AGENDA

SPECIAL MEETING OF THE BELL PLANNING COMMISSION

Tuesday, September 26, 2023 at 7:00 p.m.

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

MEETING WILL BE HELD IN-PERSON AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: If you wish to make a comment on items listed on the agenda and non-agenda items, you may attend the meeting in-person at Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the chair calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell City Council meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Tuesday, September 26, 2023. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three minute time limitation (approximately 350 words).

The meeting will be recorded and live streamed on the City's website at http://www.cityofbell.org/?NavID=101

1. **Call to Order:**

2. **Roll Call of the Planning Commission:**

   Commissioner Rodrigo Rodarte
   Commissioner Ali Sleiman
   Commissioner Jessica Vallejo
   Vice-Chair Rihan Bedier
   Chair Luis Mesa

3. **Pledge of Allegiance**

4. **Communications from the Public:**

This is the time for members of the public to address the Planning Commission on matters that are listed on the agenda ONLY. (Each speaker is limited to 3 minutes)

5. **Presentation(s):**

   None

6. Public Hearing(s):

a. General Plan Amendment, Zone Change, Tentative Parcel Map, Site Plan Review, Conditional Use Permit, & Density Bonus (GPA 2022-02, ZC 2022-01, TPM No. 83748, SPR 2022-15, and CUP 2022-04).

Recommendation: *Based on the evidence presented and recognizes the importance of considering both the potential benefits and challenges it presents. After thorough evaluation, Staff recommends that the Planning Commission consider the following options:*

1) Adopt a Resolution recommending City Council **approval** of the proposed project which include adoption of a Mitigated Negative Declaration and approval of the applications for:

- General Plan Land Use Map amendment to change the planned (1.75-acre) parcel land use designation from "Industrial" to "Commercial";
- Zone Change to re-zone the planned (1.75-acre) parcel from a Commercial Manufacturing ("CM") zoning designation to a General Commercial ("C-3R") zoning designation, which allows for residential uses subject to approval of a Conditional Use Permit ;
- Site Plan Review to allow the new construction of the proposed 58-unit residential development project;
- Conditional Use Permit to allow a residential use project within the C-3R zone;
- Tentative Parcel Map for the subdivision of an approximately 23.72-acre parcel into two (2) resulting parcels that would each measure approximately 1.75 acres and 21.97 acres;
- Density Bonus to allow an approximately 12% increase in density and two concessions.

2) Or Adopt a Resolution recommending City Council **denial** of the proposed project and its associated Mitigated Negative Declaration.

7. Regular Session:

None.

8. Planning Commissioner Announcements; Request for Future Agenda Items; Conference/Meeting Reports:

9. Community Development Director's Comments:

10. City Attorney Comments:

11. Adjournment: *A Regular Planning Commission Meeting is scheduled for Wednesday, October 4, 2023 at 7pm.*

ADA Compliance Statement

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the Community Development Department at (323) 588-6211, Ext. 2615, at least 48 hours prior to the scheduled meeting in order for the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Angela Bustamante, Planning Commission Secretary, certify that a true, accurate copy of the foregoing agenda was posted on September 25, 2023 at least twenty four (24) hours prior to the meeting as required by law.

Angela Bustamante

Angela Bustamante, Planning Commission Secretary

City of Bell
Special Planning Commission
Agenda Report

DATE: September 26, 2023

TO: Honorable Chair and Planning Commission Members

FROM: Manuel Acosta, Director of Community Development

PREPARED BY: Rodrigo Pelayo, Associate Planner

SUBJECT: General Plan Amendment, Zone Change, Tentative Parcel Map, Site Plan Review, Conditional Use Permit, & Density Bonus (GPA 2022-02, ZC 2022-01, TPM No. 83748, SPR 2022-15, and CUP 2022-04)

PROJECT PROPOSAL / REQUEST:

Request for approval of a General Plan Map Amendment, Zone Change, Tentative Parcel Map, Site Plan Review, Conditional Use Permit and Density Bonus to allow new construction of a three-story, 58-unit permanent supportive housing development with on-site supportive services offices on property located at 5600 Rickenbacker Road.

BACKGROUND:

Project Overview

- General Plan Designation: Industrial
- Zoning: (CM, Commercial Manufacturing)
- Project Location: 5600 Rickenbacker Road. The project site is located at the north-eastern portion of the City of Bell, east of the Interstate 710 highway (I-710).
- Assessor's Parcel Number(s): 6332-002-090, 6332-002-037, and 6332-002-038
- Site Characteristics: The subject site measures approximately 76,192 square feet (approximately 1.75-acre) and is comprised of a portion of each of three separate parcels. The proposed tract map will create a new, generally triangular parcel. The frontage for the existing and new parcel is along K Street (private street). The site is currently vacant; there are no structures. There is some residual concrete on the ground in some areas from past developments. There are naturally occurring plants on portions of the site, along with 14 trees and six palms. The site is accessible from K Street.
- Surroundings: The site is surrounded to the west and north by existing Salvation Army facilities: to the west is Bell Oasis Apartments (3-story, 65-unit permanent supportive housing complex) and to the north, across K Street, is "Building 1" (a single-story warehouse building used to shelter homeless adults and for storage). The site is also surrounded by a food manufacturing plant to the east. To the immediate south is a seldom-used railroad line and a drainage channel, beyond which are warehouse and industrial properties.

- Project Description: The proposal is for new construction of a three-story, 58-unit permanent supportive housing development for homeless adults with on-site supportive services offices.

- Applicant: The Salvation Army, a California corporation

- Architects: Carde Ten Architects

- Municipal Code Requirements for Entitlements:

    - General Plan Amendment pursuant to Government Code Section 65358
    - Zone Change pursuant to Bell Municipal Code (BMC) Section 17.104
    - Conditional Use Permit pursuant to BMC Section 17.96.030(76)
    - Site Plan Review pursuant to BMC Section 17.92.040(C)(1)
    - Tentative Parcel Map pursuant to BMC Section 16.04
    - Density Bonus pursuant to BMC Section 17.62

  General Plan Amendment: Pursuant to the Government Code, the General Plan Amendment shall be approved if the City Council, upon recommendation of the Planning Commission, finds that the amendment is in the public interest and if the amendment is consistent and compatible with the rest of the General Plan.

  Zone Change: Pursuant to BMC Section 17.104, a Zone Change shall be approved if the City Council, upon recommendation of the Planning Commission, finds that the Zone Change is consistent with the General Plan.

  Conditional Use Permit: Pursuant to BMC Section 17.96.040, a Conditional Use Permit may be approved only if all of the following findings are made:

  a. That the site for the proposed use is adequate in size, shape and topography to accommodate the proposed used; and

  b. The site has sufficient access to public streets and highways adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use; and

  c. That all buildings and structures proposed to be constructed or utilized in conjunction with the use will be architecturally compatible with existing and prospective uses of land located in the immediate vicinity of the site; and

  d. That the location of the proposed use on the site will be compatible with existing and prospective uses of land located in the immediate vicinity of the site; and

  e. That the conduct of the proposed use will be in compliance with the applicable provisions of any specific plan applicable to such site, and with the city's general plan.

Site Plan Review: Pursuant to BMC Section 17.92.040(C)(3), a Site Plan Review may be approved only if all of the following findings are made:

a. That the site plan is consistent with the goals and polices embodied in the General Plan and other applicable plans and policies adopted by the council;

b. That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located;

c. That the proposed development's site plan and its design features, including, but not limited to, architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the city;

d. That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities; and

e. That the site plan and design considerations shall not be detrimental to the public health, safety, and general welfare.

Tentative Parcel Map: Pursuant to BMC Section 16.04.060(A), no subdivision, lot split or other division of land contemplated by the Act and/or this title (BMC Section 16.04) shall be approved unless the following improvements are constructed or required to be constructed in order to service the lots being created:

1. An adequate distribution system designed and constructed for the purpose of supplying domestic water for use on each lot proposed to be created; and

2. An adequate sewage system designed and constructed to serve each lot being created; and

3. An adequate stormwater drainage system designed and constructed so as to serve each of the lots proposed to be created; and

4. An adequate public and/or private street and/or alley system designed and constructed to serve each lot proposed to be created; and

5. An adequate system designed and constructed so as to provide all necessary utilities to each lot proposed to be created, including, but not limited to facilities for water, natural gas, electricity, telephone services; and

6. Any and all other public improvements necessary to provide all services to each lot proposed to be created.

Density Bonus: Pursuant to BMC Section 17.62.010, when an applicant seeks a density bonus, incentive, or concession for a housing development, the City will comply with the requirements of Government Code sections 65915–65918, as may be amended. Pursuant to Government Code Section 65915, the City shall grant a density bonus if the proposed project provides the required affordable housing pursuant to Section 65915(f). The City

shall grant concessions or incentives unless the City finds, based on substantial evidence, that the concession or incentive does not result in identifiable and actual cost reductions or the concessions or incentive would have a specific adverse impact as defined by Government Code 65589.5(d)(2) and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

ANALYSIS:

Description of Site Improvements

The proposed project is located on an approximately 1.75-acre lot consisting of asphalt surfaces, pervious earth area with vegetation, including 14 mature trees and six palms, and a concrete-lined drainage channel. The proposed project is a permanent supportive housing project that will involve the construction of a three-story, 39,690-square-foot apartment building consisting of 57 studio units of permanent support housing and a two-bedroom staff unit for an on-site manager for a total of 58 apartment units. Of the 57 studio units, nine units will be ADA accessible.

The project will also provide approximately 908 square feet of administrative and supportive service office spaces to assist residents with housing stability, including one leasing office, one manager's office, one social services office, one service coordinator office, two case manager office spaces, and a U.S. Department of Veterans Affairs office. Other project amenities available only to residents include a recreation room, decks, a lounge/computer area, a fitness room, a raised garden area, and a library.

The project will provide a total of five parking spaces immediately to the west of the proposed building for staff, including one ADA-accessible space. The project site will be accessible via K Street for staff, residents, and visitors. Pedestrians will be able to access the project site via the existing outlined walkways along K Street and the proposed sidewalk at the project frontage. The proposed project will "straighten" K Street so that it continues in a straight path from east to west, parallel to the existing Bell Oasis Apartments and the northern boundary of the proposed project.

Although the project will remove all on-site trees located on the flat portion of the site (i.e., seven mature trees and one palm), the existing drainage channel will remain as part of the project, including all trees located along the channel (i.e., seven mature trees and five palms).

The project plans are attached hereto as Attachment 1.

Business Operations

The proposed multi-family residential project will provide permanent supportive housing. Property Management and supportive services staff will have office hours Monday through Friday between 9:00 am and 5:00 pm.

The proposed project is a permanent supportive housing project within the meaning of the California Health and Safety Code Section 56975.14., which defines supportive housing as, "housing with no limit on length of stay, the target population occupies that, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the

community." In the case of the project, the proposed housing is permanent and long-term for homeless individuals, including homeless veterans, and no temporary housing is contemplated or included as part of the project. All future residents will be placed in the project through the Los Angeles County Coordinated Entry System (CES), with veterans approved for residency by the U.S. Department of Veterans Affairs office.

The project will also provide administrative and supportive service spaces. The services to be provided on-site are accessory to the housing because they are incidental to the primary housing use. The services will not be provided to the general public; only residents may use the on-site services. Office hours for the services available only to the residents will be 8 a.m. to 5 p.m. Monday through Friday. A full-time staff person residing on-site will be available as needed during evenings and weekends, whereas staff of The Salvation Army's Bell Shelter, located adjacent to the project site, will be available 24/7.

Compatibility

In general, the proposed building and site design appear to be in keeping with the surrounding context. The proposed scale (height, massing, and setbacks) colors, exterior materials of the proposed structure, and site features would be compatible with other developments within the immediate area. The proposed site improvements, such as new landscaping and decorative fencing, would enhance the overall appearance and security of the site and immediate vicinity. However, the size (building area) of the proposed structure needs to be reduced to comply with the maximum FAR requirements of the Code and to enhance the proportions of building area and open spaces within the site.

The permanent supportive housing use, in its proposed form, is not in harmony with the prevalent industrial uses in the surrounding area. This incongruity arises from the differing nature of permanent supportive housing, which is primarily residential, in an area dominated by industrial activities.

Conversely, transitional housing, which has a more temporary and rehabilitative focus, presents a more compatible alternative. Transitional housing often has a shorter-term stay for residents who are in transition to more permanent housing solutions. This shorter duration aligns better with the industrial context, as it minimizes potential conflicts between residential and industrial activities.

Should the project be developed for transitional housing, the proposed development would be compatible in all aspects with its adjacencies and better align with the existing industrial character of the surrounding area.

Off Street Parking

Pursuant to BMC Chapter 17.76.030, in the case of mixed uses in a building or on a lot, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately.

Pursuant to BMC Chapter 17.76.020(7)(b), two off-street parking spaces are required for each dwelling unit, which shall be located within a garage having minimum interior dimensions of 20 feet by 20 feet; and 1 guest open parking space for each 3 dwelling units having a minimum dimension of 9 feet by 20 feet. As such, the project's residential component requires a total of

135 off-street parking spaces: 116 covered spaces designated for residents and 19 parking spaces designated for guests.

In accordance with State Density Bonus Law, pursuant to Govt. Code §65915, subd. (p)(3)(c), zero spaces are required for the project because it is a Supportive Housing project as defined by Health and Safety Code §50675.14 and is a 100% affordable housing project. As such, the project proposes 5 off-street parking spaces for staff use. Should the Planning Commission consider recommending approval of the project, Staff recommends a condition requiring that the project provide at least a total of 10 off-street parking spaces to serve staff and visitors.

Development Standards

Based on the proposed General Plan Amendment and Zone Change, the development standards for projects in the C3-R zone are as required in the BMC Section 17.28, except as otherwise modified pursuant to the density bonus request. The project complies with the development standards of the C3-R zone as follows:

Applicable Development Standards	
General Plan Land Use Designation	Industrial
Proposed General Plan Land Use Designation	**Commercial**
Zoning District	CM (Commercial Manufacturing)
Proposed Zoning District	**C-3R (General Commercial and Residential)**
Lot Area (5,000 sf min. required)	76,192 sf
Lot Width (min. 50 ft. required)	68 ft.
Setbacks	
Front (20 ft. required)	643 ft.
Side (10 ft. required)	21.5 ft. and 48 ft.
Rear (10 ft. required)	53.5 ft.
Height (70 ft. max)	36 ft.
Maximum Density	30 du/ac
Floor Area Ratio (0.5:1) ≈ 76,192 x 0.50 = 38,096 sf (max. allowable building area)	**Proposed 39,690 sf building area (exceeds allowable Floor Area Ratio)**
Open Space (150 sf per unit) = 58 x 150 = 8700 sf of open space	9,200 sf (throughout the project pursuant to density bonus concession)
Storage space (80 cubic ft. per unit)	0 sf per unit per density bonus concession

The maximum allowable Floor Area Ratio (FAR) within the C3R zone is 0.5 to 1, which translates into a maximum allowable building area of 38,096 square feet based on the lot size. The proposed building area measures approximately 39,690 square feet, therefore, exceeds the maximum allowable FAR by approximately 1,594 square feet. As a result, the proposed building design needs to be modified to comply with the allowable FAR requirements.

General Plan Amendment

A General Plan Amendment is required since the subject site's current General Plan Land Use Designation is "Industrial", which does not allow housing. The General Plan Land Use Designation will be changed to "Commercial". The C-3R zone corresponds to "Commercial" land use designations.

Land Use and Sustainability Element

The Land Use Element of the City's General Plan contains goals which guide residential development in the city. Policies 17 and 18 relate to encouraging quality residential development and promoting a range of residential land uses to accommodate existing and future housing needs within Bell. The proposed project will develop underutilized land to generate housing for homeless individuals and help address growth of the homeless population. Policy 35 states that the City of Bell should emphasize environmental justice in the review and implementation of new development projects in the City. The project will be sited near potential sources of toxic air emissions; however, will include MERV 13 filtration to remove most pollutants from intake air and improve indoor air quality due to surrounding industrial uses. In addition, with the implementation of Mitigation Measure HAZ-1, the project may not be exposed to significant impacts related to soil contamination.

Housing Element

The project proposes to create 57 very low-income units and one manager's unit that will contribute to the City's Regional Housing Needs Allocation of 229 units, including 57 lower-income units. The project will be consistent with the goals and policies included in the City's General Plan Housing Element. Specifically, the project will be consistent with Goal 4: Housing options and support services for seniors, people with disabilities, young adults, and those needing emergency, transitional, or supportive housing.

Health and Safety Element

The Health and Safety Element of the City's General Plan contains goals and policies that seek to protect the health and safety of development in the City. Policies 8 and 14 emphasize contemporary fire protection measures and the protection of life and property from fire damage through the enforcement of applicable building and fire codes and Code Enforcement inspections. The project will also comply with the latest 2022 California Building Standards Code (CCR, Title 24, Parts 1 through 12), including the California Building Code (CCR, Title 24, Part 2) and California Fire Code (CCR, Title 24, Part 9), which establish provisions for fire safety related to construction, maintenance, and design of buildings and land uses.

However, the proposed permanent supportive housing use is inconsistent with the Health and Safety Element since it will introduce a residential use in an area with existing high-risk factors, such as older structures and fire hazards. These factors can potentially create challenges for disaster response and recovery efforts. Permanent supportive housing typically involves vulnerable populations, and their safety in disaster situations is of paramount concern. If the project does not adequately address disaster preparedness and response for this population in the area of high risk, it would be inconsistent with Policy 9, which emphasizes the need for the identification of such risks and prioritization of disaster response in these areas. The proposed project does not clearly address its disaster preparedness and response to ensure the safety and well-being of its residents and the surrounding community.

Furthermore, Policies 21 and 22 promote the development of a compatible noise environment throughout the City through land use review and implementation of noise regulations that lower excessive and intrusive noise. In this case, the proposed project will introduce a sensitive receptor (residential use) to an existing industrial area where excessive noise levels occur regularly due to the operational characteristics of industrial uses.

Overall, the proposed project exhibits consistency with policies of the Land Use and Sustainability & Housing Elements, and inconsistencies with the Health and Safety Element. As such, the proposed General Plan Amendment is not comprehensively consistent with the overall General Plan's objectives and policies.

Zone Change

A Zone Change is required since the site is currently zoned Commercial Manufacturing (CM), which does not allow housing. The site will be rezoned "C-3R", which allows multi-family residential uses with the approval of a CUP.

The proposed Zone Change would contribute to the community's health, safety, and welfare because it would allow for residential use within the subject site and housing units for 57 individuals, all of whom will be previously unhoused, including but not limited to unhoused veterans. The residents would have on-site supportive services to assist with their needs. However, the proposed project perpetuates a "spot zoning" pattern, similar to that of the adjacent parcel that was previously developed with a zoning designation that deviates significantly from the broader zoning designations for the area.

Conditional Use Permit

A CUP is required to allow the development of housing in the C-3R zone. In granting approval of a Conditional Use Permit, the Planning Commission must make certain findings, as set forth in the BMC. CUP may be approved only if all of the following findings are made:

A. The site for the proposed use is adequate in size, shape and topography to accommodate the proposed use. ***The proposed building size exceeds the maximum allowable FAR and will not provide an adequate number of on-site parking spaces for the supportive services offices component of the project. Therefore, revisions to the project design are necessary to comply with all the applicable development standards of the C-3R zone, which determine if the development is appropriate. As proposed, the project does not appear to be adequate in size, shape, and topography for the site.***

B. The site has sufficient access to public streets and highways adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use. ***Access to the site will be provided via K Street, which is a two lane road. Operation of the project would generate vehicle traffic on the local roadway system; however, the project involves permanent supportive housing and would not generate vehicle traffic to the same extent as a typical multi-family residential use. Other than one manager's unit, all apartments would be studio apartments that would provide permanent supportive housing for very low-income (32 units) and extremely low-income (25 units) formerly homeless individuals. Therefore, acknowledging that the income levels of future residents would be such that few would own vehicles, the project would not generate substantial vehicle traffic.***

Furthermore, the proposed project would be within walking and biking distance of existing public transit options, consisting of bus stops for Metro Line 108 along Slauson Avenue and Metro Line 258 and Commerce Orange Line along Eastern Avenue.

C. All buildings and structures proposed to be constructed or utilized in conjunction with the use will be architecturally compatible with existing and prospective uses of land located in the immediate vicinity of the site. ***Except for the Bell Oasis Apartments (consisting of two 3-story and one 1-story buildings) immediately adjacent to the subject site, the surrounding area is predominantly developed with commercial, manufacturing, and warehouse buildings. The proposed scale (height, massing, and setbacks), colors, and exterior materials of the proposed structure, and site features would be compatible with other developments within the immediate area. The proposed site improvements, such as new landscaping and decorative fencing, would also enhance the overall appearance and security of the site and immediate vicinity. However, the size (building area) of the proposed structure needs to be reduced to comply with the maximum FAR requirements of the Code. As a result, it is unknow whether a revised architectural design would be compatible with the surrounding development.***

D. The location of the proposed use on the site will be compatible with existing and prospective uses of land located in the immediate vicinity of the site. ***The proposed building and site design will be generally compatible with the surrounding context. However, the proposed permanent supportive housing use will not be in harmony with the prevalent industrial uses in the surrounding area.***

E. The conduct of the proposed use will be in compliance with the City's General Plan. ***A General Plan Amendment is required since the subject site's current General Plan Land Use Designation is "Industrial", which does not allow housing. Therefore, the project proposes to change the General Plan Land Use Designation to "Commercial". The C-3R zone is a corresponding zone for "Commercial" land use designations. However, the proposed project exhibits consistency with policies of the Land Use and Sustainability & Housing Elements, and inconsistencies with the Health and Safety Element. As such, it is not comprehensively compliant with the General Plan.***

Site Plan Review

In granting approval of a Site Plan Review for new construction of a permanent supportive housing development, the Planning Commission must make findings in connection with the Site Plan Review, as set forth in the BMC. A Site Plan Review may be approved only if all of the following findings are made:

A. That the site plan is consistent with the goals and policies embodied in the general plan and other applicable plans and policies adopted by the council. ***The General Plan Land Use designation of the subject site is being amended from "Industrial" to "Commercial". Uses in this designation include a wide range of neighborhood and general retail and service establishments, such as retail stores and offices, to accommodate the surrounding community. However, the proposed project exhibits consistency with policies of the Land Use and Sustainability & Housing Elements, and inconsistencies with the Health and Safety Element. As such, it is not comprehensively compliant with the General Plan.***

B. That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located. ***The subject zoning district is being changed to C-3R, which is intended to provide for Commercial and residential uses. However, the proposed project perpetuates a "spot zoning" pattern with a zoning designation that deviates significantly from the broader zoning designations for the area. In addition, the proposed multi-family housing (permanent supportive housing) will be consistent with some of the established goals and objectives of the Land Use and Sustainability Element of the General Plan. As such, it is not comprehensively compliant with the purposes and objectives of this article and zone in which the site is located.***

C. That the proposed development's site plan and its design features, including, but not limited to, architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the city. ***Except for the Bell Oasis Apartments (consisting of two 3-story and one 1-story buildings) immediately adjacent to the subject site, the surrounding area is predominantly developed with commercial, manufacturing, and warehouse buildings. The proposed scale (height, massing, and setbacks), colors, and exterior materials of the proposed structure, and site features would be compatible with other developments within the immediate area. The proposed site improvements, such as new landscaping and decorative fencing, would also enhance the overall appearance and security of the site and immediate vicinity. However, the size (building area) of the proposed structure needs to be reduced to comply with the maximum FAR requirements of the Code. As a result, it is unknow whether a revised architectural design would be compatible with the surrounding development.***

D. That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities. ***The project will develop vacant land with a new construction of a 3-story building and landscaping. The proposed improvements (excluding the use) will be compatible with existing surrounding properties and will not adversely impact the subject site or surrounding area.***

E. That the site plan and design considerations shall not be detrimental to the public health, safety, and general welfare. ***in that the proposed project design would enhance the appearance of the neighboring area. However, will introduce a residential use in an area with existing high-risk factors, such as older structures and fire hazards. In addition, the project would introduce a residential use (sensitive receptor) within a predominantly industrial area. Therefore, the proposed development may be detrimental to the City's public health, safety, or welfare.***

Density Bonus

Pursuant to the applicable provisions of the C3R zone, the maximum allowable density for residential uses is 30 units per acre. The site is approximately 1.75 acres / 76,192 square feet, allowing a base density of 52 units (52.5, rounded down) once the zoning is changed from CM to C-3R. Pursuant to Government Code Section 65915(f), if a project provides 5% of the base units as very low-income units or 10% of the base units as low-income units, the City shall provide a density bonus of 20%. In this case, 57 of the 58 units in the project are for very-low or

low-income households. Therefore, the project is eligible for at least a 20% density bonus. The project is seeking only an increase of 6 units, which is less than a 20% increase in density.

Based on the percentage of affordable units, the project is eligible for 4 incentives or concessions pursuant to the State Density Bonus law. The project is requesting two concessions pursuant to Government Code Section 65915 (d)(1):

- Concession to deviate from the requirement of private open space, specifically by proposing common open areas throughout the site. (150 square feet of private open space per unit is required on the site, and the project proposes to provide 9,200 sf of open space throughout the project for an average *of more than* 150 sf/unit on the site in lieu of the private open space. These common area spaces exclude the required setback areas.)

- Concession to deviate from the requirement of storage space within enclosed garages.

Open Space Concession
The applicant is requesting a concession to allow compliance with the private open space requirement to be met by providing 9,200 sf of open space throughout the project for an average of more than 150 sf/unit. The concession provides cost reductions needed for affordable housing. In addition, this concession provides cost reductions because individualized open space would necessitate a larger structure that would be more costly. Allowing the open space to be provided throughout the building will create design efficiencies which reduce construction costs, and more space can be dedicated to living or services. The cost reductions related to the overall building design will support the provision of the affordable units. None of the circumstances justifying denial of a concession or incentive would apply in this case.

Storage Concession
The BMC requires 80 cubic yards of storage space per unit. The owner/applicant's experience with supportive housing indicates that access to storage space outside of the dwelling unit for residents is problematic. Ownership needs all private space to be within the dwelling unit and available for owner/manager inspection on a regular basis. This ensures that the safety and habitability standards are ensured for all residents. The proposed dwelling units will provide for closet space and adequate kitchen and bathroom storage space needs. This concession would provide cost reductions for the project because the building would need to be physically expanded to accommodate that storage, which would result in increased costs. Eliminating the storage space will create design efficiencies which reduce construction costs, and more space can be dedicated to living or services. The cost reductions related to the overall building design will support the provision of the affordable units.

Parcel Map

The applicant is requesting approval of a Tentative Parcel Map for the subdivision of an approximately 23.72-acre parcel into two (2) resulting parcels that would each measure approximately 1.75 acres and 21.97 acres. Pursuant to BMC Section 16.04.060(A), no subdivision, lot split or other division of land contemplated by the Act and/or this title (BMC Section 16.04) shall be approved unless the following improvements are constructed or required to be constructed in order to service the lots being created:

1. An adequate distribution system designed and constructed for the purpose of supplying domestic water for use on each lot proposed to be created; and

2. An adequate sewage system designed and constructed to serve each lot being created; and

3. An adequate stormwater drainage system designed and constructed so as to serve each of the lots proposed to be created; and

4. An adequate public and/or private street and/or alley system designed and constructed to serve each lot proposed to be created; and

5. An adequate system designed and constructed so as to provide all necessary utilities to each lot proposed to be created, including, but not limited to facilities for water, natural gas, electricity, telephone services; and

6. Any and all other public improvements necessary to provide all services to each lot proposed to be created.

Furthermore, upon implementation of the recommended conditions, the project may satisfy the findings for approval of a TPM noted above.

Conclusion

Based on the above analysis, the staff has determined that as proposed, the project does not comply with all the applicable development standards of the Zoning Code. However, with modifications to the project design as noted in the analysis, the proposed project may comply with the BMC, and most of the required findings in support of a General Plan Amendment, Zone Change, CUP, Site Plan Review, and Density Bonus can be made. But there are concerns with compatibility with surrounding uses since the project would introduce a residential use (sensitive receptor) within a predominantly industrial area. Therefore, it would impact the allowed uses in the industrial zoned area.

ENVIRONMENTAL ANALYSIS

Staff has reviewed the General Plan Amendment, Zone Change, Conditional Use Permit, Tentative Parcel Map, Site Plan Review, and Density Bonus applications and determined that in accordance with the California Environmental Quality Act (CEQA), this project requires completion of an Initial Study - Mitigated Negative Declaration. (IS-MND). The IS-MND was prepared by Rincon Consultants and published for public comment on May 12, 2023 for 30 days. The MND, which is incorporated fully herein (Attachment 2), concluded that although the proposed project could have a significant effect on the environment, Mitigation Measures would be implemented to ensure there will not be a significant effect.

COMMENTS FROM OTHER DEPARTMENTS

Staff routed the project for comments to several City Departments including the Public Works, Engineering, Code Enforcement, Police, as well as the Building & Safety Division. The Building & Safety Division provided standard comments related to Building and Code requirements. In addition, the Engineering Department provided comments pertaining to deficiency of necessary

infrastructure to accommodate the proposed and future development. The Bell Police Department submitted their comments and concerns on the health and welfare of the residents of the existing and proposed permanent supportive housing. The number of calls for service from the transitional housing facility is a concern to the Police Department and would need to be mitigated. If the project is approved, the comments would be incorporated as conditions of approval.

RECOMMENDATION

Based on the evidence presented and recognizes the importance of considering both the potential benefits and challenges it presents. After thorough evaluation, Staff recommends that the Planning Commission consider the following options:

1) Adopt a Resolution recommending City Council **approval** of the proposed project which include adoption of a Mitigated Negative Declaration and approval of the applications for:

    - General Plan Land Use Map amendment to change the planned (1.75-acre) parcel land use designation from “Industrial” to “Commercial”;
    - Zone Change to re-zone the planned (1.75-acre) parcel from a Commercial Manufacturing (“CM”) zoning designation to a General Commercial (“C-3R”) zoning designation, which allows for residential uses subject to approval of a Conditional Use Permit ;
    - Site Plan Review to allow the new construction of the proposed 58-unit residential development project;
    - Conditional Use Permit to allow a residential use project within the C-3R zone;
    - Tentative Parcel Map for the subdivision of an approximately 23.72-acre parcel into two (2) resulting parcels that would each measure approximately 1.75 acres and 21.97 acres;
    - Density Bonus to allow an approximately 12% increase in density and two concessions.

    subject to the following recommended conditions of approval and/or other conditions that the Planning Commission may wish to impose.

2) Adopt a Resolution recommending City Council **denial** of the proposed project and its associated Mitigated Negative Declaration.

CONDITIONS OF APPROVAL:

Planning Division

1. The applicant shall agree to defend, indemnify and hold harmless the City of Bell, its agents, officers, and employees from any claim, action, or proceeding against the City of Bell or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Bell, its legislative body, advisory agencies, or administrative officers concerning the subject Application. The City of Bell will promptly notify the Applicant of any such claim, action, or proceeding against the City of Bell and the Applicant will either undertake the defense of the matter and pay the City’s associated legal or other consultant costs or will advance funds to pay for the defense of the matter by the City Attorney. If the City of Bell fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the Applicant shall not, thereafter, be responsible for defending, indemnify or hold

harmless the City of Bell. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.

3. All architectural detailing, including building materials, lighting, colors, façade improvements, finishes, and other details, shall be consistent with the submitted plans as approved by the Planning Division.

4. The proposed project shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not.

5. The Applicant and property owner shall submit plans to the Los Angeles County Fire Department for review for compliance with Fire regulations prior to the issuance of Building Permits. Proof of Fire Department approval (including sprinkler plan approval) is required. If revisions are made to the project plans (i.e. setbacks, building height, building design, driveway width, driveway configuration, landscaping, etc.) as a result of Fire Department requirements, changes to the plans may require Planning Commission review and approval as determined by the Community Development Director.

6. The project is required to meet the waste hauler's requirements to ensure the necessary services are provided to the subject site. Plans shall be submitted for review and approval of the City's waste-hauling services provider (Republic Services). Republic Services may be contacted at 12949 Telegraph Rd., Santa Fe Springs, CA 90670, or via phone at (800) 299-4898

7. The proposed use shall be conducted, and the property be maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Chapter 8.36 (Property Maintenance and Nuisance Abatement) of the BMC.

8. This entitlement approval shall expire if building permits are not issued within one (1) year from the date of approval, unless an extension has been granted by the City Council.

9. All existing and/or proposed mechanical equipment and appurtenances, including electrical conduits, rain gutters, downspouts, vents, etc., whether located on the rooftop, ground level, or anywhere on the property, shall be adequately shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to issuance of the Certificate of Occupancy.

10. An anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior building surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.

11. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement. Failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work.

12. No outside storage shall be permitted.

13. All required on-site parking spaces comply with the minimum dimensions as set forth within the BMC prior to issuance of the Certificate of Occupancy.

14. A landscape plan design stamped by a licensed landscape architect be provided for the entire property, showing the planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to being issued the certificate of occupancy and shall thereafter be continuously and permanently maintained.

15. Landscape planters shall have 6" curbing and permanent irrigation provided within the parking areas.

16. Manufacturer specifications and/or enlarged details drawings specifying the design/model/dimensions of the bike racks shall be submitted to Staff for review and approval prior to the issuance of building permits.

17. The operator shall obtain its City of Bell Business License prior to commencing business operations.

18. All proposed signage shall be reviewed and approved by the Planning Division under a separate permit. Approval of a Master Sign Program shall be required to ensure future signage quantity, size, and location is adequately designed to comply with the requirements of the BMC and enhance the building and overall site.

19. The applicant shall agree to enter into a density bonus agreement with the city in a form approved by the city attorney and consistent with the requirements of Government Code Section 65915 and other applicable state law. The City Manager is authorized to execute the density bonus agreement on behalf of the city. The executed density bonus agreement shall be recorded on the parcel or parcels designated for the construction of qualifying units, or donated for the purpose of constructing qualifying units. The approval and recordation shall occur prior to final map approval. The density bonus agreement shall be binding upon all future owners and successors in interest.

20. The applicant and property owner shall agree in writing to the above conditions.

Building & Safety

21. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

22. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to permit issuance.

23. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.

24. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

25. The building shall be addressed as 5504 K Street, and an application to assign unit numbers shall be filed with the City prior to plan check submittal.

26. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

27. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

28. Separate permit is required for Fire Sprinklers.

29. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
    a) Observation of cleared areas and benches prepared to receive fill;
    b) Observation of the removal of all unsuitable soils and other materials;
    c) The approval of soils to be used as fill material;
    d) Inspection of compaction and placement of fill;
    e) The testing of compacted fills; and
    f) The inspection of review of drainage devices.

30. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.

31. All State of California disability access regulations for accessibility and adaptability shall be complied with.

32. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.

33. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.

34. Separate application and plan review is required for Electrical plans.

35. Separate application and plan review is required for Mechanical plans.

36. Separate application and plan review is required for Plumbing plans.

37. Buildings that contain more than two dwelling units shall be classified as R-2 Group Occupancy. Residential projects that do not qualify as Public Housing as defined in the Building Code shall comply with Chapter 11A with respect to the accessibility requirements.

38. The proposed administrative office is not ancillary to the residential occupancy; therefore, shall be classified as Business Group B Occupancy and considered as mixed-use with the Residential Group R Occupancy per Section 508 of the Building Code. The design and construction of the accessibility for the office shall comply with Chapter 11B.

39. Plumbing fixtures shall be provided for the administrative office as required by Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.

40. Project shall comply with the CalGreen Non-Residential mandatory requirements.

41. Project shall comply with the CalGreen Residential mandatory requirements.

42. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.

43. A demolition permit is required for any existing buildings which are to be demolished.

44. Prior to the issuance of the building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).

45. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

46. A separate permit is required for Fire Sprinklers.

47. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, water shall be provided for each property that does not front on or have direct access to the public way (e.g., access through private street). Services to each property shall be underground and shall be located in a trench within this easement.

48. A parcel map shall be prepared to identify the subject project as a separate parcel meeting all zoning code requirements. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

Engineering Department

A. Grading

49. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by the registered civil engineer or other registered professional as required.

50. Final Engineered Precise Grading Plan shall be approved prior to the issuance of any Building Permit.

51. A Soils Investigation Report shall be conducted to verify acceptable soil conditions exist for the proposed use and development.

52. An Erosion Control Plan shall be approved PRIOR to the issuance of a Grading Plan.

53. Grading of the subject property shall be in accordance with California Building Code, LA County Grading Standards, and accepted grading practices. Prior to issuance of grading permit by the City of Bell, the Precise Grading Plan shall be in substantial conformance with the approved grading plan showing building footprints, new and revised pads and elevations of finished grades, drainage routes, retaining walls, erosion and sediment control, Best Management Practices (BMPs) conforming to the approved Watershed Management Program accompanying LID and Green Street Policies.

54. Prior to issuance of any Grading Permit, the City Engineer and the Chief Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations.

55. The pad grading certification and compaction reports shall be completed, submitted, and approved by the City Engineer prior to the issuance of building permits.

56. A separate grading plan check submittal is required for all new construction projects and for existing buildings where improvements being proposed will generate 50 cubic yards or more of combined cut and fill. The grading plan shall be prepared, stamped, and signed by a California registered Civil Engineer.

57. Prior to issuance of a grading permit, the developer shall guarantee completion of grading by posting adequate security and entering into a grading agreement with the City. Surety with an agreement shall be executed guaranteeing completion of all on-site drainage facilities necessary for dewatering all parcels to the satisfaction of the City Engineer prior to prior to the issuance of grading permits.

B. Traffic

58. All onsite and offsite landscaping, walls, fences, and monument signage shall be subject to the review and approval of the City Engineer to ensure sight distance is not obstructed.

59. Prior to the issuance of any grading or building permits, the Project Applicant shall prepare a Traffic Control Plan (TCP) to address traffic and safety concerns resulting from any lane closure(s) necessary to implement the Conditions of Approval. At a minimum, the TCP shall include measures to accomplish the following:

    a. *Clearly denote lane closures, detours, and turning restrictions, with appropriate signs and other traffic control devices to alert travelers;*

    b. *Ensure vehicular and emergency access to the project area is maintained during construction; and*

    c. *Maintain pedestrian circulation; and*

    d. *Construction equipment traffic shall be controlled by flaggers, as appropriate.*

60. The TCP shall be reviewed and approved by the City Engineer for compliance with the California Manual on Uniform Traffic Control Devices.

61. All approved project driveways shall remain open to traffic during business hours and all other times when vehicles are expected to enter or exit the site.

62. On-street parking or staging of vehicles will not be permitted to occur in conjunction with operation of the project facility. If actual parking or loading demand exceeds that provided, the project applicant shall either reconfigure the site to accommodate the demand or provide additional parking offsite within a reasonable walking distance. The design and construction of any site reconfiguration is subject to City review and approval. The arrangements for offsite parking, as well as any associated design and construction, are subject to City review and approval.

C. Street Improvements

63. The applicant proposes a subdivision map known as the tentative parcel map. This map shall be recorded as one parcel map, but may be developed in phases. If a construction phasing for the off-site public improvements is required, a construction phasing plan shall be reviewed and approved by the Director of Community Development Department prior to recordation of the Final Parcel Map. Financial security shall be provided for the entire improvements required for the project development prior to approval of the final map by the City Council.

64. Improvement plans shall be based upon a centerline profile extending beyond the project boundaries a minimum distance of 50 feet at a grade and alignment approved by the City Engineer.

65. The offsite improvements which include new roadway paving, traffic lane striping, and (bike route) pavement markings due to the realignment of K Street adjacent to the development project must be constructed prior to the issuance of a Certificate of Occupancy and will be subject to the approval of the City Engineer and Community Development Director. The proposed street realignment must meet all current traffic and roadway construction standards.

66. The proposed offsite improvements shall match the bike route pavement markings located on the existing roadway.

67. The street improvement plans shall comply with the following design standards throughout this project:

    a. *All driveway approaches shall conform to alley type per City of Bell standard and shall be shown on the street improvement plans.*

    b. *Lot access shall be restricted except at intersections or pre-approved locations and shall be so noted on the final map.*

    c. *Street centerline radii shall be a minimum of 1,500ft.*

    d. *The minimum centerline and flow line grades shall be one (1%) percent unless otherwise approved by the City Engineer.*

    e. *All reverse curves shall include a minimum tangent of fifty (50) feet in length.*

    f. *Utility trenches shall be in accordance with City Standard and subject to the City Engineer.*

    g. *Street lights shall be provided along streets adjoining and within the subject site in accordance with Standard or as approved by the City Engineer.*

    h. *ADA access ramps and path of travel shall be installed on all corners and driveways per City Standards and as directed by the City Engineer.*

    Existing City roads requiring construction shall remain open to traffic at all times with adequate detours during construction.

    i. *Concentrated drainage flows shall not cross sidewalks. Under sidewalk drains shall be installed to City Standards.*

68. Water improvement plans including distribution system and appurtenances shall be approved by the County of Los Angeles Fire Marshal, the Water District/Company, and the City Engineer. Sanitary sewer plans shall be approved by the City Engineer.

D. Public Maintenance Areas

69. A separate set of landscape and irrigation plans per Engineering Public Works Standards shall be submitted to the Engineering Services Division for review and approval prior to final map approval or issuance of building permits, whichever occurs first.

70. All required public landscaping and irrigation systems shall be continuously maintained by the developer to the satisfaction of the City of Bell.

F. Drainage and Flood Control

71. Prior to the issuance of a grading permit, a complete hydrology and hydraulic study (include off-site areas affecting the development) shall be prepared by a qualified engineer and shall be submitted to the City Engineer for review and approval. The report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 50-year flood per the Los Angeles County Flood Control District Hydrology Manual. The project development shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. If the quantities exceed the existing downstream capacity, the developer shall provide adequate drainage facilities to mitigate the impact as approved by the City Engineer.

72. Trees are prohibited within 5 feet of the outside diameter of any public storm drain pipe measured from the outer edge of a mature tree trunk.

73. A permit from the Los Angeles County Flood Control District is required for new connections and work within its right-of-way.

74. Drainage easements, when required, shall be shown on the final map and noted as follows: "Drainage Easement - no buildings, obstructions, or encroachments by landfills are allowed."

75. Prior to the approval of the improvement plans, the hydrology study shall show that the 25-year storm flow will be contained within the street from curb to curb and the 50-year storm flow shall be contained within the street right-of-way. When either of these criteria are exceeded, additional drainage facilities shall be installed.

76. Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. ' Secondary emergency flow bypass shall also be provided as approved by the Director of Public Works.

77. A parcel shall drain toward the street unless otherwise approved by the City Engineer. The drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system in accordance with City standards. Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks.

78. The project shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. The storm drain design and improvements shall be subject to review and approval of the City Engineer. The City does allow use of streets for drainage purposes in most instances. Should the quantities exceed the street capacity or if the use of streets is prohibited for drainage purposes, the developer shall provide adequate facilities as approved by the City Engineer.

79. The fire access roadway plan shall be submitted to the County of Los Angeles Fire Department and the City Engineer for approval.

80. Upon completion of project construction, the project applicant shall submit a Notice of Termination (NOT) to the State Water Resources Quality Control Board (SWRCB) to indicate that construction is completed.

81. Drainage easements for safe disposal of surface water that are conducted onto or over adjacent properties are to be delineated and recorded to the satisfaction of the Building and Safety Official prior to the issuance of grading and building permits.

82. On-site drainage improvements, necessary for dewatering and protecting the subdivided properties, are to be installed prior to issuance of Certificate of Occupancy permit for construction upon any parcel that may be subject to drainage flows entering, leaving, or within a parcel relative to which a building permit is requested.

F. Parcel Map

83. Recordation of a Final Parcel Map shall be done PRIOR to the issuance of a Certificate of Occupancy.

G. Utilities

84. Provide underground utility services including sanitary sewerage system, water, gas (optional), electric power, telephone, and cable TV in accordance with the Utility Standards. Easements shall be provided as required.

85. The developer shall be responsible for the relocation of existing utilities to underground.

86. The City’s Sewer Master Plan dated December 2019 identified the sewer main line pipes in Mansfield Way and K street as hydraulically deficient (d/D greater than 0.85). Sewer capacity analysis of the proposed use shall be conducted by the developer to verify capacity exists in downstream sewer collection facilities. The developer shall be responsible for designing and constructing a sewer lateral connection that adequately serves the

development and/or mitigates the impact to the City's sewer system as approved by the City Engineer. Otherwise, the developer shall provide a prorated cash contribution to the City based on the percentage increase in sewage flow from the development and the City's estimated cost to upgrade the downstream public sewer system as identified in the Sewer Master Plan.

87. Water and sewer plans shall be designed and constructed to meet the requirements of the Los Angeles County Sanitation District (Sanitation District), California Water Service Company (Cal Water), and the County of Los Angeles Fire Department (Fire Department). Letters of compliance from the Sanitation District, Cal Water, and the Fire Department are required prior to final map approval or issuance of permits, whichever occurs first. Such letters must have been issued by the water district within 90 days prior to final map approval.

88. A Will Serve Letter from California Water Services District shall be submitted prior to the issuance of any Building Permit. Approvals have not been secured from all utilities and other interested agencies involved.

H. General Requirements and Approvals

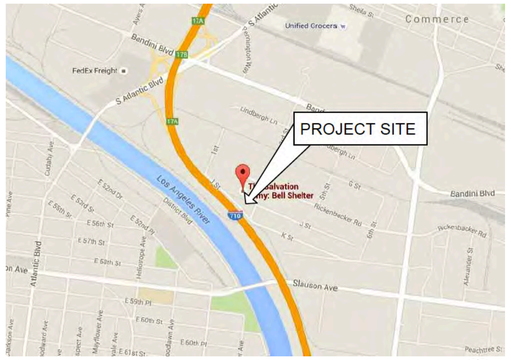
89. Permits shall be obtained from any applicable agencies for work within their right- of-way.

90. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer or other registered/licensed professional as required.

