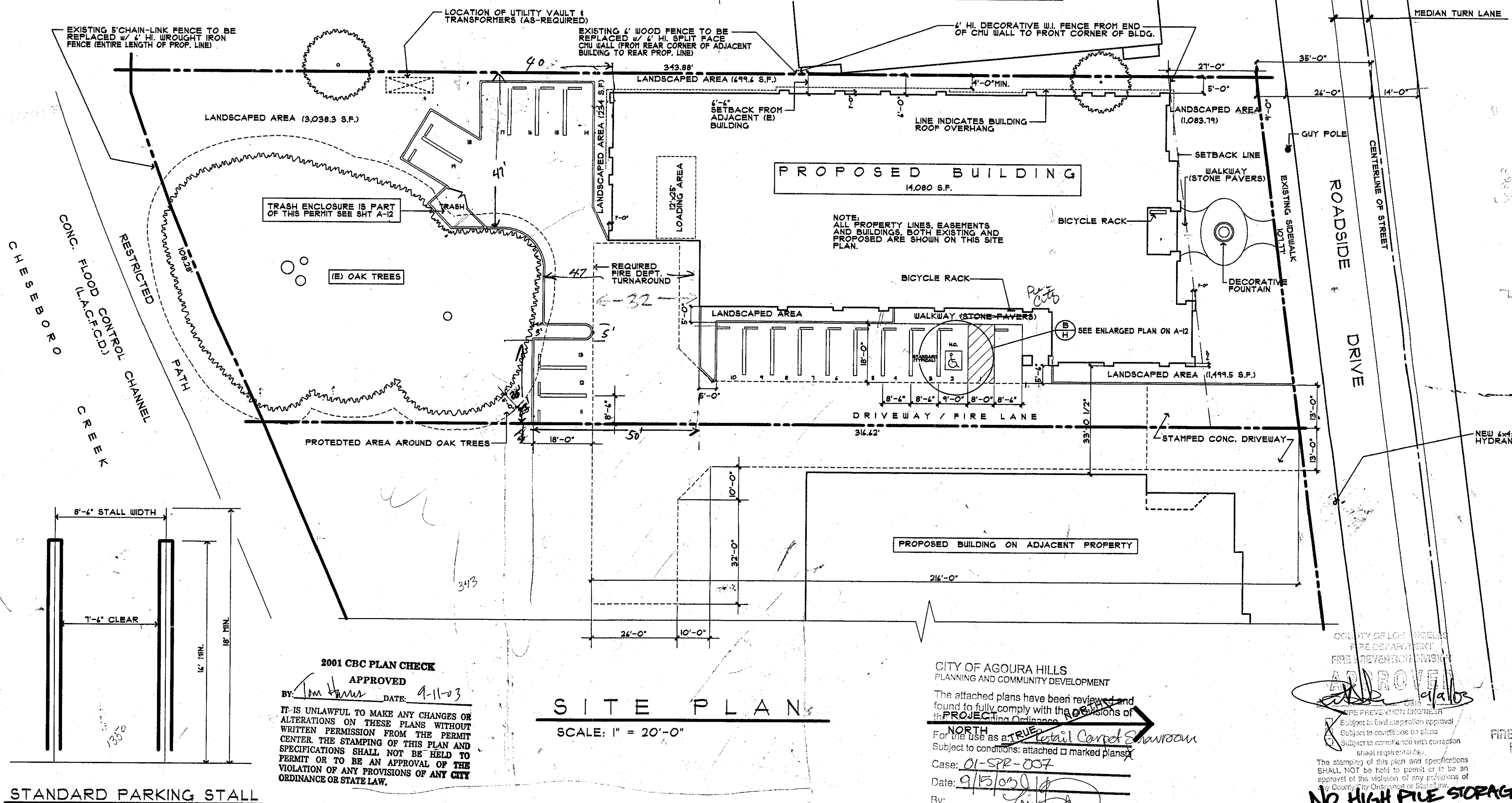


NOTES

1. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
2. THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2001 CBC, CMC, CPC, & CEC.
3. NO HAZARDOUS MATERIALS SHALL BE STORED OR USED IN THIS BUILDING THAT EXCEED THE QUANTITIES LISTED IN UBC TABLE 3D (3E).
4. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
5. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN UBC TABLE 8-B.
6. ALL EXITS ARE TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
7. PROVIDE A SIGN ON OR NEAR THE EXIST DOORS READING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS." THIS SIGNAGE IS ONLY ALLOWED AT THE MAIN EXIT.
8. A FLOOR LANDING NOT MORE THAN 1/2 INCH BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EXIT DOOR.
9. WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE, STATION SERVICE, OR SHALL BE PROVIDED WITH A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.

