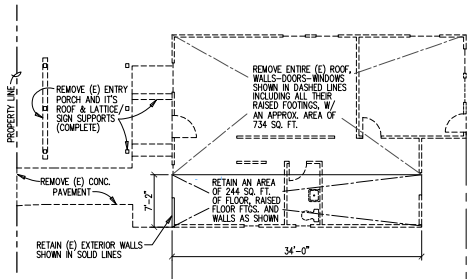
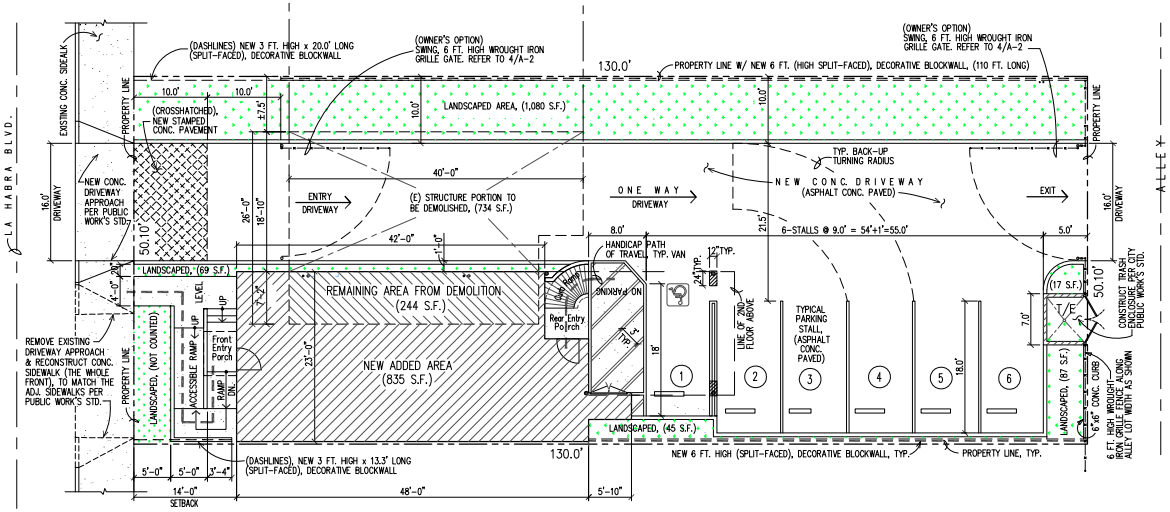
Doctor's Office Expansion and Tenant Improvement

815 E. LA HABRA BLVD., LA HABRA, CA 90631



DEMOLITION PLAN 1/8"=1'-0"



SITE PLAN 1/8"=1'-0"

PROJECT DATA:

APN (NEW) ——— 303-116-09
LOT AREA ——— ± 6500 S.F., (± 0.15 AC.)
CODE USED ——— 2022 (CBC, CFC, CMC, CEC, CPC & CRC), 2022 CALGREEN BLDG. STDS. CODE, 2022 CALIFORNIA ENERGY STANDARDS
OCCUPANCY ——— B
CONSTRUCTION TYPE ——— V-B
SPRINKLERED ——— NO
NUMBER OF STORY ——— 2
BUILDING HEIGHT ——— ± 23 FT.

AREA SUMMARY:

1). (E) RAISED FLOOR OFFICE BLDG. ---------- (918 S.F.)
a). (E) AREA TO BE DEMOLISHED -------- = 734 S.F.
b). REMAINING AREA AFTER DEMOLITION ---------- = 244 S.F.

2). (N) RAISED FLOOR OFFICE EXPANSION ---------- = 835 S.F.
TOTAL GROUND FLOOR AREA = 1079 S.F.

3). (N) 2ND FLOOR OFFICE EXPANSION ---------- = 421 S.F.
TOTAL OFFICE EXPANSION = 1500 S.F.