ATTACHMENTS:

1. Applicant Submittal, Including Current Plans, Elevations, Renderings, & Parcel Maps
2. Initial Study/ Mitigated Negative Declaration (IS/MND)
3. Notice of Incomplete Application dated February 14, 2023
4. Notice of Complete Application dated April 13, 2023

vicinity map





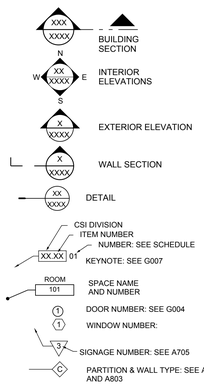
BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

abbreviations

(D)	DEMOLISH
(E)	EXISTING
(N)	NEW
<	ANGLE
@	AT
AB	ANCHOR BOLT
ABS	ACRYLONITRILE BUTADIENE STYRENE
AC	ASPHALT CONCRETE
ACT	ACOUSTIC CEILING TILE
ADA	AMERICAN DISABILITIES ACT
ADD ALT	ADDITIVE ALTERNATE
AFF	ABOVE FINISH FLOOR
ADJ	ADJACENT
ALUM	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATE
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AW	AREAWAY
B/W	BOTH WAYS
BC	BEGINNING OF CURVE
BD	BOARD
BLK	BLOCK
BM	BEAM
BN	BOUNDARY NAIL
BOC	BOTTOM OF CEILING JOISTS
BOND	BONDERIZED
BPU	BACKFLOW PREVENTION UNIT
BS	BOTTOM OF STEP
BU	BUILT-UP
BW	BOTTOM OF WALL
CB	CATCH BASIN
CC	CEMENTITIOUS CONCRETE
CEM	CEMENT; CEMENTITIOUS
CF	CUBIC FOOT
CJ	CEILING JOIST
CL	CLEAR
CLF	CHAIN LINK FENCE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRUGATED
CPT	CARPET
CSP	CORRUGATED STEEL PIPE
CT	CERAMIC TILE
CY	CUBIC YARD
DBL	DOUBLE
DED ALT	DEDUCTIVE ALTERNATE
DET	DETAIL
DF	DRINKING FOUNTAIN
DG	DECOMPOSED GRANITE
DIA	DIAMETER
DIA	DISH WASHER
DW	EACH
EA	END OF CURVE
EC	EXPANSION JOINT
EJ	ELECTRICAL
ELEC	ELEVATION
EL; ELEV	EDGE NAIL
EN	ETHYLENE PROPYLENE DIENE MONOMER RUBBER
EPDM	EQUAL
EQ	EXTERIOR
EXT	FORCED AIR UNIT
FAU	FINISHED FLOOR
FF	FINISH GRADE
FG	FINISH
FIN	FIXED
FIX	FLOOR JOIST
FJ	FLOW LINE
FL	FLOOR
FLR	FLOOR MATERIAL CHANGE
FMC	FACE OF CURB
FOC	FACE OF STUD
FOS	FACE OF WALL
FOW	FINISH SURFACE
FS	FEET
FT	FOOTING
FTG	GAUGE
GA	GALVANIZED
GALV	GENERAL CONTRACTOR
GC	GARBAGE DISPOSAL
GD	GALVANIZED IRON
GI	GALLONS PER MINUTE
GPM	GALVANIZED SHEET METAL
GSM	GYPSUM BOARD
GYP BD; GB	HOLLOW CORE
HC	HEADER
HDR	HOLLOW METAL
HM	HORIZONTAL
HOR; HORIZ	HIGH STRENGTH STEEL
HSS	INSIDE DIAMETER
ID	INCH
IN	INTERIOR
INT	INVERT ELEVATION
INV	JOIN: MATCH EXIST. ADJACENT
JOIN	GRADE
JST	JOIST
JT	JOINT
KP	KING POST
LAV	LINEAL FEET
LB	LAVATORY
LF	POUND
MAX	MANUFACTURER
MECH	MANHOLE
MANUF	MINIMUM
MH	MISCELLANEOUS
MIN	METAL PAINT
MISC	MOISTURE RESISTANT
MP	METAL
MR	NOT IN CONTRACT
MTL	NUMBER
NIC	NOT TO SCALE
NO; #	ON CENTER
NTS	OUTSIDE DIAMETER
OC; O/C	OVERHEAD
OD	ORGANIC COATINGS
OH	PAINT
ORC	PERFORATED
P	PLANTING AREA
PERF	PULL BOX
PA	PAD ELEVATION
PB	PROTECT IN PLACE
PE	PLASTIC LAMINATE
PIP	POINT OF CONNECTION
PL	POWER POLE
POC	POUND PER SQUARE INCH
PP	PAINTED
PSI	PRESSURE TREATED DOUGLAS FIR
PTD	POLYVINYL CHLORIDE
PTDF	QUICK COUPLER VALVE
PVC	RISER
QCV	RADIUS
R	RETURN AIR
R=; RAD	RED CURB (PAINTED)
RA	REINFORCED CEMENTITIOUS CONCRETE
RC	REFLECTED CEILING PLAN
RCC	REMOTE CONTROL VALVE
RCP	REDUCED PRESSURE
RCV	ROOF RAFTER
RP	ROOFTOP PACKAGE UNIT
RR	SUPPLY AIR
RTU	SUSPENDED ACOUSTICAL CEILING
SA	SEE ARCHITECTURAL DRAWINGS
SAC	SOLID CORE
SAD	STORM DRAIN
SC	SQUARE FEET
SD	SUSPENDED GYPSUM BOARD
SF	SEMI-GLOSS ENAMEL (PAINT)
SGB	SHEET
SGE	SIMILAR
SHT	SHEET METAL SCREW
SIM	SLAB ON GRADE
SMS	SHUT OFF VALVE
SOG	SPECIFICATIONS
SOV	STAINLESS STEEL
SPECS	STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION
SS	STRUCTURE; STRUCTURAL
SSPWC	TREAD
STRUCT	TOP & BOTTOM
T	TOP OF CURB
T&B	TEMPERED
TC	TOP OF GRATE
TEMP	TOP OF PARAPET
TG	TOP OF CURB
TO PAR	TOP OF FLOOR SHEATHING
TOC	TOP OF PLATE
TOF	TOP OF ROOF SHEATHING
TOP	TOP OF SLAB; TOP OF STRUCTURE
TOP	TOP OF SHEATHING / COVER BOARD
TOR	TOP OF WALL
TOS	TUBE STEEL
TOSH	TYPICAL
TOW	UNDER GROUND
TS	UNLESS OTHERWISE NOTED
TYP	UNLESS NOTED OTHERWISE
UG	UNPERFORATED
UON	VINYL COMPOSITION TILE
UNO	VERTICAL
UNPERF	VINYL TILE
VCT	VINYL WALL COVERING
VERT	WITH
VT	WASHER
VWC	WATER CLOSET
W/	WOOD
WASH	WATER HEATER
WC	WROUGHT IRON (ORNAMENTAL STEEL)
WD	WATER METER
WH	WATER PROOF
WI	WATER RESISTANT
WM	WATER RESISTANT GYPSUM BOARD
WP	WELDED WIRE FABRIC
WR	TYPE "X" GYPSUM BOARD, 5/8" U.O.N.
WRGB	
WWF	
XGB	

symbols



codes

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 ENERGY STANDARDS

AMERICANS WITH DISABILITIES ACT 2010 WITH STANDARDS (W/ ADA DEEMING NOTICE 29671 DATED MAY 23, 2014) FAIR HOUSING ACT

deferred approvals

1. THE BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH NFPA-13 UNDER SEPARATE SUBMITTAL ANDPERMIT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE PLUMBING DIVISION PRIOR TO INSTALLATION.
3. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL FIRE ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATIONS APPLIANCES IN ACCORDANCE WITH NFPA 72.
4. ELEVATOR CALCULATION WILL BE A DEFERRED SUBMITTAL TO THE BUILDING DEPARTMENT.

sheet index

ARCHITECTURAL (General):

G000	Title Sheet
G001	Density Bonus
G004	Code Analisys
G004.2	Open Space Analysis
G007	Door Schedule
G008	Window Schedule
G010	Master Keynote List
G011	Site Lighting Study
G012	Site Lighting Study
CB-1	Material Color Chart
Sheets 1 to 3	ALTA/NSPS Land Title Survey (FOR REFERENCE ONLY)
CIVIL: C1.02	Demolition Plan
Sheets 1 to 4	Private Street Improvement Plan

ARCHITECTURAL:

A100	Overall Site
A101	Site Plan
A102	Fence & Gates Elevations
A103	Fence & Gates Elevations
A104	Site Details
A105	Site Details
A106	Fire Department Access
A201	First Floor Plan
A202	Second Floor Plan
A203	Third Floor Plan
A204	Roof Plan
A301	Exterior Elevations
A401	Building Sections
A402	Building Sections
A501	Renderings
A502	Renderings
A600	Enlarged Unit Plans
A601	Interior Elevations
A802	Exterior Details
A803	Floor/Ceiling & Roof Details

LANDSCAPE

L101	Hardscape Plan Plan
L102	Raised Garden Renderings
L103	Hardscape Details
L201	Tree Inventory
L301	Planting Plan

project info (cont.)

PARKING (RESIDENTIAL):

Per California Density Bonus Law (Section 65915-65918) for supportive housing developments 100% affordable to lower income households:

Required: 0 Spaces per unit

Provided: 0 Spaces per unit

PARKING (STAFF):

Per BMC Chapter 17.76.020, 1a:

Required: 1 Space / 200 GSF - 908/200 = 5 Spaces

Provided: 5 Spaces

OFFICES AREA:

ROOM Nº	ROOM NAME	AREA (GSF)
101	LEASING OFFICE	111
102	MANAGER'S OFFICE	206
106	V.A. OFFICE	125
110	CASE MNGR'S OFFICE	119
111	CASE MNGR'S OFFICE	121
120	SOCIAL SERV. OFFICE	106
121	SERVICE COORD. OFFICE	120
		908

project info

PROJECT DESCRIPTION:

The proposed project is a three-story building that will house 58 affordable units that consist of 57 studio units and 1-two bedroom Manager's unit. Additionally, it will house five Administrative Offices, a Multipurpose Room, a Laundry Room and several amenity rooms and decks.

LEED :
This project has been designed with the goal of achieving a LEED SILVER rating from the US Green Building Council (USGBC). In order to achieve the Silver rating the project has to meet a series of prerequisites and achieve a minimum number of points by meeting standards and goals established by the USGBC. The General Contractor is required to become familiar with the requirements necessary to meet the LEED Silver rating as outlined in the plans and specifications.

SITE:

LEGAL DESCRIPTION: **Refer to ALTA/SURVEY sheet 1 of 3**

ZONING:
Current: CM (Commercial Manufacturing)
Proposed: The project proposes to re-zone the property to **C-3R** zoning designation.
Case Nº's: GPA 2022-02, ZC 2022-01, TPM No.83748, SPR 2022-15, & CUP 2022-04

LOT AREA: 76,192 s.f. (1.75 Acres)

LOT COVERAGE: = 21.4% See diagram on 2/G004

FLOOR AREA RATIO / UNIT: 76,192 SF / 390 SF per unit = **195 Units**

DENSITY: Refer to Sheet G001 for density analysis
Proposed Lot Area per Dwelling Unit = 33.5 Units/Acre = 33.5 x 1.75 = **58 Dwelling Units**

SETBACKS:

Front Yard :	Required: **20'-0"**	Provided: **643'-4"**
Side Yard :	Required: **10'-0"**	Provided: **26'-0"** & **48'-0"**
Rear Yard:	Required: **10'-0"**	Provided: **38'-0"**

MAXIMUM BUILDING HEIGHT:

Per City of Bell Zoning Code, Chapter 17.28.040 (C.1): **70'-0" Max.**

Max. Height Proposed: **36'-0", 3 Stories**

BUILDABLE AREA: Lot area = 76,192 SF

FLOOR AREA RATIO (F.A.R): Building Area/Buildable Area
ALLOWED: 0.5 : 1.0
PROPOSED = 39,690 SF / 76,192 SF = **0.5**

CONSTRUCTION TYPE: Type V-A

OCCUPANCY: R2

FIRE PROTECTION SYSTEMS:
Automatic Fire Sprinkler System per NFPA-13 & Fire Alarm System

BUILDING AREA:

Floor Level	Area (GSF)
FIRST FLOOR	15,840
SECOND FLOOR	12,150
THIRD FLOOR	11,700
Total Project Area	**39,690**

UNIT BREAKDOWN:

UNIT TYPE	SF (NET)	QUANTITY
A	354	47
B	353	9
B.1	374	1
C	887	1
	TOTAL =	58

UNIT BREAKDOWN PER FLOOR:

LEVEL	UNIT TYPES				TOTAL
	A	B	B.1	C	
1ST FLOOR	14	3	–	1	
2ND FLOOR	17	3	–	–	
3RD FLOOR	16	3	1	–	
TOTAL =	47	9	1	1	58

OPEN SPACE: Refer to sheet G004.2 for open space analysis.

BICYCLE PARKING:

Short-Term Bicycle Parking:
Required per California Green Code Section 5.106.4.1.1: 5% of visitor parking spaces, with a minimum of one two-bike capacity rack.
There will be no visitor parking spaces in this project.

Provided: One two-bike capacity rack.

Long-Term Bicycle Parking:
Required per California Green Code Section 5.106.4.1.2: 5% of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.
Tenant's parking spaces = 29 x 5% = 1.45 = 2 bicycle parking

Provided: One lockable bicycle room with a permanently anchored 6 bikes rack capacity. The room is located on the first floor with direct access from the street.

participants

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Jerry Hill, Devine and Gong
Tel.: 323-459-9887

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Cell: 714.222.0732
email: GSwitzer@ptrenergy.com

Contact: Greg Switzer

notes:

1. **LOW VOLTAGE SYSTEMS:** ALL LOW-VOLTAGE CONDUITS AND CONNECTION BOXES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR; WIRING AND DEVICES WILL BE INSTALLED BY OTHERS AND ARE ALL N.I.C. UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE LOW VOLTAGE SYSTEMS INSTALLER DURING CONSTRUCTION. SEE ELECTRICAL FOR ADDITIONAL INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL REQUIRED OSHA AND SHORING PERMITS.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF BACKING, WALL, FLOOR, AND CEILING PREPARATION, AND OTHER COORDINATION FOR ALL ITEMS TO BE INSTALLED UNDER SEPARATE CONTRACTS.
4. **SITE SURVEY:** A SITE SURVEY IS PROVIDED FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL INDEPENDENTLY VERIFY ALL ELEVATIONS AND ITEMS SHOWN AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE IN THE EVENT OF DISCREPANCIES WITH THE PROVIDED SURVEY.
5. **SECURITY AND INTRUSION ALARM:** A DESIGN-BUILD SECURITY AND INTRUSION ALARM SYSTEM IS REQUIRED. REFER TO LV PLANS AND SPECIFICATIONS AND NOTE #1 ABOVE FOR ADDITIONAL INFORMATION.
6. **FIRE ALARM:** A DESIGN-BUILD FIRE ALARM SYSTEM IS REQUIRED. SEE FA-1, SPECIFICATIONS, AND NOTE #1 ABOVE FOR ADDITIONAL INFORMATION.
7. **DEMOLITION:** GENERAL CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS. IT WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT EXTENT OF THE DEMOLITION AND SUBSEQUENT REPLACEMENT OF EXISTING SURFACES THAT ARE AFFECTED BY THE SCOPE OF WORK DESCRIBED IN THE DRAWINGS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL OF THE WORK SHOWN ON THE CONSTRUCTION DOCUMENTS REGARDLESS OF THE LOCATION IN THE CONSTRUCTION DOCUMENTS. IF THERE IS A DISCREPANCY IN THE INFORMATION PROVIDED IN THESE DOCUMENTS THE CONTRACTOR SHALL FOLLOW THE MORE STRINGENT CRITERIA AS DETERMINED BY THE DRAWINGS AND SPECS. CONTRACTOR IS ENCOURAGED TO ISSUE A FULL SET OF CONSTRUCTION DOCUMENTS TO SUBCONTRACTORS TO ALLOW FOR FULLY COORDINATED AND COMPLETE WORK.

ISSUE
01-18-22 Planning Subm.
07-08-22 Planning Subm.
10-13-22 Planning Subm.
03-03-23 Planning Subm.
06-23-23 Planning Subm.

REVISIONS

ARCHITECT'S STAMP
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NO. C010327
07-31-23
RENEWAL DATE
STATE OF CALIFORNIA

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ENGINEER'S STAMP

ENGINEER

OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

DRAWING TITLE
TITLE SHEET

DRAWING NUMBER
G000

ORIG. SHEET SIZE: 30"x42"

The Salvation Army Bell Oasis II

Project Description	Sheet G000
Lot Size (sf/acres)	76,192 sf / 1.75 acres

Density:

Total number of units allowed w/o Density Bonus (base density): 30 Units/Acre per BMC Chapter 17.25.050 (C) =	52.5
Total number of units allowed w/ Density Bonus: Per BMC Chapter 17.62, 50% = 45 Units/Acre =	78.75
Total number of unit proposed w/ DB: 33.5/Acre =	58
Total number and percentage of units affordable to:	
Lower income households (80% AMI)	0
Very- low income householdls (50% AMI)	57
Moderate income households (120% AMI)	0
Total number of units of PSH*	57
Total Number of Units by Type:	
Studio	57
1-Bedroom	0
2-Bedroom	1
3-Bedroom	0
<u>Parking</u>	
Total Number of parking spaces required w/o DB	135
Total Number of parking spaces required w/ DB (CA Density Bonus Law - Sections 65915-65918)*	0
Total Number of Parking spaces provided	5 (for staff only)

Concessions requested:

Concession 1: Open Space

Modification of BMC Chapter 17.24.050(H) to allow provision of 9,200 sf of common open space in lieu of private open space on a per unit basis.

Concession 2: Private Storage

Modification of BMC Chapter 17.24.050(Q) to exempt the project from the requirement of 80 cubic feet of private storage area per unit.

*Permanent Supportive Housing serving formerly homeless veterans and other adults. 100% affordable to lower income households

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
- 01-18-22 Planning Subm.
- 07-08-22 Planning Subm.
- 10-13-22 Planning Subm.
- 03-03-23 Planning Subm.
- 06-23-23 Planning Subm.

REVISIONS

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ENGINEER

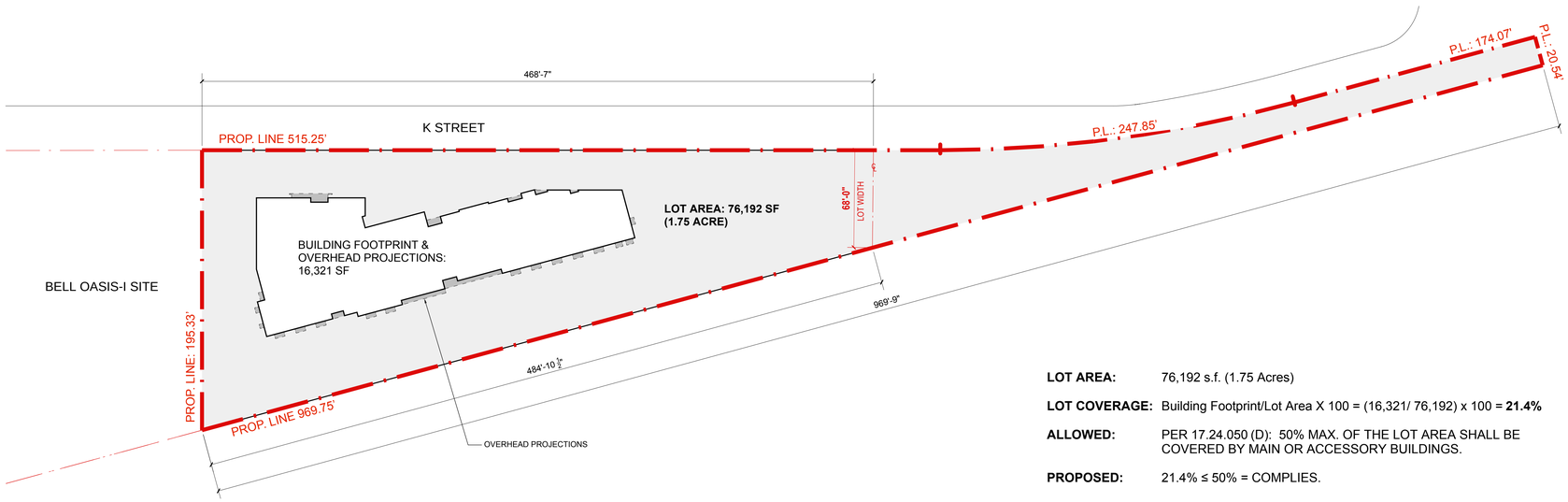
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PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

DRAWING TITLE
DENSITY BONUS

DRAWING NUMBER
G001

ORIG. SHEET SIZE: 30"x42"



LOT AREA: 76,192 s.f. (1.75 Acres)

LOT COVERAGE: Building Footprint/Lot Area X 100 = (16,321/ 76,192) x 100 = **21.4%**

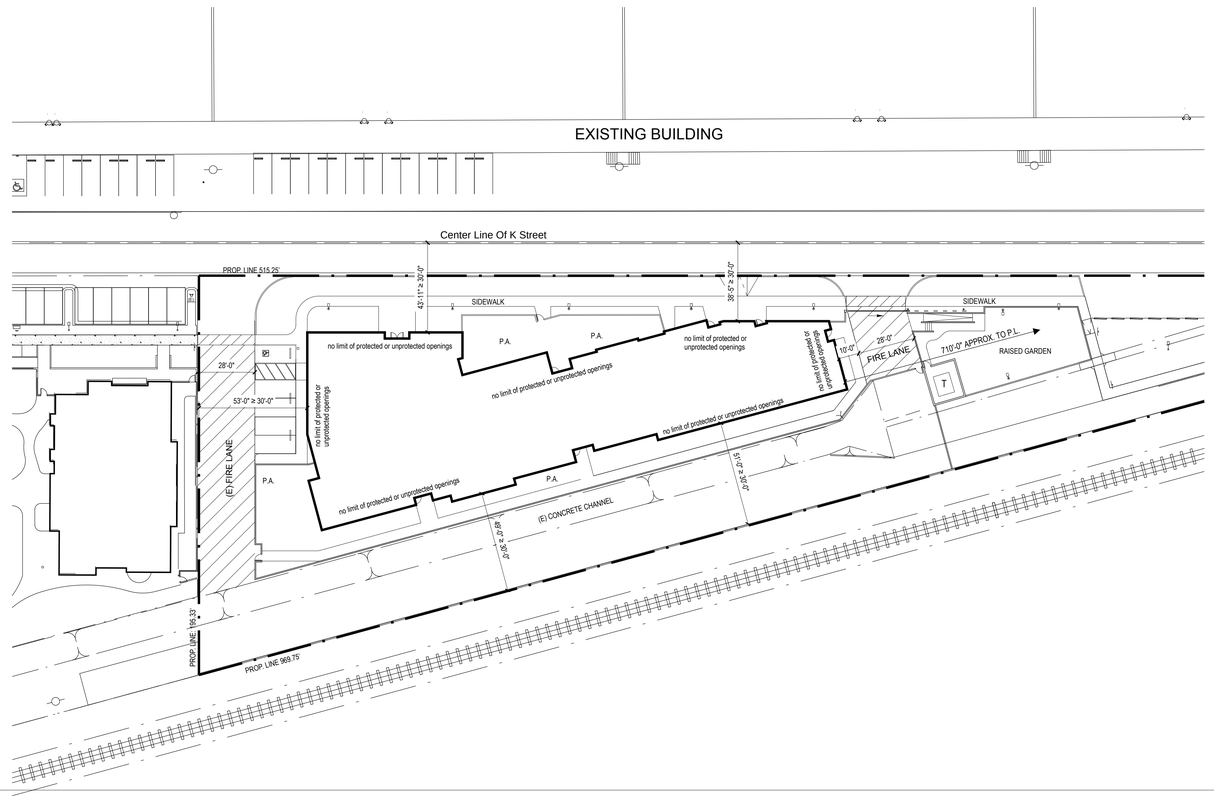
ALLOWED: PER 17.24.050 (D): 50% MAX. OF THE LOT AREA SHALL BE COVERED BY MAIN OR ACCESSORY BUILDINGS.

PROPOSED: 21.4% ≤ 50% = COMPLIES.

0 40' 80'
GRAPHIC SCALE

LOT COVERAGE DIAGRAM
SCALE: 1" = 40'-0"

2



Type of Construction - Type VA, per Table 503
Sprinkler System - NFPA 13 per 903.3.1.2
Fire Separation Distance: All walls = more than 30'

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE.

FROM TABLE 602:

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U
X < 5	VA	1
5 ≤ X < 10	VA	1
10 ≤ X < 30	VA	1
X ≥ 30	VA	0

ALLOWABLE AREA OF OPENINGS:
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OP OPENING PROTECTION

FIRE SEPARATION DISTANCE = X (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
0 ≤ 3	UNPROTECTED, SPRINKLERED (UP, S)	NOT PERMITTED
3 ≤ 5	UNPROTECTED, SPRINKLERED (UP, S)	15%
5 ≤ 10	UNPROTECTED, SPRINKLERED (UP, S)	25%
10 ≤ 15	UNPROTECTED, SPRINKLERED (UP, S)	45%
15 ≤ 20	UNPROTECTED, SPRINKLERED (UP, S)	75%
20 ≤ 25	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT
25 ≤ 30	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT
30 OR GREATER	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT

N
0 30' 60'
GRAPHIC SCALE

FIRE SEPARATION DIAGRAM
SCALE: 1" = 30'-0"

1

BUILDING:

CONSTRUCTION TYPE: Type V-A

OCCUPANCY: R2, B AND A3

FIRE PROTECTION SYSTEMS:
Automatic Fire Sprinkler System per NFPA-13 & Fire Alarm System
The Building will be equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

BUILDING AREA:

Floor Level	Area (GSF)
FIRST FLOOR	15,840
SECOND FLOOR	12,150
THIRD FLOOR	11,700
Total Project Area	**39,690**

ALLOWABLE AREA VERIFICATION
NON-SEPARATED OCCUPANCIES (508.3)
Type of Construction: Type V-A

FIRST FLOOR

	A3	R2	TOTAL
Actual	780	15,060	15,840
At	34,500	36,000	
At x Lf	-	-	
At x Ls	-	-	
Aa	34,500	36,000	
Ratio	0.02	0.42	**0.44**

0.44 < 1.00 VERIFIES

SECOND FLOOR

	R2
Actual	12,150
At	36,000
At x Lf	-
At x Ls	-
Aa	36,000
Ratio	**0.34**

0.34 < 1.00 VERIFIES

THIRD FLOOR

	R2
Actual	11,700
At	36,000
At x Lf	-
At x Ls	-
Aa	36,000
Ratio	**0.33**

0.33 < 1.00 VERIFIES

OCCUPANCY AREA DETERMINATION
CBC 506.5.2 > 1 STORY ABOVE GRADE PLANE

Floor Level	SUM OF RATIOS	
First Floor	0.44	
Second Floor	0.34	
Third Floor	0.33	
Total Project Area	**1.10**	**≤ 2.0 VERIFIES**

PLUMBING OCCUPANCY - 2019 CPC - TABLE 4-1

ROOM Nº	ROOM NAME	AREA (NSF)	OCCUPANCY	OCC. LOAD FACTOR	MAX. OCC.
101	LEASING OFFICE	100	B	150	0.67
102	MANAGER'S OFFICE	178	B	150	1.19
103	STAFF ROOM	180	B	150	1.20
106	V.A. OFFICE	107	B	150	0.71
108	COPIER	90	B	150	0.60
110	CASE MANAGER'S OFFICE	114	B	150	0.76
111	CASE MANAGER'S OFFICE	114	B	150	0.76
120	HOTEL OFFICE	110	B	150	0.73
121	SERVICE COORDINATOR	109	B	150	0.73
				TOTAL =	**7.35**

PLUMBING CALCULATION:

TABLE 422.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

TYPE OF OCCUPANCY	REQUIRED		PROVIDED *	
R2 (EMPLOYEE USE)	MALE / FEMALE *	TOTAL	MALE / FEMALE *	TOTAL
OCCUPANTS	8		8	
WATER CLOSETS	1 : 1 - 15	1	2	2
URINALS	–	–	1	1
LAVATORIES	1 : 1 - 40	1	2	2
DRINKING FOUNTAINS	–	–	1	1
SERVICE SINK	1	1	1	1

* PROVIDED 2 SINGLE ACCOMMODATION ALL GENDER TOILETS
* PER 2019 CPC 422.2 SEPARATE FACILITIES, EXCEPTION 2:

In occupancies with a total occupant load of 10 or less, including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes.

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
01-18-22 Planning Subm.
07-08-22 Planning Subm.
10-13-22 Planning Subm.
03-03-23 Planning Subm.
06-23-23 Planning Subm.

REVISIONS

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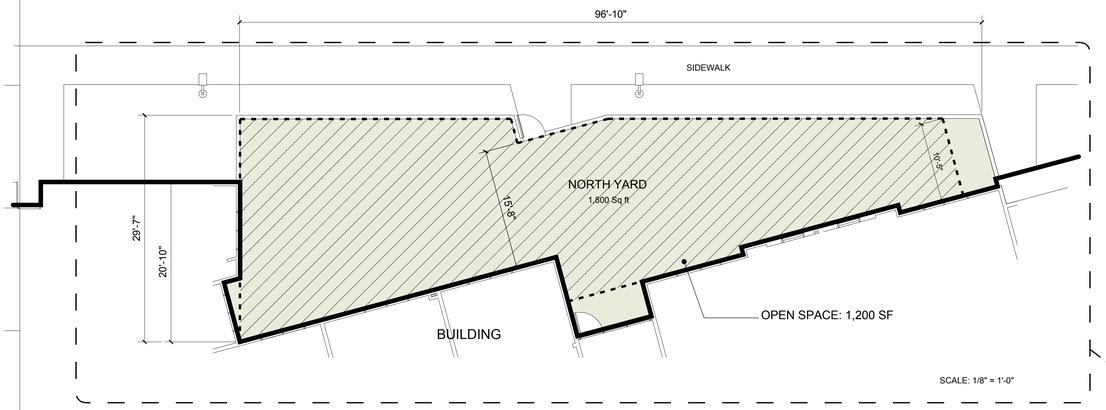
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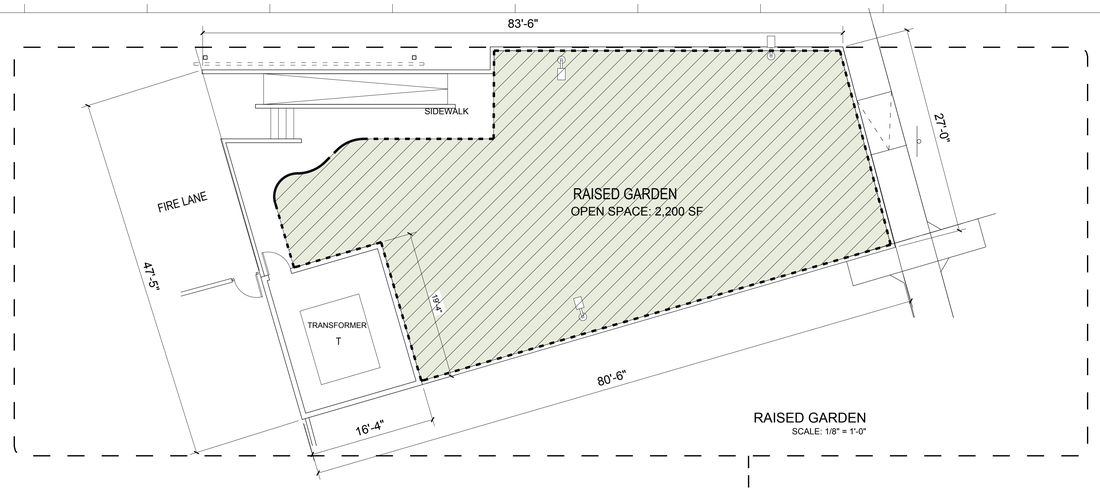
PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

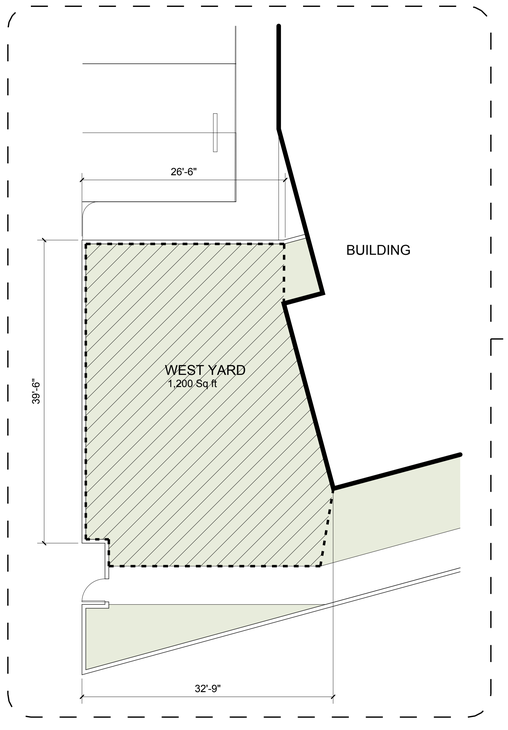
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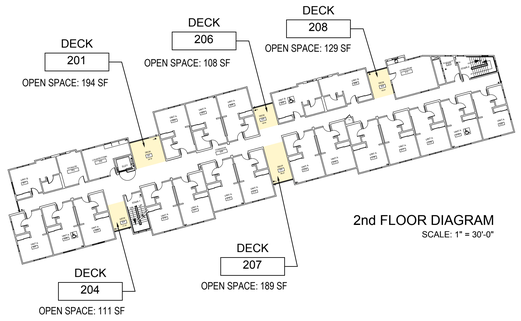
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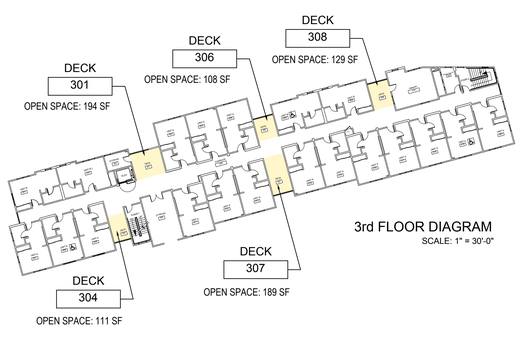
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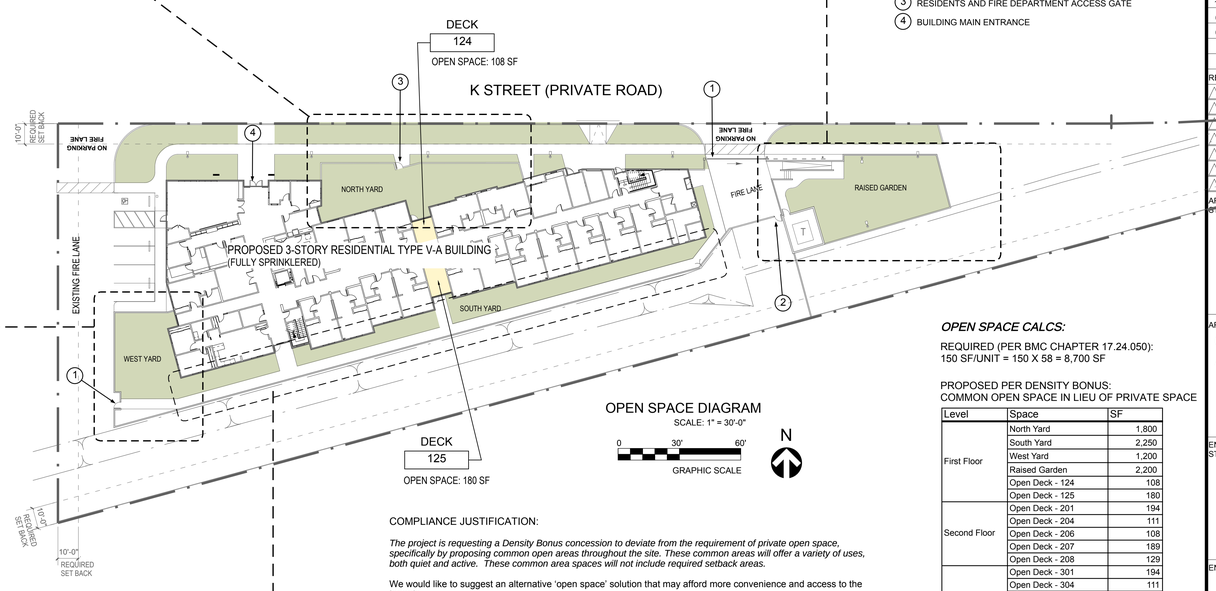












ACCESS CONTROL:

1. EGRESS AND FIRE DEPARTMENT ACCESS GATE
2. GATE FOR MAINTENANCE ACCESS ONLY
3. RESIDENTS AND FIRE DEPARTMENT ACCESS GATE
4. BUILDING MAIN ENTRANCE

OPEN SPACE CALCS:

REQUIRED (PER BMC CHAPTER 17.24.050):
150 SF/UNIT = 150 X 58 = 8,700 SF

PROPOSED PER DENSITY BONUS:
COMMON OPEN SPACE IN LIEU OF PRIVATE SPACE

Level	Space	SF
First Floor	North Yard	1,800
	South Yard	2,250
	West Yard	1,200
	Raised Garden	2,200
	Open Deck - 124	108
	Open Deck - 125	180
Second Floor	Open Deck - 201	194
	Open Deck - 204	111
	Open Deck - 206	108
	Open Deck - 207	189
	Open Deck - 208	129
Third Floor	Open Deck - 301	194
	Open Deck - 304	111
	Open Deck - 306	108
	Open Deck - 307	189
	Open Deck - 308	129
	TOTAL =	**9,200** SF

COMPLIANCE JUSTIFICATION:

The project is requesting a Density Bonus concession to deviate from the requirement of private open space, specifically by proposing common open areas throughout the site. These common areas will offer a variety of uses, both quiet and active. These common area spaces will not include required setback areas.

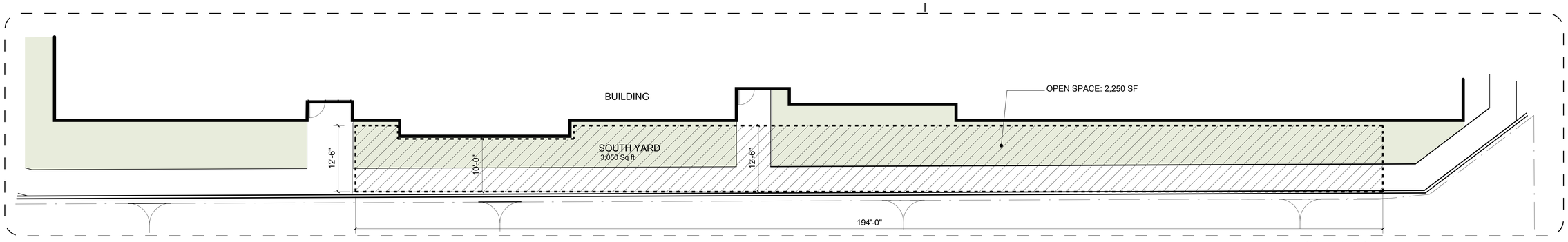
We would like to suggest an alternative 'open space' solution that may afford more convenience and access to the tenants.

The project will provide 9,200 sf of common open space (see calculation hereon). Divided by 58 units (57 tenants and 1 manager), this provides an average of over 150 sf / unit. Instead of providing specific space for some units and common space for others, we suggest that all that space be assigned as shared open space. We have several open space options around the site and in the building so tenants can experience that variety.

Our design has always sought to provide places for both scheduled and spontaneous interactions. For the latter, many homeless (unhoused) individuals seek to sharpen their interpersonal skills. To facilitate this, open decks off the corridors promote unscripted meetings and allow two or more individuals to idle in one of those areas…and make friends. In some projects, these decks (or gardens or common rooms) host morning coffee groups… allow views of shaded sunsets… or prompt the sharing of their stories.

The 150 sf / open space is generous on purpose. There is no bias about who gets a private patio and who doesn't. Instead, the shared open space acts as an incubator for building an equal opportunity community.

NOTE:
SEE L101 AND L301 FOR LANDSCAPE AND HARDSCAPE DESIGN.



BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE

07-08-22 Planning Subm.
10-13-22 Planning Subm.
03-03-23 Planning Subm.
06-23-23 Planning Subm.

REVISIONS

ARCHITECT'S STAMP

ARCHITECT
CARDE-TEN ARCHITECTS
11341 National Blvd #1104
Los Angeles, CA 90064
Telephone: 310 453 4427
e-mail: mail@cardeten.com
www.cardeten.com

ENGINEER'S STAMP

ENGINEER

OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

DRAWING TITLE
OPEN SPACE ANALISYS

DRAWING NUMBER
G004.2

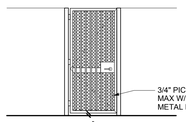
ORIG. SHEET SIZE: 30"x42"

GATE SCHEDULE:

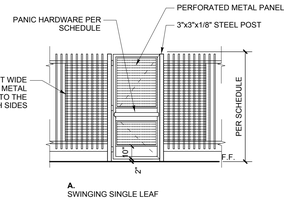
		GATE					FRAME					
Nº	LOCATION	TYPE	GATE SIZE (W' x H')	OPERATION	CONSTRUCTION/ MATERIAL	FINISH	CONSTRUCTION/M ATERIAL	FINISH	PANIC HARDWARE	CLOSER	HARDWARE GROUP	REMARKS
G1	WEST ELEV.	A	3'-0" x 6'-0"	OUT-SW	MTL	PTD	MTL	PTD	X	X		
G2	NORTH ELEV.	A	3'-0" x 6'-0"	OUT-SW	MTL	PTD	MTL	PTD	X	X		
G3	NORTH ELEV. AT EAST FIRE LANE	B	24'-0" x 6'-0"	SLIDING	MTL	PTD	MTL	PTD	–	X		MOTORIZED GATE: PROVIDE POLE MOUNTED KNOX BOX. CONFIRM LOCATION WITH FIRE INSPECTOR.
G4	CONCRETE V-CHANNEL	C	3'-0" x 7'-0"	IN-SWING	MTL	PTD	MTL	PTD	_	X		
G5	TRANSFORMER	C	3'-0" x 6'-0"	IN-SWING	MTL	PTD	MTL	PTD	_	X		

GATE NOTES:

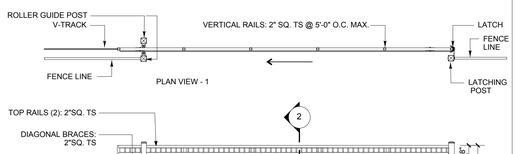
1. GRIND ALL WELDS SMOOTH
2. ALL STEEL SHALL BE HOT DIPPED GALVANIZED.
3. ALL STEEL SHALL BE PRIMED AND PAINTED.
4. ALL WELDS SHALL CONFORM TO AWS STANDARDS.



C. SWINGING SINGLE LEAF



A. SWINGING SINGLE LEAF

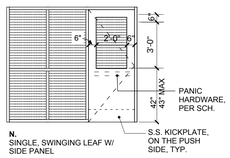


B. AUTOMATIC SLIDING VEHICULAR GATE

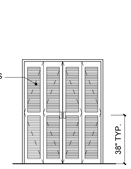
GATE TYPES & SCHEDULE | 2

DOOR SCHEDULE:

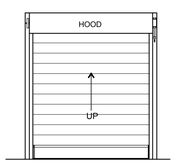
Nº	ROOM Nº	ROOM NAME	FROM/TO	ROOM Nº	ROOM NAME	DOOR: TYPE	DOOR: CONSTRUCTION / CORE MAT.	DOOR: FINISH	DOOR: SIZE	DOOR: THICK	DOOR: OPERATION	DOOR: U.L. FIRE RATING (MINIMUM)	DOOR: GLASS TYPE (SEE GLAZING SCH.)	DOOR: GLAZING U.L. FIRE RATING (MINIMUM)	DOOR: SHADE	FRAME: CONST.	FRAME: FINISH	FRAME: UL RATING (MINIMUM)	DETAILS: HE/D	DETAILS: JAMB	DETAILS: THRESHOLD	HW SET	PANIC	CLOSER	CARD READER	REMARKS
UNITS																										
U01	—	UNIT ENTRY	FROM	—	CORRIDOR	A	FBGL	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	—	—	—	COMP.	PTD	20-MIN.	—	—	—	—	—	YES	—	
U02	—	BATHROOM	FROM	—	KITCHEN	B	HC	PTD	3'-0" x 6'-8"	1 3/8"	IN SW	—	—	—	—	WD	PTD	—	7/A809	8/A809	—	—	—	—	—	
U03	—	BEDROOMS (MNGR'S)	FROM	—	HALLWAY	B	HC	PTD	3'-0" x 6'-8"	1 3/8"	IN SW	—	—	—	—	WD	PTD	—	7/A809	8/A809	—	—	—	—	—	
U04	—	CLOSET	—	—	—	K	HC	PTD	6'-0" x 6'-8"	1 3/8"	BY-PASS	—	—	—	—	WD	PTD	—	10/A809	11/A809	9/A809	—	—	—	—	PROVIDE 4" ADA WIRE PULLS
U05	—	CLOSET	—	—	—	K	HC	PTD	9'-0" x 6'-8"	1 3/8"	BY-PASS	—	—	—	—	WD	PTD	—	10/A809	11/A809	9/A809	—	—	—	—	PROVIDE 4" ADA WIRE PULLS
U06	—	LAUNDRY	FROM	—	HALLWAY	M	WD	PTD	5'-0" x 6'-8"	1 3/8"	BI-FOLD	—	—	—	—	WD	PTD	—	—	—	—	—	—	—	—	
COMMON AREAS																										
FIRST FLOOR																										
100	100	LOBBY	TO	—	EXTERIOR	C	ALUM	CLR. ANOD.	3'-0" x 8'-0" (PAIR)	2"	OUT SW	—	GL-3	—	—	ALUM	CLR. ANOD.	—	2/A808	1/A808	2/A808	_	YES	YES	YES	PROVIDE SIDE LITES PER DOOR ELEV. GLAZING: GL-3
101	101	LEASING	FROM	100	LOBBY	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	GL-6	20-MIN.	12.20	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	_	—	YES	_	
102	102	MNGR OFFICE	FROM	100	LOBBY	H	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	GL-6	20-MIN.	12.20	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	_	—	YES	_	PROVIDE 24" WIDE SIDE LITE W/ 45 MIN FIRE RATED GLAZING: GL-4. PROVIDE WINDOW SHADES.
103	103	STAFF ROOM	FROM	100	LOBBY	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	GL-6	20-MIN.	12.20	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	_	—	YES	_	
104	104	RECREATION ROOM	TO	100	LOBBY	F	HM	PTD	3'-0" x 7'-0" (PAIR)	1 3/4"	OUT SW	20-MIN.	GL-6	20-MIN.	12.20	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	_	—	YES	_	
105	105	STORAGE	TO	104	RECREATION ROOM	G	HM	PTD	3'-0" x 7'-0" (PAIR)	1 3/4"	OUT SW	–	–	–	–	HM	PTD	–	–	–	–	_	—	–		
106	106	V.A. OFFICE	FROM	109	CORRIDOR/MAILBXS	H	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	GL-6	20-MIN.	12.20	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	_	—	YES	_	PROVIDE 16" WIDE SIDE LITE W/ 45 MIN FIRE RATED GLAZING: GL-4. PROVIDE WINDOW SHADES.
107	107	STORAGE	FROM	108	COPIER	J	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	—	–	—	–	HM	PTD	—	5/A809	6/A809	4/A809	_	—	–	_	
108	108	COPIER	FROM	109	CORRIDOR/MAILBXS	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	GL-6	20-MIN.	12.20	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	_	—	YES	_	
109	110	CASE MNGR OFFICE	FROM	109	CORRIDOR/MAILBXS	H	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	GL-6	20-MIN.	12.20	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	_	—	YES	_	PROVIDE 24" WIDE SIDE LITE W/ 45 MIN FIRE RATED GLAZING: GL-4. PROVIDE WINDOW SHADES.
110	111	CASE MNGR OFFICE	FROM	110	CORRIDOR/MAILBXS	H	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	GL-6	20-MIN.	12.20	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	_	—	YES	_	PROVIDE 24" WIDE SIDE LITE W/ 45 MIN FIRE RATED GLAZING: GL-4. PROVIDE WINDOW SHADES.
111	100	LOBBY	FROM	123	CORRIDOR	D	ALUM	CLR. ANOD.	3'-0" x 7'-0"	2"	OUT SW	_	GL-3	_	—	ALUM	CLR. ANOD.	–	–	–	–	_	YES	YES	_	
112	_	STORAGE	TO	112	CORRIDOR	G	HM	PTD	2'-6" x 7'-0" (PAIR)	1 3/4"	OUT SW	_	–	_	–	HM	PTD	–	–	–	–	_	—	–	_	OMIT LOUVERS
113	113	JANITOR'S	FROM	112	CORRIDOR	B	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	—	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	_	—	YES	_	
114	114	TOILET	FROM	112	CORRIDOR	B	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	—	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	_	—	YES	_	
115	115	TOILET	FROM	112	CORRIDOR	B	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	—	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	_	—	YES	_	
116	116	STORAGE	FROM	123	CORRIDOR	G	HM	PTD	(PAIR) 3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	—	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	_	—	YES	_	OMIT LOUVERS
117	120	HOTEL OFFICE	FROM	123	CORRIDOR	H	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	—	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	TBD	—	YES	_	
118	121	SERV. COORD. OFFICE	FROM	123	CORRIDOR	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	—	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	TBD	_	YES	_	
119	122	STAIR-1	FROM	123	CORRIDOR	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	GL-6	20 MIN.	—	HM	PTD	20 MIN.	5/A809	6/A809	4/A809	TBD	YES	YES	_	
120	119	MPOE	TO	134	ELECT. ROOM #2	B	HM	PTD	3'-0" x 7'-0"	1 3/4"	OUT SW	—	—	—	—	HM	PTD	—	5/A809	6/A809	4/A809	TBD	—	—	_	
121	118	EMR	FROM	123	CORRIDOR	B	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	—	—	—	HM	PTD	20 MIN.	5/A809	6/A809	4/A809	TBD	—	YES	_	
122	134	ELECT. ROOM #2	FROM	123	CORRIDOR	B	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	—	—	—	HM	PTD	20 MIN.	5/A809	6/A809	4/A809	TBD	—	YES	_	
123	_	CLOSET	TO	123	CORRIDOR	J	HM	PTD	2'-6" x 7'-0"	1 3/4"	OUT SW	—	—	—	—	HM	PTD	—	5/A809	6/A809	4/A809	TBD	—	YES	_	
124	127	MAINT./TOOLS	FROM	123	CORRIDOR	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	GL-5	20-MIN.	12.20	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	TBD	—	YES	_	
125	126	BIKE STORAGE	TO	—	EXTERIOR	J	HM	PTD	3'-0" x 7'-0"	1 3/4"	OUT SW	—	—	—	—	HM	PTD	—	2/A809	3/A809	1/A809	TBD	—	YES	_	
126	128	TRASH & RECYCLE	TO	—	EXTERIOR	L	MTL	PTD	7'-0" x 7'-0"		ROLL-UP	—	—	—	—	STEEL	PTD	—	13/A809	14/A809		TBD	—	—	_	MANUAL OPERATED ROLL- UP DOOR
127	129	STAIR-2	TO	—	EXTERIOR	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	OUT SW	—	GL-3	—	—	HM	PTD	—	5/A809	6/A809	4/A809	TBD	YES	YES	_	
128	128	TRASH & RECYCLE	FROM	123	CORRIDOR	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	OUT SW	20-MIN.	GL-6	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	TBD	—	YES	_	
129	129	STAIR-2	FROM	123	CORRIDOR	E	HM	PTD	3'-6" x 7'-0"	1 3/4"	OUT SW	20-MIN.	GL-6	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	TBD	—	YES	_	
130	130	LAUNDRY	TO	123	CORRIDOR	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	OUT SW	20-MIN.	GL-5	20-MIN.	12.20	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	TBD	—	YES	YES	PROVIDE 24" WIDE SIDE LITE W/ 45 MIN FIRE RATED GLAZING: GL-4. PROVIDE WINDOW SHADES.
131	131	JANITOR'S	FROM	130	LAUNDRY	J	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	—	—	—	—	HM	PTD	—	5/A809	6/A809	4/A809	TBD	—	_	_	
132	132	ELECT. ROOM #1	TO	—	EXTERIOR	J	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	—	—	—	—	HM	PTD	—	5/A809	6/A809	4/A809	TBD	YES	YES	_	
133	133	INVERTER ROOM	TO	—	EXTERIOR	J	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	—	—	—	—	HM	PTD	—	5/A809	6/A809	4/A809	TBD	—	YES	_	
134	132	ELECT. ROOM #1	FROM	—	EXTERIOR	J	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	—	—	—	—	HM	PTD	—	5/A809	6/A809	4/A809	TBD	YES	YES	_	
135	123	CORRIDOR	TO	—	EXTERIOR	N	HM	PTD	3'-0" x 7'-0"	1 3/4"	OUT SW	—	—	—	—	HM	PTD	—	—	—	—	TBD	YES	YES	_	W/ SIDE PANELS
136	104	RECREATION ROOM	TO	—	EXTERIOR	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	OUT SW	—	GL-3	—	12.20	HM	PTD	—	5/A809	6/A809	4/A809	TBD	—	—	_	W/ TRANSOM. GLAZING: GL-3.
137	—	STORAGE	TO	102	MNGR OFFICE	G	HM	PTD	(PAIR) 2'-0" x 7'-0"	1 3/4"	OUT SW	_	–	_	–	HM	PTD	_	–	–	–	TBD	—	–	_	
138	135	BOOSTER PUMP	FROM	127	MAINT./TOOLS	J	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	_	_	_	_	HM	PTD	_	2/A809	3/A809	1/A809	TBD	—	_	_	
SECOND FLOOR																										
200	—	ELEVATOR	TO	205	CORRIDOR	B	HM	PTD	4'-0" x 7'-0"	1 3/4"	OUT SW	—	—	—	—	HM	PTD	—	—	—	—	—	—	YES	_	W/ ELECTROMAGNETIC DOOR HOLDER CONNECTED TO F.A. - SEE DOOR NOTE Nº14.
201	202	LOUNGE/COMP.	FROM	205	CORRIDOR	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	GL-5	20 MIN.	12.20	HM	PTD	20 MIN.	5/A809	6/A809	4/A809	—	—	YES	YES	
202	203	STORAGE	FROM	205	CORRIDOR	B	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	—	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	—	—	YES	_	
203	—	STAIR-1	FROM	205	CORRIDOR	E	HM	PTD	3'-6" x 7'-0"	1 3/4"	OUT SW	20-MIN.	GL-6	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	—	YES	YES	_	
204	—	CLOSET	TO	205	CORRIDOR	B	HM	PTD	2'-6" x 7'-0"	1 3/4"	OUT SW	—	—	—	—	HM	PTD	—	5/A809	6/A809	4/A809	—	—	YES	_	
205	210	GYMNASIUM	FROM	205	CORRIDOR	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	GL-5	20 MIN.	12.20	HM	PTD	20 MIN.	5/A809	6/A809	4/A809	—	—	YES	YES	
206	209	TRASH & RECYCLE	FROM	205	CORRIDOR	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	OUT SW	20-MIN.	GL-6	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	—	—	YES	_	
207	—	STAIR-2	FROM	205	CORRIDOR	E	HM	PTD	3'-6" x 7'-0"	1 3/4"	OUT SW	20-MIN.	GL-6	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	—	YES	YES	_	
THIRD FLOOR																										
300	—	ELEVATOR	TO	305	CORRIDOR	B	HM	PTD	4'-0" x 7'-0"	1 3/4"	OUT SW	—	—	—	—	HM	PTD	—	—	—	—	—	—	YES	_	W/ ELECTROMAGNETIC DOOR HOLDER CONNECTED TO F.A. - SEE DOOR NOTE Nº14.
301	—	STAIR-1	FROM	305	CORRIDOR	E	HM	PTD	3'-6" x 7'-0"	1 3/4"	OUT SW	20-MIN.	GL-6	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	—	—	YES	_	
302	304	STORAGE	FROM	305	CORRIDOR	G	HM	PTD	(PAIR) 3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	—	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	—	YES	YES	_	OMIT LOUVERS.
303	310	LIBRARY	FROM	305	CORRIDOR	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	GL-5	20 MIN.	12.20	HM	PTD	20 MIN.	5/A809	6/A809	4/A809	—	—	—	YES	
304	209	TRASH & RECYCLE	FROM	305	CORRIDOR	E	HM	PTD	3'-0" x 7'-0"	1 3/4"	OUT SW	20-MIN.	GL-6	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	—	—	YES	_	
305	—	STAIR-2	FROM	305	CORRIDOR	E	HM	PTD	3'-6" x 7'-0"	1 3/4"	OUT SW	20-MIN.	GL-6	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	—	—	YES	_	
306	302	STORAGE	FROM	301	DECK	B	HM	PTD	3'-0" x 7'-0"	1 3/4"	IN SW	20-MIN.	—	20-MIN.	—	HM	PTD	20-MIN.	5/A809	6/A809	4/A809	—				
ROOF																										
R-1	—	STAIR-2	TO	—	ROOF	B	HM	PTD	3'-0" x 7'-0"	1 3/4"	OUT SW	—	—	—	—	HM	PTD	—	2/A809	3/A809	11/A811	—	—	YES	_	



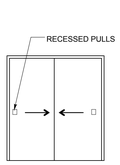
N. SINGLE SWINGING LEAF W/ SIDE PANEL



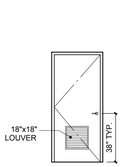
M. LOUVERED BYFOLDING DOOR



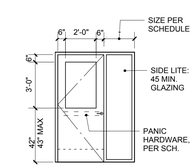
L. ROLL UP DOOR (MANUAL OPERATED)



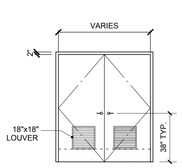
K. BYPASS DOUBLE LEAF



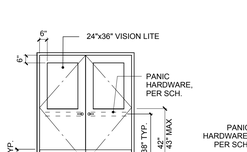
J. SWINGING SINGLE LEAF W/. LOUVER



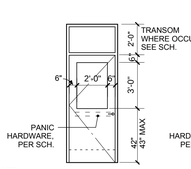
H. SWINGING SINGLE LEAF W/ HALF VISION LITE & SIDE LITE.