FIRE DEPARTMENT NOTES

- HYDRANTS, FIRE FLOW AND ACCESS**
1. PROVIDE FIRE DEPARTMENT ACCESS OR VEHICULAR TURNAROUND IN ACCORDANCE WITH SPECIFICATIONS BELOW.
 2. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 24 FEET CLEAR TO THE EXIST DOORS TO THE BUILDING FOR A DURATION OF 2 HOURS.
 3. 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.
 4. FIRE HYDRANT REQUIREMENTS ARE AS FOLLOWS:
 - 1. ALL HYDRANTS SHALL MEASURE 6" x 4" x 1/2" BRASS OR BRONZE CONFORMING TO ANSA STANDARD C503 OR APPROVED EQUAL.
 - 2. HYDRANTS SHALL BE INSTALLED FOR SPECIFICATION OF LOS ANGELES COUNTY WATER ORDNANCE.
 - 3. ALL REQUIRED HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.
 - 4. ALL-WEATHER VEHICULAR ACCESS SHALL BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND THROUGHOUT CONSTRUCTION.
 - 5. PROVIDE AN APPROVED FIRE SPRINKLER SYSTEM PLAN SHALL BE APPROVED PRIOR TO INSTALLATION PER CITY ORDINANCE.
 - 6. FIRE SPRINKLER SYSTEM SHALL BE CALCULATED PER NFPA 13.
 - 7. FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED IN ACCORDANCE WITH THE BUILDING CODES.
 - 8. SUBMIT PLANS SHOWING UNDERGROUND PIPES OF ON-SITE HYDRANTS AND SPRINKLER SYSTEMS FOR APPROVAL PRIOR TO INSTALLATION.
 - 9. ON-SITE PROTECTION FACILITIES HYDRANTS, SPRINKLER SYSTEMS, ETC. SHALL BE APPROVED PRIOR TO OCCUPANCY.
 - 10. THE INSPECTION HYDROSTATIC TEST AND FLUSHING OF THE HYDRANT AND/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE. NO UNDERGROUND PIPES SHALL BE COVERED OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS TO INSPECT SUCH INSTALLATION.
 5. FIRE AND LIFE SAFETY BUILDING REQUIREMENTS:
 1. PROVIDE A HIGHER FIRE RESISTIVE AREA / OCCUPANCY SEPARATION BETWEEN THE "A" AND "B" OCCUPANCY BUILDING CODE TABLE 5-B OR TITLE 24 TABLE 5-B.1 SEE PLAN.
 2. EXIST DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREAS OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE TITLE 24, 100331.5.
 3. EXIST DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. TITLE 24, 100331.6.
 4. WIDTH AND HEIGHT OF REQUIRED EXIST DOORWAYS SHALL COMPLY WITH TITLE 24, 100331.5.
 5. 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, 100329.1.
 6. PROVIDE EXIST SIGNS PER TITLE 24, 100329.1.
 7. PROVIDE APPROVED EXIST ILLUMINATION AND ILLUMINATED EXIST SIGNS, WHICH ARE POWERED FROM SEPARATE SOURCES. TITLE 24, 100329.2.
 8. THE FIELD INSPECTOR SHALL DETERMINE FIRE EXTINGUISHER REQUIREMENTS. FIRE CODE 1002.
