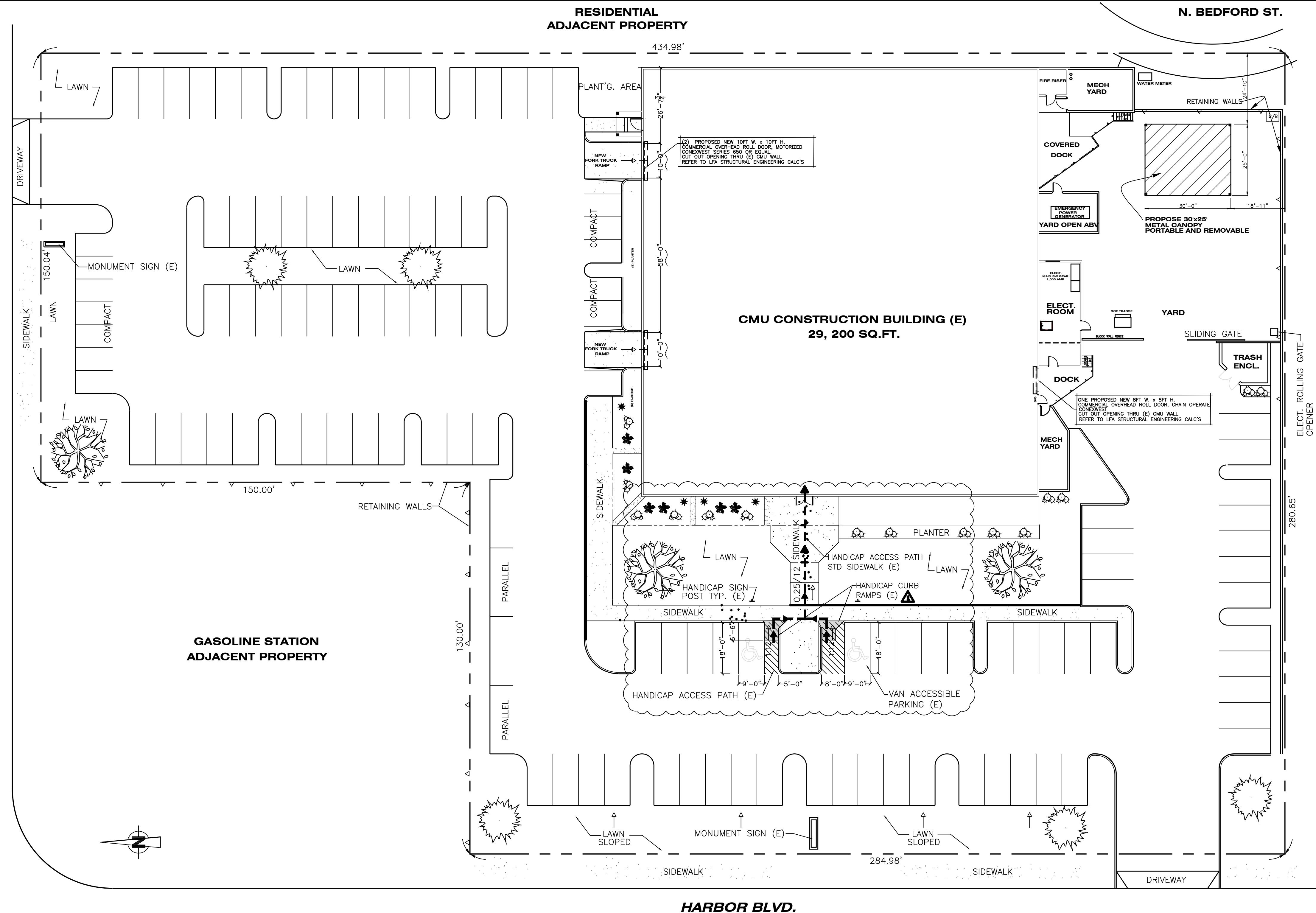


WHITTIER BLVD.



HARBOR BLVD.

PLOT PLAN

SCALE: 1"=20'-0"

PARKING DATA

PARKING LOT AREA = 86640 s.f.
 CONCRETE PAVED

LANDSCAPING REQ'D. = 6064 s.f.

LANDSCAPING PROVIDED = 11721 s.f.

PARKING REQUIRED = 29,200 s.f.
 x (4 cars / 1,000 s.f.) = 117 cars

PARKING PROVIDED = 124 CARS-4 =120
 (103 CARS @ 9' x 20', 17 CARS @ 8' x 15')
 4 CARS @ 8' x 24' (PARALLEL)

NOTE: (4) COMPACT CAR PARKING SPACES WILL BE LOST TO ADD TWO PROPOSED DOORWAY IN NORTH WALL

SITE DATA

1962 ORIGINAL BLDG: 21,700 s.f.
 1987 2nd FLR ADDITION: 6,892 s.f.
 1987 FRONT ADDITION: 608
 BLDG. TOTAL 29,200 SQFT

PROPERTY: 2.83 ACRE LOT
 APN-TAX ID/PARCEL #303-231-02
 CBC 602.3 BUILDING TYPE: III-A (CMU EXT. WALLS, 1HR INT. WALLS)