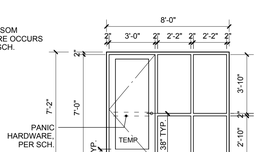
G. SWINGING DOUBLE LEAF



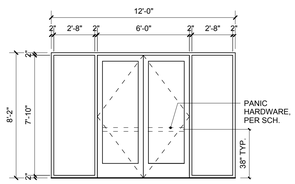
F. SWINGING DOUBLE LEAF W/ HALF VISION LITE.



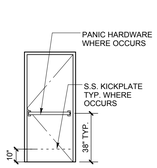
E. SWINGING SINGLE LEAF W/ HALF VISION LITE.



D. STOREFRONT DOOR: SWINGING SINGLE LEAF WIDE STILE W/ SIDE PANELS AND TRANSOM

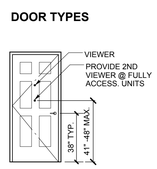


C. STOREFRONT DOOR: SWINGING DOUBLE LEAF WIDE STILE W/ SIDE LITES



B. SWINGING SINGLE LEAF

DOOR TYPES



A. SWINGING SINGLE LEAF UNIT ENTRY DOOR

DOOR TYPES & SCHEDULE | 1

GENERAL NOTES:

1. REFER TO SHEET G010 FOR KEYNOTES.

DOOR NOTES:

1	SEE FIRE DEPARTMENT NOTES ON SHEET G005 FOR ADDITIONAL REQUIREMENTS.
2	SEE FLOOR PLANS FOR DOOR NUMBER CALLOUTS
3	ALL DOOR OPERATING HARDWARE IS TO BE LEVER TYPE U.O.N.
4	EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1003.3.1.8.
5	not used.
6	ALL PANIC HARDWARE SHALL: A. COMPLY WITH UBC STANDARD 10-4 B. THE ACTIVATING MEMBER SHALL BE MOUNTED AT A HEIGHT OF NOT LESS THAN 30" AND NOT MORE THAN 44" ABOVE THE FINISH FLOOR C. UNLATCHING FORCE SHALL NOT EXCEED 5 POUNDS WHEN APPLIED IN THE DIRECTION OF TRAVEL. D. THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE HALF OF THE DOOR LEAF WIDTH. E. PIVOTED OR BALANCED DOORS SHALL BE OF THE PUSH-PAD TYPE WHERE PANIC HARDWARE IS REQUIRED, AND THE PAD SHALL NOT EXTEND ACROSS MORE THAN ONE HALF OF THE DOOR WIDTH, MEASURED FROM THE LATCH SIDE.
7	WHERE KEY LOCKING HARDWARE IS USED, POST A SIGN ADJACENT TO THE MAIN EXIT DOOR WITH 1" LETTERING STATING, "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS." MAIN EXIT ONLY. (1003.3.1.8)
8	not used.
9	FIRE DOOR ASSEMBLIES SHALL HAVE A RESISTANCE RATING IN ACCORDANCE WITH TABLE 716.1(2) & SHALL BE TESTED NFPA 252 OR UL 10C. FIRE DOOR ASSEMBLIES SHALL ALSO MEET THE REQUIREMENTS FOR SMOKE AND DRAFT CONTROL DOOR ASSEMBLY TESTED IN ACCORDANCE WITH UL 1784. GLAZING USED IN FIRE DOOR ASSEMBLIES AND FIRE WINDOW ASSEMBLIES SHALL COMPLY WITH SECTION 716.1.2 IN ADDITION TO THE REQUIREMENTS OF SECTIONS 716.2 AND 716.3 RESPECTIVELY.
10	EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.8.
11	FIELD-FABRICATED FENESTRATION AND FIELD-FABRICATED EXTERIOR DOORS SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCTS OR EXTERIOR DOOR AND THE BUILDING AND SHALL BE WEATHER STRIPPED.
12	ALL MEANS OF EGRESS DOORS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 1008.1 AND 1018.2.
13	Not used.
14	DOORS #200 & #300 SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.2.2.1.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AND ARTIFICIAL BOTTOM SEAL. THE AIR LEAKAGE RATE OF THE DOOR ASSEMBLY SHALL NOT EXCEED 3.0 CUBIC FEET PER MINUTE PER SQUARE FOOT (0.01524 M3/S ? M2) OF DOOR OPENING AT 0.10 INCH (24.9 PA) OF WATER FOR BOTH THE AMBIENT TEMPERATURE AND ELEVATED TEMPERATURE TESTS. LOUVERS SHALL BE PROHIBITED.

GLAZING SCHEDULE

Nº	DESCRIPTION:
GL-1	MONOLITHIC 1/4" CLEAR UNCOATED TEMPERED GLASS
GL-2	INSULATED GLAZING UNIT: 1/8" LOW "E" COATED, 5/8"" AIR GAP, 1/8" CLEAR TEMPERED (U- VALUE: 0.30, SGHC: 0.22, VT: 0.50).
GL-3	1" INSULATED GLASS UNIT: 1/4" TEMPERED SOLAR-E EVERGREEN, 1/2" AIR SPACE, 1/8" CLEAR FLOAT GLASS, TRANSPARENT PVB LAMINATING PLASTIC, 1/8" CLEAR FLOAT GLASS. ALL LAMINATED GLAZING SHALL MEET TEST REQUIREMENTS OF UBC STANDARD 24-2, PART 1 (ANSI Z97.1, SAFETY GLAZING TEST, TYPICAL. (U- VALUE: 0.30, SGHC: 0.22, VT: 0.50). SEE SPECS.
GL-4	45-MIN. FIRE RATED GLAZING: 3/4" CLEAR, NON-WIRED, TINT FREE, AND IMPACT SAFETY FIRE PROTECTIVE GLAZING W/ HOSE STREAM: SUPERCLEAR 45-HS BY SATIFIRST OR EQUAL.
GL-5	MONOLITHIC 1/4" MIRRORED GLASS.
GL-6	20-MIN. FIRE RATED, IGU: 1" CLEAR, NON-WIRED, TINT FREE, AND IMPACT SAFETY 20-MIN. FIRE PROTECTIVE GLAZING BI-DIRECTIONAL W/OUT HOSE STREAM: SUPERLITE I-XL IGU BY SATIFIRST OR EQUAL.
GL-7	20-MIN. FIRE RATED GLAZING: 1/4" CLEAR, NON-WIRED, TINT FREE, AND IMPACT SAFETY FIRE PROTECTIVE GLAZING W/OUT HOSE STREAM: SUPERLITE I BY SATIFIRST OR EQUAL.

NOTE: REFER TO DOOR & WINDOW SCHEDULE FOR GLAZING LOCATION.

LEGEND:

ALUM	ALUMINUM
CLR. ANOD.	CLEAR ANODIZED
KYN	KYNAR COATING (FACTORY FINISHED)
PDR. CTD.	POWDER COATED
U.L. RATING	INDICATED U.L. LABELED FIRE RATED
FX	FIXED
AW	AWNING
CMT	CASEMENT
SH	SINGLE HUNG
SL	SLIDER
HM	HOLLOW METAL
VN	VINYL
STD	MANUFACTURER STANDARD FINISH
SC	SOLID CORE
HC	HOLLOW CORE
WD	WOOD
MTL	METAL
SW	SWING
PTD	PAINTED
DG	DOUBLE GLAZING
SG	SINGLE GLAZING
TEMP	TEMPERED GLAZING
GL-1	GLASS TYPE

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE

07-08-22 Planning Subm.
10-13-22 Planning Subm.
03-03-23 Planning Subm.
06-23-23 Planning Subm.

REVISIONS

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Los Angeles, CA 90064
Telephone: 310 453 4427
e-mail: mail@cardeten.com
www.cardeten.com

ENGINEER'S STAMP

ENGINEER

OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

DRAWING TITLE
DOOR SCHEDULE

DRAWING NUMBER
G007

ORIG. SHEET SIZE: 30"x42"

WINDOW SCHEDULE:

Nº	ROOM Nº	ROOM NAME	TYPE	SIZE (WxH)	OPERATION	FRAME			GLASS		DETAILS			EXTERIOR SHADE				INTERIOR SHADE	REMARKS
						TYPE/CONST.	FINISH	FIRE RATING (MINIMUM)	TYPE (SEE G007)	FIRE RATING (MINIMUM)	HEAD	JAMB	SILL	DETAIL	SOUTH ELEV.	EAST ELEV.	WEST ELEV.		
UNITS																			
U1	—	LIVING/DINING	C	6'-0" x 6'-0"	SL/FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	10.71	—	—	12.23	
U2	—	UNIT 101 LIVING/DINING & UNIT 107 BDRM-1	D	6'-0" x 4'-0"	SL	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	10.71	12.23	
U3	—	KITCHEN OR BEDRM	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	10.71	12.23	
U4	—	UNIT 107 BDRM-2	D	4'-0" x 4'-0"	SL	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	10.71	12.23	
U5	—	UNITS 207-220-307-320 BATHROOM	D	4'-0" x 2'-0"	SL	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	10.71	—	
COMMON AREAS																			
FIRST FLOOR																			
100	106	V.A. OFFICE	F	6'-0 x 6'-0"	SL/FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	10.71	12.20	
101	104	RECREATION ROOM	G	9'-0" x 7'-0"	SL/FIXED	VINYL	FACTORY	—	GL-2	—						—	10.71	12.20	
102	104	RECREATION ROOM	G	9'-0" x 7'-0"	SL/FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
103	104	RECREATION ROOM	G	9'-0" x 7'-0"	SL/FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
104	101	LEASING	F	6'-0" x 6'-0"	SL/FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
105	101	LEASING	B	3'-0" x 4'-0"	FIXED	HM	PTD	45 MIN.	GL-4	45 MIN.	—	—	—	—	—	—	—	12.20	
106	101	LEASING	A	3'-0 x 4'-6"	PASS-THRU	ALUM	CLR. ANOD.	—	GL-1		—	—	—	—	—	—	—	—	SEE REMARK #2
107	102	MNGR OFFICE	F	6'-0" x 6'-0"	SL/FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
108	102	MNGR OFFICE	F	5'-0 x 6'-0"	SL/FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
109	103	STAFF ROOM	D	5'-0" x 4'-0"	SL	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
110	127	MAINT./TOOLS	D	6'-0" x 4'-0"	SL	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
111	127	MAINT./TOOLS	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
112	129	STAIR-2	E	4'-0" x 6'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	—	
113	130	LAUNDRY	K	7'-0" x 4'-0"	SL	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
114	130	LAUNDRY	B	3'-0" x 2'-0"	FIXED	VINYL	FACTORY	—	GL-3	—	—	—	—	—	—	—	—	—	
115	130	LAUNDRY	B	3'-0" x 2'-0"	FIXED	VINYL	FACTORY	—	GL-3	—	—	—	—	—	—	—	—	—	
116	130	LAUNDRY	B	3'-0" x 2'-0"	FIXED	VINYL	FACTORY	—	GL-3	—	—	—	—	—	—	—	—	—	
117	122	STAIR-1	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	—	
118	—	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
119	101	LEASING	J	3'-0 x 5'-0"	ROLL-UP	STEEL	PTD	45 MIN.	—	—	—	—	—	—	—	—	—	—	SEE REMARK #3 & #4
SECOND FLOOR																			
200	202	LOUNGE/COMP	C	6'-0 x 6'-0"	SL/FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
201	202	LOUNGE/COMP	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
202	202	LOUNGE/COMP	B	4'-0" x 4'-0"	FIXED	HM	PTD	45 MIN.	GL-4	45 MIN.	—	—	—	—	—	—	—	12.20	
203	210	GYMNASIUM	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
204	210	GYMNASIUM	C	6'-0 x 6'-0"	SL/FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
205	210	GYMNASIUM	B	4'-0" x 4'-0"	FIXED	HM	PTD	45 MIN.	GL-4	45 MIN.	—	—	—	—	—	—	—	12.20	
206	210	GYMNASIUM	B	4'-0" x 4'-0"	FIXED	HM	PTD	45 MIN.	GL-4	45 MIN.	—	—	—	—	—	—	—	12.20	
207	_	STAIR-2	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	—	
208	_	STAIR-2	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—				—	—	—	—	—	
209	_	STAIR-2	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	—	
210	_	STAIR-1	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	—	
211	209	TRASH CHUTE	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	—	
THIRD FLOOR																			
300	302	STORAGE	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	—	
301	310	LIBRARY	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
302	310	LIBRARY	C	6'-0 x 6'-0"	SL/FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	12.20	
303	310	LIBRARY	B	4'-0" x 4'-0"	FIXED	HM	PTD	45 MIN.	GL-4	45 MIN.	—	—	—	—	—	—	—	12.20	
304	310	LIBRARY	B	4'-0" x 4'-0"	FIXED	HM	PTD	45 MIN.	GL-4	45 MIN.	—	—	—	—	—	—	—	12.20	
305	_	STAIR-2	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	—	
306	_	STAIR-2	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	—	
307	_	STAIR-2	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	—	
308	304	STORAGE	L	7'-0 x 2'-6"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	10.71	—	—	—	
309	_	STAIR-1	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	—	
310	309	TRASH CHUTE	B	3'-0" x 4'-0"	FIXED	VINYL	FACTORY	—	GL-2	—	—	—	—	—	—	—	—	—	

GENERAL WINDOW NOTES:

1. REFER TO FIRE DEPARTMENT NOTES ON SHEET G005 FOR ADDITIONAL REQUIREMENTS
2. REFER TO FLOOR PLAN FOR WINDOW NUMBER CALLOUTS
3. REFER TO SHEET G007 (DOOR SCHEDULE) FOR GLAZING SCHEDULE.
4. FIELD-FABRICATED FENESTRATION AND FIELD-FABRICATED EXTERIOR DOORS SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCTS OR EXTERIOR DOOR AND THE BUILDING AND SHALL BE WEATHER STRIPPED.
5. EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS FOR THE PURPOSES OF SAFETY GLAZING:
   a. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF GLAZING IS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
   b. AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
   ii. EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR
   iii. EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR
   iv. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.
6. ALL DISSIMILAR METALS SHALL BE ELECTROMAGNETICALLY ISOLATED.
7. FOR KEYNOTES REFER TO KEYNOTE SHEET G010
8. EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MINIMUM DIMENSIONS: 24 INCHES HIGH x 20 INCHES WIDE NET CLEAR. SEE DETAIL 2/-

REMARKS:

1. REFER TO EXTERIOR ELEVATION FOR SUN SHADE LOCATIONS.
2. W/ PASS-THRU OPENINGS T&B. PROVIDE SPEAK THRU DEVICE: 5"Ø MODEL SST5 BY CRL OR EQUAL.
3. FACE WALL MOUNT MANUAL COUNTER FIRE DOOR W/ SMOKE SHIELD.
4. PROVIDE W/ FUSIBLE LINK AND CONNECT TO THE BUILDING FIRE ALARM SYSTEM.
5. APPLY ANTIGRAFITTI FILM. SEE SPECS.

WINDOW PERFORMANCE VALUES:

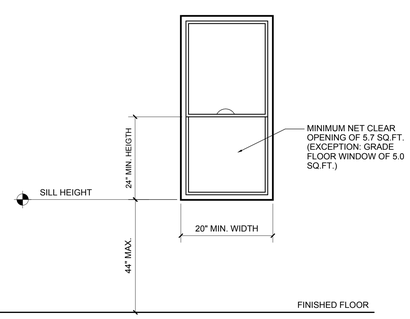
ALL EXTERIOR WINDOWS SHALL MEET OR EXCEED THE FOLLOWING VALUES:

U-FACTOR: 0.29
SHGC: 0.24

ALL WINDOWS SHALL BE NFRC LABELED.

LEGEND:

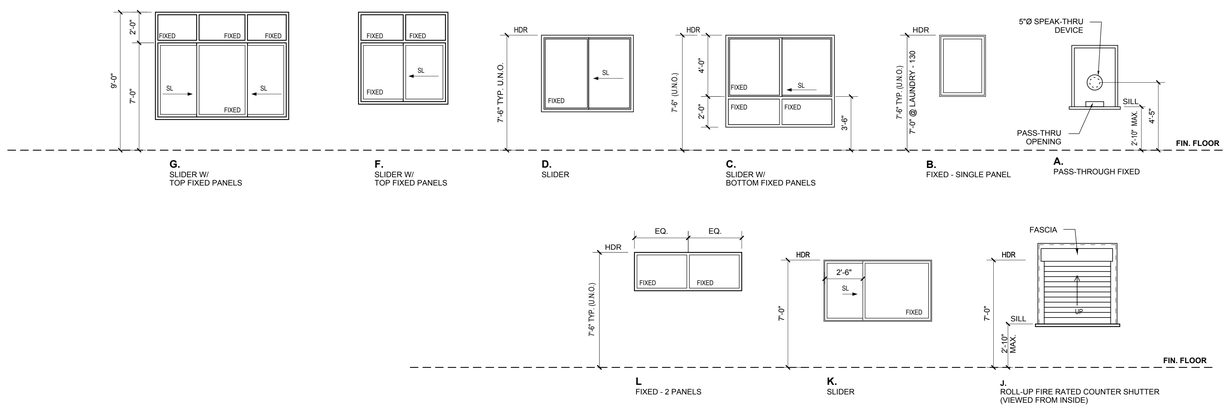
ALUM	ALUMINUM
CLR. ANOD.	CLEAR ANODIZED
KYN	KYNAR COATING (FACTORY FINISHED)
PDR. CTD.	POWDER COATED
U.L. RATING	INDICATED U.L. LABELED FIRE RATED
FX	FIXED
AW	AWNING
CMT	CASEMENT
SH	SINGLE HUNG
SL	SLIDER
HM	HOLLOW METAL
VN	VINYL
STD	MANUFACTURER STANDARD FINISH
SC	SOLID CORE
HC	HOLLOW CORE
WD	WOOD
MTL	METAL
SW	SWING
PTD	PAINTED
DG	DOUBLE GLAZING
SG	SINGLE GLAZING
TEMP	TEMPERED GLAZING
GL-1	GLASS TYPE



EMERGENCY ESCAPE WINDOW
SCALE: 1/4" = 1'-0"

2

WINDOW TYPES



G. SLIDER W/ TOP FIXED PANELS
F. SLIDER W/ TOP FIXED PANELS
D. SLIDER
C. SLIDER W/ BOTTOM FIXED PANELS
B. FIXED - SINGLE PANEL
A. PASS-THROUGH FIXED
L FIXED - 2 PANELS
K. SLIDER
J. ROLL-UP FIRE RATED COUNTER SHUTTER (VIEWED FROM INSIDE)

WINDOW TYPES & SCHEDULE
SCALE: 1/4" = 1'-0"

1

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
- 01-18-22 Planning Subm.
- 07-08-22 Planning Subm.
- 10-13-22 Planning Subm.
- 03-03-23 Planning Subm.
- 06-23-23 Planning Subm.

REVISIONS

ARCHITECT'S STAMP

ARCHITECT
CARDE-TEN ARCHITECTS
11341 National Blvd #1104
Los Angeles, CA 90064
Telephone: 310 453 4427
e-mail: mail@cardeten.com
www.cardeten.com

ENGINEER'S STAMP

ENGINEER

OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

DRAWING TITLE
WINDOW SCHEDULE

DRAWING NUMBER
G008

ORIG. SHEET SIZE: 30"x42"

MASTER KEYNOTES

DIVISION 23 - HEATING, VENTILATION, AND AIR CONDITIONING

23.01 SPLIT SYSTEM HEAT PUMP UNIT WITH IN-CEILING FAN COIL
23.02 PACKAGE UNITS
23.03 A/C CONDENSER
23.04 EXHAUST FAN
23.05 TRASH & RECYCLE VENTILATION SYSTEM - SUPPLY FAN
23.06 TRASH & RECYCLE VENTILATION SYSTEM - EXHAUST FAN

23.20 DUCTWORK
23.21 RETURN AIR GRILLE
23.22 SUPPLY AIR GRILLE
23.23 FRESH AIR INTAKE
23.24 RANGE VENT TO EXTERIOR WALL
23.25 RANGE VENT TO ROOF
23.26 BATHROOM VENT TO EXTERIOR WALL
23.27 BATHROOM VENT TO ROOF
23.28 DRYER VENT TO EXTERIOR WALL
23.29 DRYER VENT TO ROOF

24.50 BAROMETRIC RELIEF LOUVER
24.51 THERMOSTAT

DIVISION 25 - ELECTRICAL

26.01 MAIN SWITCHGEAR
26.02 ELECTRICAL PULL BOX
26.03 ELECTRIC METER
26.04 ELECTRIC PANEL
26.05 ELECTRICAL EQUIPMENT HOUSEKEEPING PAD
26.06 BATTERY INVERTER

26.31 PHOTOVOLTAIC PANELS
26.32 SOLAR THERMAL PANELS

26.50 INTERIOR LIGHTING: WALL SURFACE MOUNTED
26.51 INTERIOR LIGHTING WALL RECESS MOUNTED
26.52 INTERIOR LIGHTING: CEILING SURFACE MOUNTED
26.53 INTERIOR LIGHTING: CEILING RECESS MOUNTED
26.54 INTERIOR LIGHTING: CEILING PENDANT
26.55 INTERIOR LIGHTING: INDIRECT

26.60 EXTERIOR LIGHTING: POLE MOUNTED PEDESTRIAN LIGHT.
26.61 EXTERIOR LIGHTING: POLE MOUNTED PARKING LIGHTING
26.62 EXTERIOR LIGHTING: WALL SURFACE MOUNTED
26.63 EXTERIOR LIGHTING: WALL RECESS MOUNTED
26.64 EXTERIOR LIGHTING: CEILING SURFACE MOUNTED
26.65 EXTERIOR LIGHTING: CEILING RECESS MOUNTED
26.66 EXTERIOR LIGHTING: CEILING PENDANT
26.67 EXTERIOR LIGHTING: INDIRECT
26.68 EXTERIOR LIGHTING: ILLUMINATED ADDRESS SIGNAGE

26.70 EMERGENCY LIGHTING WITH BATTERY PACK

26.80 EMERGENCY GENERATOR

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

28.01 SECURITY SYSTEM PANEL AND CONTROLS
28.02 SECURITY CAMERA WALL MOUNTED
28.03 SECURITY CAMERA CEILING MOUNTED

28.20 SMOKE DETECTOR - HARD WIRED

28.30 CARD READER ACCESS CONTROLS
28.31 AUDIO VIDEO INTERCOM ENTRY SYSTEM

DIVISION 31 EARTHWORK

31.01 EXISTING GRADE
31.02 FINISH GRADE
31.03 BACKFILL

DIVISION 32 EXTERIOR IMPROVEMENTS

32.01 A.C. PAVING EXISTING
32.02 A.C. PAVING NEW
32.03 A.C. SPEED BUMP
32.04 CONCRETE PAVING , STAINED + SCORED
32.05 CONCRETE, SIDEWALK, UN-SEALED
32.06 CONCRETE CURB
32.07 CONCRETE CURB & GUTTER
32.08 CONCRETE CURB RAMP ACCESSIBLE
32.09 CONCRETE RAMP 1:12 MAX SLOPE
32.10 CONCRETE STEPS
32.11 POROUS FLEXIBLE PAVING
32.12 CONCRETE MOW STRIP

32.20 TACTILE WARNING SURFACING
32.21 PARKING STALL STRIPING
32.22 (E) PARKING LOT RESTRIPPING
32.23 PRECAST PARKING BUMPERS
32.24 "30 MIN. PARKING" STENCILED
32.25 LOADING ZONE
32.26 VAN ACCESSIBLE PARKING SPACE
32.27 CROSSWALK MARKING, 12" WIDE, PAINTED
32.28 DETECTABLE WARNING

32.30 CONCRETE FILLED STEEL PIPE BOLLARD
32.31 8' HIGH SITE FENCING W/ CMU
32.31 8' HIGH CMU WITH EXTERIOR CEMENT PLASTER
32.32 4' HIGH FENCING

32.40 DECOMPOSED GRANITE
32.41 UNIT PAVERS
32.42 TREX DECKING
32.43 WOOD DECK, IPE

32.70 PEDESTRIAN GATE / FENCE

32.80 IRRIGATION CONTROLLER
32.81 LANDSCAPE RP

32.90 TURF AREA
32.91 PLANTING AREA
32.92 CIP RAISED CONCRETE PLANTER

DIVISION 33 SITE UTILITIES

33.01 DOMESTIC WATER SERVICE RP
33.02 WATER SERVICE CONNECTION
33.03 WATER METER

33.20 FIRE SERVICE WATER RP
33.21 DOUBLE DETECTOR CHECK

33.30 SANITARY SEWER CONNECTION
33.31 EXISTING SEWER MANHOLE (PROTECT IN PLACE)
33.32 NEW SEWER MANHOLE
33.33 SEWER CLEANOUT

33.40 STORM DRAIN CONNECTION
33.41 AREA DRAINS
33.42 SUBSURFACE DRAINS
33.43 TRENCH DRAIN
33.44 EXISTING SD MANHOLE (PROTECT IN PLACE)

COMMERICAL AND COMMON USE APPLIANCES

11.40 REFRIGERATOR, ADA / ACCESSIBLE COMPLIANT. ENERGY STAR
11.41 ADA / ACCESSIBLE DISHWASHER, ENERGY STAR RATED
11.42 GARBAGE DISPOSAL
11.43 COMPACT MICROWAVE
11.44 ELECTRIC RANGE / OVEN UNIT
11.45 DUCTED RANGE HOOD (PROVIDE WALL MOUNTED SWITCH)

11.50 PROPELLER FAN, BRUSHED ALU. FINISH, 3 BLADES, MODERN FAN CO., MODEL ALTUS, ON 4.5" OR 16" ROD, PER ARCH.
11.51 CLOTHES WASHER ENERGY STAR RATED. FRONT LOADED (ADA / ACCESSIBLE)
11.52 DRYER ENERGY STAR RATED. FRONT LOADED (ADA / ACCESSIBLE)
11.53 BARBEQUE

11.60 LIFT ARM PARKING GATES
11.61 PARKING SELF PAY STATION

11.70 ELECTRIC VEHICLE CHARGING SPACE
11.71 ELECTRIC VEHICLE CHARGING SPACE

11.80 TRASH DUMPSTER
11.81 RECYCLING DUMPSTER

DIVISION 12 - FURNISHINGS

12.20 ROLLER SHADES MANUAL
12.21 ROLLER SHADES MOTORIZED
12.22 HORIZONTAL BLINDS
12.23 VERTICAL BLINDS

12.29 BASE CABINET
12.30 REMOVABLE BASE CABINET
12.31 BASE CABINET BANK OF DRAWERS
12.32 BASE CABINET WITH PULL-OUT SHELVING
12.33 UPPER CABINET
12.34 FULL HEIGHT CASEWORK WITH ADJ. SHELVING
12.35 PANTRY WITH PULL-OUT SHELVING
12.36 LINEN WITH PULL-OUT SHELVING
12.37 LINEN WITH SLIDING DOOR ADJ. SHELVING
12.38 LINEN WITH DOOR, ADJ. SHELVING

12.40 SOLID SURFACE COUNTERTOPS
12.41 PLASTIC LAMINATE COUNTERTOP
12.42 MANUFACTURED SOLID-PLASTIC CASEWORK
12.43 STAINLESS STEEL COUNTERTOPS
12.44 GRANITE SURFACING COUNTERTOP

12.50 ATOMIC CLOCK
12.51 ENTRANCE FLOOR MATS

12.90 BICYCLE RACKS
12.91 BICYCLE LOCKERS
12.92 SITE SEATING AND TABLES

DIVISION 13 – SPECIAL CONSTRUCTION

13.01 PARKING BOOTH ADA / ACCESSIBLE

DIVISION 14 - CONVEYING EQUIPMENT

14.01 ELEVATOR PASSENGER 3500 LBS ADA / ACCESSIBLE
14.02 ELEVATOR SERVICE 4000 LBS ADA / ACCESSIBLE DOUBLE DOORS
14.03 ELEVATOR MACHINE ROOM

14.04 TRASH CHUTES (ADA / ACCESSIBLE PUSH BUTTON DOORS)

DIVISION 21 FIRE SUPPRESSION

21.01 FIRE SPRINKLER SYSTEM
21.02 FIRE SPRINKLER RISER
21.03 FIRE SPRINKLERS: WATER CURTAIN
21.04 FIRE SPRINKLER ALARM BELL
21.05 WET STANDPIPE
21.06 DRY STANDPIPE
21.07 FIRE DEPARTMENT CONNECTION (FDC)
21.08 FIRE HYDRANT
21.09 FIRE DEPARTMENT BACKFLOW PREVENTER
21.10 POST INDICATOR VALVE (P.I.V.)

DIVISION 22 - PLUMBING

RESIDENTIAL DWELLING UNIT PLUMBING FIXTURES

22.01 LAVATORY: COUNTER MOUNTED. ACCESSIBLE
22.02 LAVATORY: WALL MOUNTED. ACCESSIBLE
22.03 WATER CLOSET. ADA / ACCESSIBLE COMPLIANT
22.04 BATHTUB / SHOWER UNIT 32"X60" W/ SEAT. ADA / ACCESSIBLE COMPLIANT
22.05 SHOWER UNIT 60" X 36" W/ SEAT. ADA / ACCESSIBLE COMPLIANT
22.06 KITCHEN SINK. ADA / ACCESSIBLE COMPLIANT
22.07 HAND-HELD SHOWER HEAD WITH HOSE & SLIDE BAR
22.08 BATHTUB / SHOWER UNIT 32"X60"
22.09. SHOWER UNIT 60" X 36"

COMMERICAL / COMMON USE PLUMBING FIXTURES

22.10 LAVATORY: COUNTER MOUNTED. ADA / ACCESSIBLE
22.11 LAVATORY: WALL MOUNTED. ADA / ACCESSIBLE
22.12 KITCHEN SINK
22.13 WATER CLOSET
22.14 WALL MOUNTED URINAL, WATERLESS

22.20 MOP SINK

22.30 CLEAN-OUT
22.31 FLOOR DRAIN
22.32 DECK DRAIN
22.33 ROOF DRAIN AND OVERFLOW ASSEMBLY
22.34 FLOOR SINK
22.35 TRENCH-DRAIN
22.36 LANDSCAPE PANTER DRAIN
22.37 ROOF DRAIN

22.40 APPLIANCE WATER SOURCE HOOKUP
22.41 WATER SHUT-OFF
22.42 HOSE BIB: SEE PLUMBING. PROVIDE STAINLESS STEEL, LOCKABLE RECESSED ENCLOSURE
22.43 HOSE BIB ON ROOF: SEE PLUMBING.

22.50 DRINKING FOUNTAIN HIGH & LOW W/BOTTLE FILLER, EXT.
22.51 DRINKING FOUNTAIN HIGH & LOW W/BOTTLE FILLER, INT.

22.60 TANKLESS WATER HEATER
22.61 DOMESTIC HOT WATER SYSTEM BOILER

22.70 GREASE TRAP INTERCEPTOR 1500 GALLON ABOVE GROUND WITH EXTENSION AND TRAFFIC COVER

DIVISION 9 - FINISHES

09.01 EXTERIOR CEMENT PLASTER, INTEGRAL COLOR
09.02 METAL PANEL SIDING 1 ICC REPORT ESR-1114 (? VERIFY)
09.03 METAL PANEL SIDING 2 ICC REPORT ESR-1114 (? VERIFY)
09.04 METAL PANEL SIDING 3 ICC REPORT ESR-1114 (? VERIFY)
09.05 METAL PANEL SIDING 4 ICC REPORT ESR-1114 (? VERIFY)
09.06 FIBER CEMENT PANEL SIDING
09.07 VERTICAL METAL SIDING PERFORATED

09.21 CORRAGUTED METAL PANELS (ROOM MECH SCREENS?)
09.22 CONCRETE STAIN, SEALED, CHARCOAL

09.30 5/8" DUROCK CEMENT BOARD
09.31 5/8" TYPE 'X' GYPSUM BOARD, ON FRMG.
09.32 5/8" TYPE 'X' GYPSUM BOARD, ON MTL. CHANNEL JSTS
09.33 5/8" TYPE 'X' GYP. BD., WATER RESISTANT, ON FRMG.
09.34 AREA SEPARATION WALL WITH 2 LAYERS OF 1" GOLD BOND eXP SHAFTLINER – THREE HOUR
09.35 SHAFT WALL SYSTEM – TWO HOUR
09.36 CEMENTITIOUS TILE BACKERBOARD
09.37 1/2" RESILIENT CHANNELS

09.40 FLOOR MATERIAL TRANSITION STRIP
09.41 "J" EDGE MOLDING
09.42 CHANNEL SCREED
09.43 CONTROL JOINT
09.44 CORNER REINFORCING: RIGHT ANGLE
09.45 "F" SCREED

09.51 SUSPENDED ACOUSTICAL CEILING TILE. 2'X2'
09.52 LINEAR METAL CEILING SYSTEM OR ? (GFB)
09.53 ACOUSTICAL & TACKABLE FABRIC WALL PANEL

09.60 EPOXY COATING
09.61 ELASTOMERIC COATING
09.62 CONCRETE, SEALED
09.63 CERAMIC WALL BASE
09.64 CERAMIC FLOOR TILE
09.65 CERAMIC WALL TILE
09.66 CERAMIC WALL TILE ACCENT

09.70 RESILIENT BASE
09.71 LINOLEUM SHEET FLOORING
09.72 VINYL TILE
09.73 LAMINATE FLOORING
09.74 TILE CARPETING
09.75 SHEET CARPETING

09.76 STAIR PVC TREAD/NOSING
09.77 STAIR RISER PVC
09.78 STAIR SKIRT PVC

09.80 ACOUSTICAL SEALANT
09.81 ACOUSTICAL BOX PAD
09.82 ACOUSTICAL BOX WRAP

09.90 LOW VOC INTERIOR PAINT
09.91 LOW VOC INTERIOR WOOD TRANSPARENT FINISH
09.92 EXTERIOR PAINT
09.93 GRAFFITI RESISTENT COATING
09.94 HIGH PERFORMANCE COATING
09.95 WHITE BOARD PAINT (DRY-ERASE COATING)

DIVISION 10 - SPECIALTIES

10.01 MARKER BOARDS
10.02 WHITE SMARTBOARDS
10.03 TACKBOARDS VISUAL DISPLAY BOARD
10.04 DIRECTORY

10.10 DIMENSIONAL LETTER SIGNAGE
10.11 ADDRESS SIGNAGE
10.12 PARKING LOT IDENTIFICATION SIGNAGE
10.13 ADA / ACCESSIBLE PARKING LOT TOW AWAY ENTRANCE SIGNAGE
10.14 ADA / ACCESSIBLE VAN PARKING STALL SIGNAGE

10.20 PHENOLIC TOILET COMPARTMENTS
10.21 URINAL PARTITION
10.22 TOILET - PAPER DISPENSER
10.23 TOILET SEAT COVER DISPENSER
10.24 TOWEL HOOK
10.25 TOWEL BAR
10.26 WALL MOUNTED MIRROR
10.27 HAND SOAP DISPENSER
10.28 HAND TOWEL DISPENSER
10.29 HAND TOWEL DISPENSER/WASTE BIN: MOUNTING TYPE AS INDICATED
10.30 WASTE RECEPTACLE
10.31 DISABLED ACCESS GRAB BAR & BACKING
10.32 SANITARY NAPKIN DISPOSAL RECEPTACLE
10.33 FOLDING BENCH SEAT
10.34 WALL MOUNTED BABY CHANGING STATION
10.35 SHELF W/ MOP & BROOM HOLDERS & HOOKS
10.36 STAINLESS STEEL SHELF
10.37 PAPER TOWEL DISPENSER
10.39 ELECTRIC HAND DRYER

10.40 MEDICINE CABINET: MOUNTING TYPE AS INDICATED ON INT. ELEV.
10.41 FIBERGLASS SHOWER ENCLOSURE, 30" X 60", WITH SEAT, ADA / ACCESSIBLE
10.42 FIBERGLASS BATHTUB ENCLOSURE WITH SEAT, ADA / ACCESSIBLE

10.43 SHOWER CURTAIN ROD
10.44 STAINLESS STEEL SKIRT, ALL SIDES ABV. TILE
10.45 TOWEL HOLDER
10.46 TOILET PAPER HOLDER

10.51 CLOSET AND UTILITY SHELVING
10.52 STORAGE RACKS
10.53 ADJUSTABLE COATED-WIRE SHELF & POLE W/ SHELF TRACKS
10.54 ADJUSTABLE COATED-WIRE SHELF & DOUBLE POLE, W/ SHELF TRACKS
10.55 COATED-WIRE FIXED SHELVES
10.56 ADJUSTABLE SHELVES

10.60 EMERGENCY KEY VAULTS
10.61 FIRE EXTINGUISHER IN RECESSED CABINET
10.62 FIRE EXTINGUISHER SURFACE MOUNTED. 4" DEPTH MAX
10.63 POSTAL SPECIALITIES
10.64 FRONT LOAD MAILBOX UNIT. USPS APPROVED

10.70 EXTERIOR POLYCARBONATE RAIN PROTECTION PANEL
10.71 EXTERIOR SUN CONTROL - HORIZONTAL METAL FRAME, STRUCTURAL STL. TUBE FRAME, PAINTED.
10.72 EXTERIOR SUN CONTROL - VERTICAL
10.73 EXTERIOR ATOMIC CLOCKS

DIVISION 11 - EQUIPMENT

RESIDENTIAL DWELLING UNIT APPLIANCES

11.30 REFRIGERATOR, ADA / ACCESSIBLE. ENERGY STAR
11.31 DUCTED RANGE HOOD (PROVIDE WALL MOUNTED SWITCH)
11.32 ELECTRIC RANGE / OVEN UNIT
11.33 GARBAGE DISPOSAL
11.34 ADA / ACCESSIBLE DISHWASHER, ENERGY STAR RATED

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07.01 BELOW GRADE WATERPROOFING: SHEET APPLIED SYSTEM
07.02 BELOW GRADE WATERPROOFING: LIQUID APPLIED SYSTEM
07.03 BELOW GRADE WATERPROOFING: MIRAFI MIRADRAIN SYSTEM
07.04 PLANTER WATERPROOFING: LIQUID APPLIED SYSTEM
07.05 FOUNDATION PERFORATED DRAIN PIPE
07.06 WATERPROOFING TERMINATION BAR.
07.07 PROTECTION BOARD
07.10 CONCRETE / C.M.U. SEALER
07.11 WOOD SEALER

07.20 STUD CAVITY WALL INSULATION- R- 21
07.21 ROOF / CEILING INSULATION. R-30
07.22 FLOOR INSULATION OVER UNCONDITIONED SPACE
07.23 FLOOR INSULATION OVER OCCUPIED SPACE
07.24 ACOUSTICAL BATT INSULATION
07.25 POLYMER-BASED EXTERIOR INSULATION
07.26 TAPERED RIGID INSULATION

07.30 VAPOR BARRIER AND CAPILLARY BREAK
07.31 VAPOR RETARDER BARRIER

07.50 MEMBRANE ROOFING, SINGLE PLY, SARNAFIL, ENERGYSMART, CLASS "A" , COLOR WHITE
07.51 1/4" FIRE-TESTED HARDBOARD WITH GLASS-MAT FACERS COVERBOARD
07.52 ROOF WALKWAY PROTECTION PADS
07.53 ROOF CRICKET

07.60 SHEET METAL FLASHING ASSEMBLY
07.61 SHEET METAL SCUPPER ASSEMBLY
07.62 REGLET
07.63 SHEET METAL COPING
07.64 SHEET METAL GUTTER
07.65 SHEET METAL CONDUCTOR HEAD
07.66 DOWNSPOUT, LEADER
07.67 SHEET METAL WATER DIVERTER

07.70 ROOF CURB
07.71 ROOF EQUIPMENT -PEDESTAL
07.72 ROOF PIPE PEDESTAL
07.73 ROOF DUCT PEDESTAL
07.74 ROOF PIPE PENETRATION
07.75 ROOF VENT/DUCT PENETRATION
07.76 ROOF VENT
07.77 ROOF HATCH W/FIXED HATCH RAILING SYSTEM

07.80 FIRESTOPPING ASSEMBLY
07.81 THROUGH PENETRATION FIRESTOPPING: ONE-HOUR
07.82 THROUGH PENETRATION FIRESTOPPING: TWO-HOUR
07.83 THROUGH PENETRATION FIRESTOPPING: THREE-HOUR

07.90 SEALANT / CAULKING
07.91 SEALANT WITH BACKER ROD

07.95 EXPANSION JOINT COVER: FLOOR
07.96 EXPANSION JOINT COVER: WALL
07.96 EXPANSION JOINT COVER: CEILING

DIVISION 8 - OPENINGS

08.01 HOLLOW METAL DOOR
08.02 HOLLOW METAL DOOR FRAME
08.03 SOLID CORE FLUSH WOOD DOOR
08.04 HOLLOW CORE BY-PASS FLUSH CLOSET DOOR
08.05 WOOD FOLDING DOOR
08.06 POWER DOOR & OPERATOR
08.07 FIBERGLASS INSULATED DOOR (UNIT ENTRY)

08.30 ACCESS PANEL
08.31 FOLDING PANEL WALL PARTITION
08.32 AUTOMATIC SLIDING ENTRANCE DOOR
08.33 OVERHEAD COILING COUNTER SECURITY GRILLE
08.34 FOLDING GRILLE CLOSURE
08.35 ROLLING GRILL VEHICULAR GATE

08.40 STOREFRONT/CURTAIN WALL SYSTEM WINDOW WALL
08.41 STOREFRONT SYSTEM: ENTRANCE

08.50 ALUMINUM FRAMED WINDOW.
08.51 ALUMINUM ARCHITECTURAL WINDOWS
08.52 STEEL FRAMED WINDOWS
08.53 VINYL FRAMED WINDOWS

08.60 SKYLIGHT

08.70 DOOR THRESHOLD SET IN FULL BED OF MASTIC
08.71 ALUMINUM RAIN DRIP WITH NEOPRENE SWEEP
08.72 DOOR JAMB FINGER PROTECTION
08.73 DOOR CLOSER
08.74 LOCKSET
08.75 SMOKE GASKET ASSEMBLY
08.76 WEATHER STRIPPING ASSEMBLY

08.80 ? INSULATED GLAZING: 1/4" LOW "E" COATED, SOLARBAN 70XL, STARPHIRE, 1/2" AIR GAP, 1/4" CLEAR, TEMPERED PER SCHEDULE
08.81 ? INSULATED GLAZING: 1/4" LOW "E" COATED, SOLARBAN 70XL, STARPHIRE, 1/2" AIR GAP, 1/4" OBSCURE, TEMPERED PER SCHEDULE
08.82 MIRRORED, ONE WAY GLASS
08.83 1/4" CLEAR FLOAT GLASS, TEMPERED
08.84 1/4" CLR. FLOAT GLASS, TEMPERED, LAMINATED SECURITY
08.85 OBSCURED GLASS
08.86 WIRED RATED GLAZING. MAX. SIZE PER TABLE 715.5.4

08.90 FIXED LOUVER
08.91 DOOR LOUVER
08.92 RELIEF LOUVER
08.93 SOFFIT VENT

MASTER KEYNOTE LIST

DIVISION 1 – GENERAL REQUIREMENTS

01.NC NEW CONSTRUCTION
01.EC EXISTING CONSTRUCTION
01.FA LINE OF FLOOR ABOVE
01.WB LINE OF WALL BELOW
01.SA LINE OF SOFFIT ABOVE
01.CS EDGE OF CONCRETE SLAB ABOVE
01.PL PROPERTY LINE
01.RB LINE OF ROOF BELOW

DIVISION 3 - CONCRETE

03.30 CONCRETE CAST IN PLACE
03.31 CONCRETE SLAB ON GRADE
03.32 CONCRETE FOUNDATION
03.33 CONCRETE RETAINING WALL
03.34 CONCRETE GRADE BEAM
03.35 CONCRETE COLUMN
03.36 CONCRETE BEAM
03.37 CONCRETE WALL
03.38 CONCRETE SUMP PIT WITH TRAFFIC COVER
03.39 CONCRETE ELEVATOR PIT
03.40 RAISED CONCRETE FOUNDATION CURB

03.50 CONCRETE TOPPING SLAB
03.51 HARDROCK CONCRETE TOPPING SLAB, SLOPE TO DRAIN
03.52 GYPSUM CONCRETE TOPPING SLAB

DIVISION 4 - MASONRY

04.01 C.M.U. WALL
04.02 C.M.U. RETAINING WALL
04.03 C.M.U. PLANTER WALL
04.04 C.M.U. PILASTER

DIVISION 5 - METALS

05.01 STEEL COLUMN
05.02 STEEL BEAM
05.03 STEEL MOMENT FRAME
05.04 STEEL BRACE

05.10 ORNAMENTAL METAL SCREEN
05.11 STEEL WOVEN WIRE FABRIC (ELEVATIONS)
05.12 ARCHITECTURAL METAL WORK
05.13 METAL LADDER
05.14 METAL CANOPY

05.30 METAL DECKING & CONC. FILL
05.31 ACOUSTICAL METAL DECKING

05.40 LIGHT STEEL FRAMING
05.41 LIGHT STEEL JOIST
05.42 LIGHT STEEL RAFTER
05.43 LIGHT STEEL GIRDER
05.44 METAL STUDS AT 16"" O.C.
05.45 METAL STUD TRACK
05.46 1-1/2" METAL FURRING CHANNELS AT 24"O.C.
05.47 1/2" RESILIENT FURRING CHANNELS AT 24"O.C.

