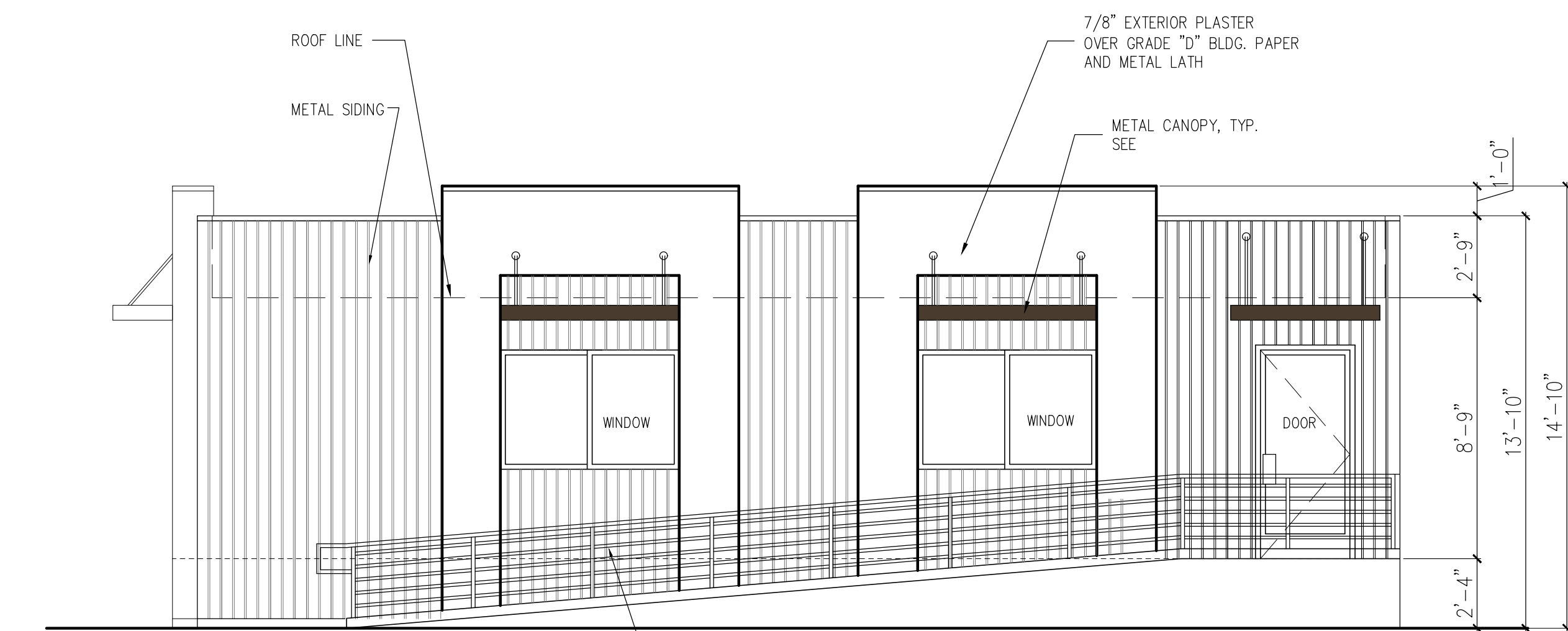
EAST ELEVATION
SCALE: 1/4" = 1'-0"