 9. BUILDING ADDRESS NUMBERS ARE TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET. FRONTING THE PROPERTY, ADDRESS NUMBERS SHALL CONTRAST WITH THE BACKGROUND. FIRE CODE 1002.4.
 10. PROVIDE A KEY BOX AS REQUIRED BY FIRE CODE 902.4 AT THE ENTRY.
 11. KEY BOX TO BE DESIGNED PER L.A. COUNTY FIRE DEPARTMENT REG. #5.
 12. COMMERCIAL CHIMNEYS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 15 CUBIC YARDS OR GREATER SHALL NOT BE STORED ON A LOT WITHIN THE FEET OF COMBUSTIBLE WALLS OR OPENINGS OR COMBUSTIBLE ROOF. CHIMNEYS AND CONTAINERS SHALL BE PROTECTED BY AN APPROVED FIRE SPRINKLER SYSTEM. FIRE CODE 1002.2.
- BUILDING REQUIREMENTS FOR FIRE ZONE IV VERY HIGH FIRE HAZARD ZONE**
1. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN TITLE 24, 10041 WOOD SHINGLE AND WOOD SHAKE ROOFS ARE PROHIBITED. REGARDLESS OF CLASSIFICATION UNDER THE UBC STANDARD 15-2. BUILDING CODE 6403.2.
 2. THE ROOFS SHALL BE PRE-STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAMES OR EMBERS UNDER THE TILE BUILDING CODE 6403.2.
 3. WALLS FORMING THE ENCLOSURE OF A BUILDING SHALL BE ONE-HOUR FIRE RESISTIVE CONSTRUCTION ON THE EXTERIOR SIDE AS APPROVED BY THE BUILDING OFFICIAL. BUILDING CODE 6403.3.
 4. EXTERIOR WINDOWS, CURTAIN AND WINDOW WALLS SKYLIGHTS, AND EXTERIOR DOORS SHALL UTILIZE MULTI-LAZED PANELS. BUILDING CODE 6403.4.
 5. A FINAL FUEL MODIFICATION PLAN SHALL BE SUBMITTED TO, AND APPROVED BY THE FORESTRY DIVISION PRIOR TO BUILDING PLAN APPROVAL. IMPLEMENTATION OF THE APPROVED FUEL MODIFICATION PLAN AND FINAL INSPECTION WILL BE REQUIRED PRIOR TO APPROVAL FOR FINAL OCCUPANCY. SUBMIT THREE COPIES OF A COMPLETED FUEL MODIFICATION PLAN TO THE FUEL MODIFICATION UNIT, FIRE STATION 422, 603 N. ANGELES AVE., AGOURA, CA 91301-2004, TELEPHONE 629-1999-5205. FIRE CODE 107.21.
 6. CLEARANCE OF BRUSH AND VEGETATION GROWTH SHALL BE MAINTAINED PER FIRE CODE 107.22.
- ADDITIONAL BUILDING AND OCCUPANCY REQUIREMENTS**
1. PRIVATE ROADS USED FOR FIRE DEPARTMENT ACCESS SHALL BE CAPABLE OF SUPPORTING THE WEIGHT OF A 25 TON VEHICLE.
 2. FIRE DEPARTMENT ACCESS ROADS LESS THAN 10% SLOPE, AND NOT PAVED TO PUBLIC WORKS STANDARDS, REQUIRE CERTIFICATION FROM A REGISTERED CIVIL ENGINEER STATING THE ROAD MEETS OR EXCEEDS ALL-WEATHER STANDARDS O.L.A. CO. FIRE DEPARTMENT PUBLIC WORKS.
 3. ADDITIONAL REQUIREMENTS MAY BE IMPOSED AFTER THE FIRE DEPARTMENT IS PROVIDED WITH MORE DEFINITIVE INFORMATION REGARDING THE PROJECT.