05.49 METAL HANDRAIL, STAINLESS STL.
05.50 METAL HANDRAIL, PAINTED
05.51 METAL GUARDRAIL, PAINTED
05.52 METAL GUARDRAIL, STAINLESS STL, STAINLESS CABLES
05.53 METAL TOP RAIL, PAINTED
05.54 METAL STAIR ASSEMBLY
05.55 METAL STAIR LANDING
05.56 METAL STAIR HANDRAIL / GUARDRAIL
05.57 METAL STAIR TREAD

DIVISION 6 - WOOD, PLASTICS, COMPOSITES

06.01 WOOD STUDS AT 16" O.C.
06.02 WOOD BLOCKING
06.03 WOOD FLOOR FRAMING
06.04 WOOD ROOF FRAMING
06.05 WOOD FRAMED SOFFIT
06.06 WOOD FRAMED CONCEALED SPACE
06.07 WOOD FRAMED SHAFT
06.08 WOOD FRAMED CHASE WALL
06.09 2X FRAMED OPENING - TOP OF OPENING
06.10 2X JOIST FRAMED PLATFORM
06.11 PRESSURE TREATED WOOD: PRESERVATIVE
06.12 SILL PLATE
06.13 SOLE PLATE
06.14 HEADER
06.15 DECK JOISTS
06.16 DOUBLE TOP PLATE
06.17 STAIR STRINGERS
06.18 WOOD TREADS
06.19 WOOD FRAMED CANOPY

06.20 PLYWOOD SHEATHING
06.21 RADIANT BARRIER ROOF PLYWOOD SHEATHING

06.30 GLULAM BEAM
06.31 ROOF TRUSSES
06.32 FLOOR TRUSSES
06.33 OPEN WEB JOIST
06.34 TRUSS JOISTS ROOF-TJI
06.35 TRUSS JOISTS FLOOR-TJI

06.40 WOOD TRIM
06.41 WOOD BASE
06.42 WOOD CASING
06.43 WOOD CASE SILL
06.44 WOOD MOULDING
06.45 WOOD TRIM - PAINTED MDF
06.46 WOOD BASE-PAINTED MDF
06.47 WOOD FASCIA

06.50 PLASTIC LAMINATE VENEER
06.51 WOOD LAMINATE VENEER

DRAWING KEYNOTE SYSTEM

A DRAWING KEYNOTING SYSTEM IS USED IN THE DRAWINGS FOR MATERIALS REFERENCES AND NOTES. REFER TO THE KEYNOTE LEGEND ON THE DRAWING FOR THE INFORMATION, WHICH RELATES TO EACH KEYNOTE SYMBOL ON THE RESPECTIVE DRAWING.

EACH KEYNOTE SYMBOL CONSISTS OF A TWO-DIGIT NUMBER FOLLOWED BY A NUMBER SUFFIX.

EXAMPLE: 33.50, THE FIRST TWO-DIGIT NUMBER OF THE KEYNOTE SYMBOL RELATES TO ONE OF THE DIVISIONS IN THE CONSTRUCTION SPECIFICATIONS INSTITUTE (C.S.I.) DIVISION PRODUCT CLASSIFICATION SYSTEM. THE DIVISION NUMBER SUFFIX COMBINED WITH THE TWO-DIGIT NUMBER CREATE A KEYNOTE SYMBOL WHICH IDENTIFIES THE SPECIFIC REFERENCE NOTATION USED IN THE DRAWINGS.

THE NUMBER SUFFIX ARE SUB-ORGANIZERS USED TO FORMAT AND ORDER THE INFORMATION WITHIN EACH OF THE DIVISIONS. THE NUMBER SUFFIX DOES NOT NECESSARILY RELATE TO ANY CORRESPONDING REFERENCE LETTER OR NUMBER IN THE SPECIFICATIONS.

THE ORGANIZATION OF THE KEYNOTING SYSTEM USED IN THESE DRAWINGS, WITH THE KEYNOTE REFERENCE NUMBERS RELATED TO THE C.S.I. SPECIFICATIONS DIVISION NUMBERING SYSTEM, SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.

MATERIALS AND ITEMS KEYNOTED IN THESE DRAWINGS ARE UNDERSTOOD TO BE ASSEMBLIES AND/OR SYSTEMS, OR PARTS THEREOF. AS ASSEMBLIES AND/OR SYSTEMS, ALL RELATED COORDINATION, PREPARATION, COMPONENTS, LABOR, MATERIALS, AND CLEANUP ARE IMPLIED AND UNDERSTOOD TO BE INCLUDED FOR A COMPLETE AND PROPER INSTALLATION.

MATERIALS, SYSTEMS, AND ASSEMBLIES SHALL BE INSTALLED AS REQUIRED BY MANUFACTURERS' SPECIFICATIONS, INSTRUCTIONS, AND WARRANTED REQUIREMENTS.

EXAMPLE: 09.90 INTERIOR PAINT-MEANS COORDINATE WORK WITH OTHER TRADES; PREPARE SURFACE; APPLY PRIMER; APPLY PAINT; CLEAN UP AND & DISPOSE OF TRASH AND UN-NEEDED MATERIALS.

EXAMPLE: 07.76 ROOF VENT / DUCT PENETRATION ASSEMBLY-MEANS COORDINATE WITH OTHER TRADES PREPARE SURFACE; INSTALL ROOF VENT / DUCT PENETRATIONS; PROVIDE AND INSTALL ALL RELATED CAPS FLASHING AND WATERPROOFING, CLEAN UP AND DISPOSE OF TRASH AND UN-NEEDED MATERIALS.

BELL OASIS APARTMENTS II
K STREET, CITY OF BELL, CA

ISSUE
07-08-22 Planning Subm.
10-13-22 Planning Subm.
03-03-23 Planning Subm.
06-23-23 Planning Subm.

REVISIONS
1
2
3
4
5
6
7

ARCHITECT'S STAMP

ARCHITECT
CARDE-TEN ARCHITECTS
11341 National Blvd #1104
Los Angeles, CA 90064
Telephone: 310 453 4427
e-mail: mail@cardeten.com
www.cardeten.com

ENGINEER'S STAMP

ENGINEER

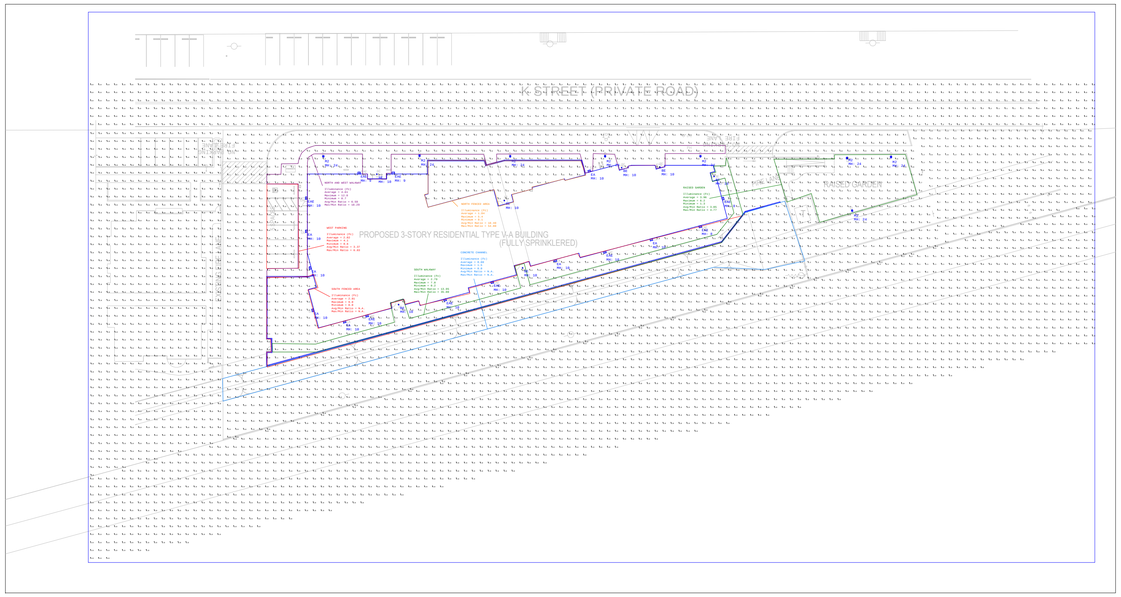
OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 06.23.23

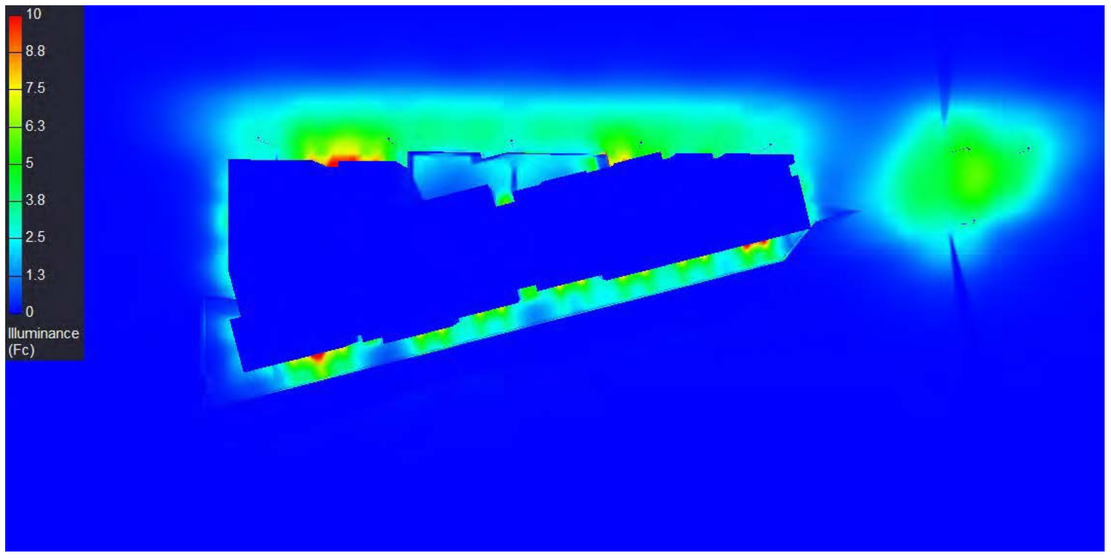
DRAWING TITLE
MASTER KEYNOTES

DRAWING NUMBER
G010

ORIG. SHEET SIZE: 30"x42"



Scale: 1 inch= 45 Ft.



LIGHTING DETAILS:

Luminaire Schedule

Label	Symbol	Qty	LLF	Description	Arr. Watts	Arr. Lum.Lumens
BE		7	0.900	4DR TL L10/835 DIM UNV R W OF CS MWT IP N F1	9	647
EA		7	0.900	XGBWM3-FT-LED-28-350-NW-UE	34	2787
EAE		9	0.900	XGBWM3-FT-LED-28-350-NW-UE	34	2787
M2		8	0.900	SLM-LED-09L-SIL-2-40-70CRI	63	9603

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
BEYOND GARDEN EAST	Illuminance	Fc	0.39	3.2	0.0	N.A.	N.A.	0
BEYOND PROPERTY SOUTH	Illuminance	Fc	0.00	0.3	0.0	N.A.	N.A.	0
BEYOND PROPERTY WEST	Illuminance	Fc	0.00	0.2	0.0	N.A.	N.A.	0
K STREET	Illuminance	Fc	0.66	2.7	0.0	N.A.	N.A.	0
PROPERTY CALCS	Illuminance	Fc	1.73	13.0	0.0	N.A.	N.A.	0
CONCRETE CHANNEL	Illuminance	Fc	0.08	1.5	0.0	N.A.	N.A.	
NORTH AND WEST WALKWAY	Illuminance	Fc	4.61	12.8	0.7	6.59	18.29	
NORTH FENCED AREA	Illuminance	Fc	1.84	5.4	0.1	18.40	54.00	
RAISED GARDEN	Illuminance	Fc	3.96	6.2	1.3	3.05	4.77	
SOUTH FENCED AREA	Illuminance	Fc	2.81	9.0	0.0	N.A.	N.A.	
SOUTH WALKWAY	Illuminance	Fc	2.79	7.0	0.2	13.95	35.00	
WEST PARKING	Illuminance	Fc	2.02	4.1	0.6	3.37	6.83	

DESIGN NOTES:
1. MOUNTING HEIGHTS: SEE INDIVIDUAL LOCATIONS
2. MEASUREMENTS TAKEN @ GRADE
3. SURFACE REFLECTANCE: .13



Note on this Design:
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design,as approved by others.

Note on these Photometric Calculations:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/ architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.

CLS

Bell Oasis Apartments II

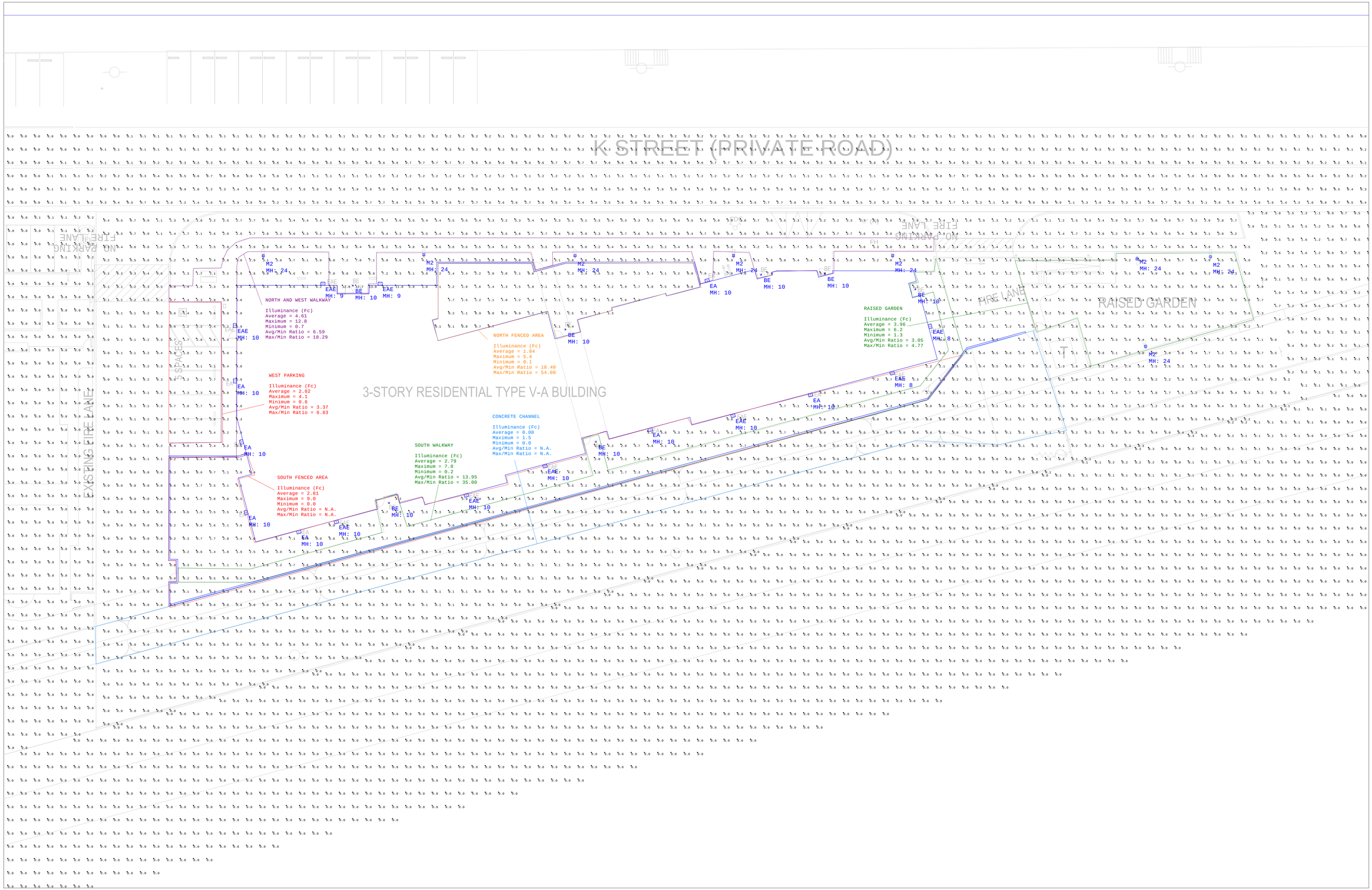
G011

Date:6/22/2023

Drawn By:IE

Revision #: 2

Overall Layout



Scale: 1 inch= 16 Ft.

CLS

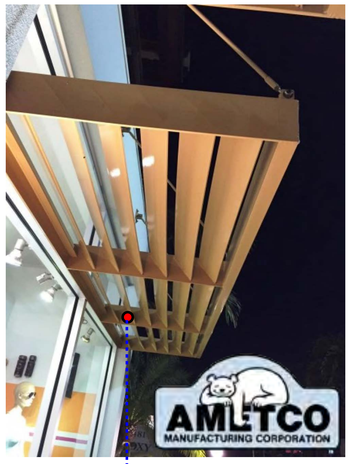
Bell Oasis Apartments II

G012

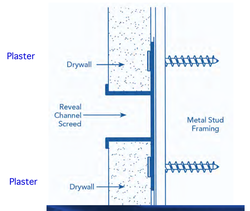
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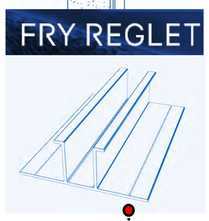
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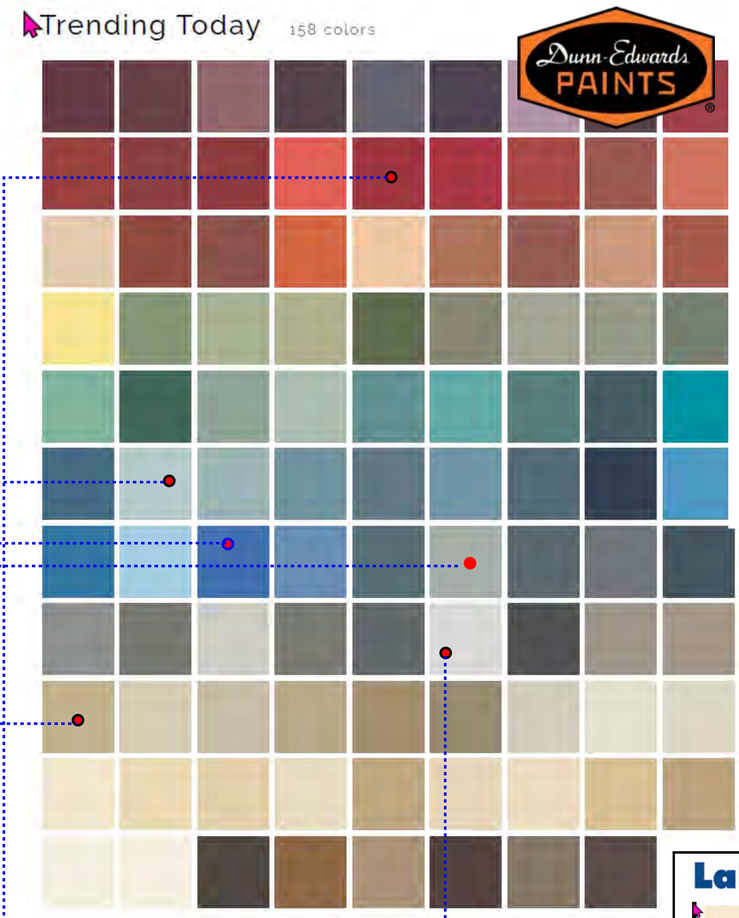
Revision #: 2







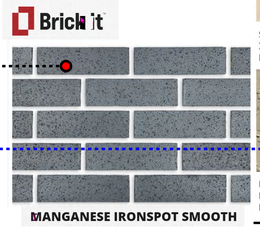


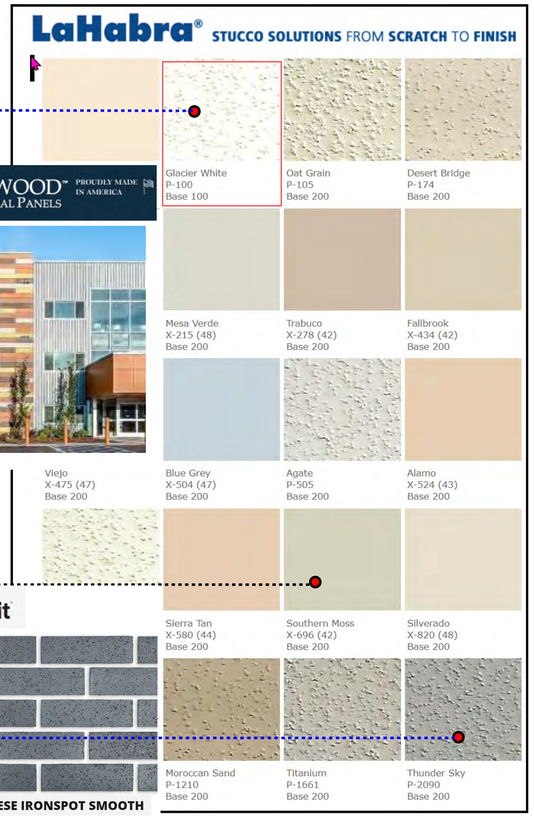












STUCCO COLOR #2

ACCENT PAINT COLOR

STEEL RAILINGS PAINTED WHITE

METAL SUNSHADE KYNAR FINISH

STUCCO COLOR #5

STUCCO COLOR #3

ACCENT PAINT COLOR

STUCCO COLOR #6

STUCCO COLOR #7

STUCCO COLOR #4

STUCCO COLOR #1

Bell Oasis Apartments II – Material & Color Board

The Salvation Army – K Street, City Of Bell, CA

Carde-Ten Architects
March 07, 2023

CB-1

SYMBOL LEGEND

- GUARD POST
- SIGN
- POWER POLE
- GUY WIRE
- SIGN
- STREET LIGHT
- FIRE HYDRANT
- WATER VALVE
- CHAIN LINK FENCE
- UTILITY LABEL (UTILITY, SIZE, TYPE, MATERIAL)
- ALTA BOUNDARY

ABBREV. DESCRIPTION

℄	CENTER LINE
AC	ACRE
APN	ASSESSOR PARCEL NUMBER
BLDG	BUILDING
BLK	BLOCK
CB	CATCH BASIN
CONC	CONCRETE
COR	CORNER
CHLF	CHAIN LINK FENCE
DR	DRIVE
E	EAST
ELECT	ELECTRICAL
FD	FOUND
FH	FIRE HYDRANT
GA	GUY ANCHOR
GV	GATE VALVE
HT	HEIGHT
IP	IRON PIPE
LS	LICENSED SURVEYOR
MH	MANHOLE
N	NORTH
NO	NUMBER
PM	PARCEL MAP
PMB	PARCEL MAP BOOK
R	RADIUS
RAD	RADIAL
PIV	POST INDICATOR VALVE
PP	POWER/UTILITY POLE
RCE	REGISTERED CIVIL ENGINEER
REF	REFERENCE
S	SOUTH
SQ. SO.	SEWER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SP&W	SPIKE AND WASHER
SSMH	SEWER MANHOLE
SQ	SQUARE
T	TANGENT
TMH	TELEPHONE MANHOLE
W	WATER
WV	WATER VALVE
W/	WITH
E/℄	EAST OF PROPERTY LINE
N/℄	NORTH OF PROPERTY LINE
S/℄	SOUTH OF PROPERTY LINE
W/℄	WEST OF PROPERTY LINE

UTILITY DESIGNATIONS:

SS	SANITARY SEWER	——SS——
SD	STORM DRAIN	——SD——
W	WATER	——W——

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION

PER THE TITLE REPORT

Real Property in the City of Bell, County of Los Angeles, State of California, described as follows:

PARCEL 1:

A PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDING PORTIONS OF LOTS 116 THROUGH 116 INCLUSIVE, AND THAT PORTION OF CAMFIELD AVENUE, ADJOINING LOTS 117 AND 118 VACATED BY AN ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, RECORDED IN BOOK 10430, PAGE 32 OF OFFICIAL RECORDS OF SAID COUNTY, ALL IN RANCHO LAGUNA AS SHOWN ON MAP FILED AS EXHIBIT "A"IN CASE NO. B-25296 OF SUPERIOR COURT OF THE STATE OF CALIFORNIA, LOS ANGELES COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL C-1:

COMMENCING AT FOUND ONCRETE ONUMENT WITH RASS PLATE TAMPED "LS 2348"MARKING THE MOST NORTHERLY CORNER OF PARCEL 10 OF PARCEL MAP NO. 11232, AS PER MAP FILED IN BOOK 120, PAGES 56 THROUGH 60, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL MAP THE FOLLOWING COURSE: SOUTH 22°11'36" WEST, 662.50 FEET; THENCE SOUTH 82°43'02" EAST 19.98 FEET; THENCE SOUTH 22°12'11" WEST, 97.64 FEET; THENCE NORTH 82°49'45" WEST, 20.09 FEET; THENCE SOUTH 22°11'58" WEST, 356.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 22°11'58" WEST, 204.55 FEET; THENCE SOUTH 06°31'15" WEST 40.11 FEET; THENCE SOUTH 82°46'29" EAST 16.38 FEET; THENCE SOUTH 04°09'58" WEST 17.53 FEET TO A POINT ON THE NORTHERLY LINE OF "K"STREET DESCRIBED IN EXCEPTION TO TITLE IN FAVOR OF THE BELL PUBLIC FINANCING AUTHORITY PER DOCUMENT RECORDED FEBRUARY 25, 1992 AS INSTRUMENT NO. 92-306752 OF OFFICIAL RECORDS; THENCE LEAVING SAID WESTERLY LINE ALONG SAID NORTHERLY LINE NORTH 82°48'13" WEST 174.07 FEET TO THE BEGINNING OF A TANGENT 911.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE ALONG THE ARC OF SAID CURVE WESTERLY 242.01 FEET THROUGH A CENTRAL ANGLE OF 15°13'15"; THENCE NORTH 67°35'08" WEST 1792.98 FEET TO THE BEGINNING OF A TANGENT 361.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG THE ARC OF SAID CURVE WESTERLY 105.23 FEET THROUGH A CENTRAL ANGLE OF 16°42'04"; THENCE LEAVING SAID NORTHERLY LINE NORTH 22°11'36" EAST 309.19 FEET; THENCE SOUTH 67°48'18" EAST 2272.03 FEET TO THE POINT OF BEGINNING,

EXCEPTING ALL MINERALS, PETROLEUM, GASES AND OTHER HYDROCARBON SUBSTANCES EXISTING IN AND UNDER SAID LAND, WITHOUT THE RIGHT TO ENTER UPON OR USE THE SURFACE OF SAID LAND FOR THE EXTRACTION AND REMOVAL OF SUCH RESERVED SUBSTANCES, OR FOR ANY OTHER PURPOSE OR PURPOSES, AS RESERVED IN THE DEED RECORDED JULY 13, 1944 AS INSTRUMENT NO. 913, PAGE 210313, PAGE 131 OF OFFICIAL RECORDS.

PARCEL 2:

A PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDING PORTIONS OF LOTS 116 THROUGH 118 INCLUSIVE, AND THAT PORTION OF CAMFIELD AVENUE, ADJOINING LOTS 117 AND 118 VACATED BY AN ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, RECORDED IN BOOK 10430, PAGE 32 OF OFFICIAL RECORDS OF SAID COUNTY, ALL IN RANCHO LAGUNA AS SHOWN ON MAP FILED AS EXHIBIT "A" IN CASE NO. B-25296 OF SUPERIOR COURT OF THE STATE OF CALIFORNIA, LOS ANGELES COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL C-2;

COMMENCING AT A FOUND CONCRETE MONUMENT WITH BRASS PLATE STAMPED "LS 2348" MARKING THE MOST NORTHERLY CORNER OF PARCEL 10 OF PARCEL MAP NO. 11282, AS PER MAP FILED IN BOOK 120, PAGES 56 THROUGH 60, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL MAP THE FOLLOWING COURSES: SOUTH 22°11'36" WEST, 662.50 FEET; THENCE SOUTH 82°43'02" EAST, 19.98 FEET; THENCE SOUTH 22°12'11" WEST, 97.64 FEET; THENCE NORTH 82°49'45" WEST, 20.00 FEET; THENCE SOUTH 22°11'58" WEST, 561.02 FEET; THENCE SOUTH 06°31'15" WEST, 40.11 FEET; THENCE SOUTH 82°46'29" EAST, 16.38 FEET; THENCE SOUTH 04°09'58" WEST, 39.56 FEET TO A POINT ON THE SOUTHERLY LINE OF "K" STREET DESCRIBED IN EXCEPTION TO TITLE IN FAVOR OF THE BELL PUBLIC FINANCING AUTHORITY PER DOCUMENT RECORDED FEBRUARY 25, 1992 AS INSTRUMENT NO. 92-306752 OF OFFICIAL RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 04°09'58" WEST, 20.45 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 16.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF THAT CERTAIN STRIP OF RAILROAD RIGHT OF WAY DESCRIBED AS PARCEL 3 IN DEED RECORDED IN BOOK 7471, PAGE 45 OF OFFICIAL RECORDS; THENCE ALONG SAID PARALLEL LINE NORTH 82°46'23" WEST, 1572.05 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 710 AS SHOWN ON CALTRANS RIGHT-OF-WAY MAP NO. 57. 1524+3-6 AND THE BEGINNING OF A NON-TANGENT 349.27 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 22°05'09" WEST; THENCE LEAVING SAID NORTHERLY RAILROAD RIGHT-OF-WAY ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 710 AND ALONG THE ARC OF SAID CURVE WESTERLY 265.94 FEET THROUGH A CENTRAL ANGLE OF 43°37'33"; THENCE NORTH 24°71'18" WEST, 137.33 FEET TO THE BEGINNING OF A NON-TANGENT 503.34 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 65°33'54" EAST; THENCE ALONG THE ARC OF SAID CURVE NORTHWESTERLY 171.82 FEET THROUGH A CENTRAL ANGLE OF 19°33'31"; THENCE NORTH 58°12'06" WEST, 104,43 FEET TO THE BEGINNING OF A NON-TANGENT 488.34 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 34°02'00" EAST; THENCE ALONG THE ARC OF SAID CURVE NORTHWESTERLY 155.89 FEET THROUGH A CENTRAL ANGLE OF 18°17'25"; THENCE NORTH 39°08'42" WEST, 65.31 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY NORTH 22°11'36" EAST, 28.70 FEET TO A POINT ON SAID SOUTHERLY LINE OF "K" STREET AND THE BEGINNING OF A NON-TANGENT 383.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 38°07'01" WEST; THENCE ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE SOUTHEASTERLY 104.37 FEET THROUGH A CENTRAL ANGLE OF 15°42'09"; THENCE SOUTH 67°35'08" EAST, 1792.98 FEET TO THE BEGINNING OF A TANGENT 933.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE ALONG THE ARC OF SAID CURVE EASTERLY 247.85 FEET THROUGH A CENTRAL ANGLE OF 15°13'15"; THENCE SOUTH 82°48'23" EAST, 175.24 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 1 OF, PARCEL MAP NO. 74296, AS PER MAP ON FILE IN BOOK 389, PAGES 19 THROUGH 22, INCLUSIVE OF PARCEL MAPS, LOS ANGELES COUNTY RECORDS.

ALSO EXCEPTING ALL MINERALS, PETROLEUM, GASES AND OTHER HYDROCARBON SUBSTANCES EXISTING IN AND UNDER SAID LAND, WITHOUT THE RIGHT TO ENTER UPON OR USE THE SURFACE OF SAID LAND FOR THE EXTRACTION AND REMOVAL OF SUCH RESERVED SUBSTANCES, OR FOR ANY OTHER PURPOSE OR PURPOSES, AS RESERVED IN THE DEED RECORDED JULY 18, 1944 AS INSTRUMENT NO. 913, PAGE 21013, PAGE 131 OF OFFICIAL RECORDS.

PARCEL 3:

A PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF LOT 118 IN RANCHO LAGUNA AS SHOWN ON MAP FILED AS EXHIBIT "A" IN CASE NO. B-25296 OF SUPERIOR COURT OF THE SLATE OF CALIFORNIA, LOS ANGELES COUNTY, AND FOR THE PURPOSES SET FORTH IN DEED RECORDED AUGUST 20, 2007 AS INSTRUMENT NO. 2007-1948274 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

6TH STREET

COMMENCING AT A FOUND CONCRETE MONUMENT WITH BRASS PLATE STAMPED "LS 2348" MARKING THE MOST NORTHERLY CORNER OF PARCEL 10 OF PARCEL MAP NO. 11282, AS PER MAP FILED IN BOOK 120, PAGE 56 THROUGH 60, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL MAP THE FOLLOWING COURSES: SOUTH 22°11'36" WEST, 662.50 FEET; THENCE SOUTH 82°43'02"EAST, 19.98 FEET; THENCE SOUTH 22°12'11" WEST, 97.64 FEET; THENCE NORTH 82°49'45" WEST, 20.00 FEET; THENCE SOUTH 22°11'58" WEST, 0.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 22°11'58" WEST, 560.77 FEET; THENCE SOUTH 06°31'15"WEST, 40.11 FEET; THENCE SOUTH 82°46'29" EAST, 16.38 FEET; THENCE SOUTH 04°09'58" WEST, 60.01 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 16.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF THAT CERTAIN STRIP OF RAILROAD RIGHT-OF-WAY DESCRIBED AS PARCEL 3 IN DEED RECORDED IN BOOK 7471, PAGE 45 OF OFFICIAL RECORDS; THENCE ALONG SAID PARALLEL LINE NORTH 82°46'23" WEST, 101.75 FEET; THENCE LEAVING LAST SAID LINE NORTH 07°13'37"EAST, 42.36 FEET TO A POINT ON INTERSECTION ON THE NORTHERLY LINE OF "K" STREET DESCRIBED IN EXCEPTION TO TITLE IN FAVOR OF THE BELL PUBLIC FINANCING AUTHORITY PER DOCUMENT RECORDED FEBRUARY 25, 1992 AS INSTRUMENT NO. 92-306752 OF OFFICIAL RECORDS, WITH A LINE PARALLEL WITH AND DISTANT 64.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID WESTERLY LINE OF SAID PARCEL MAP NO. 11282, SHOWN ON SAW PARCEL MAP AS HAVING A BEARING AND DISTANCE OF "NORTH 22°00'44" EAST, 560.99 FEET"; THENCE LEAVING SAID NORTHERLY LINE ALONG SAID PARALLEL LINE NORTH 22°11'58" EAST, 637.57 FEET; THENCE SOUTH 67°48'18" EAST, 64.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4: (12)(11)

NON-EXCLUSIVE ACCESS EASEMENT OVER A PORTION OF "K" STREET, AND A DRAINAGE EASEMENT, AS SET FORTH, UPON THE CONDITIONS AND PROVISIONS SET FORTH IN DEED RECORDED AUGUST 20, 2007 AS INSTRUMENT NO. 2007-1948274 OFFICIAL RECORDS.

PARCEL 5: (26)

EASEMENTS FOR UTILITIES AND ACCESS OVER AND UPON K STREET, 22 FEET WIDE, BEING A PORTION OF LOTS 109, 115, 116, 117 AND 118 AND A PORTION OF CANFIELD AVENUE, (VACATED), IN THE RANCHO LAGUNA, CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CREATED BY AND MORE FULLY DESCRIBED IN DEED RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 20170235902 OF OFFICIAL RECORDS.

APN: 6332-002-037, 6332-002-038 and 6332-002-090

TITLE REPORT ITEMS:

(-) ITEMS PER LENNAR TITLE PRELIMINARY REPORT, ORDER NO. 192003-000053, VERSION NO. 2, DATED DECEMBER 14, 2021.

(6) RELEASE AND RELINQUISHMENT OF BUTTER'S OR ACCESS RIGHTS TO AND FROM THE LONG BEACH FREEWAY, RECORDED JANUARY 24, 1957 IN BOOK 53458, PAGE 311 AS INSTRUMENT NO. 3369, OF OFFICIAL RECORDS. *PLOTTED, BLANKET IN NATURE*

(9) AN EASEMENT TO CITY OF BELL, A MUNICIPAL CORPORATION FOR A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, REPLACE, RENEW, PATROL, AND REMOVE COVERED STORM DRAIN AND ALL APPENDAGES, STRUCTURES, AND EQUIPMENT NECESSARY FOR CONVENIENT TO BE USED OR INSTALLED IN CONNECTION THEREWITH, DATED SEPTEMBER 14, 1977, RECORDED OCTOBER 24, 1978 AS INSTRUMENT NO. 78-1182557, OFFICIAL RECORDS. *PLOTTED*

(10) PERPETUAL EASEMENTS IN, ON, OVER, UNDER, AND ACROSS PARCEL 2 (K STREET) AND PARCEL 3 (1ST STREET) FOR (1) INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC; (2) UTILITY; (3) AND SEWER PURPOSES RECORDED FEBRUARY 25, 1992 AS INSTRUMENT NO. 92-306752, OF OFFICIAL RECORDS.

(11) COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AUGUST 20, 2007 AS INSTRUMENT NO 20071948274 OFFICIAL RECORDS. *PLOTTED PORTIONS, SEE DOCUMENT FOR PARTICULARS, INCLUDES INGRESS, EGRESS, DRAINAGE, AND UTILITY LINES*

(12) AN EASEMENT FOR NON-EXCLUSIVE RIGHT OF WAY, UTILITY, DRAINAGE, ACCESS FOR ENVIRONMENT INVESTIGATION, REMEDIATION OR OTHER CORRECTIVE ACTION, RECORDED AUGUST 20, 2007 AS INSTRUMENT NO. 20071948274 OF OFFICIAL RECORDS. *PLOTTED*

(13) A COVENANT OR AGREEMENT RECORDED MARCH 17, 2009 AS INSTRUMENT NO. 20090376138 OF OFFICIAL RECORDS.*NOT PLOTTED, SEE DOCUMENT FOR PARTICULARS*

(14) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF MATTERS, IF ANY, DISCLOSED BY THAT CERTAIN RECORD OF SURVEY, RECORDED APRIL 27, 2009 AS INSTRUMENT NO. 20090261743 OF OFFICIAL RECORDS.*SEE SURVEY*

(15) MATERS IN AS INSTRUMENT ENTITLED "NOTICE OF MANUFACTURE HOME (MOBILEHOME) OR COMMERCIAL COACH INSTALLATION ON A FOUNDATION SYSTEM" RECORDED MAY 26, 2009 AS INSTRUMENT NO. 20090770662 OF OFFICIAL RECORDS.*NOT PLOTTED, SEE DOCUMENT FOR PARTICULARS*

(16) MATERS IN AS INSTRUMENT ENTITLED "NOTICE OF MANUFACTURE HOME (MOBILEHOME) OR COMMERCIAL COACH INSTALLATION ON A FOUNDATION SYSTEM" RECORDED MAY 26, 2009 AS INSTRUMENT NO. 20090770663 OF OFFICIAL RECORDS.*NOT PLOTTED, SEE DOCUMENT FOR PARTICULARS*

(17) MATERS IN AS INSTRUMENT ENTITLED "NOTICE OF MANUFACTURE HOME (MOBILEHOME) OR COMMERCIAL COACH INSTALLATION ON A FOUNDATION SYSTEM" RECORDED MAY 26, 2009 AS INSTRUMENT NO. 20090770664 OF OFFICIAL RECORDS.*NOT PLOTTED, SEE DOCUMENT FOR PARTICULARS*

(18) MATERS IN AS INSTRUMENT ENTITLED "NOTICE OF MANUFACTURE HOME (MOBILEHOME) OR COMMERCIAL COACH INSTALLATION ON A FOUNDATION SYSTEM" RECORDED MAY 26, 2009 AS INSTRUMENT NO. 20090770665 OF OFFICIAL RECORDS.*NOT PLOTTED, SEE DOCUMENT FOR PARTICULARS*

(19) MATERS IN AS INSTRUMENT ENTITLED "NOTICE OF MANUFACTURE HOME (MOBILEHOME) OR COMMERCIAL COACH INSTALLATION ON A FOUNDATION SYSTEM" RECORDED MAY 26, 2009 AS INSTRUMENT NO. 20090770666 OF OFFICIAL RECORDS.*NOT PLOTTED, SEE DOCUMENT FOR PARTICULARS*

(20) MATERS IN AS INSTRUMENT ENTITLED "NOTICE OF MANUFACTURE HOME (MOBILEHOME) OR COMMERCIAL COACH INSTALLATION ON A FOUNDATION SYSTEM" RECORDED MAY 26, 2009 AS INSTRUMENT NO. 20090770667 OF OFFICIAL RECORDS.*NOT PLOTTED, SEE DOCUMENT FOR PARTICULARS*

(21) MATERS IN AS INSTRUMENT ENTITLED "NOTICE OF MANUFACTURE HOME (MOBILEHOME) OR COMMERCIAL COACH INSTALLATION ON A FOUNDATION SYSTEM" RECORDED MAY 26, 2009 AS INSTRUMENT NO. 20090770668 OF OFFICIAL RECORDS.*NOT PLOTTED, SEE DOCUMENT FOR PARTICULARS*

(22) MATERS IN AS INSTRUMENT ENTITLED "NOTICE OF MANUFACTURE HOME (MOBILEHOME) OR COMMERCIAL COACH INSTALLATION ON A FOUNDATION SYSTEM" RECORDED MAY 26, 2009 AS INSTRUMENT NO. 20090770669 OF OFFICIAL RECORDS.*NOT PLOTTED, SEE DOCUMENT FOR PARTICULARS*

(23) MATERS IN AS INSTRUMENT ENTITLED "NOTICE OF MANUFACTURE HOME (MOBILEHOME) OR COMMERCIAL COACH INSTALLATION ON A FOUNDATION SYSTEM" RECORDED MAY 26, 2009 AS INSTRUMENT NO. 20090770670 OF OFFICIAL RECORDS.*NOT PLOTTED, SEE DOCUMENT FOR PARTICULARS*

(24) MATERS IN AS INSTRUMENT ENTITLED "NOTICE OF MANUFACTURE HOME (MOBILEHOME) OR COMMERCIAL COACH INSTALLATION ON A FOUNDATION SYSTEM" RECORDED AUGUST 189, 2010 AS INSTRUMENT NO. 201001147736 OF OFFICIAL RECORDS.*NOT PLOTTED, SEE DOCUMENT FOR PARTICULARS*

(25) TERMS AND PROVISIONS CONTAINED IN AN INSTRUMENT ENTITLED "SHARED PARKING EASEMENT AGREEMENT" DATED NOVEMBER 14, 2016 RECORDED NOVEMBER 14, 2016 AS INSTRUMENT NO. 20131422469 OF OFFICIAL RECORDS. *PLOTTED*

(26) TERMS AND PROVISION AS CONTAINED IN AN INSTRUMENT ENTITLED "UTILITIES AND ACCESS EASEMENT AGREEMENT (K STREET), RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 20170235902 OF OFFICIAL RECORDS. *PLOTTED, K STREET*

(27) TERMS AND PROVISION AS CONTAINED IN AN INSTRUMENT ENTITLED "UTILITIES AND ACCESS EASEMENT AGREEMENT (TSA PARCEL), RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 20170235903 OF OFFICIAL RECORDS.

(28) TERMS AND PROVISION AS CONTAINED IN AN INSTRUMENT ENTITLED "SUBDIVISION IMPROVEMENT AGREEMENT", RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 20170235909 OF OFFICIAL RECORDS.*NOT PLOTTED, SEE DOCUMENT FOR PARTICULARS*

(31) THE TERMS AND PROVISION CONTAINED IN THE DOCUMENT ENTITLE "MEMORANDUM OF AGREEMENT", RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 20170236197 OF OFFICIAL RECORDS.

(32) THE TERMS AND PROVISION CONTAINED IN THE DOCUMENT ENTITLE "MEMORANDUM OF AGREEMENT", RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 20170236198 OF OFFICIAL RECORDS.

(33) THE TERMS AND PROVISION CONTAINED IN THE DOCUMENT ENTITLE "MEMORANDUM OF AGREEMENT", RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 20170236199 OF OFFICIAL RECORDS.

(34) THE TERMS AND PROVISION CONTAINED IN THE DOCUMENT ENTITLE "MEMORANDUM OF AGREEMENT", RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 20170236200 OF OFFICIAL RECORDS.

(35) THE TERMS AND PROVISION CONTAINED IN THE DOCUMENT ENTITLE "MEMORANDUM OF AGREEMENT", RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 20170236201 OF OFFICIAL RECORDS.

(36) THE TERMS AND PROVISION CONTAINED IN THE DOCUMENT ENTITLE "MEMORANDUM OF AGREEMENT", RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 20170236202 OF OFFICIAL RECORDS.

(37) AN EASEMENT FOR UNDERGROUND AND OVERHEAD ELECTRICAL SUPPLY SYSTEM, RECORDED DECEMBER 20, 2017 AS INSTRUMENT NO. 20171477646 OF OFFICIAL RECORDS.*PLOTTED*

ITEMS THAT ARE NOT IN THE TITLE REPORT, BUT MAY HAVE AN EFFECT ON THE PROPERTY:

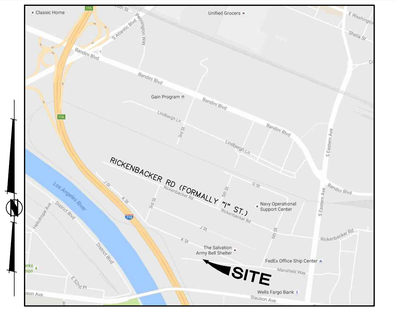
(A) TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED "EMERGENCY ACCESS EASEMENT AGREEMENT", DATED DECEMBER 21, 2016 RECORDED JANUARY 24, 2017 AS INSTRUMENT NO. 20170095428 OF OFFICIAL RECORDS. *PLOTTED*

NOTE:

EXCEPTION ITEM NO. 1–5, 7, 8, 29, 30, AND 38–41 ARE NOT A SURVEY MATTER AND NOT PLOTTED..



AERIAL PHOTOGRAPH
FROM GOOGLE EARTH (DATE: 6-18-2018)



VICINITY MAP
NO SCALE
THE THOMAS GUIDE® LOS ANGELES COUNTY (2003 EDITION) PAGE 675 GRID F5, G5

VESTED OWNER

TITLE TO THE FEE ESTATE OR INTEREST IN THE LAND, PER TITLE REPORT IS VESTED IN:
THE SALVATION ARMY, A CALIFORNIA CORPORATION

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 82°57'31" WEST FOR THE CENTERLINE OF MANSFIELD WAY AS SHOWN ON PARCEL MAP NO. 11282, AS FILED IN BOOK 120, PAGES 56 TO 60, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF COUNTY RECORDER OF LOS ANGELES COUNTY.

COMMENTS:

ZONING	THE ZONING DESIGNATION PER CITY OF BELL WEB PAGE IS CM	
SETBACK:	FRONT:	10 FEET
	SIDE/REAR:	N/A FOR THIS PROPERTY, NOT ADJACENT TO R ZONE
	BUILDING HT:	150 FEET ,MAXIMUM
FLOOD PLAIN:	BASED ON FEMA FLOOD INSURANCE RATE MAP (COMMUNITY NO. 06037C1810F, DATED SEPTEMBER 26, 2008). THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.	
LAND AREA:	THERE ARE ARE GAPS ("K" STREET), PARCEL 1, PM 74296 WITHIN THE SURVEYED PROPERTY.	
	AREA 1	736,238 S.F. 16.902 ACRES
	AREA 2	220,980 S.F. 5.073 ACRES
	AREA 3	76,192 S.F. 1.749 ACRES
	TOTAL	1,033,410 S.F., 23.724 ACRES
BLDG. AREA:	TWO (2) BUILDING, TOTAL AREA = 393,400 S.F.	
STREET ACCESS:	THE PROPERTY HAS LEGAL ACCESS TO MANDSFILD WAY (PUBLIC STREET) BY INDIRECT ACCESS, USING "K" STREET (PRIVATE STREET) AND 6TH STREET (PRIVATE STREET). ACCESS TO RICKENBACKER ROAD (PREVIOUSLY "I" STREET BY INDIRECT ACCESS USING "G" STREET (PRIVATE STREET) AND 3RD STREET (PRIVATE STREET).	
SUBSURFACE:	THIS SURVEY DOES NOT SHOW LOCATIONS OF, OR ENCROACHMENTS BY, SUBSURFACE FOOTING AND /OR FOUNDATIONS OF ALL ITEMS SHOWN HEREON.	
UTILITIES:	UNDER GROUND UTILITIES PLOTTED WERE BASED UPON RECORD INFORMATION AND WERE NOT VERIFIED. SOME OF THE UNDER GROUND MAY HAVE BEEN REMOVED OR ABANDON IN PLACE.	
ENCROACHMENTS:	THERE ARE NO ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY.	
MOBILEHOME:	MOBILEHOME LOCATIONS WERE NOT PART OF THIS SURVEY.	
IMPROVEMENTS:	IMPROVEMENTS SUCH AS SIDEWALK, PARKING STALLS, LANDSCAPE, LANDSCAPE FEATURES, SIGNS, ETC WERE NOT PART OF THIS SURVEY.	

FOR REFERENCE ONLY

SURVEYOR'S CERTIFICATION

TO: THE SALVATION ARMY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA. THE FIELD WORK WAS COMPLETED ON THE GROUND IN OCTOBER 2016, UPDATED JANUARY 2022.

PRELIMINARY

ROBERT FILLMORE GREFE R.C.E. 33052
JOB NUMBER: 6025I

02/08/2022

REGISTERED PROFESSIONAL ENGINEER
Robert Fillmore Grefe
NO. 33052
exp. 06-30-22
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:
THE SALVATION ARMY
16541 KECIAN AVE
LA MIRADA, CA 90746
323-459-3887

ALTA/NSPS LAND TITLE SURVEY

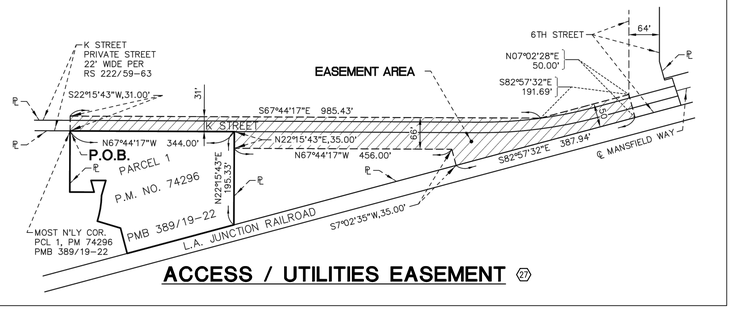
THE SALVATION ARMY
5600 RICKENBACKER ROAD
REMAINDER PARCEL OF PARCEL MAP 74296
IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying
18611 E. Gale Ave.
Industry, CA 91748
Tel (626) 965-9350
Fax (626) 965-2370

SCALE: AS SHOWN
DATE: JANUARY 2022
JOB NO. 6025K
SHEET 1
OF 3

02/10/22 Preliminary

RFG-20220210.0830



ACCESS / UTILITIES EASEMENT (27)

GRAPHIC SCALE

100 0 500 100 200 400

(IN FEET)
1 inch = 100 ft.

