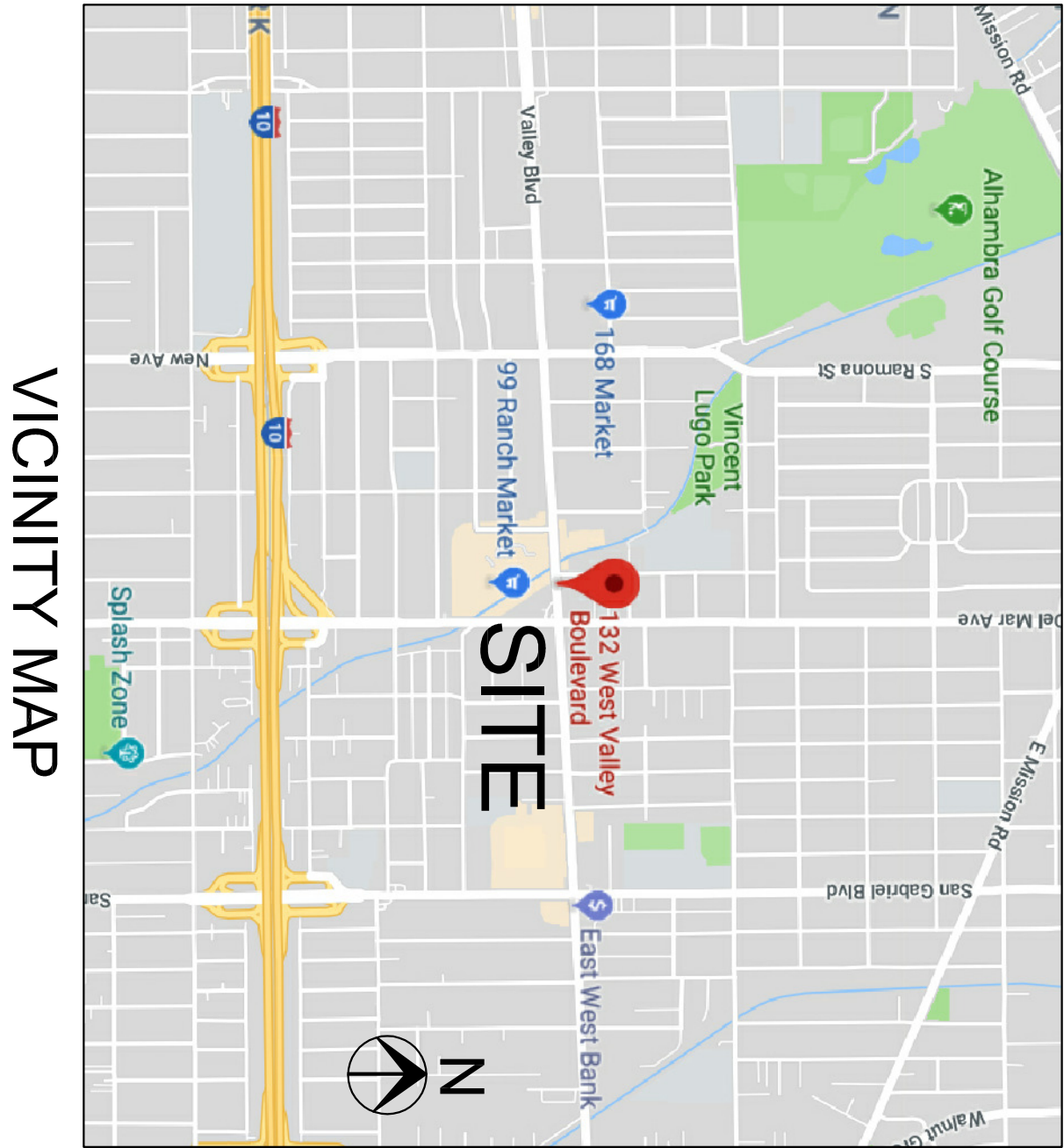
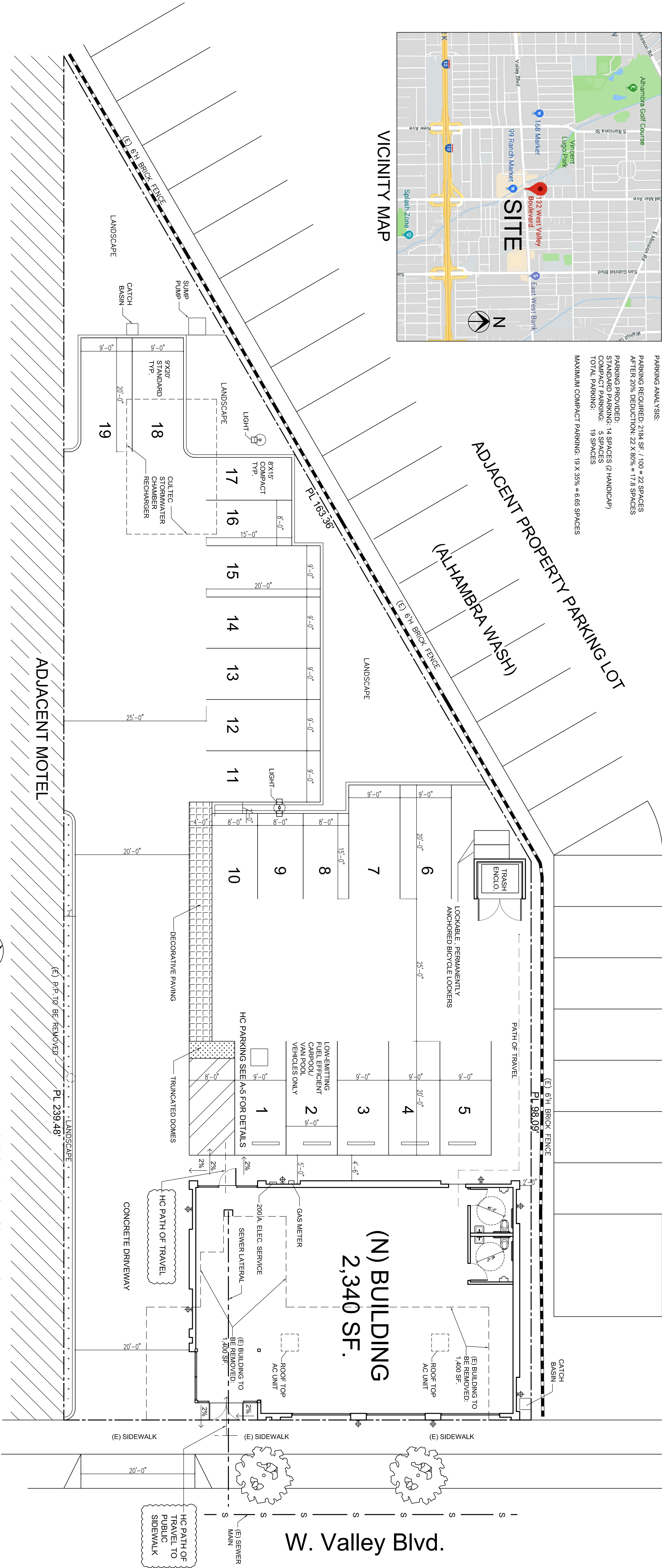