SITE PLAN

SCALE: 1" = 20'-0"

2001 CBC PLAN CHECK
 APPROVED
 BY: *[Signature]* DATE: 9-11-03
 IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS ON THESE PLANS WITHOUT WRITTEN PERMISSION FROM THE PERMIT CENTER. THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW.

CITY OF AGOURA HILLS
 PLANNING AND COMMUNITY DEVELOPMENT
 The attached plans have been reviewed and found to fully comply with the provisions of the PROCEC Planning Ordinance.
 For the use as a *[Signature]* *[Signature]*
 Subject to conditions: attached marked plans
 Case: 01-SPR-007
 Date: 9/13/03
 By: *[Signature]*
 For The Zoning Administrator
 Notes: Approved subject to the conditions of Resolution(s) No. 719

CITY OF LOS ANGELES
 FIRE DEPARTMENT
 APPROVED
 9/11/03
 FIRE PREVENTION DIVISION
 Subject to final inspection approval
 Subject to conditions on plans
 Subject to approval with correction
 The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of the County Fire Department Ordinance.
NO HIGH FILE STORAGE

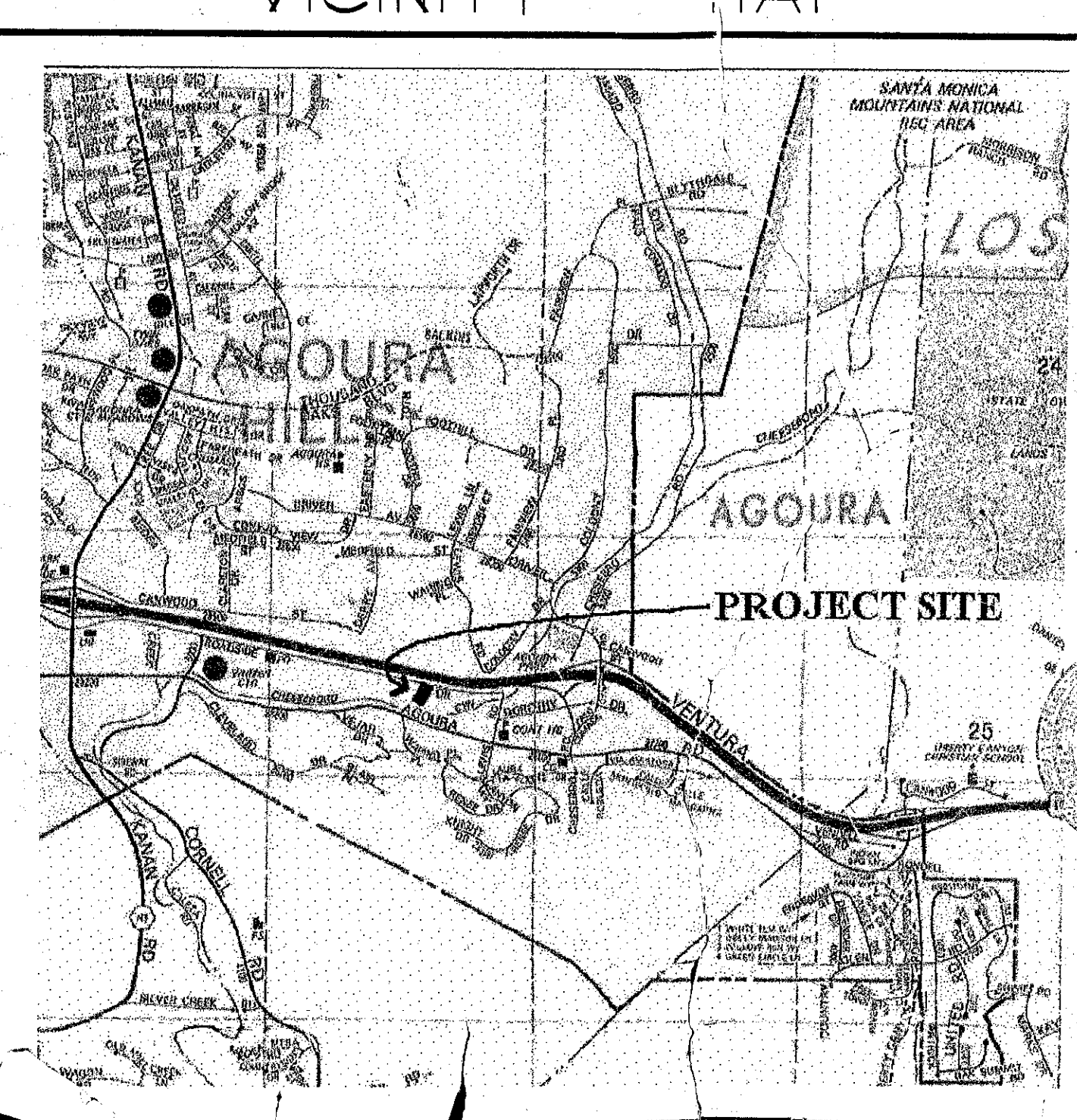
PROJECT SUMMARY

PROJECT ADDRESS: 28350 ROADSIDE DRIVE CITY OF AGOURA HILLS COUNTY OF LOS ANGELES (LOT: 19 TRACT: 8450) ASSESSOR'S PARCEL NO.: APN 004-009-043 LEGAL DESCRIPTION: FOR LOT 19 BLK. 2 PER MAP RECORDED IN BOOK 104 PAGES 19 THROUGH 90 INC. OF MAPS RECORDS OF LOS ANGELES COUNTY IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. OWNER: RICK & JANET SIMONE 5308 DERRY AVENUE UNIT 2 AGOURA HILLS, CA 91301 (805) 494-1113 PROJECT DESCRIPTION: A PROPOSED NEW 1 STORY COMMERCIAL BUILDING IN AGOURA HILLS, CA BUILDING USE: CARPET & FLOORING STORE, RETAIL SHOWROOM AND WAREHOUSE BUILDING TYPE: TYPE V-N C.M.U. & WOOD. BUILDING OCCUPANCY: M / SI OCCUPANCY STORIES: 2 BUILDING HEIGHT: 21' PROVIDE FIRE SPRINKLERS THROUGHOUT ENTIRE BUILDING. (UNDER SEPARATE PERMIT SUBMIT PLANS FOR APPROVAL PRIOR TO INSTALLATION.)	