FOR REFERENCE ONLY

ALTA/NSPS LAND TITLE SURVEY

THE SALVATION ARMY

5600 RICKENBACKER ROAD

REMAINDER PARCEL OF PARCEL MAP 74296
IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

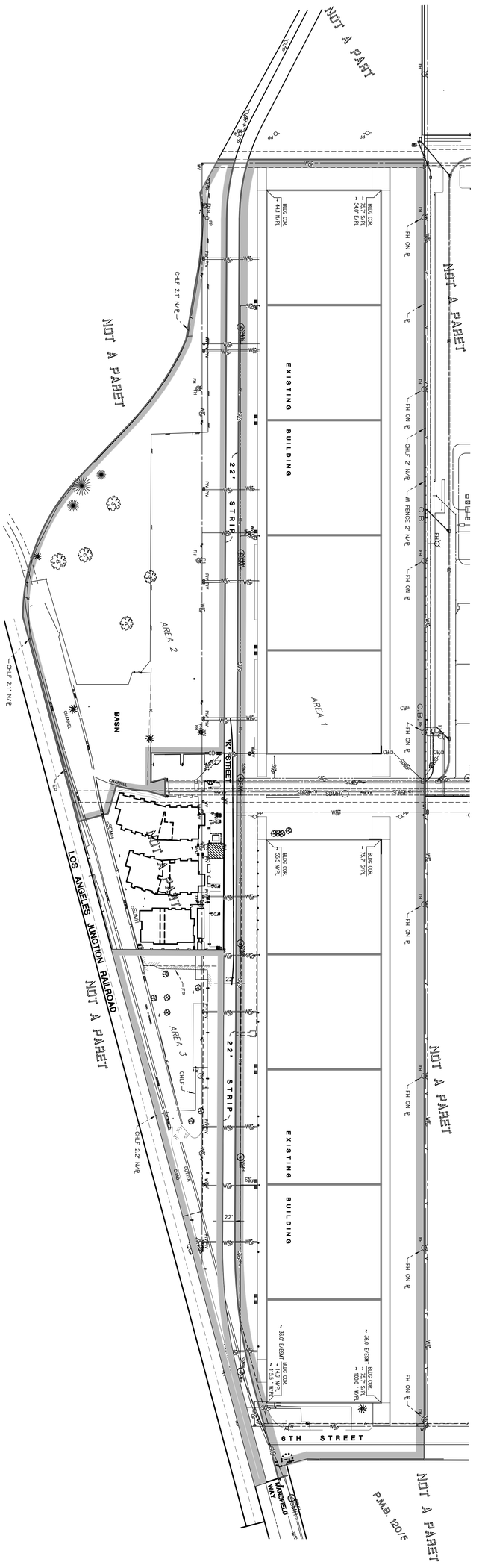
18611 E. Gale Ave.
Industry, CA 91748
Tel. (626) 965-9350
Fax (626) 965-2379

Thomsen Engineering, Inc.
Civil Engineering, Land Planning & Land Surveying

SCALE	AS SHOWN
DATE	JANUARY 2022
JOB NO.	6025K
SHEET	2
OF	3

02/10/22 Preliminary

RFG-20220210.0830



GRAPHIC SCALE

(IN FEET)

1 INCH = 60 FT.

FOR REFERENCE ONLY

SHEET 3 OF 3	JOB NO. 6025K	DATE JANUARY 2022	SCALE AS SHOWN	Thomsen Engineering, Inc. Civil Engineering, Land Planning & Land Surveying	18611 E. Gale Ave. Industry, CA 91748 Tel. (626) 965-9350 Fax (626) 965-2379

ALTA/NSPS LAND TITLE SURVEY

THE SALVATION ARMY

5600 RICKENBACKER ROAD

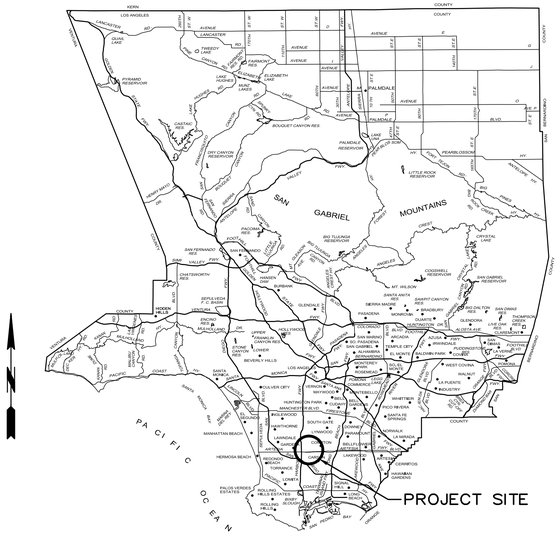
REMAINDER PARCEL OF PARCEL MAP 74296
IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNA

PREPARED FOR:

THE SALVATION ARMY

16941 KEEGAN AVE.
CARSON, CA 90746
323-459-9887

02/10/22 Preliminary



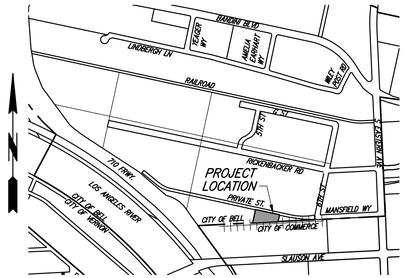
LOCATION MAP
NTS

CITY OF BELL
DEPARTMENT OF PUBLIC WORKS
PARCEL MAP NO. 74296
PRIVATE STREET IMPROVEMENT PLAN

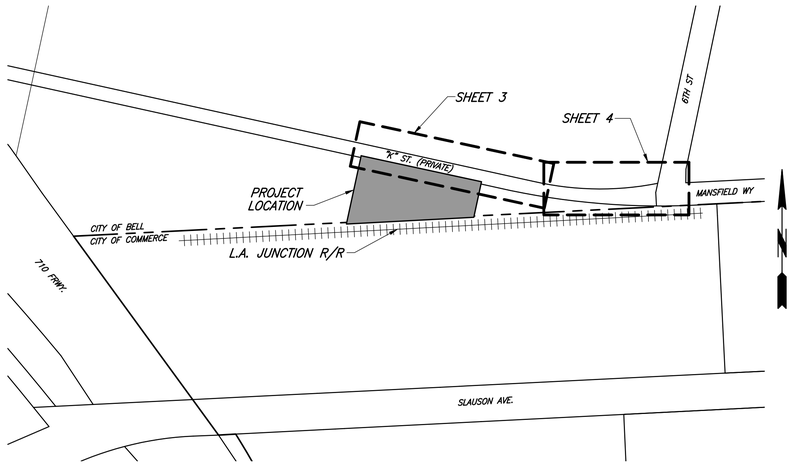
"K" STREET

INDEX TO PROJECT DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	PRIVATE STREET PLAN
4	PRIVATE STREET PLAN



VICINITY MAP
SCALE 1" = 1000'



KEY MAP
SCALE: 1" = 200'

L.A. CO. BENCHMARK #Y 10119

BM TAG IN C.B. 300MN N/O CF @ NW COR. EASTERN AVE. & RICKENBACKER RD. 24.1M W & 8.2M N/O C/L INT.

ELEV. 138.439 FT.

NAVD 1995, RIVERA QUAD 1995 ADJ.

811 Know what's below. Call before you dig.

Barbara L. Hall, P.E., Inc.
318 West Evergreen Avenue
Monrovia, CA 91016
Phone: (626) 256-3220
Fax: (626) 256-3218

NO.	REVISIONS	REVISED BY	APPROVED BY	DATE

REGISTERED PROFESSIONAL ENGINEER
BARBARA L. HALL
No. 42206
Exp. 03/31/24
CIVIL
STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF BELL

PRIVATE STREET IMPROVEMENT PLAN

SALVATION ARMY OASIS APT. PROJECT
PARCEL MAP NO. 74296 "K" STREET (PRIVATE)
5600 RICKENBACKER RD.
BELL, CA 90201

GENERAL NOTES:

1. A PERMIT SHALL BE OBTAINED AND FEES PAID FOR CONSTRUCTION INSPECTION TO THE CITY OF BELL CITY ENGINEER AT THE PERMIT COUNTER, 6330 PINE AVENUE, BELL, CA AT LEAST 72 HOURS PRIOR TO STARTING WORK UNDER THIS CONTRACT.
2. A ENCROACHMENT PERMIT PERMIT MUST BE OBTAINED FROM THE CITY OF BELL AT (323) 588-6211 FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY.
3. ALL WORK SHALL CONFORM TO THE "SPPWC" (STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION) ALSO COMMONLY REFERRED TO AS "APWA") AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE LATEST EDITIONS OF THESE MANUALS SHALL BE USED OTHERWISE NOTED ON THE PLANS.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK.
5. PROVIDE A STREET LIGHTING SYSTEM APPROVED BY THE CITY OF BELL COMMUNITY DEVELOPMENT DEPT. & THE CITY ENGINEER.
6. THICKNESS OF BASE MATERIALS WILL BE DETERMINED BY SOILS REPORT PREPARED BY A GEOTECHNICAL ENGINEER.
7. ALL CONSTRUCTION JOINTS FOR P.C.C. CURBS, GUTTERS, DRIVEWAYS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH SPPWC STANDARD PLAN NO. 112-2.
8. THE LATEST REVISED STANDARD PLAN OR DRAWING SHALL BE USED UNLESS OTHERWISE SPECIFICALLY NOTED.
9. REPAIR ANY BROKEN OR DAMAGED CURB, GUTTER, SIDEWALK, AND PAVEMENT ON STREETS WITHIN OR ABUTTING THE DEVELOPMENT.
10. A TRAFFIC CONTROL PLAN IS REQUIRED.



CATCH BASIN STENCIL DETAIL

ALL CATCH BASINS AND INLETS THAT DISCHARGE INTO AN EXISTING OR PROPOSED STORM DRAIN MUST BE STENCILED TO DISCOURAGE ILLEGAL DUMPING OF POLLUTANTS. THIS STENCIL SHALL HAVE A MINIMUM DIAMETER OF 30 INCHES.

STORMWATER POLLUTION CONTROL REQUIREMENTS FOR ROAD CONSTRUCTION

A. NOTES:

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
8. THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE LATEST EDITION OF THE CALIFORNIA BMP HANDBOOK (CONSTRUCTION) OR CALTRANS STORMWATER QUALITY HANDBOOKS (CONSTRUCTION SITE BMP MANUAL), MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OF THE BUILDING OFFICIAL):
9. SEE EROSION CONTROL PLAN DRAWING NO. C5.02.

EROSION CONTROL

EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PREPARATION\ROUGHENING
EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

WIND EROSION CONTROL

WE1 – WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION/DISCHARGE
NS7 – POTABLE WATER/IRRIGATION
NS8 – VEHICLE AND EQUIPMENT CLEANING
NS9 – VEHICLE AND EQUIPMENT FUELING
NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
NS11 – PILE DRIVING OPERATIONS
NS12 – CONCRETE CURING
NS13 – CONCRETE FINISHING
NS14 – MATERIAL AND EQUIPMENT USE
NS15 – DEMOLITION ADJACENT TO WATER
NS16 – TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

WM1 – MATERIAL DELIVERY AND STORAGE
WM2 – MATERIAL USE
WM3 – STOCKPILE MANAGEMENT
WM4 – SPILL PREVENTION AND CONTROL
WM5 – SOLID WASTE MANAGEMENT
WM6 – HAZARDOUS WASTE MANAGEMENT
WM7 – CONTAMINATION SOIL MANAGEMENT
WM8 – CONCRETE WASTE MANAGEMENT
WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
WM10 – LIQUID WASTE MANAGEMENT

L.A. CO. BENCHMARK #Y 10119

BM TAG IN C.B. 300MN N/O CF @ NW COR. EASTERN AVE. & RICKENBACKER RD. 24.1M W & 8.2M N/O C/L INT.

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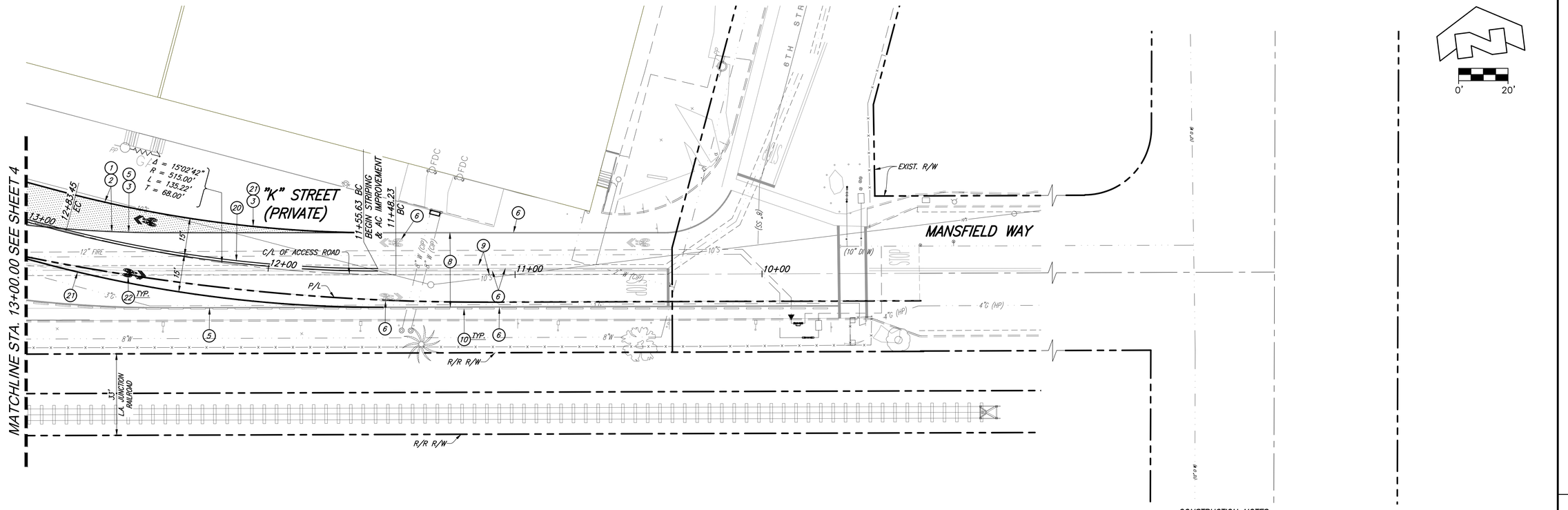
REGISTERED PROFESSIONAL ENGINEER
BARBARA L. HALL
No. 42206
Exp. 03/31/24
CIVIL
STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF BELL

PRIVATE STREET IMPROVEMENT PLAN

SALVATION ARMY OASIS APT. PROJECT
PARCEL MAP NO. 74296 "K" STREET (PRIVATE)
5600 RICKENBACKER RD.
BELL, CA 90201



CONSTRUCTION NOTES:

1. REMOVE EXISTING PAVEMENT & BASE.
2. CONSTRUCT 4" AC APVEMENT ON 6" BASE.
3. JOIN LINE.
4. REMOVE EXISTING SPEED BUMP.
5. SANDBLAST EXISTING STRIPING.
6. PROTECT EXISTING STRIPING/MARKING IN PLACE.
7. CONSTRUCT 4" AC PAVEMENT (C2-PG 64-10) OR EXISTING AC + 1", WHICHEVER IS GREATER, ON 8" TRENCH BACKFILL SLURRY (270-E-500).
8. PROTECT EXISTING AC PAVEMENT IN PLACE.
9. PROTECT EXISTING RIBBON GUTTER IN PLACE.
10. PROTECT EXISTING CONCRETE WHEEL STOP IN PLACE.

GENERAL NOTES:

1. ALL TRAFFIC LINES AND PAVEMENT MARKINGS TO BE PAINTED (2 COATS) PER STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS, CURRENT EDITION.
2. ALL STRIPING AND MARKINGS SHALL BE INSTALLED AND REMOVED BY CONTRACTOR.
3. REMOVAL OF ALL CONFLICTING LINES AND MARKING SHALL BE BY WET SANDBLASTING AND INCLUDES REMOVAL OF RAISED PAVEMENT MARKERS.
4. LANE WIDTHS SHALL BE MEASURED BETWEEN THE CENTER LINES OF EACH ADJACENT SINGLE OR DOUBLE STRIPE.
5. ALL EXISTING STRIPING OR PAVEMENT MARKINGS CONFLICTING WITH PROPOSED STRIPING OR MARKINGS SHALL BE REMOVED.
6. ALL STRIPING AND MARKINGS SHALL BE REFLECTORIZED.
7. TRAFFIC SIGNS SHALL HAVE ASTM TYPE III, IV, OR XI PRISMATIC REFLECTIVE SHEETING.
8. PAINTING OF PAVEMENT MARKINGS AND STRIPING SHALL BE IN ACCORDANCE WITH SECTION 84-1 "GENERAL" AND 84-3 "PAINTED TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF SSS, EXCEPT THAT ALL TRAFFIC MARKINGS AND STRIPING CONSTRUCTED WITH RAPID DRY PAINT SHALL BE MADE IN TWO APPLICATIONS, THREE DAYS MINIMUM BETWEEN EACH APPLICATION. THE FIRST COAT THICKNESS SHALL BE AS SPECIFIED FOR A SINGLE COAT APPLICATION.

STRIPING NOTES:

20. PAINT NO PASSING ZONES-TWO DIRECTION LINES PER DETAIL 22 ON CALTRANS STD. PLAN A20A..
21. PAINT 4" WIDE WHITE LINE PER DETAIL 27B ON CALTRANS STD. PLAN A20B.
22. PAINT SHARED ROADWAY BICYCLE MARKING @ MIN. 100' APART PER CALTRANS STD. PLAN A24C.

L.A. CO. BENCHMARK #Y 10119

BM TAG IN C.B. 300MN N/O CF @ NW COR. EASTERN AVE. & RICKENBACKER RD. 24.1M W & 8.2M N/O C/L INT.

ELEV. 138.439 FT.

NAVD 1995, RIVERA QUAD 1995 ADJ.

811 Know what's below. Call before you dig.

Barbara L. Hall, P.E., Inc.
318 West Evergreen Avenue
Monrovia, CA 91016
Phone: (626) 256-3220
Fax: (626) 256-3218

NO.	REVISIONS	REVISED BY	APPROVED BY	DATE

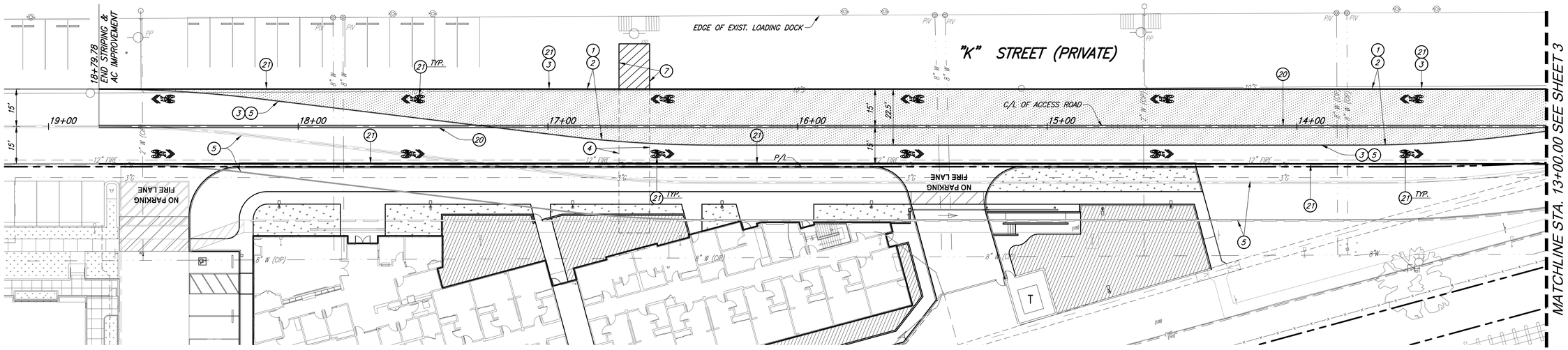
REGISTERED PROFESSIONAL ENGINEER
BARBARA L. HALL
No. 42206
Exp. 03/31/24
CIVIL
STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF BELL

PRIVATE STREET IMPROVEMENT PLAN

SALVATION ARMY OASIS APT. PROJECT
PARCEL MAP NO. 74296 "K" STREET (PRIVATE)
5600 RICKENBACKER RD.
BELL, CA 90201



GENERAL NOTES:

1. ALL TRAFFIC LINES AND PAVEMENT MARKINGS TO BE PAINTED (2 COATS) PER STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS, CURRENT EDITION.
2. ALL STRIPING AND MARKINGS SHALL BE INSTALLED AND REMOVED BY CONTRACTOR.
3. REMOVAL OF ALL CONFLICTING LINES AND MARKING SHALL BE BY WET SANDBLASTING AND INCLUDES REMOVAL OF RAISED PAVEMENT MARKERS.
4. LANE WIDTHS SHALL BE MEASURED BETWEEN THE CENTER LINES OF EACH ADJACENT SINGLE OR DOUBLE STRIPE.
5. ALL EXISTING STRIPING OR PAVEMENT MARKINGS CONFLICTING WITH PROPOSED STRIPING OR MARKINGS SHALL BE REMOVED.
6. ALL STRIPING AND MARKINGS SHALL BE REFLECTORIZED.
7. TRAFFIC SIGNS SHALL HAVE ASTM TYPE III, IV, OR XI PRISMATIC REFLECTIVE SHEETING.
8. PAINTING OF PAVEMENT MARKINGS AND STRIPING SHALL BE IN ACCORDANCE WITH SECTION 84-1 "GENERAL" AND 84-3 "PAINTED TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF SSS, EXCEPT THAT ALL TRAFFIC MARKINGS AND STRIPING CONSTRUCTED WITH RAPID DRY PAINT SHALL BE MADE IN TWO APPLICATIONS, THREE DAYS MINIMUM BETWEEN EACH APPLICATION. THE FIRST COAT THICKNESS SHALL BE AS SPECIFIED FOR A SINGLE COAT APPLICATION.

CONSTRUCTION NOTES:

1. REMOVE EXISTING PAVEMENT & BASE.
2. CONSTRUCT 4" AC APVEMENT ON 6" BASE.
3. JOIN LINE.
4. REMOVE EXISTING SPEED BUMP.
5. SANDBLAST EXISTING STRIPING.
6. PROTECT EXISTING STRIPING/MARKING IN PLACE.
7. CONSTRUCT 4" AC PAVEMENT (C2-PG 64-10) OR EXISTING AC + 1", WHICHEVER IS GREATER, ON 8" TRENCH BACKFILL SLURRY (270-E-500).
8. PROTECT EXISTING AC PAVEMENT IN PLACE.
9. PROTECT EXISTING RIBBON GUTTER IN PLACE.
10. PROTECT EXISTING CONCRETE WHEEL STOP IN PLACE.

STRIPING NOTES:

20. PAINT NO PASSING ZONES-TWO DIRECTION LINES PER DETAIL 22 ON CALTRANS STD. PLAN A20A..
21. PAINT 4" WIDE WHITE LINE PER DETAIL 27B ON CALTRANS STD. PLAN A20B.
22. PAINT SHARED ROADWAY BICYCLE MARKING @ MIN. 100' APART PER CALTRANS STD. PLAN A24C.

0' 20'

L.A. CO. BENCHMARK #Y 10119

BM TAG IN C.B. 300MN N/O CF @ NW COR. EASTERN AVE. & RICKENBACKER RD. 24.1M W & 8.2M N/O C/L INT.

ELEV. 138.439 FT.

NAVD 1995, RIVERA QUAD 1995 ADJ.

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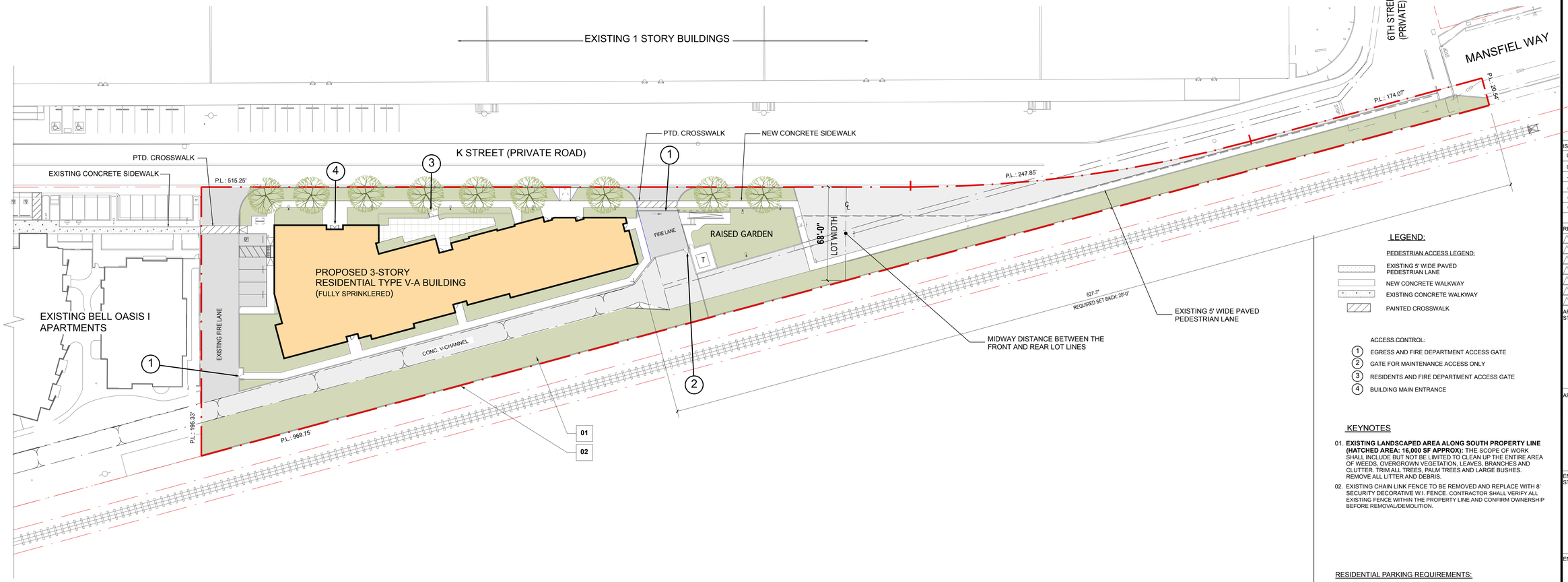
REGISTERED PROFESSIONAL ENGINEER
BARBARA L. HALL
No. 42206
Exp. 03/31/24
CIVIL
STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF BELL

PRIVATE STREET IMPROVEMENT PLAN

SALVATION ARMY OASIS APT. PROJECT
PARCEL MAP NO. 74296 "K" STREET (PRIVATE)
5600 RICKENBACKER RD.
BELL, CA 90201



OVERALL SITE PLAN
SCALE: 1" = 30'-0"

2

1

GENERAL NOTES:

1. ACCESSIBLE ROUTE AS INDICATED IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 1:48 AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%. UNLESS OTHERWISE INDICATED, CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN REMOVED.
2. PLANTING AREAS ADJACENT TO BUILDING SHALL SLOPE 2% MIN. AWAY FROM BUILDING, TYP.
3. ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE.
4. CONTRACTOR SHALL SECURE ALL ITEMS TO REMAIN ALONG THE PROPERTY LINE AND INFORM OWNERS OF ADJACENT PROPERTIES OF SCOPE OF WORK AND DURATION. ANY STRUCTURAL CONCERNS OR ISSUE SHALL BE ADDRESSED WITH THE ADJACENT PROPERTY OWNERS BEFORE ANY EXCAVATION.

LEGEND:

PEDESTRIAN ACCESS LEGEND:

- EXISTING 5' WIDE PAVED PEDESTRIAN LANE
- NEW CONCRETE WALKWAY
- EXISTING CONCRETE WALKWAY
- PAINTED CROSSWALK

ACCESS CONTROL:

1. EGRESS AND FIRE DEPARTMENT ACCESS GATE
2. GATE FOR MAINTENANCE ACCESS ONLY
3. RESIDENTS AND FIRE DEPARTMENT ACCESS GATE
4. BUILDING MAIN ENTRANCE

KEYNOTES

01. **EXISTING LANDSCAPED AREA ALONG SOUTH PROPERTY LINE (HATCHED AREA: 16,000 SF APPROX):** THE SCOPE OF WORK SHALL INCLUDE BUT NOT BE LIMITED TO CLEAN UP THE ENTIRE AREA OF WEEDS, OVERGROWN VEGETATION, LEAVES, BRANCHES AND CLUTTER. TRIM ALL TREES, PALM TREES AND LARGE BUSHES. REMOVE ALL LITTER AND DEBRIS.
02. EXISTING CHAIN LINK FENCE TO BE REMOVED AND REPLACE WITH 8' SECURITY DECORATIVE W.I. FENCE. CONTRACTOR SHALL VERIFY ALL EXISTING FENCE WITHIN THE PROPERTY LINE AND CONFIRM OWNERSHIP BEFORE REMOVAL/DEMOLITION.

RESIDENTIAL PARKING REQUIREMENTS:

PER CA DENSITY BONUS LAW (SECTIONS 65915-65918):

FOR SUPPORTIVE HOUSING DEVELOPMENTS 100% AFFORDABLE TO LOWER INCOME HOUSEHOLDS: 0 SPACES PER UNIT

OFFICES PARKING REQUIREMENTS:

PER BMC CHAPTER 17.76.020, 1a: 1 SPACE FOR EACH 200 GSF
908 /200 = 4.54 = 5 SPACES

PARKING PROVIDED: 5 SPACES

OFFICES AREA:

ROOM N°	ROOM NAME	AREA (GSF)
101	LEASING OFFICE	111
102	MANAGER'S OFFICE	206
106	V.A. OFFICE	125
110	CASE MNGR'S OFFICE	119
111	CASE MNGR'S OFFICE	121
120	SOCIAL SERV. OFFICE	106
121	SERVICE COORD. OFFICE	120
		908

0 20' 40' 80'
GRAPHIC SCALE

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
01-18-22 Planning Subm.
07-08-22 Planning Subm.
10-13-22 Planning Subm.
03-03-23 Planning Subm.
04.24.23 Planning Subm.
06-23-23 Planning Subm.

REVISIONS

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ENGINEER

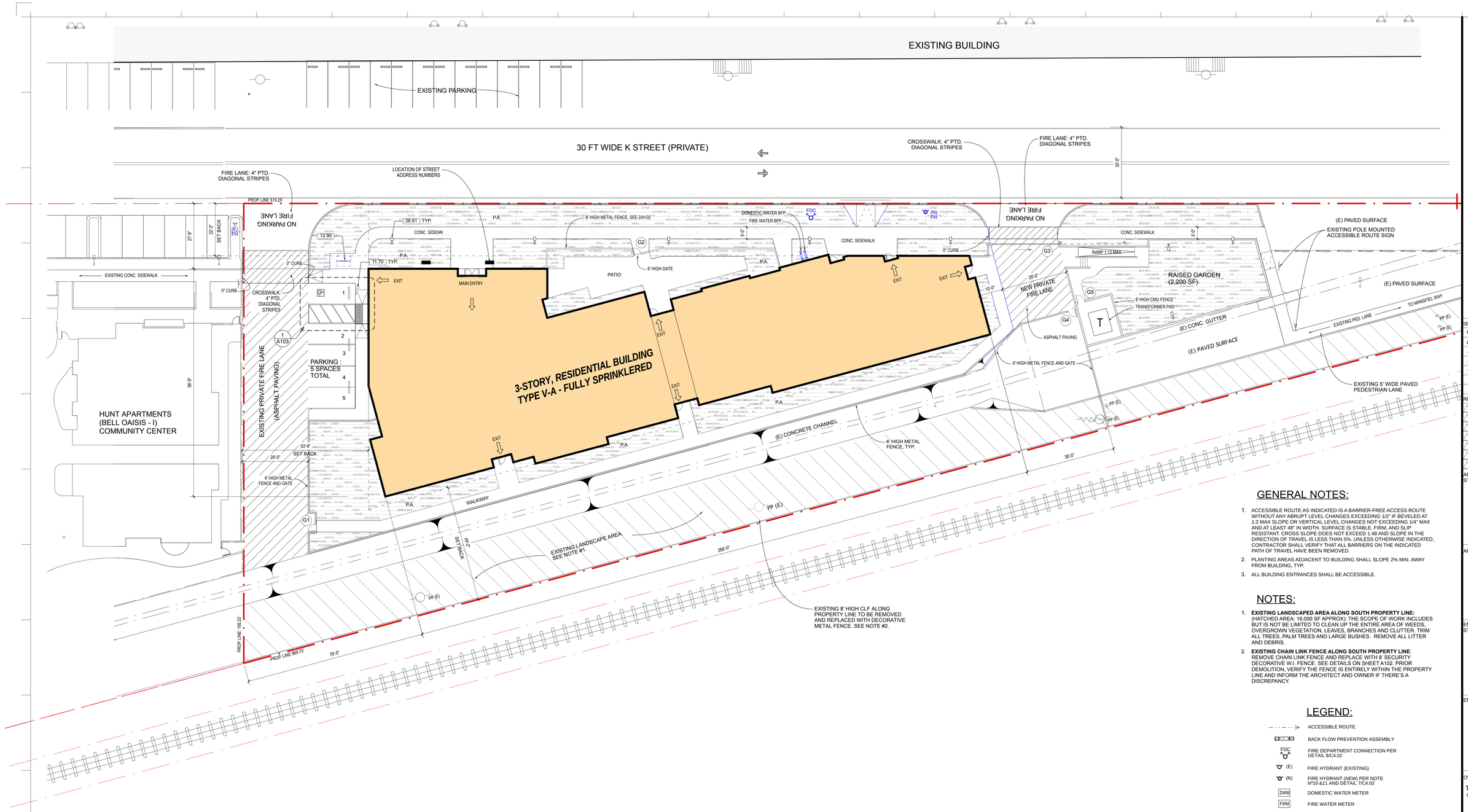
OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 04.24.23

DRAWING TITLE
OVERALL SITE PLAN

DRAWING NUMBER
A100

ORIG. SHEET SIZE: 30"x42"



GENERAL NOTES:

1. ACCESSIBLE ROUTE AS INDICATED IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 1:48 AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%. UNLESS OTHERWISE INDICATED, CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN REMOVED.
2. PLANTING AREAS ADJACENT TO BUILDING SHALL SLOPE 2% MIN. AWAY FROM BUILDING, TYP.
3. ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE.

NOTES:

1. **EXISTING LANDSCAPED AREA ALONG SOUTH PROPERTY LINE:** (HATCHED AREA: 16,000 SF APPROX): THE SCOPE OF WORK INCLUDES BUT IS NOT BE LIMITED TO CLEAN UP THE ENTIRE AREA OF WEEDS, OVERGROWN VEGETATION, LEAVES, BRANCHES AND CLUTTER. TRIM ALL TREES, PALM TREES AND LARGE BUSHES. REMOVE ALL LITTER AND DEBRIS.
2. **EXISTING CHAIN LINK FENCE ALONG SOUTH PROPERTY LINE**: REMOVE CHAIN LINK FENCE AND REPLACE WITH 8' SECURITY DECORATIVE W.I. FENCE. SEE DETAILS ON SHEET A102. PRIOR DEMOLITION, VERIFY THE FENCE IS ENTIRELY WITHIN THE PROPERTY LINE AND INFORM THE ARCHITECT AND OWNER IF THERE'S A DISCREPANCY.

LEGEND:

- ACCESSIBLE ROUTE
- BACK FLOW PREVENTION ASSEMBLY
- FDC — FIRE DEPARTMENT CONNECTION PER DETAIL 8/C4.02
- (E) — FIRE HYDRANT (EXISTING)
- (N) — FIRE HYDRANT (NEW) PER NOTE N°10 &11 AND DETAIL 7/C4.02
- DWM — DOMESTIC WATER METER
- FWM — FIRE WATER METER
- LIGHT POLE
- INDICATES SLOPE. SEE C2.02 AND C2.03 FOR MORE INFO.
- FIRE LANE. SURFACE MATERIAL: 4" ASPHALT CONCRETE PAVING OVER 6" AGGREGATE. SEE DETAIL 3/C4.01
- CONCRETE PAVING W/ SCORE LINE AT 5' O.C. EACH WAY (UON). SEE DETAILS ON C4.01.
- LANDSCAPE/HARDSCAPE AREA. REFER TO LANDSCAPE PLANS
- EXISTING LANDSCAPE AREA (16,000 SF APPROX.). SEE NOTE #1 FOR SCOPE OF WORK IN THIS AREA

0 10' 20' 40'
GRAPHIC SCALE

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

1

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
- 01-18-22 Planning Subm.
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ENGINEER

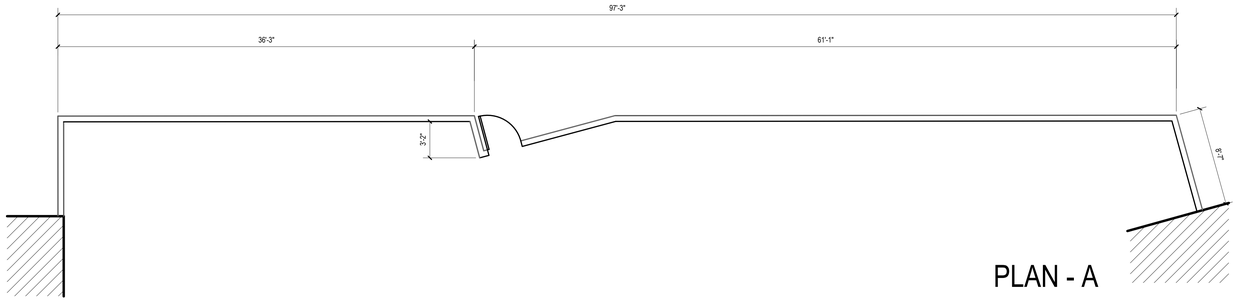
OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO.	22107
SCALE	As indicated
DATE	06.23.2023

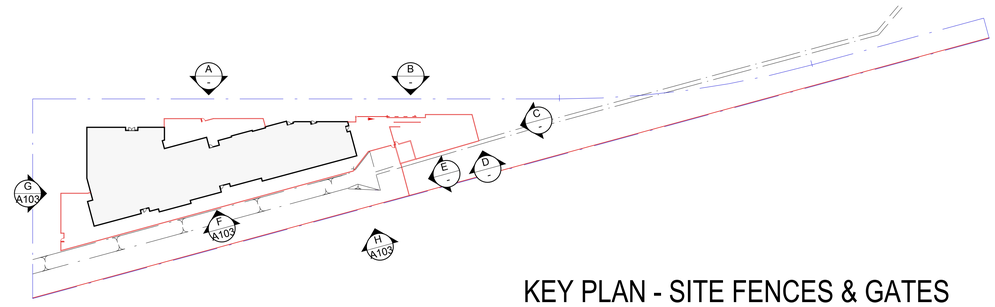
DRAWING TITLE
SITE PLAN

DRAWING NUMBER
A101

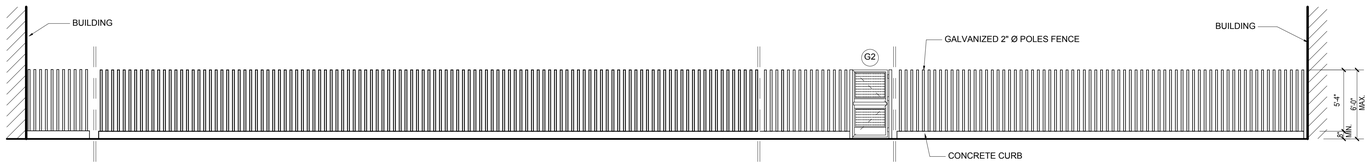
ORIG. SHEET SIZE: 30"x42"



PLAN - A

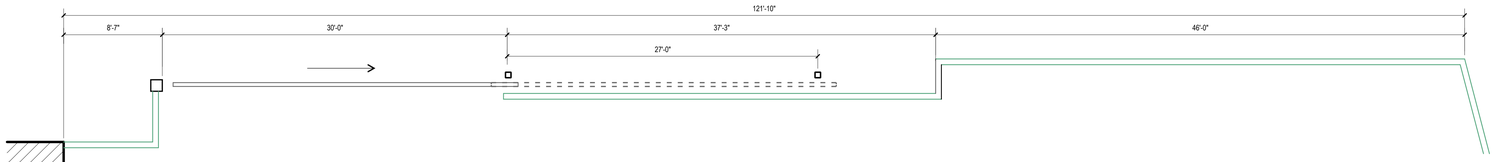


KEY PLAN - SITE FENCES & GATES

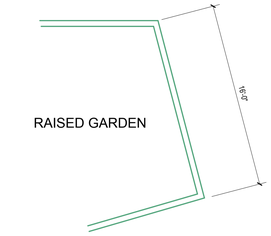


ELEVATION - A

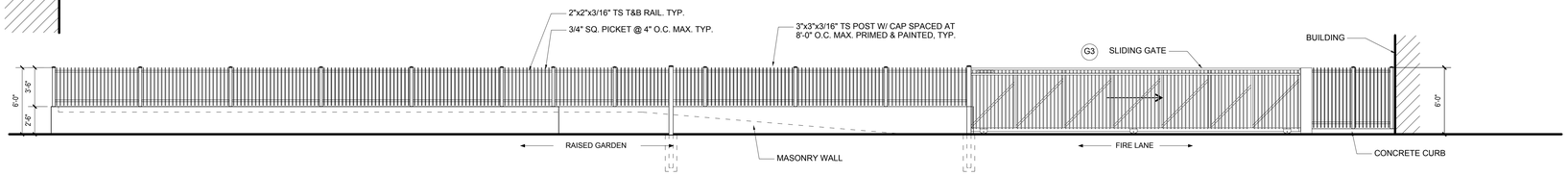
GENERAL NOTE:
ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD.



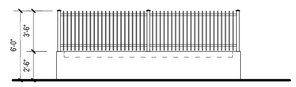
PLAN - B



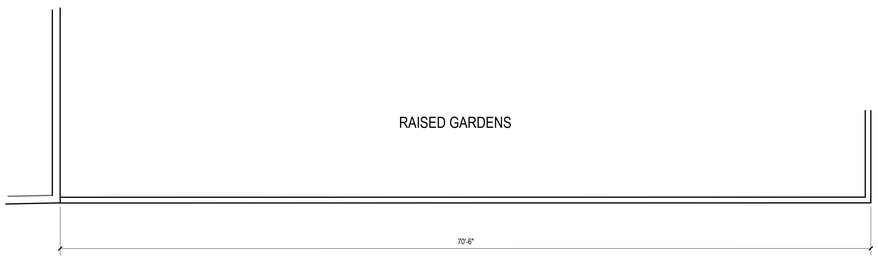
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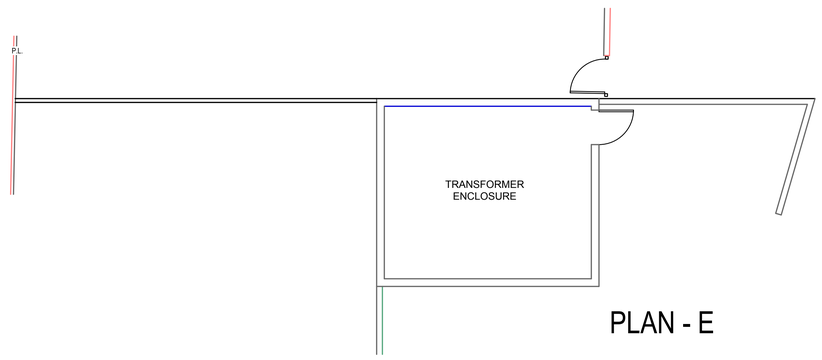
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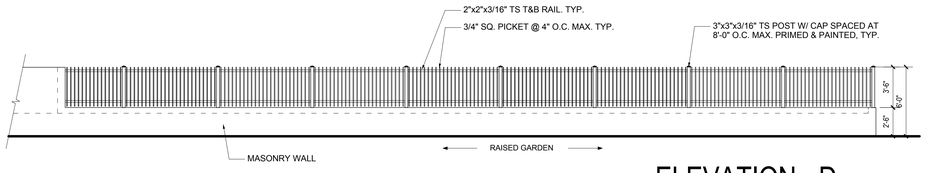
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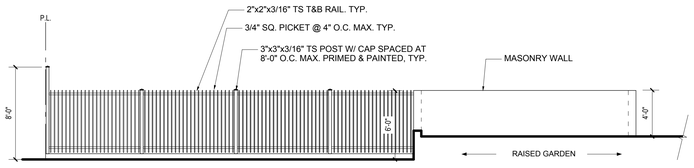
PLAN - D



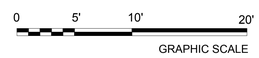
PLAN - E



ELEVATION - D



ELEVATION - E



BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
- 01-18-22 Planning Subm.
- 07-08-22 Planning Subm.
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- 03-03-23 Planning Subm.
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REVISIONS

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ENGINEER'S STAMP

ENGINEER

OWNER
THE SALVATION ARMY
a California Corporation

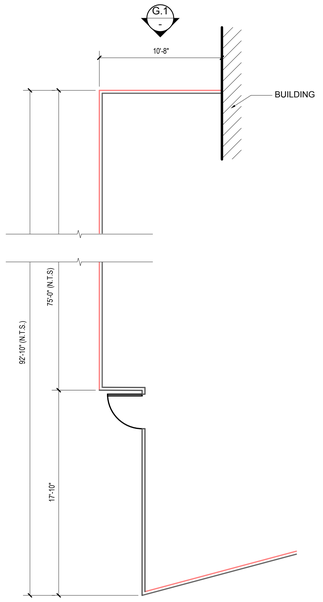
PROJECT NO.	22107
SCALE	3/16" = 1'-0"
DATE	06.23.2023

DRAWING TITLE
SITE FENCES & GATES PLAN & ELEVATIONS

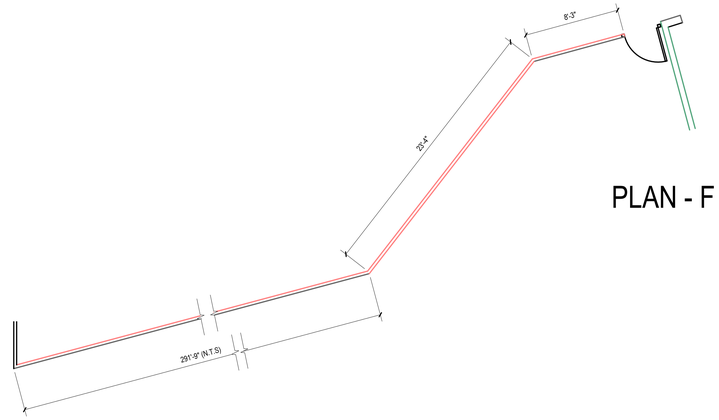
DRAWING NUMBER
A102

ORIG. SHEET SIZE: 30"x42"

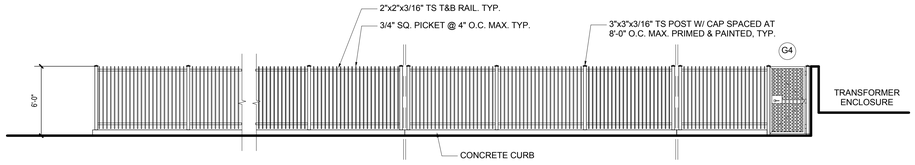
GENERAL NOTE:
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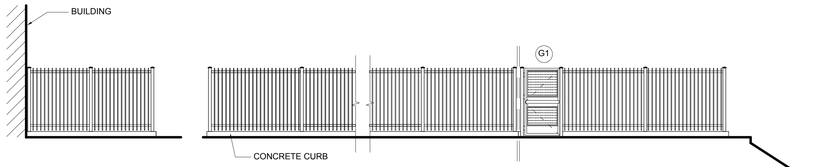
PLAN - G



PLAN - F

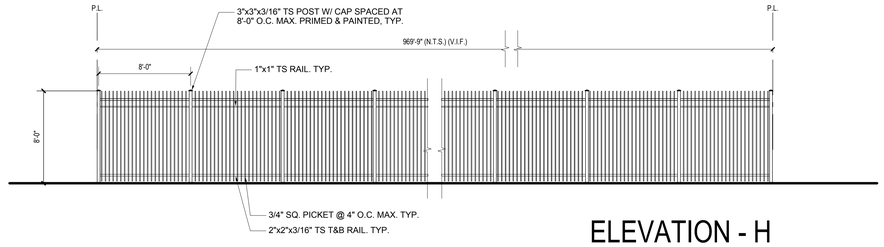


ELEVATION - F



ELEVATION - G.1

ELEVATION - G



ELEVATION - H

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
- 01-18-22 Planning Subm.
- 07-08-22 Planning Subm.
- 10-13-22 Planning Subm.
- 03-03-23 Planning Subm.
- 06-23-23 Planning Subm.