132 W. Valley Blvd. San Gabriel, CA 91776

ADJACENT PROPERTY PARKING LOT



PARKING ANALYSIS:
PARKING REQUIRED: 2184 SF / 100 = 22 SPACES
AFTER 20% DEDUCTION: 22 X 80% = 17.8 SPACES
PARKING PROVIDED:
STANDARD PARKING: 14 SPACES (2 HANDICAP)
COMPACT PARKING: 5 SPACES
TOTAL PARKING: 19 SPACES
MAXIMUM COMPACT PARKING: 19 X 35% = 6.65 SPACES



SITE PLAN (SCALE: 1/8"=1'-0")



SECTION 5.304 - OUTDOOR WATER USE:
SECTION 5.304.1 - IRRIGATION CONTROLLERS SHALL BE:
1. WEATHER OR SOIL MOISTURE BASED CONTROLLERS
2. WEATHER BASED CONTROLLERS SHALL HAVE A RAIN SENSOR

PROJECT DATA:

- ADDRESS: 132 W. Valley Blvd, San Gabriel, CA 91776
 - OWNER: WANG CHEN EGO, 626-258-9078
 - AP##: 5360-D20-002
 - ZONE: MU-T, MIXED USE TRANSIT ORIENTED DEVELOPMENT
 - NEW SHELL BUILDING : 2,340 SF.
 - LOT AREA: 13,840 SF.
 - TYPE OF CONSTRUCTION: V-B (FULLY FIRE SPRINKLERED)
 - OCCUPANCY GROUP: B, OCCUPANT LOAD TO BE DETERMINED LATER
 - NUMBER OF STORIES: 1
 - BUILDING HEIGHT: 24'-0"
 - CODE COMPLIANCE:
 - 2016 CRC, CBC, CMC, CEC, CGC,
 - 2016 CALIFORNIA ENERGY CODE, T-24
 - FAR: 2,340 / 13,840 = 16.9%
 - OPEN SPACE: 2,000 SF. / 13,840 = 14.5%
 - LOT COVERAGE: 2,340+63(trash enclosure) / 13,840 = 16.7%
- SIGN DESIGN TO BE DEFERRED SUBMITTAL IN COMPLIANCE WITH THE REQUIREMENTS OF THE VALLEY BLVD SPECIFIC PLAN

CONTACT/DESIGNER:

STEVE SUN, 626-262-9668,
EMAIL: smg80918@gmail.com

SCOPE OF WORK:

- NEW SHELL BUILDING : 2,340 SF.
- TRASH ENCLOSURE : 63 SF.
- (E) BUILDING TO BE REMOVED: 1,400 SF.

DEFERRED SUBMITTAL:

- FIRE SPRINKLER PLAN / FIRE ALARM
- KITCHEN PLUMBING PLAN, LIGHTING T-24
- INTERIOR ELECTRICAL PLAN, LIGHTING T-24
- MECHANICAL DUCT PLAN
- CEILING PLAN
- KITCHEN DESIGN / KITCHEN HOOD SYSTEM

SHELL BUILDING ONLY

SHEET INDEX:

- A-00 SITE PLAN, PROJECT DATA
- A-01 EXISTING CONDITIONS
- A-02 CONDITIONS
- A-03 FLOOR PLAN
- A-04 SECTIONS
- A-05 ROOF PLAN, DETAILS
- A-06 RESTROOM/PARKING DETAILS
- S-01 FOUNDATION PLAN
- S-02 STRUCTURAL DETAILS
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CONTACT:

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TELEPHONE: 714-971-1350
LIC# 68893

MECHANICAL ENGINEER:
NAME: RAYMOND ZHONG
TELEPHONE: 951-317-8225
ADDRESS: 2416 W. VALLEY BLVD.
ALHAMBRA, CA 91803

LANDSCAPE ARCHITECT:
NAME: JENNY YE
TELEPHONE: 951-317-8225

PROJECT ADDRESS

132 W. Valley Blvd.
San Gabriel, CA 91776

DATE:	
SCALE:	
TITLE:	
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