AREA SUMMARY LOT AREA: 35,490 sq. ft. (0.818 ACRES) TOTAL LANDSCAPED AREA = 4,844 S.F. BUILDING FOOTPRINT (INC. COVERED ENTRIES & ARCH PROJECTIONS) = 1513 S.F. FIRST FLOOR: 12,015 S.F. (5,403 WAREHOUSE + 5,783 RETAIL/OFFICE) SECOND FLOOR OFFICE = 23,021 S.F. TOTAL BUILDING AREA: 13,504 S.F. AREA JUSTIFICATION (PER TABLE 5-B, 505, 505) WAREHOUSE = 5,404 S.F., SEPARATED BY 1 HOUR DIVISION WALL FROM RETAIL / OFFICE = 8,015 S.F. ALLOWABLE AREA BETWEEN DIVISION WALLS (FULLY SPRINKLERED) = 16,000 FOR TYPE V-N CONSTRUCTION. (TABLE 5-B CEC.) PARKING SUMMARY PARKING SUMMARY: BUILDING S.F. = 13,504 REQUIRED PARKING = 1 SPACE PER 150 S.F. 13,504 / 150 = 18.05 PARKING SPACES 18 PARKING SPACES REQUIRED TOTAL PARKING SPACES PROVIDED = 19 PARKING PROVIDED: 1 HANDICAP + 18 STANDARD BUILDING CODES THIS PROJECT SHALL COMPLY WITH TITLE 24 AND THE 2001 EDITIONS OF THE CBC, CMC, CPC AND CEC. GRADING A GRADING PERMIT IS REQUIRED FOR THIS PROJECT GRADING PERMIT No.	PROJECT CONSULTANTS ENGINEER OF RECORD: JEFF WARLING RCE 43143 WARLING & ASSOCIATES 1145 TAMPA AVENUE SUITE 104 NORTHridge, CA 91324 (818) 343-8212 DRAWINGS PREPARED BY: PLANS PLUS DESIGNS 9036 RESEDA BLVD. SUITE 101 NORTHridge, CA 91325 (818) 349-8338 HVAC & PLUMBING PLANS PREPARED BY: MICHAEL KAZIMIERCZAK MECHANICAL & ELECTRICAL ENGINEERS 12252 CALIFA ST. VILLAGE VILLAGE, CA 91407 (818) 508-5104 ELECTRICAL PLANS PREPARED BY: JOHN R. HANZLIK & ASSOC. INC. CONSULTING ELECTRICAL ENGINEERING 1100 HAYVENHURST AVENUE SUITE 301 VAN NUTS, CA 91404-3604 (818) 401-1178 GRADING PLANS PREPARED BY: EMAD H. ASHAMALLA CONSULTING CIVIL ENGINEER 102 N. GLENDALE AVE. STE. M GLENDALE, CA 91204 (818) 552-2510 LANDSCAPING PLANS PREPARED BY: GARY KRAUSE 3415 LOBO CYN. RD. AGOURA HILLS, CA (818) 704-1018
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SHEET INDEX