REVISIONS
- 1
- 2
- 3
- 4
- 5
- 6
- 7

ARCHITECT'S STAMP

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CARDE-TEN ARCHITECTS
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ENGINEER'S STAMP

ENGINEER

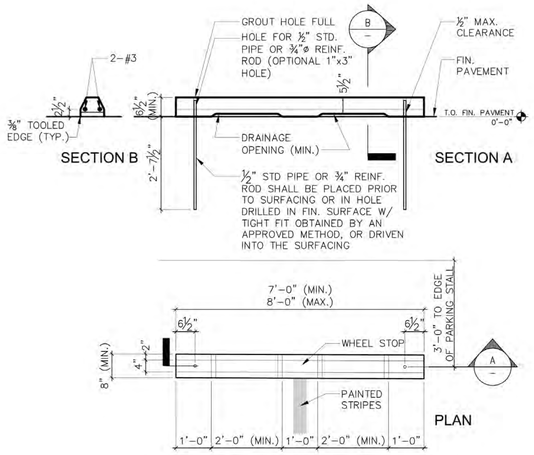
OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO.	22107
SCALE	3/16" = 1'-0"
DATE	06.23.2023

DRAWING TITLE
SITE FENCES & GATES PLAN & ELEVATIONS

DRAWING NUMBER
A103

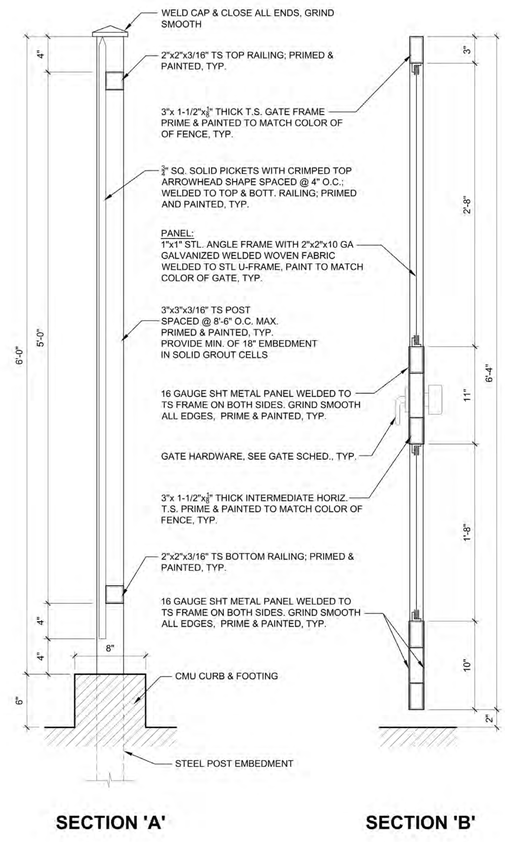
ORIG. SHEET SIZE: 30"x42"



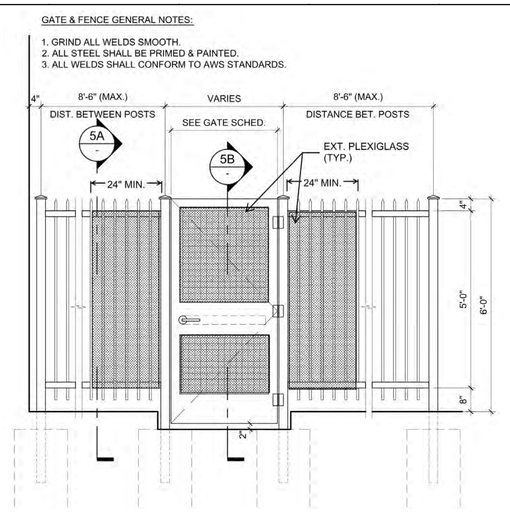
PRECAST CONCRETE WHEEL STOP 12
1/2" = 1'-0"



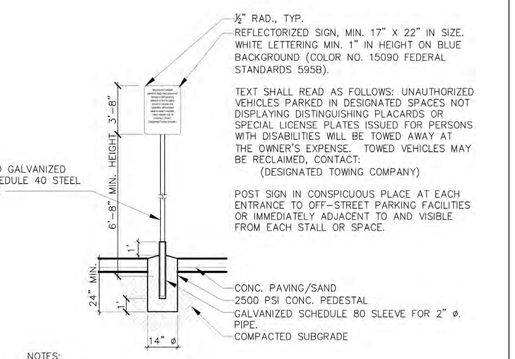
ACCESSIBLE PARKING STALL SIGNAGE 9
1/2" = 1'-0"



SECTION 'A' SECTION 'B'

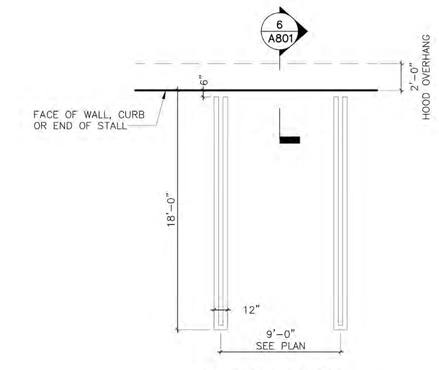


TYP. W.I. GATE/ FENCE ELEVATION 3
1/2" = 1'-0"



NOTES:
1. SIGN TO BE PLACED AT ENTRANCE TO PARKING LOT (COORDINATE W/ ARCH. THE EXACT LOCATION).
2. LETTERS TO BE AT LEAST 1" IN HEIGHT
3. SIGN TO BE MADE W/ REFLECTORIZED BAKED ENAMEL ON STEEL.
4. REFER TO SIGNAGE NOTES FOR ADDITIONAL REQUIREMENTS.

PARKING LOT ENTRANCE SIGNAGE 11
1/2" = 1'-0"



STANDARD PARKING STALL

NOTES:
1. ALL STRIPING TO BE 4" THICK
2. DOUBLE STRIPING OF STALLS SHALL BE PER FIGURE N° 7 OF THE CITY OF LA BLDG. DEPT. STANDARDS

STANDARD PARKING STALLS 8
3/16" = 1'-0"



TYP. W.I. GATE/FENCE SECTION 5
1 1/2" = 1'-0"

CONCRETE STAIRS 2
3" = 1'-0"



NOTES:
THE SURFACE OF EACH ACCESSIBLE PARKING SPACE OR STALL SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING SCHEME 2 OF CBC 1129B.4:

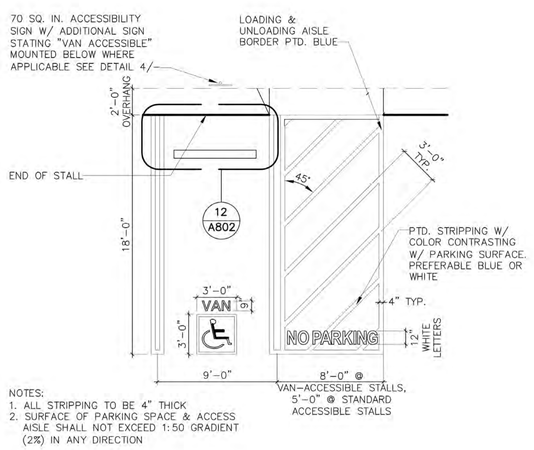
BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 36 INCHES HIGH BY 36 INCHES WIDE.

CBC 1117B.5.2 FINISH AND CONTRAST. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

CBC 1117B.5.3 PROPORTIONS. CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:5 AND 1:10.

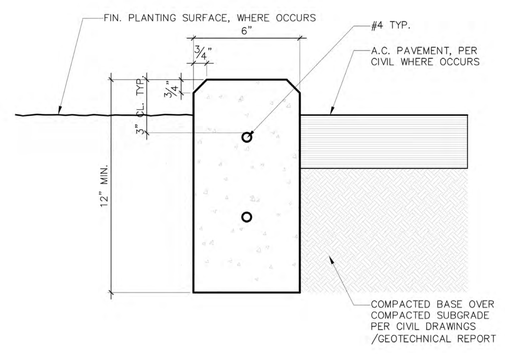
CBC 1117B.5.8.1.1 COLOR OF SYMBOL. THE SYMBOL SPECIFIED ABOVE (1117B.5.8) SHALL CONSIST OF WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.

PARKING SPACE EMBLEM 10
1/2" = 1'-0"

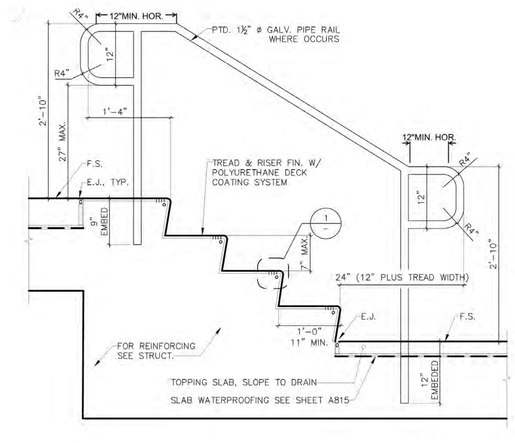


NOTES:
1. ALL STRIPPING TO BE 4" THICK
2. SURFACE OF PARKING SPACE & ACCESS AISLE SHALL NOT EXCEED 1:50 GRADIENT (2%) IN ANY DIRECTION

ACCESSIBLE PARKING STALLS 7
3/16" = 1'-0"



TYPE. MOW-STRIP DETAIL 4
3" = 1'-0"



CONCRETE STEPS & METAL HANDRAIL, TYP 1
1" = 1'-0"

BELL OASIS PHASE 2

0000 K STREET CITY OF BELL CA

ISSUE
07-08-22 Planning Subm.

REVISIONS

ARCHITECT'S STAMP
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ENGINEER'S STAMP

ENGINEER

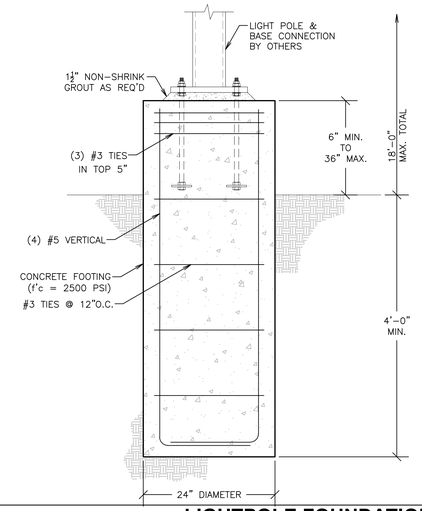
OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE
DATE

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER
A104

ORIG. SHEET SIZE: 30"x42"



LIGHTPOLE FOUNDATION 3/4" = 1'-0" | **3**

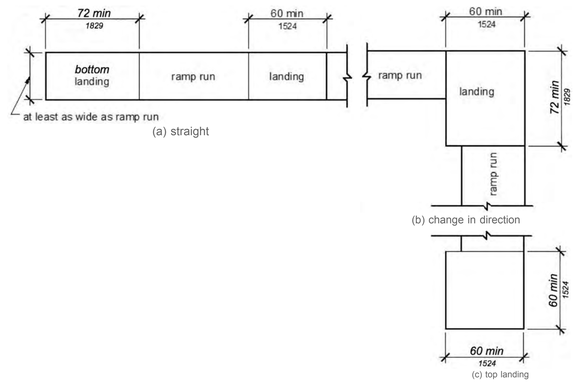
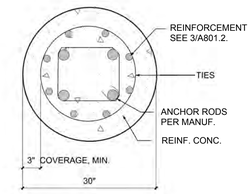


FIGURE *11B*-405.7
RAMP LANDINGS ⌗⌗

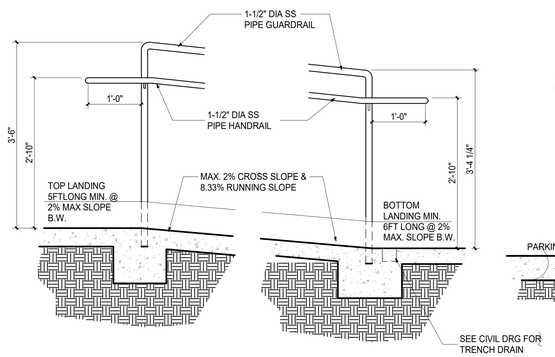


NOTES:

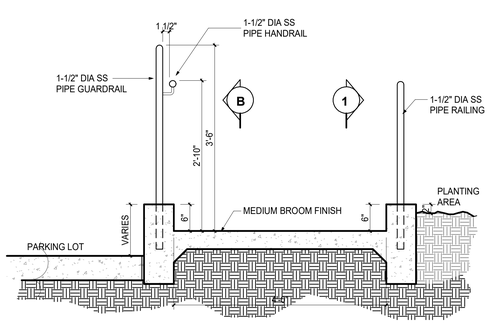
1. BASE PLATE SHALL CONFORM TO ASTM A36
2. ANCHOR RODS SHALL CONFORM TO ASTM A576 GRADE 1045 (GALVANIZED)
3. REINF. STEEL SHALL CONFORM TO ASTM A615 GRADE 40 (#3 OR SMALLER) OR TO ASTM A615 GRADE 60 (#4 OR LARGER)
4. CONCRETE SHALL BE 3000 PSI
5. NON-SHRINK GROUT SHALL BE MASTER FLOW 928 SIKA GROUT 211 OR EQUAL
6. ANCHOR RODS, BASE PLATE & NUTS SHALL BE GALVANIZED PER ASTM A123, SINGLE DIPPING ONLY, 2.00 02/SQ. FT. MIN. GALV.
7. 3-#3 TIES @ 3" O/C @ TOP OF VERTICAL REBAR & 2-#3 TIES @ 4" O/C @ BOTTOM OF ANCHOR ROD.
8. PROVIDE VANDAL-RESISTANT FASTENERS AT ALL EXTERIOR LIGHT FIXTURES.

NOTE: SEE STRUCTURAL FOR CALCULATION.

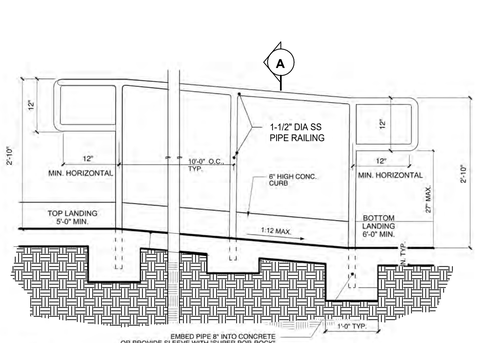
LIGHTPOLE PLAN 3/4" = 1'-0" | **2**



SECTION B



SECTION A



NOTE:

1. RAMPS OR LANDINGS WITH DROP OFFS HAVE EDGE PROTECTION CONSISTING A 6" WARNING CURB

TYPICAL RAMP SECTIONS 3/4" = 1'-0" | **1**

BELL OASIS PHASE 2

0000 K STREET CITY OF BELL CA

ISSUE
07-08-22 Planning Subm.

REVISIONS

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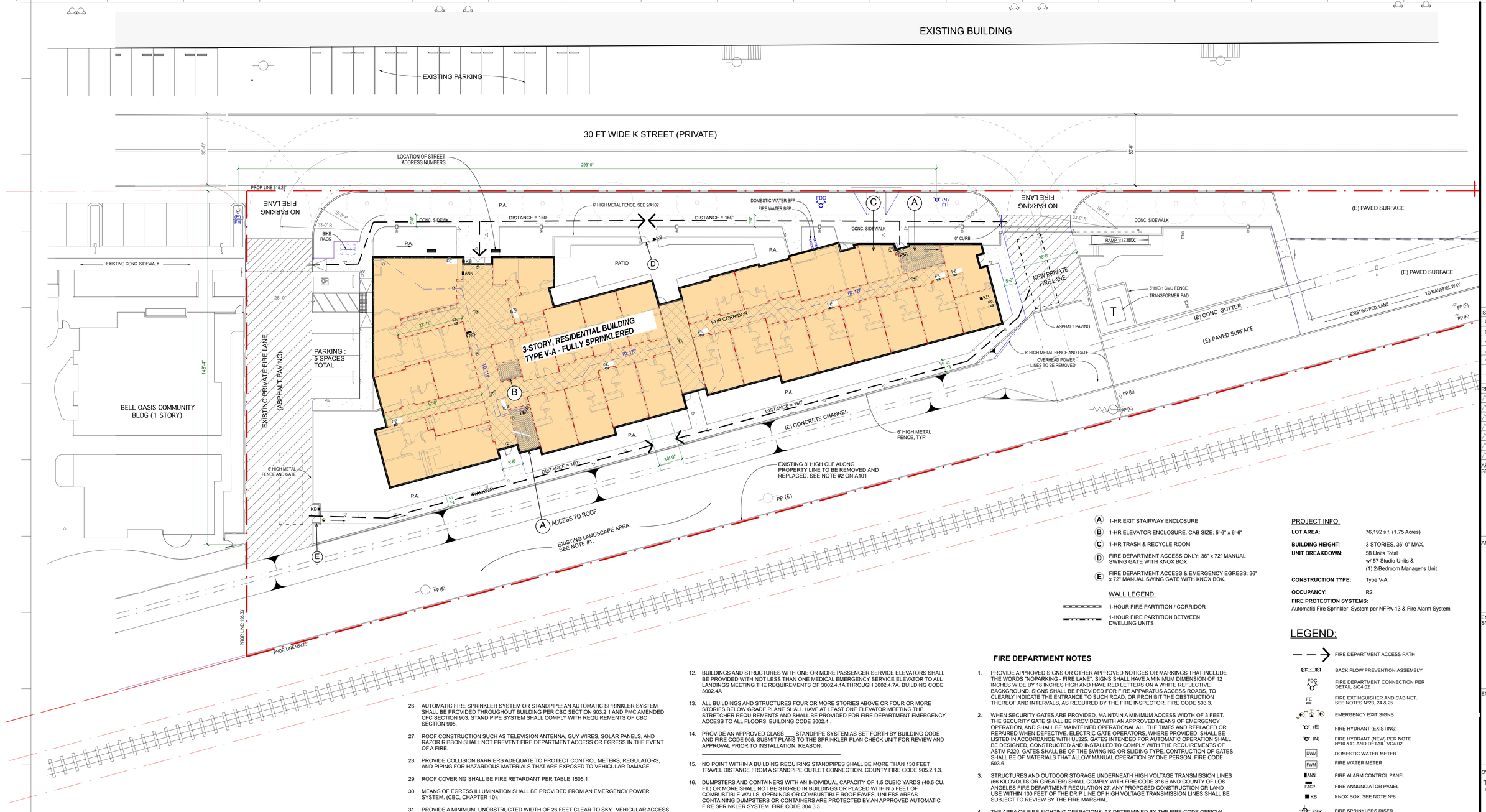
OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE
DATE

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER
A105

ORIG. SHEET SIZE: 30"x42"



26. AUTOMATIC FIRE SPRINKLER SYSTEM OR STANDPIPE: AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDING PER CBC SECTION 903.2.1 AND PMC AMENDED CFC SECTION 903. STAND PIPE SYSTEM SHALL COMPLY WITH REQUIREMENTS OF CBC SECTION 905.

27. ROOF CONSTRUCTION SUCH AS TELEVISION ANTENNA, GUY WIRES, SOLAR PANELS, AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.

28. PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE.

29. ROOF COVERING SHALL BE FIRE RETARDANT PER TABLE 1505.1

30. MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED FROM AN EMERGENCY POWER SYSTEM. (CBC, CHAPTER 10).

31. PROVIDE A MINIMUM, UNOBSTRUCTED WIDTH OF 26 FEET CLEAR TO SKY, VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS. FIRE CODE 902.2.1.

32. CONSPICUOUSLY MARK GAS SHUT-OFF VALVE. (TITLE 19)

33. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH CBC 1010.1

34. EXIT PATH LIGHTING SHALL BE PROVIDED FOR STAIRWAY, HALLWAY, EXIT PASSAGEWAY AND EGRESS TO A PUBLIC WAY ANY TIME THE BUILDING IS OCCUPIED.

35. ALL ACCESS GATES ACROSS ROADWAYS OR ENTRANCES TO FACILITIES SHALL FAIL UNLOCKED/OPEN IN THE EVENT OF ANY LOSS OF POWER.

36. INCLUDE INSIDE OF THE KNOX BOX KEYS WITH LAMINATE LABEL FOR THE FOLLOWING:
    I. BUILDING MAIN ENTRY
    II. ROOF ACCESS STAIR
    III. ALL UTILITY ROOMS

37. VEHICULAR ACCESS SHALL BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION. ACCESS SHALL COMPLY WITH SECTION 503 OF THE FIRE CODE, WHICH REQUIRES ALL WEATHER ACCESS. ALL WEATHER ACCESS MAY REQUIRE PAVING.

38. PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7.

12. BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE REQUIREMENTS OF 3002.4.1A THROUGH 3002.4.7A. BUILDING CODE 3002.4A

13. ALL BUILDINGS AND STRUCTURES FOUR OR MORE STORIES ABOVE OR FOUR OR MORE STORIES BELOW GRADE PLANE SHALL HAVE AT LEAST ONE ELEVATOR MEETING THE STRETCHER REQUIREMENTS AND SHALL BE PROVIDED FOR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS. BUILDING CODE 3002.4 .

14. PROVIDE AN APPROVED CLASS ___ STANDPIPE SYSTEM AS SET FORTH BY BUILDING CODE AND FIRE CODE 905. SUBMIT PLANS TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. REASON: _____

15. NO POINT WITHIN A BUILDING REQUIRING STANDPIPES SHALL BE MORE THAN 130 FEET TRAVEL DISTANCE FROM A STANDPIPE OUTLET CONNECTION. COUNTY FIRE CODE 905.2.1.3.

16. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS (40.5 CU. FT.) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3 .

17. THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2

18. COMPLY WITH TITLE 24, 310.4 REGARDING ACCESS, EMERGENCY ESCAPE AND RECUE OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (1030.2)

19. COMPLY WITH TITLE 24, 310.9.1 REGARDING FIRE WARNING SYSTEMS. SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARD WIRED WITH A BATTERY BACKUP. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH TABLE 803.13

20. CURTAINS, DRAPES AND OTHER DECORATIVE MATERIAL SUSPENDED FROM THE WALLS OR CEILINGS SHALL MEET THE FLAME SPREAD PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE WITH SECTION 806.2 OR BE NONCOMBUSTIBLE. BUILDING CODE 806.4. FIRE CODE 807.

21. EXIT SIGNS AND DIRECTIONAL EXIT SIGNS SHALL HAVE LETTERS A MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. SPACING BETWEEN SIGN SHALL NOT EXCEED 100 FEET. ILLUMINATION SHALL NOT BE LESS THAN 5 FOOTCANDLES.

22. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.

23. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A:10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION.

24. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 10BC FOR ELECTRICAL ROOM, AND MECHANICAL ROOMS.

25. FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIELD INSPECTOR, AS PER FIRE CODE 1002. ALL CABINETS SHALL BE SEMI-RECESSED, LOCKABLE, WITH TEMPERED GLASS. FIRE EXTINGUISHER TYPE AND FINAL LOCATIONS TO BE DETERMINED BY FIRE DEPARTMENT INSPECTOR.

FIRE DEPARTMENT NOTES

1. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NOPARKING - FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.

2. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 3 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTEINED OPERATIONAL ALL THE TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.

3. STRUCTURES AND OUTDOOR STORAGE UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES (66 KILOVOLTS OR GREATER) SHALL COMPLY WITH FIRE CODE 316.6 AND COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 27. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF THE DRIP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHAL.

4. THE AREA OF FIRE FIGHTING OPERATIONS, AS DETERMINED BY THE FIRE CODE OFFICIAL, SHALL NOT BE LOCATED UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES. FIRE CODE 503.2.9.

5. FIRE APPARATUS ACCESS ROADS AND STRUCTURES LOCATED NEAR HIGH-VOLTAGE TRANSMISSION LINES SHALL BE POSTED WITH APPROVED SIGNS STATING "CAUTION OVERHEAD HIGH-VOLTAGE TRANSMISSION LINES" AS REQUIRED BY FIRE CODE 503.3.1. SPECIFIC SIGN LOCATIONS SHALL BE DERMINED BY THE FIRE INSPECTOR.

6. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

7. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.

8. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

9. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION PER THE BUILDING CODE:	TYPE VA
FIRE-FLOW CALCULATION AREA:	42,081SQ. FT
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA:	3,750 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	1,875 GPM
TOTAL FIRE FLOW REQUIRED =	1,875 GPM

10. ALL FIRE HYDRANTS SHALL MEASURE 6"" X 4"" X 2-1/2"", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.

11. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4

Ⓐ 1-HR EXIT STAIRWAY ENCLOSURE
Ⓑ 1-HR ELEVATOR ENCLOSURE. CAB SIZE: 5'-6" x 6'-6"
Ⓒ 1-HR TRASH & RECYCLE ROOM
Ⓓ FIRE DEPARTMENT ACCESS ONLY: 36" x 72" MANUAL SWING GATE WITH KNOX BOX.
Ⓔ FIRE DEPARTMENT ACCESS & EMERGENCY EGRESS: 36" x 72" MANUAL SWING GATE WITH KNOX BOX.

WALL LEGEND:

1-HOUR FIRE PARTITION / CORRIDOR

1-HOUR FIRE PARTITION BETWEEN DWELLING UNITS

PROJECT INFO:

LOT AREA:	76,192 s.f. (1.75 Acres)
BUILDING HEIGHT:	3 STORIES, 36'-0" MAX.
UNIT BREAKDOWN:	58 Units Total w/ 57 Studio Units & (1) 2-Bedroom Manager's Unit
CONSTRUCTION TYPE:	Type V-A
OCCUPANCY:	R2

FIRE PROTECTION SYSTEMS:
Automatic Fire Sprinkler System per NFPA-13 & Fire Alarm System

LEGEND:

- FIRE DEPARTMENT ACCESS PATH
- BACK FLOW PREVENTION ASSEMBLY
- FDC — FIRE DEPARTMENT CONNECTION PER DETAIL 8/C4.02
- FE — FIRE EXTINGUISHER AND CABINET. SEE NOTES N°23, 24 & 25.
- EMERGENCY EXIT SIGNS
- (E) — FIRE HYDRANT (EXISTING)
- (N) — FIRE HYDRANT (NEW) PER NOTE N°10 &11 AND DETAIL 7/C4.02
- DWM — DOMESTIC WATER METER
- FWM — FIRE WATER METER
- ANN — FIRE ALARM CONTROL PANEL
- FACP — FIRE ANNUNCIATOR PANEL
- KB — KNOX BOX: SEE NOTE N°8.
- FSR — FIRE SPRINKLERS RISER
- LIGHT POLE
- INDICATES SLOPE.
- PP (E) — EXISTING POWER POLE
- FIRE LANE. SURFACE MATERIAL: 4" ASPHALT CONCRETE PAVING OVER 6" AGGREGATE. SEE DETAIL 3/C4.01
- 1-HOUR CORRIDOR. SEE DETAIL 12/A801
- CONCRETE PAVING W/ SCORE LINE AT 5' O.C. EACH WAY (UON). SEE DETAILS ON C4.01.

FIRE ACCESS PLAN
SCALE: 1/16" = 1'-0"

1

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
01-18-22 Planning Subm.
07-08-22 Planning Subm.
10-13-22 Planning Subm.
03-03-23 Planning Subm.
06-23-23 Planning Subm.

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ENGINEER'S STAMP

ENGINEER

OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

DRAWING TITLE
FIRE ACCESS PLAN

DRAWING NUMBER
A106

ORIG. SHEET SIZE: 30"x42"

NOTES:
1. REFER TO ENLARGE PLANS A600 FOR UNITS DOOR NUMBERING

ACCESSIBLE UNITS:

UNIT #	UNIT TYPE	TYPE
107	MNGR 2-BD	MOBILITY
105	B	MOBILITY
116	A	SENSORY

SPACE USE	AREA (NSF)
LOBBY	482
ADMINISTRATION	1222
AMENITY	1316
STORAGE	825
CORRIDORS	2,315
SERVICE	748
VERT. CIRC.	423
RESIDENTIAL	6,939
NET FLOOR AREA =	14,270
GROSS FLOOR AREA (INCLUDING WALLS & SHAFTS)	15,840

PROPERTY LINE
WALKWAY
MAIN ENTRY
RECREATION ROOM 104
LOBBY 100
LEASING 101
MNGR OFFICE 102
STOR. 105
CORRIDOR / MAILBOXES 109
V.A. OFFICE 106
COPIER 108
CASE MNGR. OFFICE 110
CASE MNGR. OFFICE 111
STOR. 107
SHELVING
CAB.
UNIT B 101
STORAGE 116
STAFF ROOM 103
REF.
CLOSET
CORRIDOR 112
JANITOR'S 113
TOILET 115
TOILET 114
MPOE 119
ELEV. 117
EMR 118
ELEC. RM #2 134
UNIT A 102
UNIT A 103
UNIT A 104
DECK 124
CORRIDOR 123
SERV. COORD. OFFICE 121
SOCIAL SERV. OFFICE 120
MGR UNIT TYPE C 107
VENDING MACH.
STAIR-1 122
UP
UNIT A 108
UNIT A 109
UNIT A 110
UNIT A 111
DECK 125
EXIT ONLY
2 A600
1 A600
3 A600
UNIT B 105
UNIT B 106
BIKE STOR. 126
INV. RM. 133
ELECTRICAL ROOM #1 132
TRASH & REC. 128
EXIT ONLY
STAIR-2 129
DN
UP
JAN./STOR. 131
EXIT
LAUNDRY 130
D/D
W
UG GM
MAINT./ TOOLS 127
CORRIDOR 123
CL.
UNIT A 112
UNIT A 113
UNIT A 114
UNIT A 115
UNIT A 116
UNIT A 117
UNIT A 118
6' HT. METAL FENCE
WALKWAY
(E) CONCRETE CHANNEL
49'-4" SET BACK
PROPERTY LINE

0 5' 10' 20'
GRAPHIC SCALE

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

1

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
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OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

DRAWING TITLE
FIRST FLOOR PLAN

DRAWING NUMBER
A201

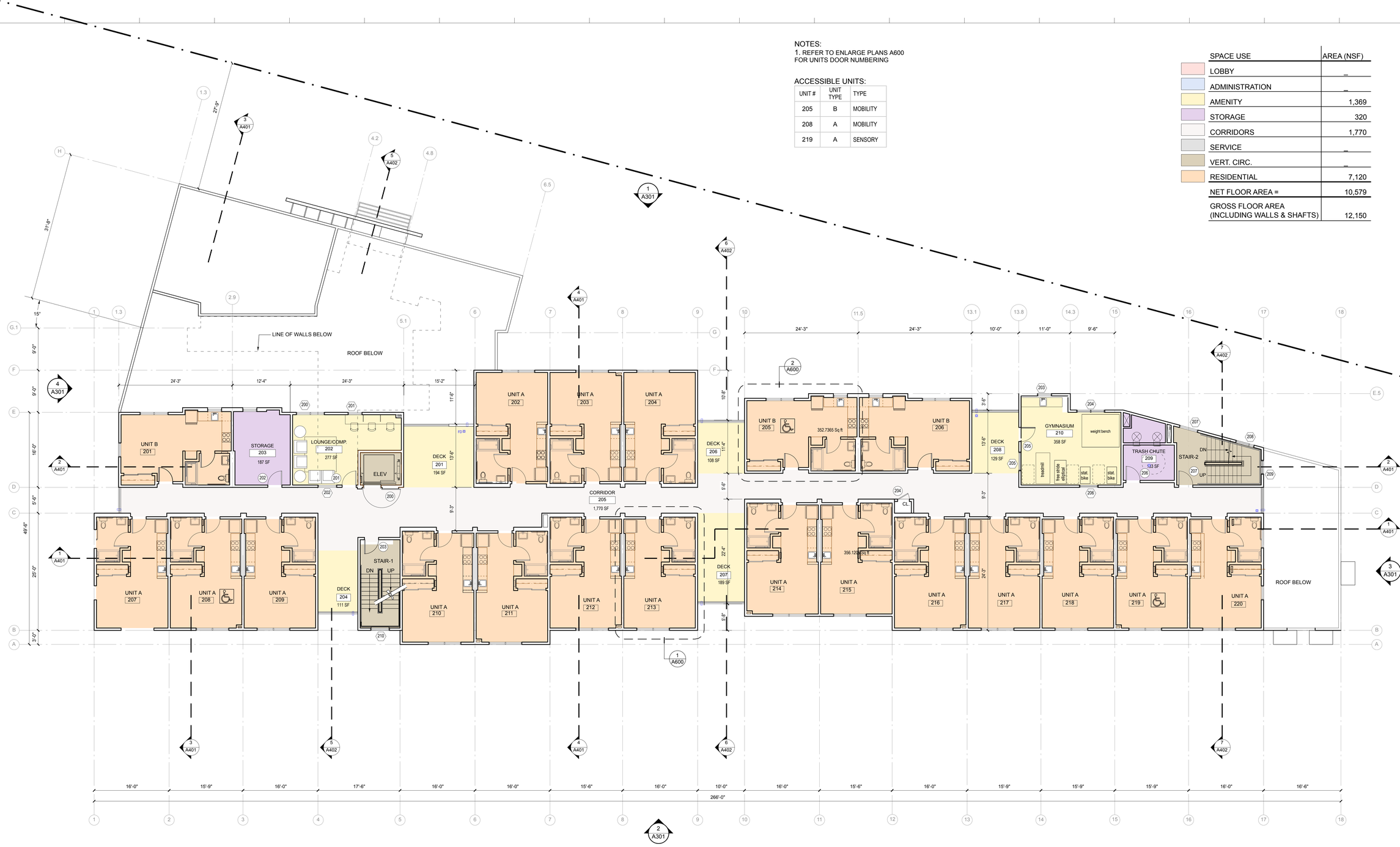
ORIG. SHEET SIZE: 30"x42"

NOTES:
1. REFER TO ENLARGE PLANS A600 FOR UNITS DOOR NUMBERING

ACCESSIBLE UNITS:

UNIT #	UNIT TYPE	TYPE
205	B	MOBILITY
208	A	MOBILITY
219	A	SENSORY

SPACE USE	AREA (NSF)
LOBBY	_
ADMINISTRATION	_
AMENITY	1,369
STORAGE	320
CORRIDORS	1,770
SERVICE	_
VERT. CIRC.	_
RESIDENTIAL	7,120
NET FLOOR AREA =	10,579
GROSS FLOOR AREA (INCLUDING WALLS & SHAFTS)	12,150



0 5' 10' 20'
GRAPHIC SCALE

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

1

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
01-18-22 Planning Subm.
07-08-22 Planning Subm.
10-13-22 Planning Subm.
03-03-23 Planning Subm.
06-23-23 Planning Subm.

REVISIONS

ARCHITECT'S STAMP

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Los Angeles, CA 90064
Telephone: 310 453 4427
e-mail: mail@cardeten.com
www.cardeten.com

ENGINEER'S STAMP

ENGINEER

OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

DRAWING TITLE
SECOND FLOOR PLAN

DRAWING NUMBER
A202

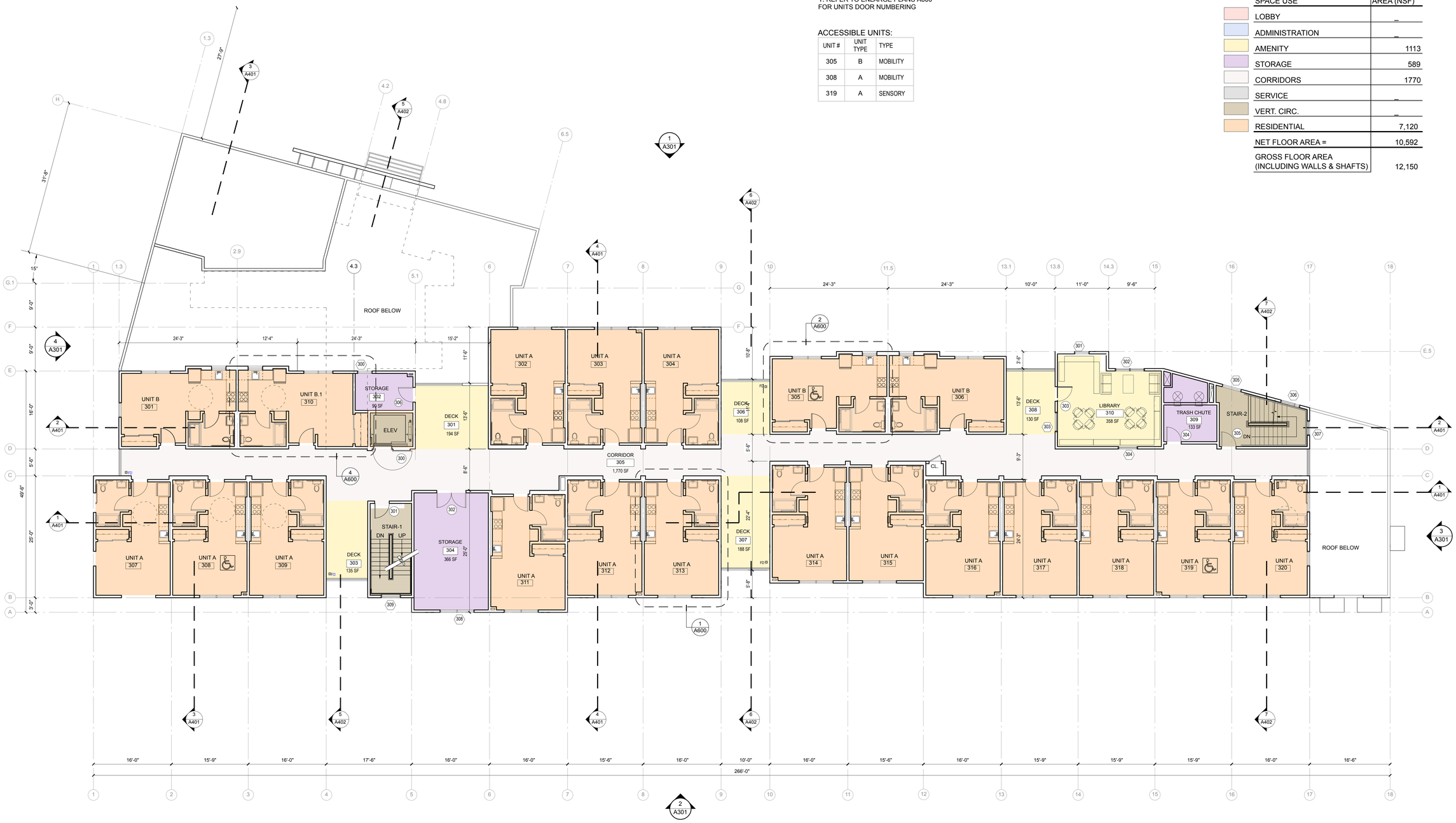
ORIG. SHEET SIZE: 30"x42"

NOTES:
1. REFER TO ENLARGE PLANS A600 FOR UNITS DOOR NUMBERING

ACCESSIBLE UNITS:

UNIT #	UNIT TYPE	TYPE
305	B	MOBILITY
308	A	MOBILITY
319	A	SENSORY

SPACE USE	AREA (NSF)
LOBBY	_
ADMINISTRATION	_
AMENITY	1113
STORAGE	589
CORRIDORS	1770
SERVICE	_
VERT. CIRC.	_
RESIDENTIAL	7,120
NET FLOOR AREA =	10,592
GROSS FLOOR AREA (INCLUDING WALLS & SHAFTS)	12,150



0 5' 10' 20'
GRAPHIC SCALE

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

1

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
01-18-22 Planning Subm.
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10-13-22 Planning Subm.
03-03-23 Planning Subm.
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a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

DRAWING TITLE
THIRD FLOOR PLAN

DRAWING NUMBER
A203

ORIG. SHEET SIZE: 30"x42"

ROOF PERFORMANCE CRITERIA:

ROOF SLOPE: 1/4":12 SLOPE MINIMUM.

ROOFING MATERIAL: WHITE SINGLE PLY PVC ROOFING MEMBRANE SIKA SARNAFIL COOL ROOFING OR EQUAL. MECHANICALLY ATTACHED, CRRC-1 AND ENERGY STAR CERTIFIED ROOFING: SIKAPLAN FASTENED 60 WHITE.

AGED SOLAR REFLECTANCE (ASR): 0.75
AGED THERMAL EMITTANCE (ATE): 0.90

LARR REPORT #24852.

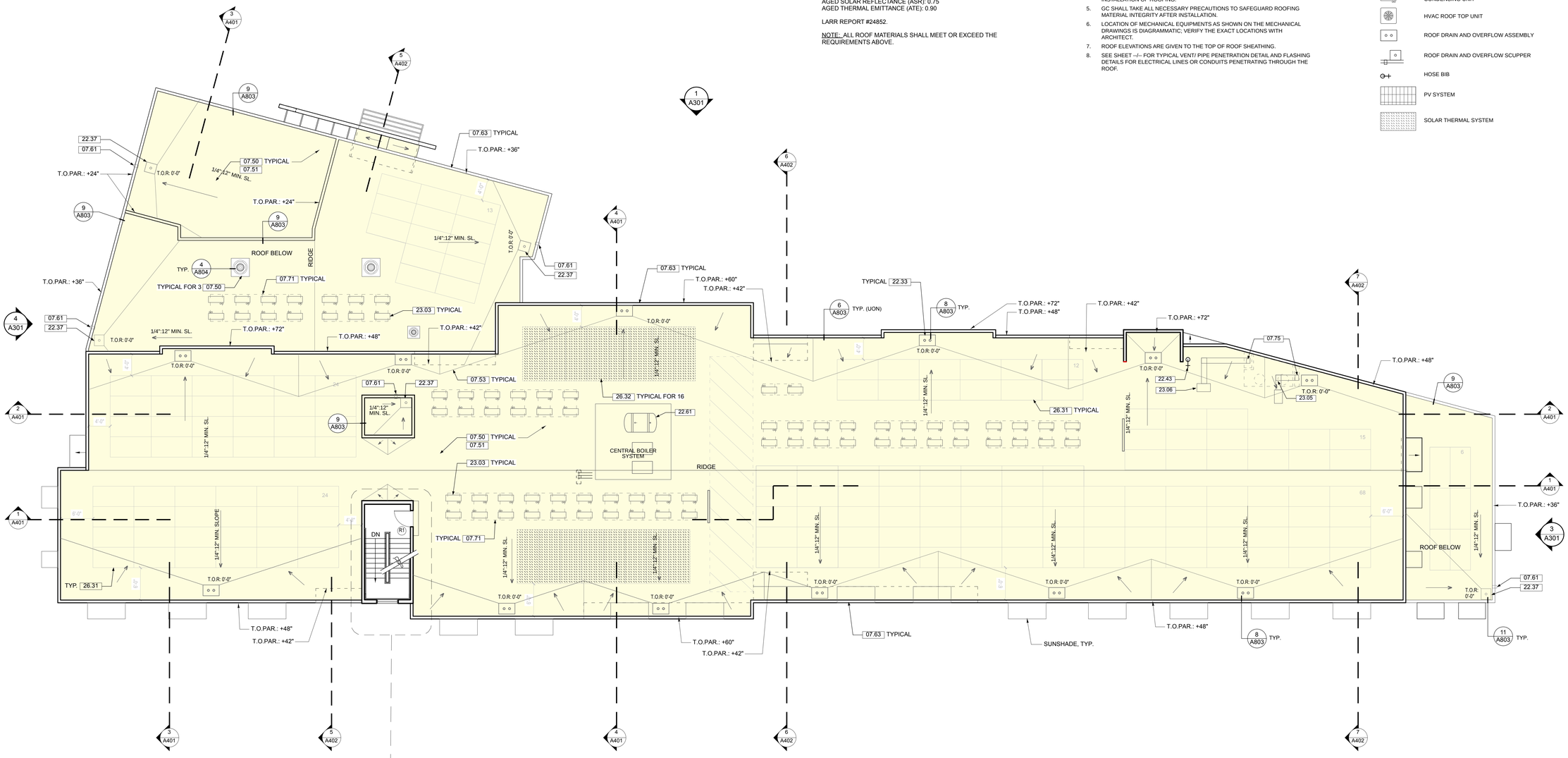
NOTE: ALL ROOF MATERIALS SHALL MEET OR EXCEED THE REQUIREMENTS ABOVE.

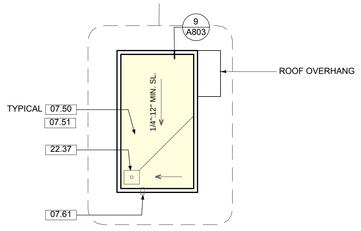
ROOFING NOTES:

1. ALL MAIN ROOF SLOPES SHALL HAVE A MIN. OF 1/4" PER FOOT SLOPE TO DRAIN. ALL CRICKETS SHALL HAVE A MIN. OF 1/8"PER FOOT SLOPE TO DRAIN.
2. GC SHALL SUBMIT A SAMPLE OF THE ROOFTOP WALKWAY MATERIAL TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
3. ROOFTOP WALKWAY MATERIAL SHALL BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF ROOFING.
5. GC SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ROOFING MATERIAL INTEGRITY AFTER INSTALLATION.
6. LOCATION OF MECHANICAL EQUIPMENTS AS SHOWN ON THE MECHANICAL DRAWINGS IS DIAGRAMMATIC; VERIFY THE EXACT LOCATIONS WITH ARCHITECT.
7. ROOF ELEVATIONS ARE GIVEN TO THE TOP OF ROOF SHEATHING.
8. SEE SHEET –/– FOR TYPICAL VENT/ PIPE PENETRATION DETAIL AND FLASHING DETAILS FOR ELECTRICAL LINES OR CONDUITS PENETRATING THROUGH THE ROOF.

LEGEND:

- 1/4":12" MIN. SLOPE
- PROPERTY LINE
- CONDENSING UNIT
- HVAC ROOF TOP UNIT
- ROOF DRAIN AND OVERFLOW ASSEMBLY
- ROOF DRAIN AND OVERFLOW SCUPPER
- HOSE BIB
- PV SYSTEM
- SOLAR THERMAL SYSTEM





STAIRS ROOF PLAN

0 5' 10' 20'
GRAPHIC SCALE

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

1

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
- 07-08-22 Planning Subm.
- 07-08-22 Planning Subm.
- 10-13-22 Planning Subm.
- 03-03-23 Planning Subm.
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PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

DRAWING TITLE
ROOF PLAN

DRAWING NUMBER
A204

ORIG. SHEET SIZE: 30"x42"



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

4



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

3

GENERAL NOTES

1. PROVIDE BUILDING ADDRESS SIGNAGE PER FIRE DEPARTMENT REQUIREMENTS. COORDINATE WITH FIRE DEPARTMENT TO DETERMINE ACCEPTABLE LOCATION FOR SIGNAGE.
2. ALL EXPOSED STEEL TO BE PRIMED AND PAINTED.
3. SEE FINISH SCHEDULE FOR PAINT COLORS
4. not used.
5. not used.
6. INSTALL FIREBLOCKING IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH SECTION 718.2 IN THE FOLLOWING LOCATIONS:
   a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
      i. VERTICALLY AT THE CEILING AND FLOOR LEVELS
      ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10-FT.



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

2



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

1

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
- 07-08-22 Planning Subm.
- 09-27-22 FD Subm.
- 11.10.22 DD Set - Revised
- 06-23-23 Planning Subm.

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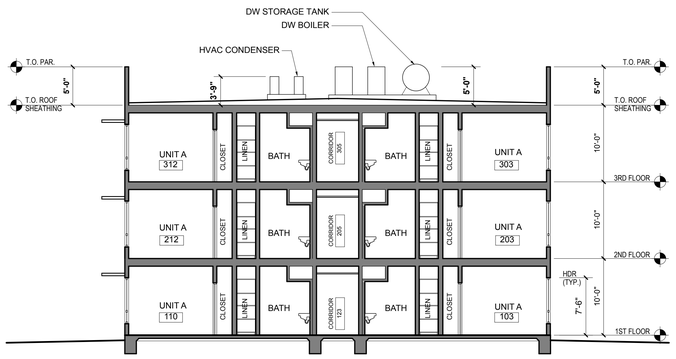
OWNER
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a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 11.10.2022

DRAWING TITLE
EXTERIOR ELEVATION RENDERED

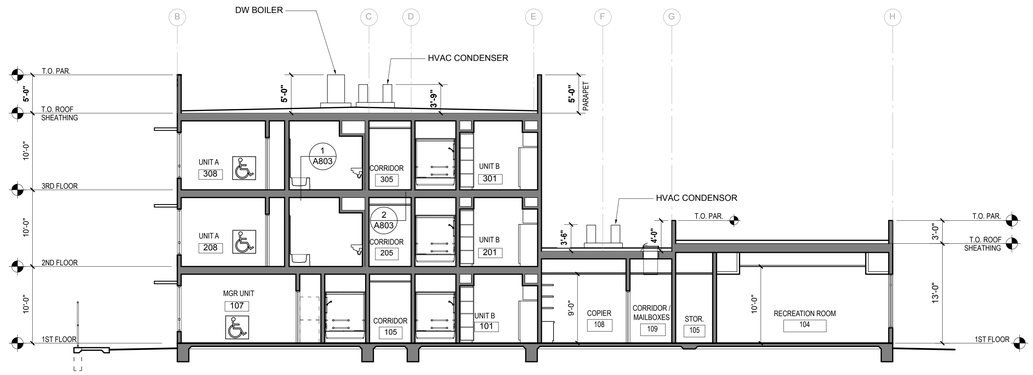
DRAWING NUMBER
A301

ORIG. SHEET SIZE: 30"x42"



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

4



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

3

GENERAL NOTES

1. PROVIDE BUILDING ADDRESS SIGNAGE PER FIRE DEPARTMENT REQUIREMENTS. COORDINATE WITH FIRE DEPARTMENT TO DETERMINE ACCEPTABLE LOCATION FOR SIGNAGE.

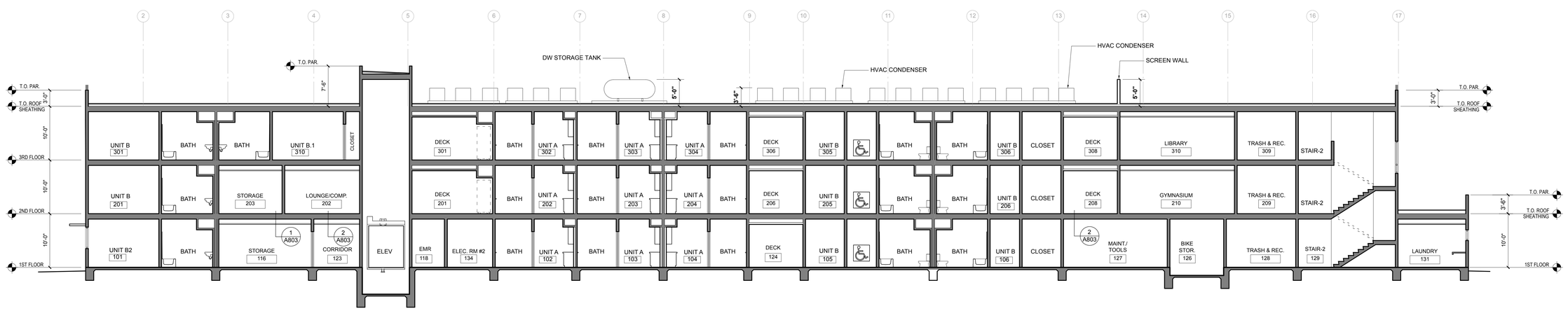
2. ALL EXPOSED STEEL TO BE PRIMED AND PAINTED.