CBC 304.1 OCCUPANCY: GROUP B (OFFICE & PROFESSIONAL SRV)
 CONDITIONAL USE PERMIT APPLICATION SUBMITTED

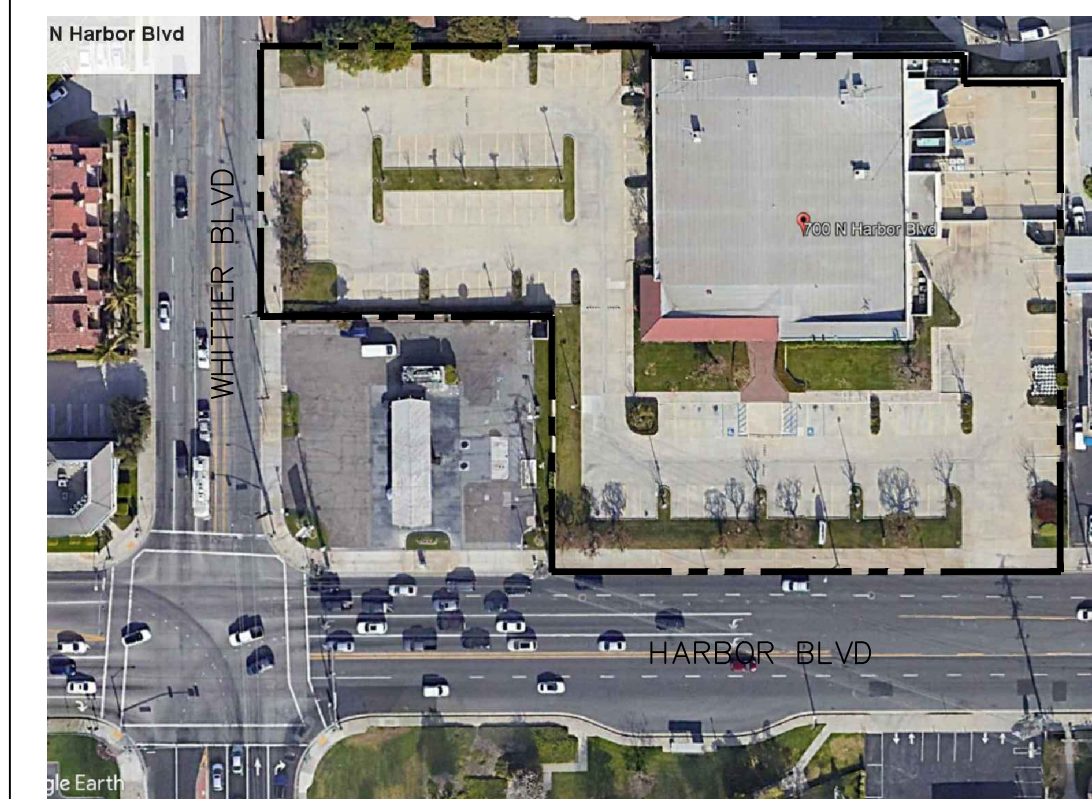
DISCLOSURE STATEMENT:
 THIS PROPERTY FOR THE LAST SEVEN YEARS PREVIOUSLY OWNED BY AMERICAN FIRST CREDIT UNION VOLUNTARILY CONDUCTED AN ENVIRONMENTAL ENGINEERING STUDY AND SVE REMEDIATION FOR CONTAMINATED SOIL CONDITIONS. THE PROPERTY NEXT DOOR OCCUPIED BY LA HABRA VILLAGE CLEANERS A DRY CLEANER HAD SOIL CONTAMINATION ISSUES. REFER TO HILLMAN CONSULTING PROJECT NO# C3-6582 & GSI ENVIRONMENTAL JOB# 6339 REPORTS AS PROVIDED TO THE CALIFORNIA DEPT. OF TOXIC SUBSTANCES CONTROL (DTSC). STUDY CONCLUDED NO IMMEDIATE ENVIRONMENTAL IMPACT AND SOLVENT VAPOR LEVELS WITHIN ACCEPTED EPA LEVELS.

FIRE DEPT. NOTES

1. BUILDING IS EQUIPPED WITH FIRE SPRINKLER SYSTEM AS PERMITTED 1987 BY LA HABRA FIRE DEPT. AND APPROVED. HALON FIRE SUPPRESSION SYSTEM AT OLD COMPUTER ROOM IS INOPERATIVE AT THIS TIME.
2. EXIT DOORS ARE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
3. ALL STORAGE TO REMAIN 18" BELOW SPRINKLER HEADS

SITE MAP


SCALE: NONE



ROOTER HERO PLUMBING & AIR
 GENERAL CONTRACTOR
 LICENSE #1028886
 OWNER / OCCUPANT
 700 N. HARBOR BLVD.
 LA HABRA, CA 90631
 PH (818) 925-6096

No.	Revision/Issue	Date
1	UPDATED HANDICAP ACCESS PATH DETAIL PER PLAN CHK CORRECTION BLDG-24-0090	10-24-24
2	ADD ADA PARKING & ACCESS PATH CHG PROPOSED ROLL DOOR SIZES	8-15-24

Project Name and Address



ROOTER HERO PLUMBING

700 N. HARBOR BLVD., LA HABRA, CA 90631
 PH: (818) 925-6096 FAX: (818) 979-0575

PLOT PLAN

Project	G GRIDER	Sheet	SP-1
Date	7/15/2024		
Scale	NOTED		