A-1	SITE PLAN / PROJECT SUMMARY
A-2	FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	BUILDING ELEVATIONS
A-5	ROOF PLAN
A-6	CROSS-SECTIONS A & B
A-7	CROSS-SECTIONS C & D
A-8	CROSS-SECTIONS E & F
A-9	CROSS-SECTION G
A-10	CROSS-SECTIONS H & I
A-11	DETAILS
A-12	DETAILS
D	INTERIOR WALL / CEILING / DOOR & WINDOW DETAILS
H-1	DISABLED ACCESS DETAILS
H-2	DISABLED ACCESS DETAILS
H-3	FOUNDATION PLAN
S-1	FLOOR FRAMING PLAN
S-2	ROOF FRAMING PLAN
S-3	GENERAL NOTES
S-N	DETAILS
D-1	DETAILS
D-2	PLUMBING PLANS
P-1	HVAC - FIRST FLOOR
M-1	HVAC - SECOND FLOOR
M-2	HVAC - ROOF PLAN
M-3	ELECTRICAL - SITE / SYMBOLS / NOTES
E-1	ELECTRICAL - LIGHTING & POWER PLANS
E-2	ELECTRICAL - ROOF PLAN & 1 LINE DIAGRAM
E-3	ELECTRICAL - SITE PHOTOMETRIC PLAN
E-4	GRADING NOTES
C-1	GRADING PLAN
C-2	GRADING DETAILS
C-3	GRADING DETAILS

VICINITY MAP



REVISION

3-11-03 P.C. CC
4-25-03 P.C. CC

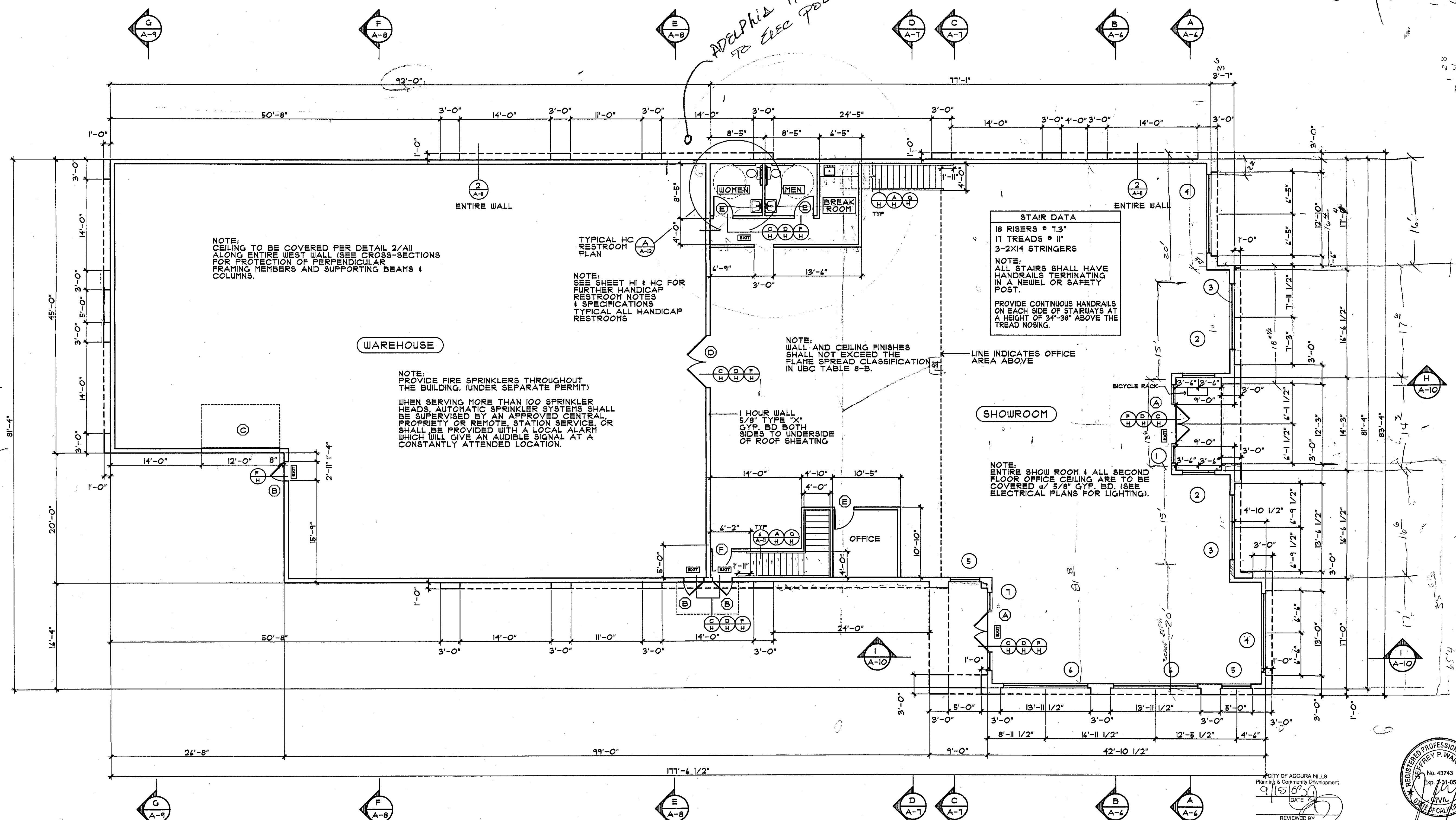
WARLING & ASSOCIATES
 STRUCTURAL ENGINEERING
 11145 TAMPA AVE. SUITE 104, VAN NUTS, CA 91411