3. SEE FINISH SCHEDULE FOR PAINT COLORS

4. THE EXTERIOR OF ALL BUILDINGS AND FENCES SHALL BE FREE FROM GRAFFITI WHEN SUCH GRAFFITI IS VISIBLE FROM A STREET OR ALLEY, PURSUANT MUNICIPAL CODE SECTION 91.8104.15.

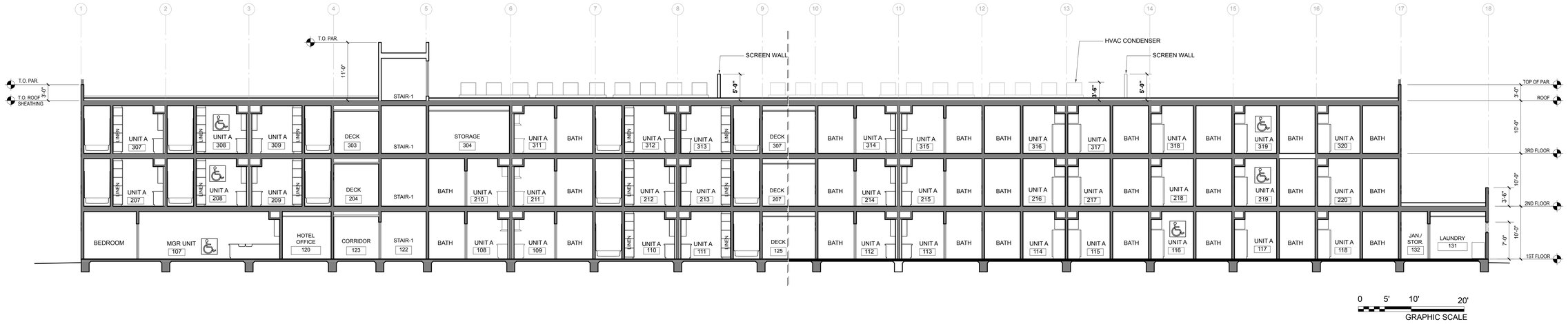
5. APPLY ANTIGRAFFITI COATING TO A MIN. OF 8'-0" A.F.F. AT ALL EXTERIOR WALLS. COORDINATE STOPPING POINT AS TO ALIGN WITH THE NEAREST SCREED LINE, WINDOW OR WALL FINISH.

6. INSTALL FIREBLOCKING IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH SECTION 718.2 IN THE FOLLOWING LOCATIONS:
a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
i. VERTICALLY AT THE CEILING AND FLOOR LEVELS
ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10-FT.



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

2



0 5' 10' 20'
GRAPHIC SCALE

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

1

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
- 01-18-22 Planning Subm.
- 07-08-22 Planning Subm.
- 10-13-22 Planning Subm.
- 03-03-23 Planning Subm.
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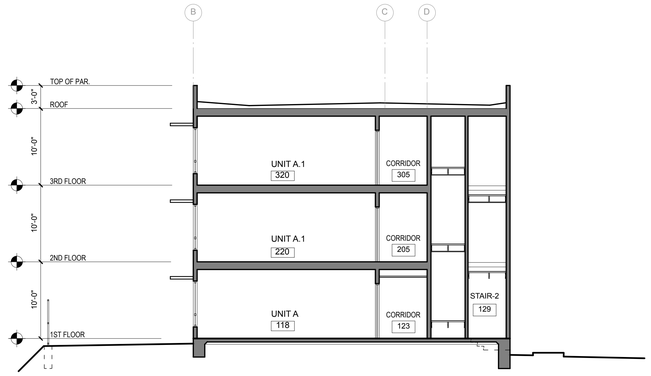
OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

DRAWING TITLE
BUILDING SECTIONS

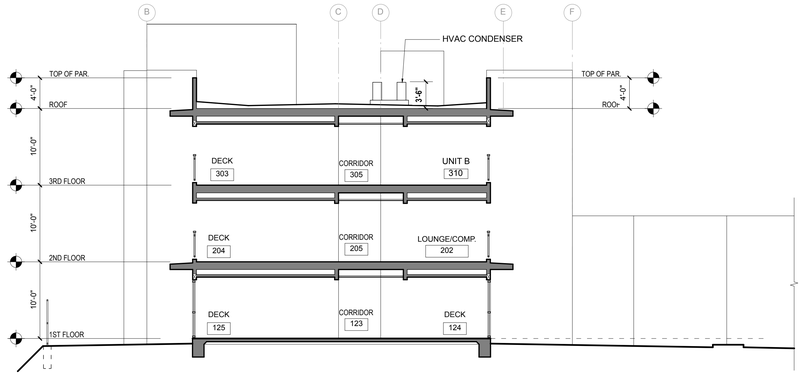
DRAWING NUMBER
A401

ORIG. SHEET SIZE: 30"x42"



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

7



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

6

GENERAL NOTES

1. PROVIDE BUILDING ADDRESS SIGNAGE PER FIRE DEPARTMENT REQUIREMENTS. COORDINATE WITH FIRE DEPARTMENT TO DETERMINE ACCEPTABLE LOCATION FOR SIGNAGE.

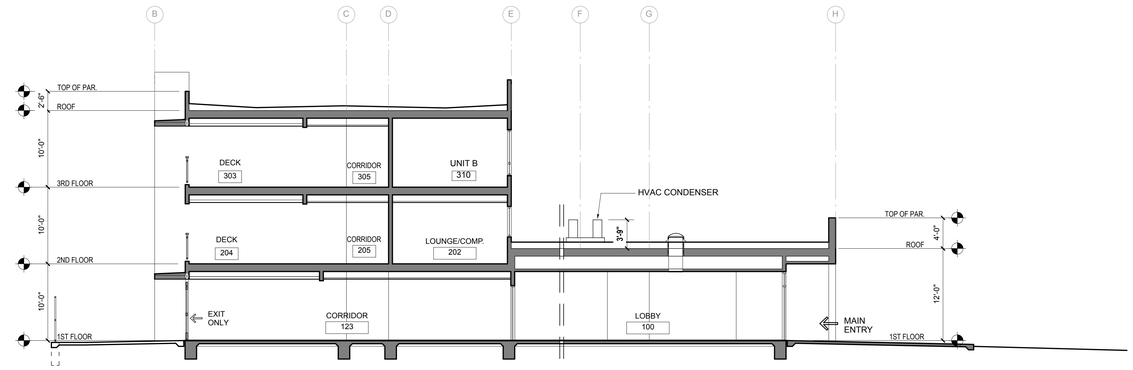
2. ALL EXPOSED STEEL TO BE PRIMED AND PAINTED.

3. SEE FINISH SCHEDULE FOR PAINT COLORS

4. THE EXTERIOR OF ALL BUILDINGS AND FENCES SHALL BE FREE FROM GRAFFITI WHEN SUCH GRAFFITI IS VISIBLE FROM A STREET OR ALLEY, PURSUANT MUNICIPAL CODE SECTION 91.8104.15.

5. APPLY ANTIGRAFFITI COATING TO A MIN. OF 8'-0" A.F.F. AT ALL EXTERIOR WALLS. COORDINATE STOPPING POINT AS TO ALIGN WITH THE NEAREST SCREED LINE, WINDOW OR WALL FINISH.

6. INSTALL FIREBLOCKING IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH SECTION 718.2 IN THE FOLLOWING LOCATIONS:
a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
i. VERTICALLY AT THE CEILING AND FLOOR LEVELS
ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10-FT.



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

5

0 5' 10' 20'
GRAPHIC SCALE

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

1

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
- 01-18-22 Planning Subm.
- 07-08-22 Planning Subm.
- 10-13-22 Planning Subm.
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REVISIONS
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

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THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

DRAWING TITLE
BUILDING SECTIONS

DRAWING NUMBER
A402

ORIG. SHEET SIZE: 30"x42"



NORTH VIEW



SOUTH VIEW

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

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- 07-08-22 Planning Subm.
- 10-13-22 Planning Subm.
- 03-03-23 Planning Subm.
- 06-23-23 Planning Subm.

REVISIONS

ARCHITECT'S STAMP

LICENSED ARCHITECT
RICHARD SCOTT CARDE
NO. C010327
07-31-23
RENEWAL DATE
STATE OF CALIFORNIA

ARCHITECT
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LOS ANGELES, CA 90064
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WWW.CARDETEN.COM

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OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 10.13.2022

DRAWING TITLE
RENDERINGS

DRAWING NUMBER
A501

ORIG. SHEET SIZE: 30"x42"



NORTH EAST VIEW



NORTH WEST VIEW

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
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- 07-08-22 Planning Subm.
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NO. C010327
07-31-23
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STATE OF CALIFORNIA

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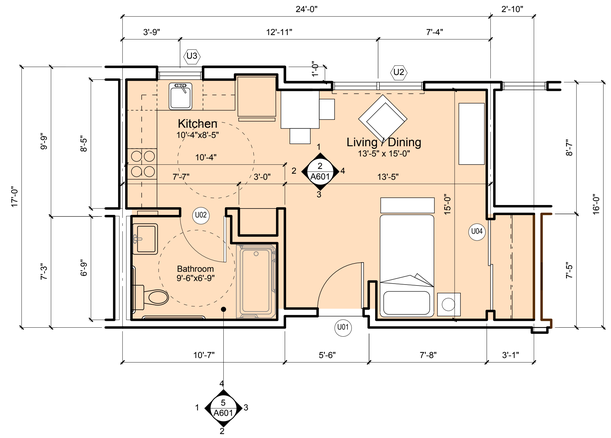
OWNER
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a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 10.13.2022

DRAWING TITLE
RENDERINGS

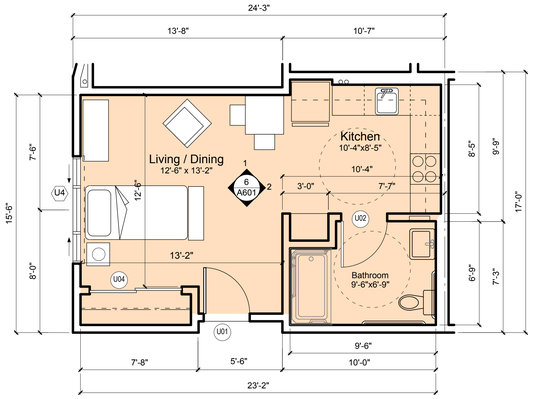
DRAWING NUMBER
A502

ORIG. SHEET SIZE: 30"x42"



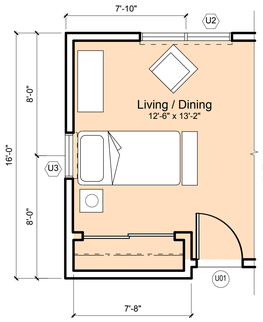
B.1

STUDIO UNIT (374 nsf - 420 gsf) | 4



B

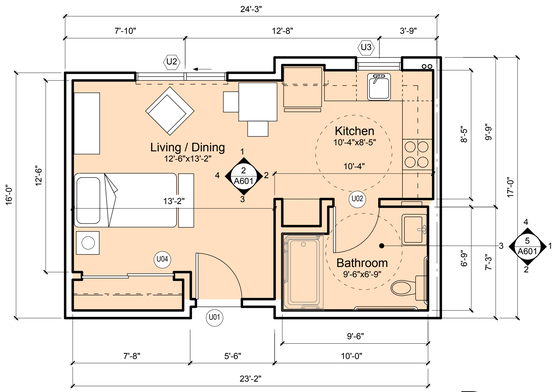
WINDOW CONDITION
@ CORNER UNIT #101



FOR CONTINUATION
NOTES & DIMENSIONS
REFER TO UNIT BELOW

B

WINDOW CONDITION
@ CORNER UNITS
#201 & 203



B

STUDIO UNIT (353 nsf - 395 gsf) | 2

GENERAL NOTES

1. FOR UNIT ORIENTATION, REFER TO BUILDING PLANS.
2. ALL PAINT TO BE LOW VOC. INTERIOR PAINTS SHALL NOT EXCEED 5 g/L.
3. FINISH FLOORING TO BE EXTENDED BENEATH KITCHEN SINKS.

UNIT FINISHES:

FLOOR:	SHEET LINOLEUM
WALLS:	PAINTED GYPSUM BOARD
CEILING:	PAINTED GYPSUM BOARD
CASEWORK:	RAISED PANEL: FACTORY STAINED CABINETS WITH 3/4" ENGINEERED STONE COUNTERTOP.

LEGEND

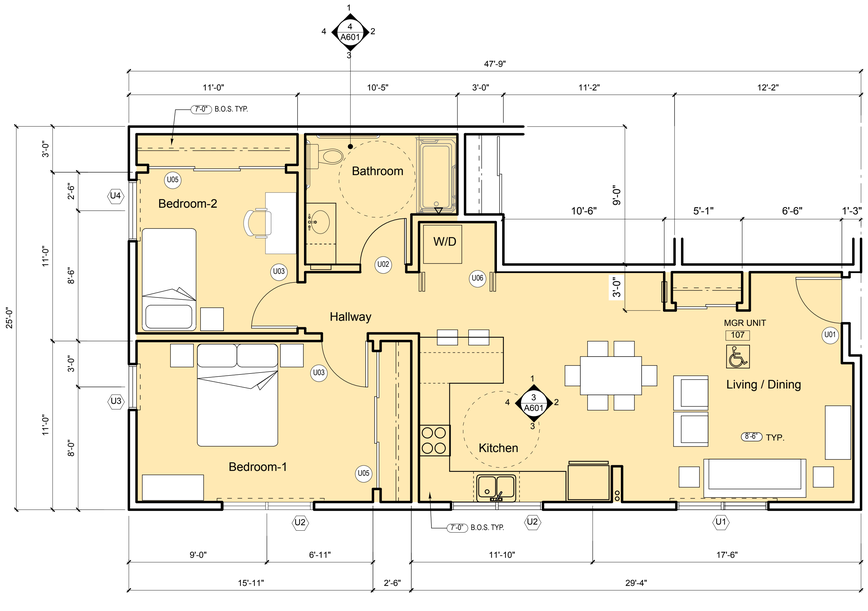
- RECESSED DOWNLIGHT
- CEILING MOUNTED LIGHT FIXTURE
- VANITY LIGHT
- DECORATIVE PENDANT LIGHT FIXTURE
- DECORATIVE SMALL PENDANT LIGHT FIXTURE
- SD — INDICATES SMOKE DETECTOR
- S/C — INDICATES COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
- EF — INDICATES COMBINATION EXHAUST FAN/LIGHT. FAN SHALL BE ENERGY STAR, CONTROLLED BY A HUMIDISTAT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- INDICATES DOOR BUZZER (MAX. 48" A.F.F.)
- GYP BOD SOFFIT. FINISH ELEV: AS INDICATED ON THE UNIT PLANS
- 1-HOUR FIRE RESISTIVE ASSEMBLY, SEE NOTE 9/-
- A — DENOTES WALL TYPE, REFER TO WALL TYPE SCHEDULE ON A803

UNIT BREAKDOWN:

UNIT TYPE	SF (NET)	QUANTITY
A	354	47
B	353	9
B.1	374	1
C	887	1
	TOTAL =	58

UNIT BREAKDOWN PER FLOOR:

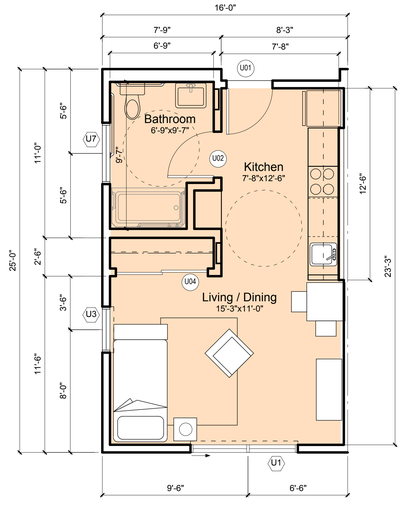
LEVEL	UNIT TYPES				TOTAL
	A	B	B.1	C	
1ST FLOOR	14	3	–	1	
2ND FLOOR	17	3	–	–	
3RD FLOOR	16	3	1	–	
TOTAL =	47	9	1	1	58



C

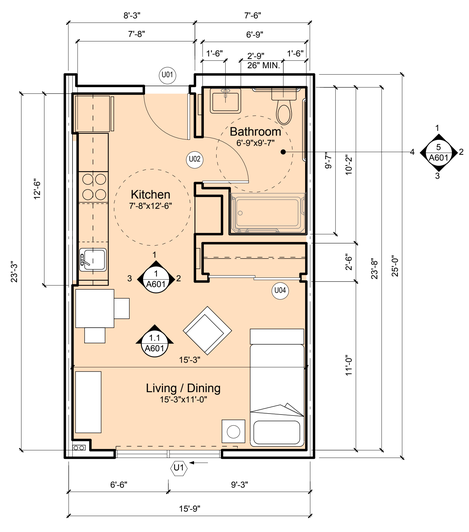
2-BEDROOM UNIT - MANAGER'S (887 nsf - 950 gsf) | 3

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



A

WINDOW CONDITION
@ CORNER UNITS



0 5' 10' 20'
GRAPHIC SCALE

A

STUDIO UNIT (354 nsf - 388 gsf) | 1

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

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
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ENGINEER'S STAMP

ENGINEER

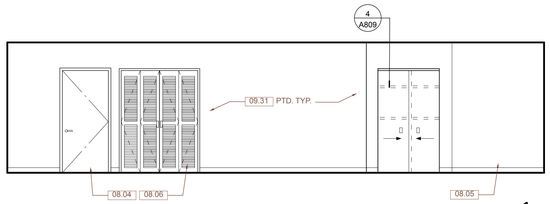
OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

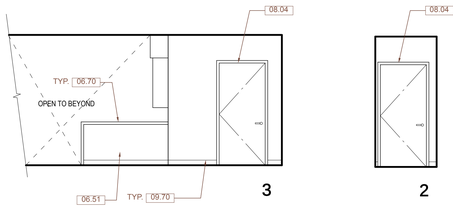
DRAWING TITLE
ENLARGED UNIT PLANS

DRAWING NUMBER
A600

ORIG. SHEET SIZE: 30"x42"



1



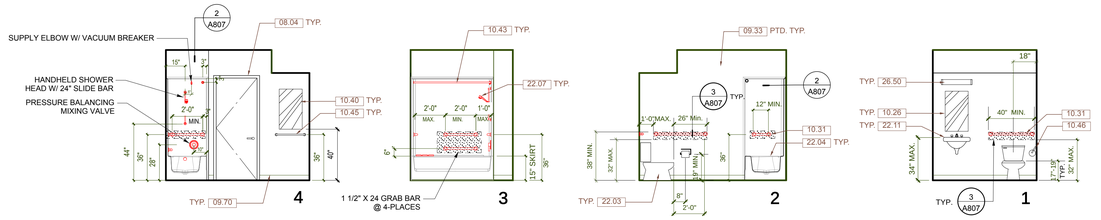
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2

TYPICAL STUDIO UNITS BATHROOM INTERIOR ELEVATIONS

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

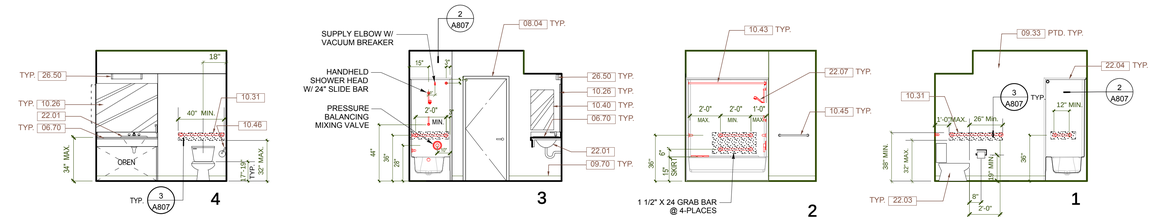
5



BATHROOM INTERIOR ELEVATIONS - **Manager's Unit C**

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

4



BATHROOM INTERIOR ELEVATIONS - **Manager's Unit C**

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

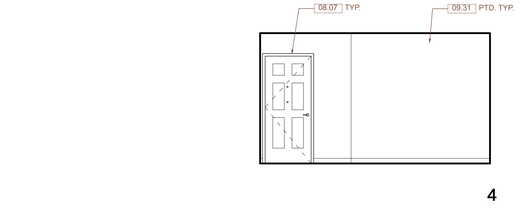
4

GENERAL NOTES

1. FOR UNIT ORIENTATION, REFER TO BUILDING PLANS.
2. ALL PAINT TO BE LOW VOC. INTERIOR PAINTS SHALL NOT EXCEED 5 g/L.
3. FINISH FLOORING TO BE EXTENDED BENEATH KITCHEN SINKS.
4. FOR MASTER KEYNOTES REFER TO G010
5. FOR SOFFIT LOCATION, REFER TO ENLARGED UNIT PLANS ON A600.

LEGEND:

BACKING PER DETAIL 3/A807

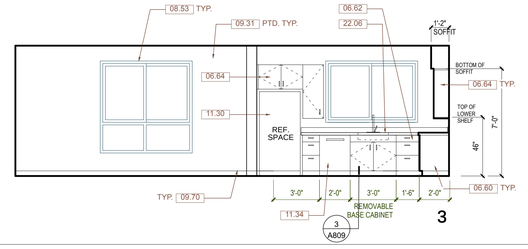


4

INTERIOR ELEVATIONS - **Manager's Unit C**

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

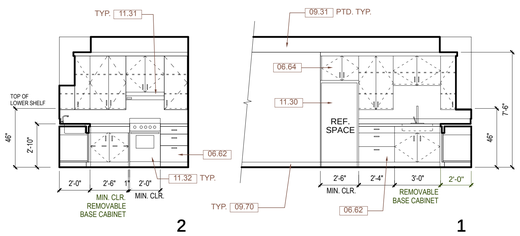
7



KITCHEN INTERIOR ELEVATIONS - **Manager's Unit C**

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

3



UNIT B SHOWN, UNIT B.3 MIRRORED

KITCHEN INTERIOR ELEVATIONS - **Unit: B #101**

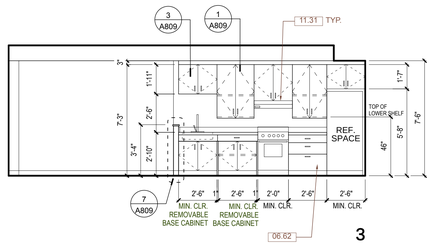
SCALE: 1/4" = 1'-0"

6

KITCHEN INTERIOR ELEVATIONS - **Unit: B, & B.1**

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

2



UNIT A SHOWN, UNIT A.1 MIRRORED

KITCHEN INTERIOR ELEVATIONS - **Unit: A**

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

1

0 5' 10' 20'

GRAPHIC SCALE

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE

07-08-22 Planning Subm.
10-13-22 Planning Subm.
03-03-23 Planning Subm.
06-23-23 Planning Subm.

REVISIONS

ARCHITECT'S STAMP

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ENGINEER

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PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

DRAWING TITLE

INTERIOR ELEVATIONS

DRAWING NUMBER

A601

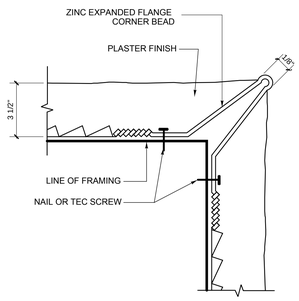
ORIG. SHEET SIZE: 30"x42"

16

12

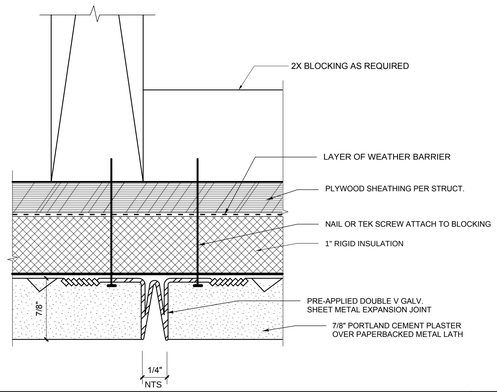
8

4



TYP. PLASTER CORNER BEAD 15

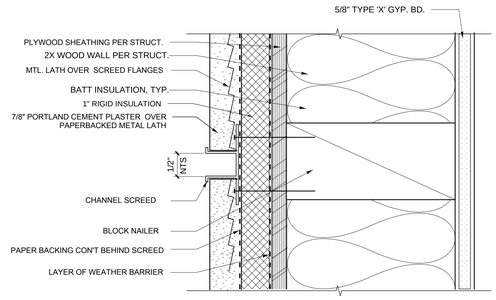
SCALE: FULL SIZE



TYP. PLASTER EXPANSION SCREED 11

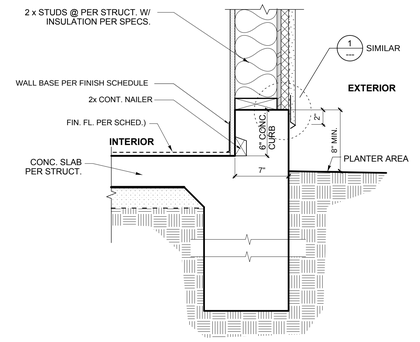
SCALE: FULL SIZE

NOTES:
1. LATH TERMINATION MUST BE BACKED BY FRAMING
2. LATH SHALL LAP FLANGE OF REVEAL BY A MIN. OF 50%
3. WATER RESISTAN BARRIER (S) SHALL BE CONTINUOUS BEHIND RIGID FOAM INSULATION



TYPICAL PLASTER REVEAL SCREED 7

SCALE: 6" = 1'-0"



NOTE: SEE STRUCTURAL PLANS FOR FOOTING & SLAB
REINFORCING & FRAMING INFORMATION

TYP. EXTERIOR WALL WITH CONC. CURB 3

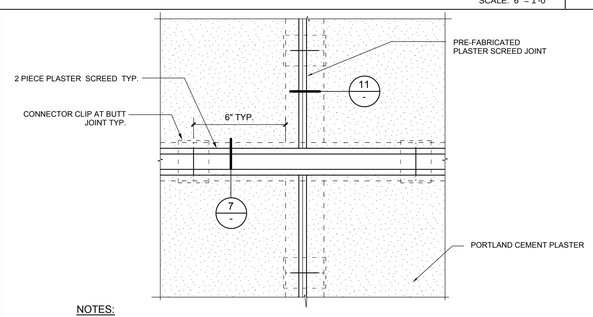
SCALE: 1 1/2" = 1'-0"

14

10

6

2

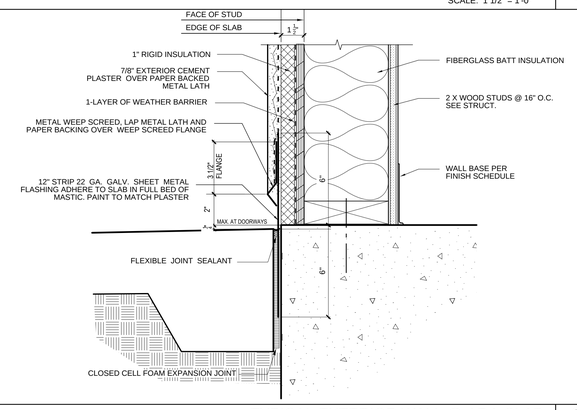


NOTES:

1. INSTALL ALUMINUM SCREED OVER CONTINUOUS WEATHER RESISTANT BARRIER
2. AND WATERPROOF UNDERLAYMENT
3. INTERRUPT LATH AND INSTALL OVER FLANGES. WIRE-TIE TO FLANGES
4. PROVIDE CONNECTOR CLIPS FOR ALIGNMENT AND BACKING FOR SILICONE SEALANT AT JOINTS
5. SEAL ALL CONTROL JOINT INTERSECTIONS AND CONNECTIONS WITH SILICONE SEALANT
6. SEE OTHER DRAWINGS FOR WALL AND OR CEILING CONSTRUCTION.

TYP. PLASTER SCREED INTERSECTION

SCALE: 6" = 1'-0"



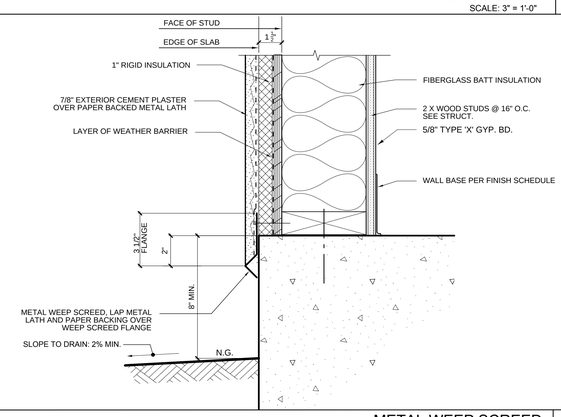
TYPICAL EXTERIOR WALL @ ADJ. SLAB 2

SCALE: 3" = 1'-0"

13

9

5



METAL WEEP SCREED 1

SCALE 3" = 1'-0"

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

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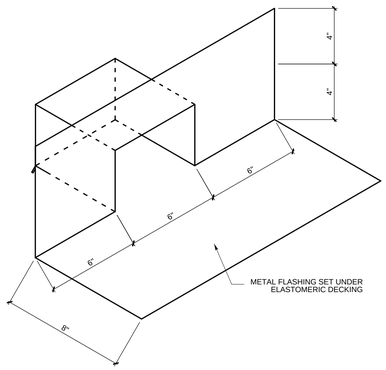
OWNER
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a California Corporation

PROJECT NO. 22107
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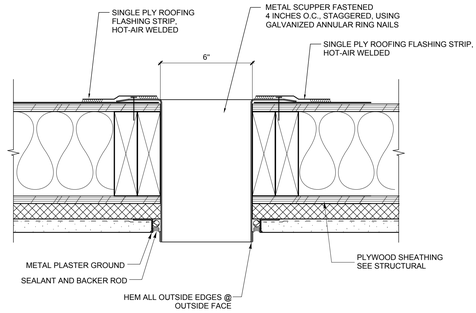
DRAWING TITLE
EXTERIOR DETAILS

DRAWING NUMBER
A802

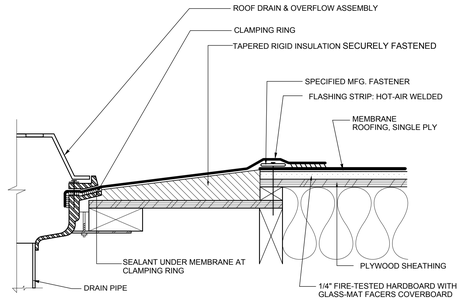
ORIG. SHEET SIZE: 30"x42"



TYP. SCUPPER ISOMETRIC DETAIL 16
SCALE: 3" = 1'-0"



OVERFLOW SCUPPER PLAN 12
SCALE: 3"=1'-0"



NOTE:

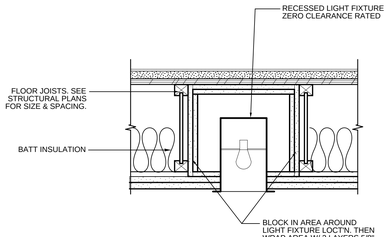
1. DRAIN BOWL, CLAMPING RING AND DRAIN ACCESSORIES TO BE FREE OF ALL CONTAMINANTES BEFORE ROOFING INSTALLATION.

TYP. CLAMPING RING DRAIN DETAIL 8
SCALE: 3" = 1'-0"

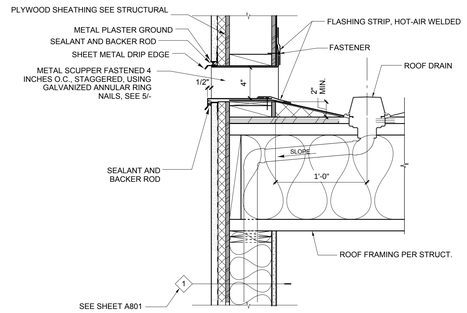
NOTES:

1. REFER TO STRUCTURAL DRAWING FOR FRAMING MEMBERS SIZE AND SPACING.
2. PROVIDE SOUND BATT INSULATION AT FLOOR/CEILING ASSEMBLY BETEEN DWELLING UNITS AND AT FLOOR/CEILING ASSEMBLY SEPARATING DWELLING UNITS FROM PUBLIC SPACES, CORRIDORS AND SERVICE AREAS.
3. PROVIDE THERMAL BATT INSULATION AT THE ENTIRE ROOF CEILING ASSEMBLY. R-VALUE TO COMPLY WITH ENERGY REQUIREMENTS.

4

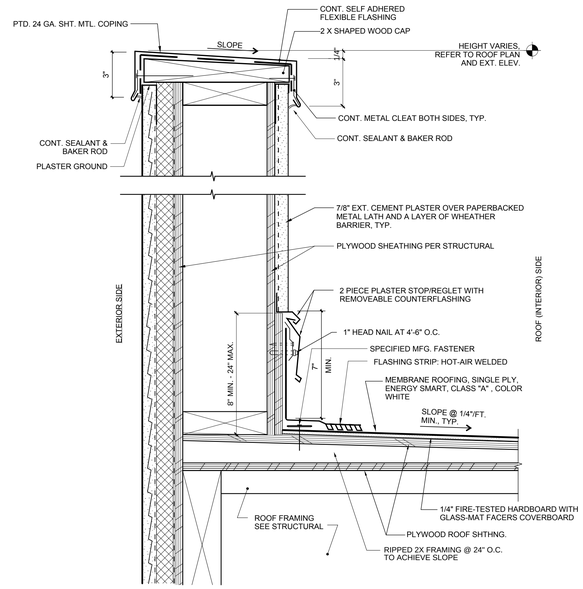


TYP. 1 HR. LIGHT/ DUCT IN JOIST BAY 15
SCALE: 1 1/2" = 1'-0"

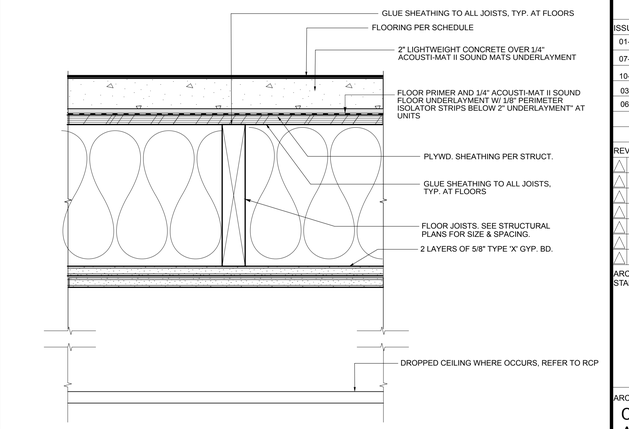


NOTES:
NAILERS SHALL BE SECURELY ANCHORED TO THE DECK TO RESIST A FORCE OF 300 POUNDS PER LINEAL FOOT IN ANY DIRECTION.

ROOF DRAIN & OVERFLOW SCUPPER 11
SCALE: 1 1/2"=1'-0"



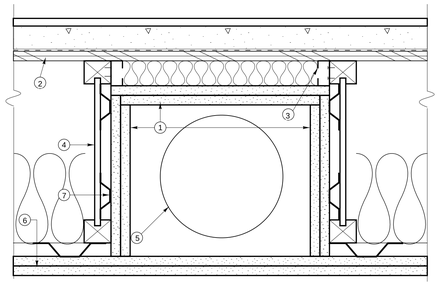
TYP. PARAPET COPING DETAIL 6
SCALE: 3" = 1'-0"



GA FILE N° FC 5406
35 TO 39 STC SOUND

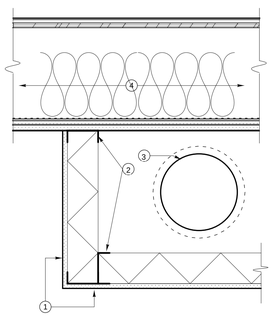
FLOOR TYPE 2

TYP. 1-HOUR. FLR/CLNG ASSEMBLY @ UNOCCUPIED SPACES 2
SCALE: 3" = 1'-0"

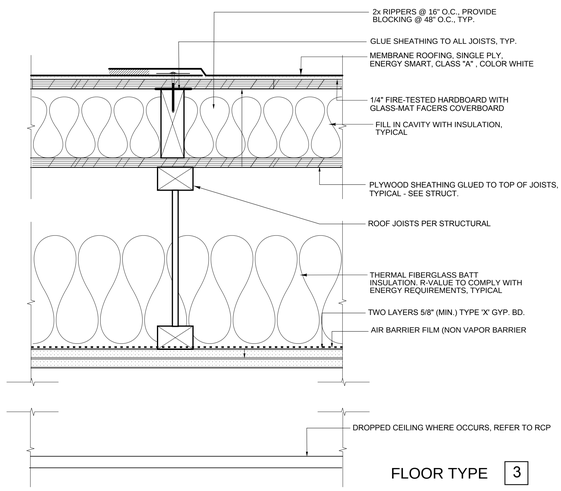


TYP. 1 HR. DUCT SPACE IN JOIST BAY 14
SCALE: 3" = 1'-0"

1. 5/8" TYP "X" GYP. BD.
2. 20 GA. MIN. 2 x 4 METAL STUDS AT 16" O.C.
3. DUCTS PER MECH DWGS.
4. 1 HR. FLOOR /CEILING ASSEMBLY, REFER TO 1/-



SOFFIT DETAIL 10
SCALE: 3" = 1'-0"



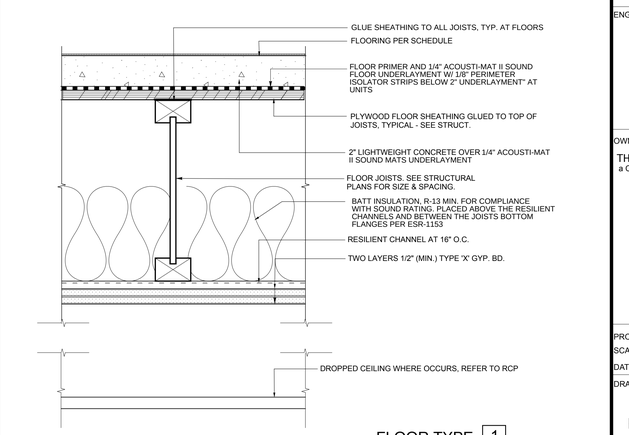
FLOOR TYPE 3

CBC - Table 721.1 (3) - Item 21-1.1

Floor or Roof Construction:
Wood joists, wood I-joists, floor trusses and flat or pitched roof trusses spaced a maximum 24" o.c. with 1/2" wood structural panels with exterior glue applied at right angles to top of joist or top chord of trusses with 8d nails. The wood structural panel thickness shall not be less than nominal 1/2" nor less than required by Chapter 23.

Ceiling Construction:
Base layer 5/8" Type X gypsum wallboard applied at right angles to joist or truss 24" o.c. with 11/4" Type S or Type W drywall screws 24" o.c. Face layer 5/8" Type X gypsum wallboard or veneer base applied at right angles to joist or truss through base layer with 17/8" Type S or Type W drywall screws 12" o.c. at joints and intermediate joist or truss. Face layer Type G drywall screws placed 2" back on either side of face layer end joints, 12" o.c.

TYP. 1-HR. ROOF / CEILING ASSEMBLY 5
SCALE: 3" = 1'-0"



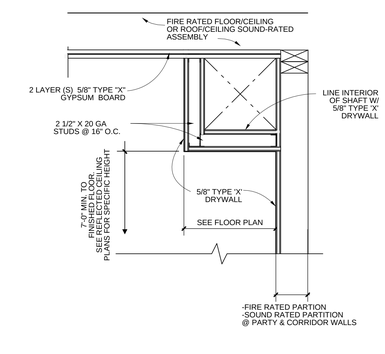
FLOOR TYPE 1

GA FILE NO. FC5241 - GENERIC - 1 HOUR FIRE
WOOD I-JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS

STC-50 & IIC-50:
BASED ON ICC REPORT ESR-2540, SECTION 4.2, FIGURE 1.

Base layer 1/2" type x gypsum wallboard applied at right angles to resilient channels 16" o.c. Resilient channels applied at right angles to minimum 9 1/2" deep wood i-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 1/4" Type W drywall screws. Base layer 1/2" Type X gypsum wallboard applied at right angles to channels with 1 5/8" Type S drywall screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 1 1/2" type G screws 12" o.c. Edge joints offset 24" from base layer edge joints. Wood I-Joists supporting 5/8" oriented strand board applied at right angles to I-joists with 8d common nails 12" o.c.

TYP. 1-HOUR FLOOR/CEILING ASSEMBLY @ OCCUPIED SPACES 1
SCALE: 3" = 1'-0"

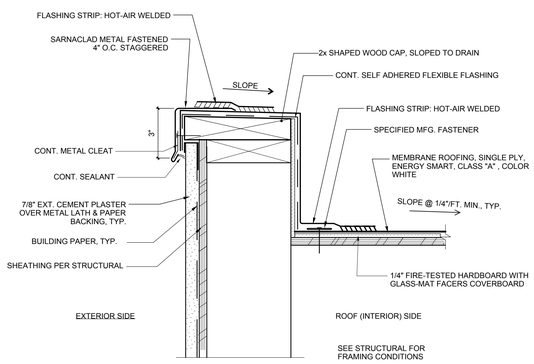


TYP. 1-HOUR RATED HORIZONTAL CHASE 13
SCALE: 1 1/2" = 1'-0"

KEYNOTES:

1. 2 LAYERS 5/8" TYPE "X" GYP.BD. FOR 1-HR. FIRE PROTECTION AT INTERIOR OF DUCT/PIPE CHASE
2. PLYWOOD SHEATHING PER STRUCTURAL
3. 1 5/8" FURRING METAL CHANNEL (ALT. WOOD NAILER)
4. FLOOR JOIST, SIZE AND SPACING PER STRUCTURAL
5. DUCT OR PIPE, 7" DIA. MAX. OR RECTANGULAR TO FIT
6. 2 LAYERS OF 1/2" TYPE "X" GYP. BOARD OVER 1/2" RESILIENT CHANNELS
7. FURRING HAT CHANNEL (ALT. WOOD NAILER)

TYP. 1 HR. DUCT SPACE IN JOIST BAY 14
SCALE: 3" = 1'-0"



TYP. LOW PARAPET COPING DETAIL 9
SCALE: 3" = 1'-0"

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE
01-18-22 Planning Subm.
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ENGINEER'S STAMP

ENGINEER

OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2023

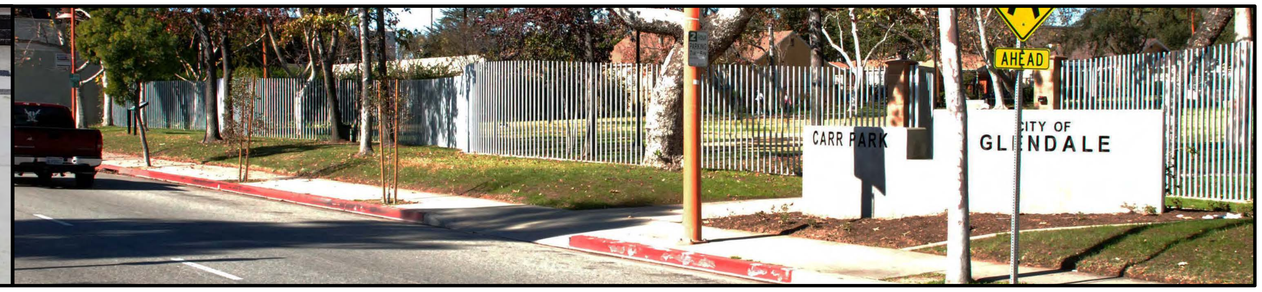
DRAWING TITLE
FLOOR/CLG. & ROOF DETAILS

DRAWING NUMBER
A803

ORIG. SHEET SIZE: 30"x42"





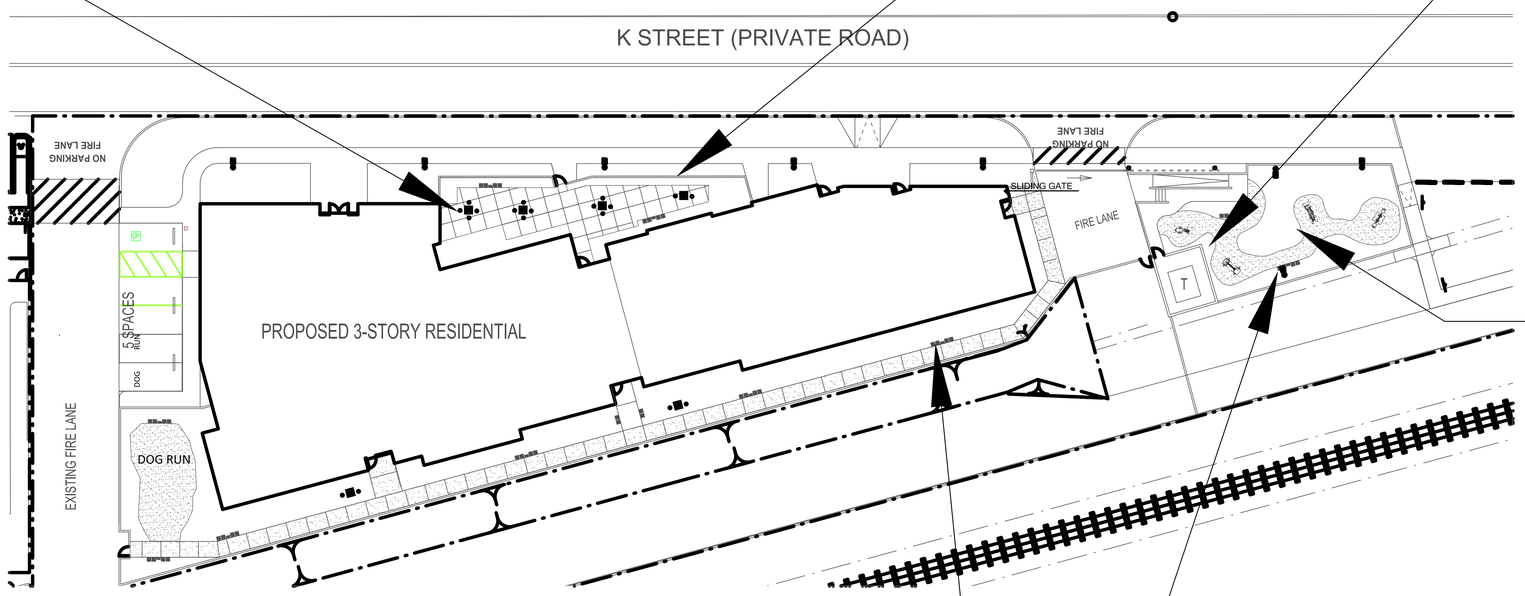


CONCRETE GAME TABLES

GALVANIZED 2" DIA. POLES FENCE

DECOMPOSED GRANITE PATH





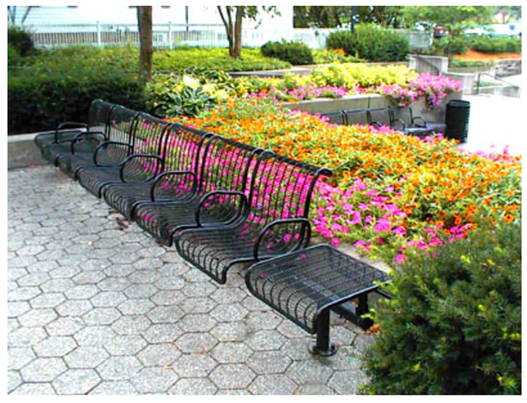
OUTDOOR FITNESS EQUIPMENT



SINGLE ELLIPTICAL



3 PERSON FITNESS POST



PLEXUS BENCH WITH ARM RESTS



RECUMBENT BIKE



2-PERSON LAT PULL & VERTICAL PRESS

0 10' 20' 40'

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE

REVISIONS

ARCHITECT'S STAMP

LICENSED ARCHITECT
GEORGE SCOTT CARDE
NO. C010327
07-31-23
RENEWAL DATE
STATE OF CALIFORNIA

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CARDE–TEN ARCHITECTS
2370 WESTWOOD BLVD., SUITE J
LOS ANGELES, CA 90064
INFO@CARDETEN.COM
WWW.CARDETEN.COM

LANDSCAPE ARCHITECT

LICENSED LANDSCAPE ARCHITECT
11/20/2024
RENEWAL DATE
6/23/2003
STATE OF CALIFORNIA

LRM ASSOCIATES INC.