4). OCCUPANCY LOAD:
a). OFFICES & ETC., = 442-150=600 SQ.FT.
- OCCUPANCY LOAD = 1:100 = 600/100= (6) OCC. LOAD
b). LOBBY/ WAITING LOUNGE= 94+62+156 SQ.FT.
- OCCUPANCY LOAD = 1:15 (NET)= 156/15= (11) OCC. LOAD
TOTAL (BOTH FLOORS) = (13) OCC. LOAD

5). FLOOR AREA/ (RATIO) REQUIRED, MAX: ——— 50 %
-FLOOR AREA/ (RATIO) PROVIDED: = 1500/ 6500 ——— 23 %

6). PARKING REQUIRED: — 4-SPACES PER 1000 S.F. OF BLDG. AREA
-PARKING PROVIDED: ——— 1500 / 250 = 6 =(6) STALLS

7). AREA OF PARKING & DRIVEWAY PAVEMENT: ——— = 3538 S.F.
-LANDSCAPING REQUIRED: ——— 7% x 3538 = ± 248 S.F.
-LANDSCAPING PROVIDED: ——— 34% ——— = ± 1206 S.F.

SCOPE OF WORK:

1). REMOVE/ DEMOLISH EXISTING WALLS (PARTIALLY), PER DEMOLITON NOTES AT SITE PLAN. RETAIN STRUCTURAL WALLS AND RAISED FLOOR CONCRETE STEM FOUNDATION AND IT'S FOOTINGS, TO REMAIN.

2). CONSTRUCT TO EXPAND EXISTING OFFICE BLDG. PER PLANS AT A-2

3). SAWCUT (E) CONC. SIDEWALK 16 FT. LONG (AS SHOWN IN THE SITE PLAN), AND CONSTRUCT NEW CONC. DRIVEWAY APPROACH PER PUBLIC WORK'S STANDARD.

4). REMOVE (E) CONC. DRIVEWAY APPROACH AND RE-CONSTRUCT CONC. SIDEWALK (THE WHOLE 50 FT. FRONT), TO MATCH ADJACENT SIDEWALKS PER PUBLIC WORK'S STANDARD.

5). REMOVE (E) ASPHALT CONC. PAVEMENT THROUGHOUT THE SITE.

6). CONSTRUCT 6 FT. TALL SPLIT-FACED DECORATIVE BLOCKWALL (AS SHOWN IN THE SITE PLAN). TO THE WEST AND EAST PROPERTY LINES, EXCEPT FOR THE 14 FT. FRONT SETBACK ON THE EAST LINE TO BE 3 FT. HIGH ONLY.

7). CONSTRUCT TRASH ENCLOSURE W/ TOP TRELLIS PER CITY PUBLIC WORK'S STD., TO INCLUDE A FLOOR DRAIN & A HOSE BIBB.

PROJECT DESCRIPTION:

1). THE EXISTING STRUCTURE HAS BEEN CLASSIFIED AS AN 'OFFICE' ('B') OCCUPANCY AND TO BE RE-USED AS SAME CATEGORY AS MEDICAL OFFICE. MORE THAN HALF OF THE EXISTING 918 SQ.FT., ONE-STORY BUILDING WILL BE DEMOLISHED, TO PROVIDE THE NECESSARY ACCESS/ DRIVEWAY TO THE COMPLEX. THEN AN ADDITIONAL OF 835 SQ. FT. TO BRING THE FOOTPRINT OF THE BUILDING TO A TOTAL OF =1079 SQ. FT.

THE PROJECT HAS ACCOMODATED SIX (6) PARKING SPACES WHICH ALLOWS THE PROJECT TO EXPAND ITS SQ. FOOTAGE SIZE. A 421 SQ. FT. ON THE SECOND FLOOR EXPANSION HAS BEEN ADDED, TO BRING A TOTAL SIZE OF THE PROJECT TO = 1500 SQ. FT., (PLS. REFER TO THE ABOVE PROJECT DATA FOR ALL THESE INFORMATIONS).

2). NO. OF EMPLOYEES = FOUR (4)

3). HOURS OF OPERATION = 8:00 AM TO 5:00 PM

REVISIONS

ARCHITECT:
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LICENSED ARCHITECT ADOLFO J. MESINA C-14736 10/30/24 STATE OF CALIFORNIA

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LUCY ELENA ALAS
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LA HABRA, CA 90631
PHONE: C/o (626) 261-0767

PROJECT & LOCATION:
DOC'S OFFICE EXPANSION AND TENANT IMPROVEMENT
815 E. LA HABRA BLVD.
LA HABRA, CA 90631

JOB NO.
DRAWN: DCP
DATE: 7-18-24
SCALE: AS SHOWN

A-1

SHEET 1 OF 3