JOB ADDRESS:
 28350 ROADSIDE DRIVE
 AGOURA HILLS, CA 91301

PROPOSED NEW SHOWROOM & WAREHOUSE for:
 LEADER CARPET
 5308 DERRY AVE.
 UNIT 2
 AGOURA HILLS, CA 91301
 818-342-2358

PLANS PLUS DESIGNS
 BUILDING DESIGN
 9036 RESEDA BLVD. #107
 NORTHridge, CA 91325
 818-349-8338

DATE: 5/25/01
SCALE: AS NOTED
DRAWN:
JOB: SIMONE
SHEET:
OF: 1
SHEETS:



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

DOOR SCHEDULE					
QTY	SYM	W	H	DESCRIPTION	REMARKS
2	(A)	4'-0"	7'-0"	PAIR 3' x 7' STOREFRONT	TEMP. GLASS
3	(B)	3'-0"	7'-0"	METAL EXTERIOR DR.	
1	(C)	12'-0"	4'-0"	METAL ROLL-UP	
1	(D)	4'-0"	8'-0"	PAIR 3' x 8' METAL DRS.	1 HR. ASSEMBLY
12	(E)	3'-0"	7'-0"	1-3/8" THICK WOOD DR.	W/ TIMELY METAL FRAME
1	(F)	3'-0"	7'-0"	1-3/8" THICK WOOD DR.	1 HR. ASSEMBLY

NOTE: ALL EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
FLOOR LANDINGS ON EITHER SIDE OF EXIT DOORS SHALL BE NOT MORE THAN 1/2" BELOW THE THRESHOLD OF THE DOOR.
TACTILE EXIT SIGNS ARE REQUIRED AT ALL EXITS.