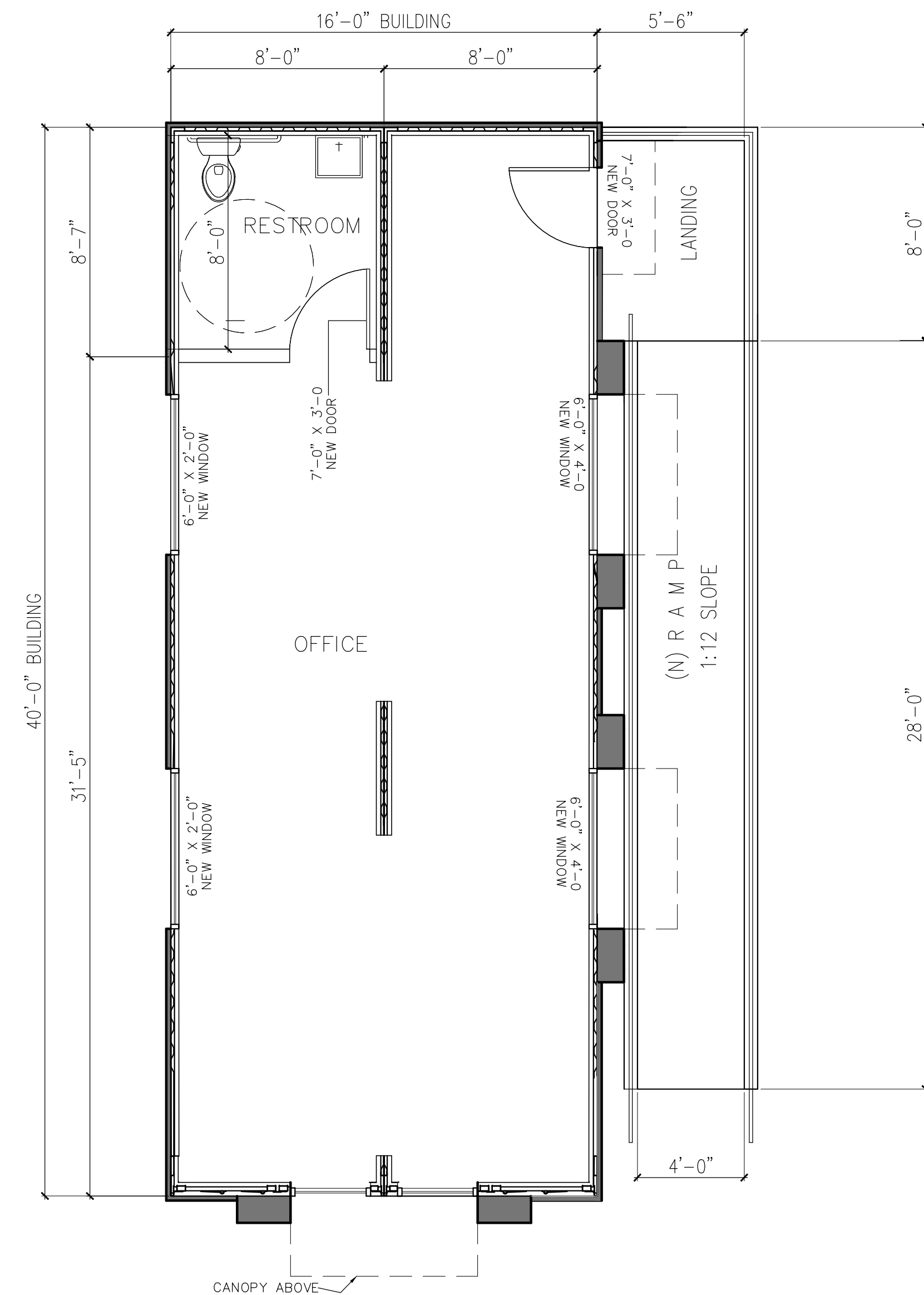
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



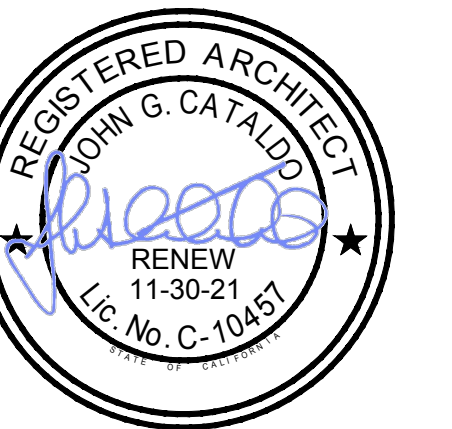
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN 5
SCALE: 1/4" = 1'-0"

Drawing Content :

PROPOSED
FLOOR PLAN &
ELEVATIONS



Revisions : Date :

Designer : NB
Manager : SA,MB
Date : 01-27-2021
Job No : 2020-043
Scale : AS NOTED
Drawing No :

A-2

SHEET : OF :