WINDOW SCHEDULE					
QTY	SYM	W	H	DESCRIPTION	REMARKS
1	(1)	12'-0"	9'-0"	ALUM. FRAME STOREFRONT WINDOW w/ 12' x 9' HALF-CIRCLE TOP & DOORS (SEE DR SCHED. FOR DR. SIZE), TEMP. GLASS	FINISH COLOR TO MATCH COLOR BOARD. SEE FRONT ELEVATION FOR DR. WINDOW CONFIG.
2	(2)	5'-0"	8'-0"	ALUM. FRAME WINDOW w/ 5' x 8' HALF-CIRCLE TOP TEMP. GLASS.	ANODIZED COATING TO MATCH COLOR BOARD. SEE SIDE ELEVATION.
2	(3)	10'-0"	8'-0"	ALUM. FRAME WINDOW w/ 10' x 8' HALF-CIRCLE TOP TEMP. GLASS.	ANODIZED COATING TO MATCH COLOR BOARD. SEE FRONT ELEVATION.
2	(4)	12'-0"	7'-0"	ALUM. FRAME WINDOW w/ 12' x 7' HALF-CIRCLE TOP TEMP. GLASS.	ANODIZED COATING TO MATCH COLOR BOARD. SEE FRONT ELEVATION.
2	(5)	4'-0"	7'-0"	ALUM. FRAME WINDOW w/ 4' x 7' HALF-CIRCLE TOP TEMP. GLASS.	ANODIZED COATING TO MATCH COLOR BOARD. SEE SIDE ELEVATION.
2	(6)	13'-0"	7'-0"	ALUM. FRAME WINDOW w/ 13' x 7' HALF-CIRCLE TOP TEMP. GLASS.	ANODIZED COATING TO MATCH COLOR BOARD. SEE SIDE ELEVATION.
1	(7)	12'-0"	9'-0"	ALUM. FRAME STOREFRONT WINDOW w/ 12' x 9' HALF-CIRCLE TOP & DOORS (SEE DR SCHED. FOR DR. SIZE), TEMP. GLASS	ANODIZED COATING TO MATCH COLOR BOARD. SEE REAR ELEVATION.
1	(8)	6'-0"	4'-0"	ALUM. FRAME WINDOW	ANODIZED COATING TO MATCH COLOR BOARD. SEE REAR ELEVATION.
4	(9)	4'-0"	4'-0"	ALUM. FRAME WINDOW	1 HR. RATED WINDOW ASSEMBLY
5	(10)	4'-0"	4'-0"	ALUM. FRAME WINDOW, TEMP. GLASS	

NOTE: GLASS IN ALL WINDOWS & DOORS SHALL COMPLY WITH UBC, TABLES 24-1 AND 24-A.

REVISIONS

3-11-03 P.C. COR.	BY
4-25-03 P.C. COR.	

WARLING & ASSOCIATES

STRUCTURAL ENGINEERING

11145 Torrey Ave. Suite 16A, Northridge, California 91326
Bus. (818) 363-8272 Fax. (818) 363-8207

JOB ADDRESS:

28350 ROADSIDE DRIVE
AGOURA HILLS, CA 91301

PROPOSED NEW SHOWROOM & WAREHOUSE for:

LEADER CARPET
5308 DERRY AVE.
UNIT 7
AGOURA HILLS, CA 91301
818-342-2358

PLANS PLUS DESIGNS

BUILDING DESIGN
COMPUTER GRAPHICS
RESIDENTIAL-COMMERCIAL

9036 RESEDA BLVD. #107
NORTHIDGE, CA. 91325
818-349-8338

Drawn

Job

Sheet

Of

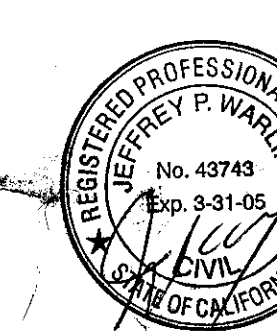
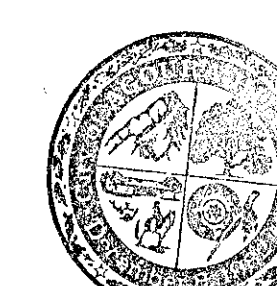
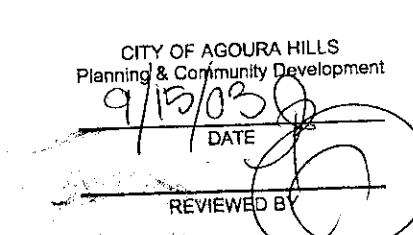
5/25/01

AS NOTED

SINEONE

A-2

Sheets

[illegible]