OWNER

THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE

DRAWING TITLE

CONSTRUCTION PLAN

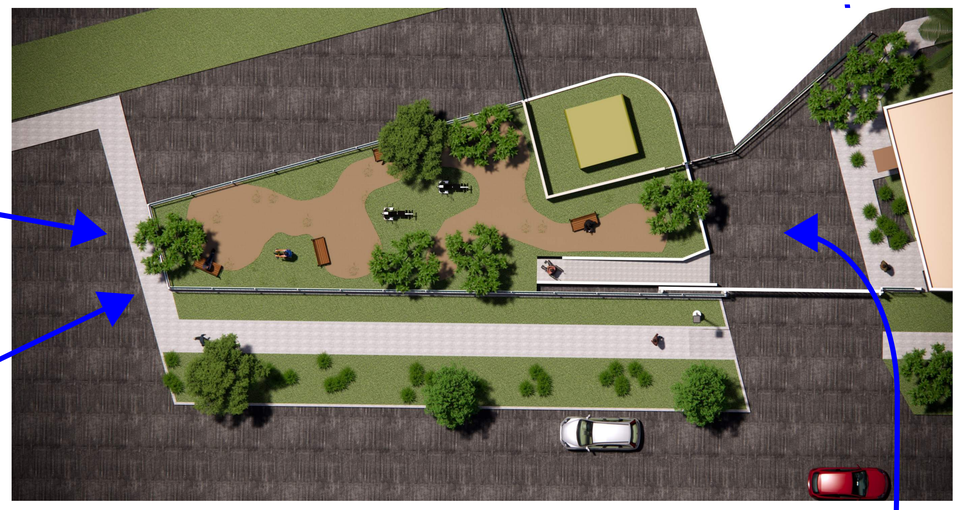
DRAWING NUMBER

L101

DRIG. SHEET SIZE: 30"x42"











BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

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- 5
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ARCHITECT'S STAMP

LICENSED ARCHITECT
RICHARD SCOTT CARDE
NO. C010327
07-31-23
RENEWAL DATE
STATE OF CALIFORNIA

ARCHITECT
CARDE-TEN ARCHITECTS
2370 WESTWOOD BLVD., SUITE J,
LOS ANGELES, CA 90064
INFO@CARDETEN.COM
WWW.CARDETEN.COM

ENGINEER'S STAMP

ENGINEER

OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE 06.23.2022

DRAWING TITLE
RAISED GARDEN RENDER

DRAWING NUMBER
L102

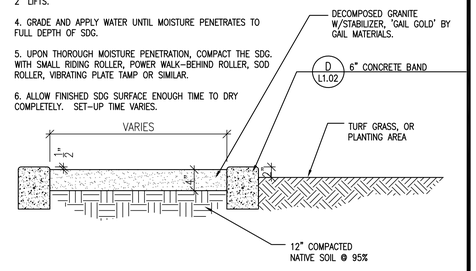
ORIG. SHEET SIZE: 30"x42"

CONSTRUCTION NOTES

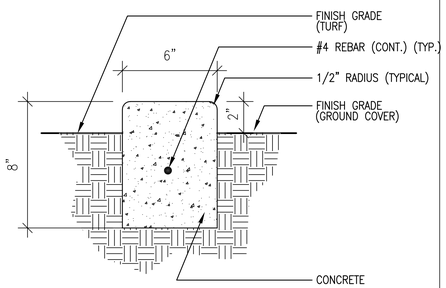
1. DRAWING IS DIAGRAMMATIC. CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE PRIOR TO THE START OF CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF ANY ERRORS OR DISCREPANCIES ARE FOUND, BEFORE PROCEEDING WITH ANY WORK.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONS AS INDICATED ON PLAN.
3. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN APPARENT DURING DESIGN. OBTAIN DIRECTION BEFORE PROCEEDING WITH CONSTRUCTION IN SUCH CASES.
4. THE LOCATION OF ALL SERVICE RUNS, SUCH AS WATER SUPPLY, ELECTRICAL (OVERHEAD AND UNDERGROUND), TELEPHONE, SANITARY SEWER, ETC. SHOULD BE ASCERTAINED BEFORE WORK IS STARTED, WHERE THEY WILL BE AFFECTED BY EXCAVATION OR WHERE MACHINES MAY BE WORKING NEARBY, THEY SHOULD BE CAREFULLY SEALED, PROTECTED, OR DIVERTED. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.
5. COORDINATE ALL UTILITY RUNS AND INSTALLATIONS (EXISTING AND NEW) PRIOR TO PAVING INSTALLATION, VERIFY ALL SLEEVES AND ELECTRIC SOURCES FOR IRRIGATION CLOCK AND LIGHTING WITH PROPER SUB-CONTRACTORS.
6. OBTAIN INSPECTION AND APPROVAL OF ALL FORMS PRIOR TO PLACING PAVING.
7. CLEAN OUT AND ADJUST EXISTING DRAINS TO ACCOMMODATE PROPOSED DRAINAGE. ADJUST LATERAL DRAIN LINES AS NECESSARY TO BEST LINK EXISTING MAIN LINES.
8. TRANSITIONS FROM EXISTING PAVING TO NEW PAVING SHALL BE FLUSH.
9. CONSTRUCT ALL WALLS, PAVING, DRAIN LINES, SLEEVING, ETC. PER PLAN AND DETAILS.
10. CONCRETE TO SLOPE FROM FOUNDATION TOWARDS DRAIN INLETS AND DRAINAGE SWALES AT A MINIMUM RATE OF 1/8" PER FOOT. INSTALL CONCRETE FORMS WITH LONG, SMOOTH GRADIENTS TO ELIMINATE DIPS, RIDGES, ABRUPT CHANGES OF GRADE, AND SHARP TRANSITIONS.
11. INSTALL EXPANSION JOINTS @ MAX. 8'. INSTALL CRACK CONTROL JOINTS @ MAX. 16'. ZIP JOINTS WILL NOT BE ALLOWED. INSTALL EJ'S AND CCJ'S AT 90° TO THE EDGE OF CONCRETE PAVING. SEE PLAN FOR ADDITIONAL INFORMATION AND LOCATIONS.
12. OBTAIN INSPECTION AND APPROVAL OF ALL FORMS PRIOR TO PLACING CONCRETE.
13. PRIOR TO PLACING CONCRETE, SUFFICIENTLY MOISTEN THE SUBGRADE AND PROVIDE SUBGRADE PREPARATIONS PER THE SOILS ENGINEER.
14. INSTALL TYPE V CONCRETE THAT OBTAINS A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P.S.I. AT 28 DAYS UNLESS OTHERWISE SPECIFIED ON THESE PLANS AND DETAILS. CONCRETE TO BE FAWN COLOR WITH A WATER WASH SAND FINISH. SUBMIT SAMPLE TO OWNER AND LANDSCAPE ARCHITECT PRIOR TO LAYING OUT FORMS. INSTALL CONCRETE FLATWORK PER RECOMMENDATIONS OF SOILS ENGINEER AND SOILS REPORT. IN CASE OF CONFLICT BETWEEN SOILS REPORT AND DETAILS, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
15. BACKFILL AND COMPACT BEHIND ALL WALLS AND MASONRY STRUCTURES, AS REQUIRED ON DRAWINGS AND DETAILS. BACKFILL PLANTERS WITH TOP GRADE SANDY-LOAM TOPSOIL PER PLANTING NOTES.
16. CLEAN UP AND REMOVE ALL DEBRIS FROM SITE PRIOR TO REQUESTING FINAL APPROVAL. GRADE ALL AREAS WITHIN 0.5 INCHES OF FINISH GRADES. NOTE AREAS OF ADDITIONAL GRADING SHOWN. COORDINATE WITH LANDSCAPE ARCHITECT THE FINAL FORM OF LANDSCAPE MOUNDS.

STABILIZED DECOMPOSED GRANITE (SDG)

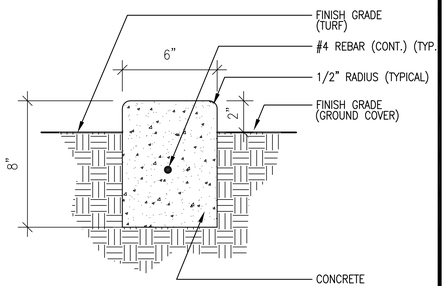
1. MIX AT A RATE OF TEN (10) POUNDS OF STABILIZER PER ONE (1) TON OF DECOMPOSED GRANITE.
2. MIX STABILIZER THOROUGHLY AND UNIFORMLY THROUGH THE DECOMPOSED GRANITE WITH CEMENT MIXER OR SIMILAR EQUIPMENT.
3. APPLY SGD AT 4" DEPTH (1 TON PER 50 SQ.FT.) IN TWO 2" LIFTS.
4. GRADE AND APPLY WATER UNTIL MOISTURE PENETRATES TO FULL DEPTH OF SDG.
5. UPON THOROUGH MOISTURE PENETRATION, COMPACT THE SDG. WITH SMALL RIDING ROLLER, POWER WALK-BEHIND ROLLER, SOD ROLLER, VIBRATING PLATE TAMP OR SIMILAR.
6. ALLOW FINISHED SDG SURFACE ENOUGH TIME TO DRY COMPLETELY. SET-UP TIME VARIES.



E D.G. PAVING
SCALE: 1"=1'-0"
FILE: D_PAV005

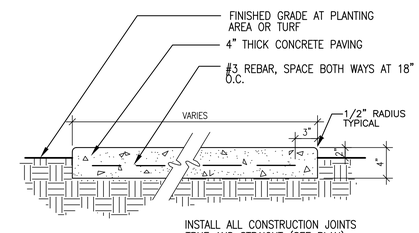


A CONCRETE MOWSTRIP
SCALE: 3"=1'-0"
FILE: D_PAV002



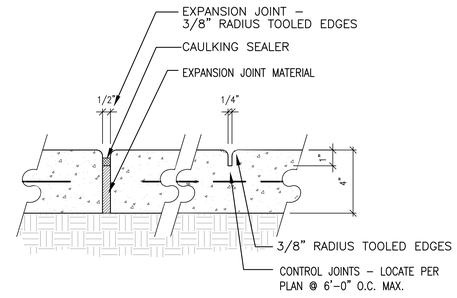
F CONCRETE MOWSTRIP
SCALE: 3"=1'-0"
FILE: D_PAV002

OBTAIN APPROVAL OF FORMS BY OWNER PRIOR TO PLACING ANY CONCRETE.



INSTALL ALL CONSTRUCTION JOINTS TRUE AND STRAIGHT (SEE PLAN).

B CONCRETE PAVING
SCALE: N.T.S.
FILE: D_PAV003



INSTALL ALL CONSTRUCTION JOINTS TRUE AND STRAIGHT (SEE PLAN).

C CONTROL/EXPANSION JOINTS
SCALE: 3"=1'-0"
FILE: D_PAV004

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE

REVISIONS

ARCHITECT'S STAMP

LICENSED ARCHITECT
GEORGE SCOTT CARDEN
NO. C010327
07-31-23
RENEWAL DATE
STATE OF CALIFORNIA

ARCHITECT
CARDE-TEN ARCHITECTS
2370 WESTWOOD BLVD., SUITE J,
LOS ANGELES, CA 90064
INFO@CARDETEN.COM
WWW.CARDETEN.COM

LANDSCAPE ARCHITECT

LICENSED LANDSCAPE ARCHITECT
BRIAN K. RAY
Signature
11/30/2024
Renewal Date
3/1/2025
STATE OF CALIFORNIA

LRM ASSOCIATES INC.

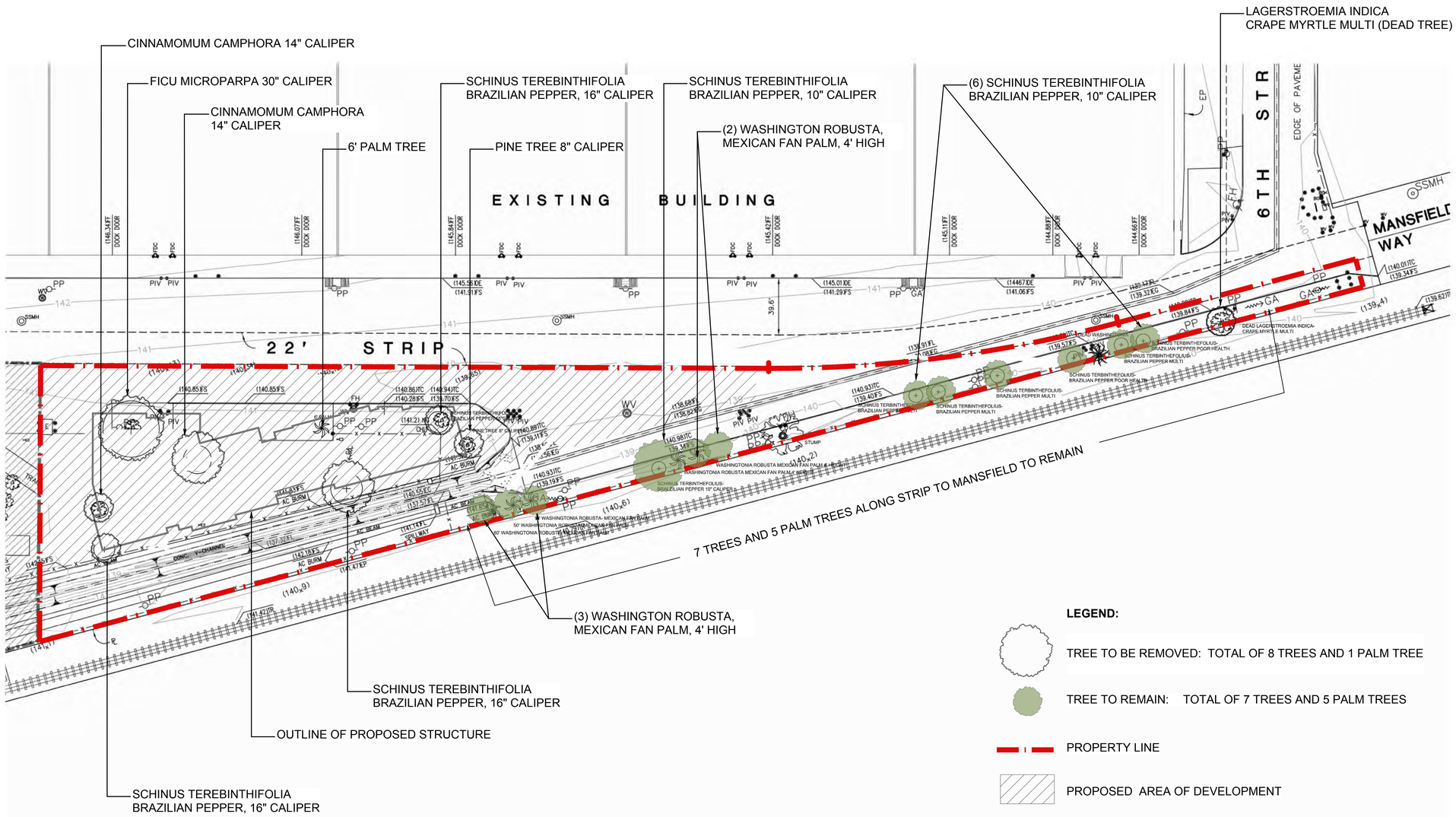
OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE

DRAWING TITLE
CONSTRUCTION DETAILS

DRAWING NUMBER
L103

DRIG. SHEET SIZE: 30"x42"



LEGEND:

TREE TO BE REMOVED: TOTAL OF 8 TREES AND 1 PALM TREE

TREE TO REMAIN: TOTAL OF 7 TREES AND 5 PALM TREES

PROPERTY LINE

PROPOSED AREA OF DEVELOPMENT

NTS

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE

REVISIONS

ARCHITECT'S STAMP

LICENSED ARCHITECT — REGINE SCOTT CARDE — NO. C010327 — 07-31-23 — RENEWAL DATE — STATE OF CALIFORNIA

ARCHITECT

CARDE–TEN ARCHITECTS

11341 National Blvd #1104
Los Angeles, CA 90064
Telephone: 310 453 4427
e-mail: mail@cardeten.com
www.cardeten.com

LANDSCAPE ARCHITECT

GEORGE LANDSCAPE ARCHITECT — REGINA K. RUF — Signature — 11/20/2024 — Renewal Date — 3/7/2025 — Date — STATE OF CALIFORNIA

LRM ASSOCIATES INC.

OWNER

THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107

SCALE As indicated

DATE

DRAWING TITLE

TREE INVENTORY

DRAWING NUMBER

L201

ORIG. SHEET SIZE: 30"x42"

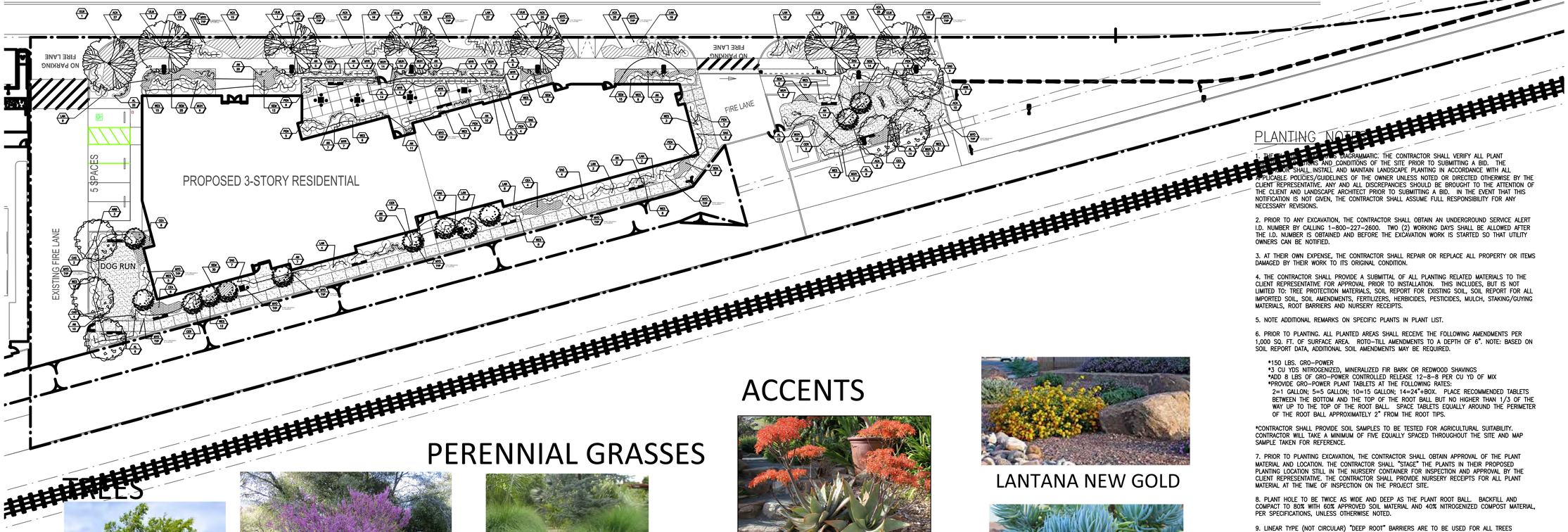
PROPOSED TREE LEGEND

KEY	BOTANICAL NAME/COMMON NAME	SIZE	WUCOLS WATER NEEDS	SPACING	REMARKS
TREES					
AR	ARBUTUS 'MARINA'	24" BOX	MEDIUM	SEE PLAN	MULTI OR BEST
CER	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX	LOW	SEE PLAN	MULTI
ULM	ULMUS PARVIFOLIA 'DRAKE'	26" BOX	MEDIUM	SEE PLAN	STANDARD

PROPOSED PLANT LEGEND

TOTAL PLANTING AREA 9,826 SQ. FT.

SYMBOL	KEY	BOTANICAL NAME/COMMON NAME	SIZE	SPACING	HEIGHT	WUCOLS WATER NEEDS	REMARKS
	SHRUBS						
	AL	ALOE STRIATA / CORAL ALOE	1 GAL	18" O.C.	1'-2'	LOW	BUSHY
	AN	ANIGOZANTHOS FLAVIDUS /BUSH LANTERN & BUSH PEARL	1 GAL	18" O.C.	1'-2'	LOW	FULL STRAP SET IN SEPARATE DRIFTS
	HET	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL	8' O.C.	6'-10'	VERY LOW	BUSHY
	LAN	LANTANA x 'NEW GOLD'/ NEW GOLD LANTANA	1 GAL	3' O.C.	3'	LOW	BUSHY
	MYR	MYRTUS COMMUNIS COMPACTA	1 GAL	3' O.C.	3'	LOW	BUSHY
	PEN	PENSTEMON HYBRIDS / GARDEN PENSTEMON	1 GAL	3' O.C.	2'	MEDIUM	BUSHY
	SAG	SALVIA GREGGII / FURMAN'S RED	1 GAL	3' O.C.	3'	LOW	BUSHY
	SEN	SENNA ARTEMISIOIDES / FEATHERY CASSIA	1 GAL	4' O.C.	4'	LOW	BUSHY
	WES	WESTRINGIA 'BLUE GEM'/ BLUE GEM COAST ROSEMARY	5 GAL	4' O.C.	4'	LOW	BUSHY
	GRASSES						
	MUH	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	3' O.C.	3'	LOW	BUSHY
	GROUND COVERS						
	ACA	ACACIA REDOLENS 'LOW BOY'/ NCN	1 GAL	4' O.C.	2'	LOW	PLANT THROUGHOUT SYMBOL
	MYO	MYOPORUM PARVIFOLIUM 'PINK'/ PINK AUSTRALIAN RACER	FLATS	12" O.C.	6"	LOW	PLANT THROUGHOUT ALL PLANTERS
	SEM	SENECIO MANDRALISCAE/ BLUE CHALKSTICK	1 GAL	2' O.C.	12"	LOW	PLANT THROUGHOUT SYMBOL
	CEA	CEANOTHUS GRIESIS 'YANKEE POINT'	1 GAL	6' O.C.	18"	LOW	PLANT THROUGHOUT SYMBOL
	VINE						
	MAC	MACFADYENA UNGUIS-CATI / CAT'S CLAW	5 GAL	15'		LOW	BUSHY



PLANTING NOTES

1. THE PLANTING PLAN IS DIAGRAMMATIC. THE CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS AND CONDITIONS OF THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL INSTALL AND MAINTAIN LANDSCAPE PLANTING IN ACCORDANCE WITH ALL APPLICABLE POLICIES/GUIDELINES OF THE OWNER UNLESS NOTED OR DIRECTED OTHERWISE BY THE CLIENT REPRESENTATIVE. ANY AND ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE CLIENT AND LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID. IN THE EVENT THAT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.

2. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT I.D. NUMBER BY CALLING 1-800-227-2600. TWO (2) WORKING DAYS SHALL BE ALLOWED AFTER THE I.D. NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED SO THAT UTILITY OWNERS CAN BE NOTIFIED.

3. AT THEIR OWN EXPENSE, THE CONTRACTOR SHALL REPAIR OR REPLACE ALL PROPERTY OR ITEMS DAMAGED BY THEIR WORK TO ITS ORIGINAL CONDITION.

4. THE CONTRACTOR SHALL PROVIDE A SUBMITTAL OF ALL PLANTING RELATED MATERIALS TO THE CLIENT REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THIS INCLUDES, BUT IS NOT LIMITED TO: TREE PROTECTION MATERIALS, SOIL REPORT FOR EXISTING SOIL, SOIL REPORT FOR ALL IMPORTED SOIL, SOIL AMENDMENTS, FERTILIZERS, HERBICIDES, PESTICIDES, MULCH, STAKING/GUYING MATERIALS, ROOT BARRIERS AND NURSERY RECEIPTS.

5. NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.

6. PRIOR TO PLANTING. ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA. ROTO-TILL AMENDMENTS TO A DEPTH OF 6". NOTE: BASED ON SOIL REPORT DATA, ADDITIONAL SOIL AMENDMENTS MAY BE REQUIRED.

*150 LBS. GRO-POWER
*3 CU YDS NITROGENIZED, MINERALIZED FIR BARK OR REDWOOD SHAVINGS
*ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-8-8 PER CU YD OF MIX
*PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:
2=1 GALLON; 5=5 GALLON; 10=15 GALLON; 14=24"+BOX. PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS.

*CONTRACTOR SHALL PROVIDE SOIL SAMPLES TO BE TESTED FOR AGRICULTURAL SUITABILITY. CONTRACTOR WILL TAKE A MINIMUM OF FIVE EQUALLY SPACED THROUGHOUT THE SITE AND MAP SAMPLE TAKEN FOR REFERENCE.

7. PRIOR TO PLANTING EXCAVATION, THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE PLANT MATERIAL AND LOCATION. THE CONTRACTOR SHALL "STAGE" THE PLANTS IN THEIR PROPOSED PLANTING LOCATION STILL IN THE NURSERY CONTAINER FOR INSPECTION AND APPROVAL BY THE CLIENT REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE NURSERY RECEIPTS FOR ALL PLANT MATERIAL AT THE TIME OF INSPECTION ON THE PROJECT SITE.

8. PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. BACKFILL AND COMPACT TO 80% WITH 60% APPROVED SOIL MATERIAL AND 40% NITROGENIZED COMPOST MATERIAL, PER SPECIFICATIONS, UNLESS OTHERWISE NOTED.

9. LINEAR TYPE (NOT CIRCULAR) "DEEP ROOT" BARRIERS ARE TO BE USED FOR ALL TREES LOCATED WITHIN 5 FT. OF PAVING. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

10. FINISH GRADE TO BE 1" BELOW ALL WALKS, CURBS, AND PAVING.

11. ALL PLANTING AREAS ARE TO RECEIVE A MINIMUM 2" LAYER OF MULCH AS NOTED IN CONTRACT DOCUMENTS, UNLESS OTHERWISE DIRECTED. THE TOP OF MULCH SURFACE SHALL ALSO BE 1" BELOW ALL WALKS, CURBS AND PAVING AS STATED IN NOTE #11. MULCH THROUGHOUT ALL PLANTERS.

12. AFTER PLANTING, ALL PROPOSED SHRUB AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS: A) IMMEDIATELY AFTER PLANTING, B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD.

13. THE CONTRACTOR SHALL WARRANTY ALL SHRUB AND GROUNDCOVER PLANT MATERIAL FOR 90 DAYS AND TREES FOR 1 YEAR FROM THE DATE OF ACCEPTANCE BY CLIENT REPRESENTATIVE. THE CLIENT REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE CONDITIONS OF ACCEPTABILITY. THE CONTRACTOR SHALL REPLACE ALL VEGETATION NOT DISPLAYING A HEALTHY, VIGOROUS CONDITION OF ACTIVE GROWTH DURING THIS WARRANTY PERIOD AT THEIR OWN EXPENSE.

14. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION ON THIS SECTION OF WORK.

TREES



ULMUS 'DRAKE' ELM



CERCIS OCCIDENTALIS/ WESTERN REDBUD

PERENNIAL GRASSES



MUHLENBERGIA RIGENS/ DEER GRASS

FOUNDATION SHRUBS



ARBUTUS 'MARINA'



WESTRINGIA 'BLUE GEM'



MYRTUS COMMUNIS / COMPACTA

ACCENTS



ALOE STRIATA CORAL ALOE



SALVIA GREGGII FURMAN'S RED



PENSTEMON HYBRIDS

LANTANA NEW GOLD



SENECIO 'BLUE CHALK STICKS'

GROUNDCOVER



MYOPORUM PARVIFOLIUM ' PINK'



ACACIA REDOLENS 'LOW BOY'

0 10' 20' 40'

BELL OASIS APARTMENTS II

K STREET, CITY OF BELL, CA

ISSUE

REVISIONS

ARCHITECT'S STAMP

LICENSED ARCHITECT RICHARD SCOTT CARDE NO. C010327 07-31-23 RENEWAL DATE STATE OF CALIFORNIA

ARCHITECT
CARDE-TEN ARCHITECTS
2370 WESTWOOD BLVD., SUITE J,
LOS ANGELES, CA 90064
INFO@CARDETEN.COM
WWW.CARDETEN.COM

LANDSCAPE ARCHITECT

LICENSED LANDSCAPE ARCHITECT JON K. FAY No. 5653 Original 11/30/2004 Renewal 2025 6/31/2025 STATE OF CALIFORNIA

LRM ASSOCIATES INC.

OWNER
THE SALVATION ARMY
a California Corporation

PROJECT NO. 22107
SCALE As indicated
DATE

DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
L301

ORIG. SHEET SIZE: 30"x42"

Attachment 2

Initial Study/

Mitigated Negative Declaration

(Final Draft)

https://www.cityofbell.org/?NavID=2377

ATTACHMENT 3

February 14, 2023

The Salvation Army
Attn: Stacey Estes
16941 Keegan Ave.
Carson, CA 90746

Via email: staceylestes@aol.com

REVISED 5th NOTICE OF INCOMPLETE APPLICATION
General Plan Amendment, Zone Change, Tentative Parcel Map, Site Plan Review, Conditional Use Permit & Density Bonus – New construction of a three-story, 58-unit supportive housing development.

Address: 5600 Rickenbacker Road (APN: 6332-002-090, 6332-002-037, and 6332-002-038)
Case Nos: GPA 2022-02, ZC 2022-01, TPM No.83748, SPR 2022-15, & CUP 2022-04

Dear Ms. Estes:

The Planning Division has reviewed your applications (General Plan Map Amendment, Zone Change, Tentative Parcel Map, Site Plan Review, Conditional Use Permit and Density Bonus) for new construction of a three-story, 58-unit supportive housing development at the above-referenced address. Based upon the application materials received, the application is deemed **incomplete**.

Additional information, as well as some revisions, are required as indicated on the attached Staff Comments checklist being returned to you. In addition to the revised plans, please submit written responses to all the Staff Comments. Upon receipt of the revised application materials, staff will continue to process your application.

If you have any questions, please feel free to contact me at (323) 588-6211 x2622 or rpelayo@cityofbell.org.

Sincerely,

Rodrigo Pelayo
Associate Planner

Attachment A: Staff Comments

Attachment A (Staff Comments)

Architectural Plans

General Requirements

1. The project plans depict a 3-story primary massing predominantly composed of residential units and a single-story "community services" wing. Submit for staff review a revised project scope that includes a detailed written narrative to clearly specify whether the property is intended to be developed and serve as permanent or temporary housing for homeless individuals. The detailed narrative shall include, but not be limited to following information:

    a. If temporary housing is proposed, specify the average length of time for the temporary occupancy.

    b. Specify whether on-site ancillary services will be provided (i.e. medical, psychiatric, educational, recreational, etc.). If so, provide details of the ancillary services/operations proposed.

    c. Clarify on the project scope what type "community services" will be provided. The description shall specify the types of services to be provided, hours of operation, number of employees, etc.

    d. The 1st floor level floor plan depicts a space intended to be leased within the "community services" facility. Provide details of the intended use for the space and whom it is intended to be leased to.

    e. Specify in the project scope the intended use/activities of the "amenity" spaces proposed within the multiple floor levels of the residential building.

    f. The detailed narrative shall thoroughly describe how the proposed project meets the following design criteria outlined in the Bell Municipal Code (BMC) Chapter 17.96.080(B):

        i. The overall plan shall achieve and integrate land and building relationship;

        ii. Open spaces, pedestrian and vehicular circulation facilities, parking facilities and other pertinent amenities shall be an integral part of the landscape and particular attention shall be given to the retention of natural landscape features of the site;

        iii. The layout of structures and other facilities shall effect a conservation in street and utility improvements;

        iv. Recreational areas (active and passive) shall be easily accessible from all structural units; and

        v. Architectural unity and environmental harmony within the development and within the surrounding properties shall be attained.

    Please note, upon review of a revised scope of work, Staff will determine whether additional Code requirements or review procedures may apply.

2. The project proposes to re-zone the subject property to a “C-3R” zoning designation; and new construction of a multi-family residential development with “community services” facilities. Therefore, the project is subject to all applicable development standards of the “C-3R” and zone, Chapter 17.28 of the BMC. Notwithstanding the provisions noted above, all residential features of the project shall also comply with BMC Chapter 17.24 (R-3 High Density Multiple-family residential zone). In any instance where development standards are in conflict, the more restrictive standards will apply.

3. There is a discrepancy between the parcel size and overall dimensions shown on the Tentative Parcel Map (76,192 square feet) and those shown on the architectural plans. The discrepancy needs to be resolved on the architectural plans to determine compliance with Lot coverage, FAR, maximum allowable dwelling units, etc.

4. Plans shall include a dimensioned “existing/demolition” site plan of the property drawn to scale that includes, but is not limited to the following information:

    a. Property lines and adjoining sidewalks and streets.

    b. Existing site improvements such as trees, fences, walls, retaining walls, sidewalks, driveways, light posts, utilities, etc.

    c. Existing landscaped and paved areas.

    d. Clearly depict on the existing/demolition site plan the proposed modifications to straighten “K” street. The site plan shall include portions of the adjoining properties to the west and north of the project site, specifically the area of existing parking spaces subject to the shared parking agreement (instrument no. 20131422469). Clearly indicate on the plans whether the shared parking area is proposed to be modified.

5. The proposed roof plan (A2.4) depicts several appurtenances along the roof centerline of the primary building mass and on top of the secondary (community services) volume, however it does not specify the type of equipment being proposed. All rooftop equipment shall be adequately screened from public view. Submit for staff review revised cross-sections and/or elevations (A3.1 & A4.1) to depict and clearly identify all proposed rooftop equipment, their overall heights in relation the building facades/parapet and demonstrate how they will be screened from public view.

6. Revised plans shall include a window and door schedule corresponding to the numbering system on the floor plans and indicating the existing and proposed framing materials, operation type and dimension of the windows and doors proposed.

Density Bonus

7. The “project information” table on sheet G1.0 of the plans makes reference to BMC Chapters 17.49.050(A). Please note, BMC Chapter 17.49 only applies to properties located within the “mixed-use” overlay zone of the City. Therefore, it is not applicable to this project given that the site is located within the proposed “C-3R” zone.

8. The City may grant a Density Bonus and other incentives or concessions to housing projects that contain one of the following:

a. At least 5% of the housing units are restricted to very-low income residents; and

b. At least 10% of the housing units are restricted to lower income residents.

The amount of Density Bonus is set on a sliding scale, based upon the percentage of affordable units at certain prescribed income levels. In addition to Density Bonus, the City may provide one or more incentives or concessions to a project that qualifies for Density Bonus. The number of incentives or concessions is based on the percentage of affordable units in the project:

i. For projects with at least 5% very low-income, 10% lower income, or 10% moderate-income units, one incentive or concession may be granted.

ii. For projects with at least 10% very low-income, 20% lower income, or 20% moderate-income units, two incentives or concessions are required.

iii. For projects with at least 15% very low-income, 30% lower income, or 30% moderate-income units, three incentives or concessions are required.

The City may grant the concession or incentive proposed unless it finds that the proposed concession or incentive is not required in order to achieve the required affordable housing costs or rents, or would cause a public health or safety problem, cause an environmental problem, harm historical property, or would be contrary to law.

The "project information" table on sheet G1.0 of the plans indicates a request for 15% Density Bonus. In order to determine the allowable Density Bonus and project concessions, submit for staff review a financial analysis report for the project. The report should indicate that the proposed Density Bonus and concessions and/or incentives are necessary to provide the proposed affordable units. In addition, provide for staff review the following supplemental project information as an attachment to the plans:

Project Description

i. Lot size (square feet/acres):
ii. Total number of units allowed without Density Bonus: _____
iii. Total number of units allowed with Density Bonus: _____
iv. Total number and percentage of units affordable to: _____

- Lower income households _____ _____ %
- Very-low income households _____ _____ %
- Moderate income households _____ _____ %

v. Total number of:

- Studio units _____
- 1-bedroom units _____
- 2-bedroom units _____
- 3-bedroom units _____
- 4 or more bedroom units _____

A bulletpoint list of development incentives requested - For example, increase in maximum lot coverage, reduction in minimum lot setbacks, reduction in minimum private outdoor open space, increase in the maximum building height, a reduction in the minimum number of parking spaces required by the BMC, etc.

9. Revised plans shall clearly distinguish the proposed regular dwelling units and the qualifying units for Density Bonus. All units that qualify for density bonus shall be designed and be accessible to amenities and facilities in the same fashion as the regular proposed dwelling units.

10. Pursuant to BMC Chapter 17.62.040, as a condition for the approval of a density bonus and additional incentive or incentives, the applicant shall agree to enter into a density bonus agreement with the city in a form approved by the city attorney and consistent with the requirements of Government Code Section 65915 and other applicable state law. The City Manager is authorized to execute the density bonus agreement on behalf of the city. The executed density bonus agreement shall be recorded on the parcel or parcels designated for the construction of qualifying units, or donated for the purpose of constructing qualifying units. The approval and recordation shall occur prior to final map approval. The density bonus agreement shall be binding upon all future owners and successors in interest.

11. Please be advised, the applicant is required submit payment for the Density Bonus application review. Staff will provide an invoice upon determination of the fee amount at a later date.

"C-3R" Zone - Code Requirements

12. Pursuant to BMC Chapter 17.28.040(A)(2), the minimum width of a lot in the C-3R zone shall be fifty (50) feet. "Lot width" means the horizontal distance between the side lot lines measured between two points each located on the side lot lines at a distance midway between the front and rear lot lines. Clearly depict on the site plan how the project complies with the minimum lot width requirement. It shall be noted that the "front lot line" means the lot line separating the narrowest street frontage of the subject property from the public street (6th Street/ Mansfield Way). The "rear lot line" is the westerly site boundary, most distant from the front lot line.

13. Pursuant to BMC Chapter 17.28.040(B)(2)(c), on corner lots and reversed corner lots, a minimum ten (10) foot side yard shall be provided. The required side yard area shall be landscaped and permanently maintained, and not otherwise used. The subject property is a corner lot and the proposed site plan depicts a surface-level parking lot along the northerly edge of the site, within the required side yard area. The required side yard area may not be utilized for parking facilities. The plans shall be revised to demonstrate compliance with minimum side yard requirements.

14. Pursuant to BMC Chapter 17.28.040(G)(1)(c), all trash storage areas shall be located for convenient vehicular access for pickup and disposal. It is the applicant's responsibility to contact the City's waste hauling servicer early in the review process to determine their requirements (i.e. trash collection schedule, the minimum size, type, number of containers, etc.) for the development project. The City's waste hauler is Republic Services. Republic Services may be contacted at 12949 Telegraph Rd., Santa Fe Springs, CA 90670, or via phone at (800) 299-4898.

“R-3” Zone - Code Requirements

15. Pursuant to BMC Chapter 17.24.050(D), not more than fifty (50) percent of the lot area of any R-3 zoned lot shall be covered by main or accessory buildings. It is unclear on the site plan and floor plans how the overall footprint of the building was measured. Revise plans to include a diagram that clearly delineates the building footprint being utilized to calculate the maximum lot coverage requirements. If changes are made to the building design, ensure to recalculate the overall areas of the structure(s) and revise the project data table accordingly to demonstrate how the project complies with the maximum allowable lot coverage. When calculating the lot coverage, the overall footprint of the structure(s) should encompass all the projecting elements such as roof eaves, balconies, soffits, awnings/overhangs, trellises, etc.

16. The project data table and calculations on the plans shall include, but not be limited to the following information:

    a. Existing Zoning designation: (C-M)
    b. Proposed Zoning designation: (C-3R)
    c. Revised lot size(s) (consistent with LA County Assessor’s Parcel Map)
    d. Assessor’s Parcel Number(s)
    e. Revised “New” building areas of each floor level (if needed)
    f. Tabulation of private open space proposed for each dwelling unit
    g. Revised lot coverage calculations

    Please note, additional changes to the project data table may be required if modifications are made to the overall area (SF) of the proposed structure(s).

17. The floor/roof plans depicted on sheet nos. A2.1, A2.2, A2.2, A2.3, and A2.4 shall be revised to include a tabulation of the total number of dwelling units and the dwelling unit subtype (based on the different floor plan layouts) within each floor level. Clearly identify on the floor plans each unit (i.e. “unit 1”, “unit 2”, unit 3”, etc.) and its sub-type (i.e. “A”, “B”, “C”, etc.). The floor plans shall include overall dimensions (i.e. length/ width) of common spaces within the building such as “amenity” areas, “decks”, and “multi-purpose room”.

18. Revise the dwelling unit sub-types on Sheet A6.1 so that each floor plan matches when cross-referencing between the sheets. The floor plan configuration of units “B.1” and “B” on sheet A6.1 appear to be identical. Provide a description for each unit type, note the differences, and revise the floor plans as needed.

19. Indicate on the site plan the conceptual location of all exterior appurtenances, including HVAC units, electrical vault, fire sprinkler valves, electrical meters, gas meters, backflow preventer, etc. Provide dimensions on site plan to demonstrate compliance with the setback requirements. All exterior utilities shall be adequately screened so that they are not visible from the public right-of-way. Should the utility providers (i.e. SoCal Gas, Edison, etc.) require placement of utilities within publicly visible areas of the site, it is the applicant's responsibility to provide adequate screening elements as deemed acceptable by Staff.

20. Staff has determined that the proposed “supportive housing” development is a land use with similar operating characteristics to multiple-family residential uses. Since there are no development standards that are specific to “supportive housing” land uses, the project is subject to the provisions of BMC Chapter 17.24 as deemed applicable by Staff. Pursuant to

BMC Chapter 17.24.050(G), each multiple dwelling shall conform to the following minimum floor area requirements:

a. Dwelling unit with one bedroom: 650 sq. ft.
b. Dwelling unit with two bedrooms: 800 sq. ft.
c. Dwelling unit with three bedrooms: 950 sq. ft.

The majority of proposed dwelling units are designed as studio apartments, therefore, do not satisfy the minimum size (area) requirements since the Zoning Code is silent with respect to "studio" dwelling units. Staff determined that the proposed studio units may be considered. However, the project must demonstrate compliance with the minimum "studio" dwelling unit size requirements pursuant to State regulations. Submit for staff review the applicable State regulations and specify how the proposed dwelling units satisfy their requirements.

21. Pursuant to BMC Chapter 17.24.050(H), A minimum of one hundred fifty (150) square feet of private open space shall be provided for each dwelling unit located on the lot. Private open space shall be located on the ground level with a minimum of ten feet in its least dimension, and open to the sky above. Required setback areas shall not be utilized toward the required open space requirement.

    The plans depict a covered patio area at the first-floor level and decks throughout multiple floor levels. However, it is not specified whether they are proposed in-lieu of the required private open spaces. In order to be counted as open space, the patio area and decks should be designed to be open on at least three sides and to the sky. Revise the plans to demonstrate compliance private open space requirements. Indicate if there will be outdoor seating areas located in the planting area located at the easterly side of the subject site and specify if this area is proposed as part of the required open space.

22. Pursuant to BMC Chapter 17.24.050(Q), a designated storage area having a capacity of at least eighty (80) cubic feet shall be provided for each dwelling unit located. Clearly depict on the floor plan of each dwelling unit or site plan how the project complies with said requirements.

Off-street Parking and Loading Requirements

23. Pursuant to BMC Chapter 17.76.030, in the case of mixed uses in a building or on a lot, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use.
    Pursuant to BMC Chapter 17.76.020(7)(b), two off-street parking spaces are required for each dwelling unit, which shall be located within a garage having minimum interior dimensions of 20 feet by 20 feet; and 1 guest open parking space for each 3 dwelling units having a minimum dimension of 9 feet by 20 feet. As such, the residential component of the project requires a total of 135 off-street parking spaces: 116 covered spaces designated for residents and 19 parking spaces designated for guests.

    Until supplemental information is submitted by the applicant, the "community services" component of the project shall be deemed a commercial use similar to "professional offices" and "assembly buildings". Pursuant to BMC Chapter 17.76.020(3), one parking space is required for each 50 square feet of gross floor area devoted to the proposed multi-purpose

room. Based on the proposed 772 square foot multi-purpose room, a total of 16 off-street parking spaces are required.

Pursuant to BMC Chapter 17.76.020(13), one parking space is required for each 200 square feet of gross floor area of the "community services" facility that is not designated for "multi-purpose room. Based on the information provided on the plans, the non-assembly area of the "community services" facility measures approximately 1,953 square feet. Therefore, a total of 10 off-street parking spaces are required for said facility.

Summary of required off-street parking spaces:

Residential:	116 (covered) parking spaces for residents 19 (open or covered) parking spaces for guests
Community services:	16 (open or covered) parking spaces for multi-purpose facility 10 (open or covered) parking spaces for non-assembly areas
Total required parking:	161 off-street parking spaces

The proposed site plan depicts a total of 31 open off-street parking spaces. The project design shall be revised to demonstrate compliance with the minimum off-street parking and loading requirements. Provide a parking matrix with a roster of all proposed land uses as noted above. Please indicate the required parking rate per land use and required number of parking spaces. Please include the project site's total proposed number of parking spaces and required number of parking spaces (based on the land uses).

24. Pursuant to BMC Chapter 17.76.100(A)(2), no loading space shall be permitted in any required off-street parking area nor shall any part of an alley and/or street be used to meet the requirements of this section. The proposed site plan depicts a loading space within the parking area and abuts the private street. The project design shall be revised to demonstrate compliance with requirements noted above.

25. Pursuant to BMC Chapter 17.76.100(B)(1), the project is required to provide one loading space for the proposed "community services" facilities. The revised project design shall demonstrate compliance with requirement noted above.

26. Pursuant to BMC Chapter 17.76.100(C), each required loading space shall be at least forty (40) feet in length, ten (10) feet in width with an unencumbered overhead clearance of at least fourteen (14) feet. The revised project design shall demonstrate compliance with requirement noted above.

27. Pursuant to BMC Chapter 17.76.060(A), each off-street parking space shall have a depth of not less than twenty (20) feet, and a width of not less than nine feet. Not more than 20 percent of the required parking for the "community services" facility may be designed as "compact spaces". Compact parking spaces shall measure not less than seven and one-half feet in width and fifteen (15) feet in length. Revised plans shall include a clearly dimensioned parking plan of the entire property drawn to scale that depicts the location and dimensions of proposed parking spaces and driveway aisles to demonstrate compliance with requirements noted above.

28. Pursuant to BMC Chapter 17.76.060(B)(1), Driveways located on any C zoned lots, shall be a minimum of twenty-four (24) feet in width. Revised plans shall include a clearly dimensioned parking plan of the entire property drawn to scale that depicts the location and dimensions of proposed parking spaces and driveway aisles to demonstrate compliance with requirements noted above.

29. Pursuant to BMC Chapter 17.76.060(B)(3), all parking areas shall be designed so as to allow forward motion only, of all vehicles when entering a street from such parking area. Revised plans shall include a clearly dimensioned parking plan of the entire property drawn to scale that demonstrates compliance with requirement noted above.

30. Pursuant to BMC Chapter 17.76.060(B)(4), all driveways shall be maintained with a vertical clearance of not less than ten (10) feet. No encroachment of any type, shall be permitted within driveway areas. Revised plans shall include a clearly dimensioned parking plan of the entire property drawn to scale that demonstrates compliance with requirement noted above.

31. Pursuant to BMC Chapter 17.76.060(F), suitable lights shall be provided so as to properly illuminate any parking area. Such lighting shall be arranged and maintained so as to reflect the light away from adjacent premises. The site plan submitted for staff review does not show any proposed exterior lighting throughout the site. Revised plans shall include an exterior lighting plan and photometric plan of the entire property drawn to scale that demonstrates compliance with requirement noted above.

32. Pursuant to BMC Chapter 17.76.070:

    a. Concrete curbs shall be installed along the borders of all required landscaped areas where such landscaped areas abut driveways, off-street parking and loading areas and other similar facilities.

    b. Trees located within three feet of a public sidewalk or street curb shall be installed with root guards.

    c. All trees shall be a minimum of fifteen (15) gallon size at the time of placement. Box trees shall be required on the site to enhance the appearance of the development. Shrubs shall be a minimum of five gallons in size at the time of placement.

    d. The minimum inside width of any required landscaped area or any form of fixed planter box shall be three feet.

    e. Only ten (10) percent of the required landscaped area can be in decorative gravel, rock, tree bark or other similar materials; provided such materials shall not be installed in a parkway or in a required front yard area. Exposed dirt areas are not permitted.

    The landscaping plans submitted for staff review does not specify site dimensions nor clearly depicts all proposed landscaping elements throughout the site. The landscaping plans shall be revised demonstrate compliance with all requirements noted above.

Site Composition, Programming, Architectural Style, and Detailing

33. The proposed building consists of a predominantly long horizontal mass with a sprawling floor plan that occupies a large portion of the site. Consider modifying the building mass to reduce its overall footprint and maximize the overall building height. In addition, the building mass may be situated closer to the westerly edge of the site. A relocation and reduction in the building footprint may allow opportunities to accommodate all of the required off-street parking within the site.

34. In order to meet the minimum parking requirements, the project should consider incorporating underground and/or podium parking and all other programs on the floor levels above.

35. The building elevations present stark facades with large blank wall areas and a single primary exterior material (stucco) that appears visually heavy. Consider refining the articulation of projecting wall volumes and increasing the variation in roof lines. The solid-to-void proportions along the north, east, and west elevations may also be refined with additional window openings within the dwelling units. The facades can also benefit from additional architectural treatment such as private balconies, window overhangs, and decorative railings.

36. The project should incorporate a greater variety in exterior materials palette. Consider incorporating accent cladding materials, re-study the proposed color scheme, and the application of stucco control joints/ reveals.

37. The project should ensure that the communal open spaces include amenities that will allow for their active use by the residents of the project. The common spaces for all residents throughout the different floor levels should be carefully designed and located at building areas where they could foster community.

38. The project should incorporate permanent amenities accessible to all its residents. Revised plans should specify and include details of the proposed amenities throughout the multiple floor levels.

39. Consider incorporating bicycle storage facilities for residents.

40. Given the surrounding uses and the site's close proximity to the flood channel, the project should incorporate a decorative wrought iron fence or wall along the southerly and westerly site boundaries to provide a greater level of security, deter trespassing, and vandalism. Chain link fences are prohibited. Clearly depict on the site plan the location of proposed perimeter/ exterior fences and walls. In addition, submit for staff review color elevations and enlarged detail drawings that show the overall heights, specific design, materials, colors, and finishes of the proposed fences and walls.

41. Submit a materials and colors sample board, including:

    - Product specifications (cut sheets/brochures) for features including windows, door, exterior light fixtures, vents, etc. for the proposed exterior building color(s), stucco or siding finish, windows, doors, balcony railings, lighting, etc.

- Materials palette (digital) including images, manufacturer and product name/number, finishes and textures for all proposed exterior materials including cladding, accent materials, proposed color/paint and fabric swatches.

- Physical samples of new materials including exterior cladding, roofing, architectural trims, paving, railings, etc.

42. The project should incorporate landscaping throughout all open areas within the site, except for driveways and walkways. The landscaping plan on sheet L2.0 does not clearly distinguish landscape vs. hardscape areas, nor identify all landscaping features proposed throughout the site. Submit for staff review a revised, complete set of landscaping plans (prepared by a landscape architect) which include, but are not limited to the following details:

    a. Planting plan showing the location, spacing, common name, botanical name, container size, quantity, and photographs of all proposed plant material, with distinct plant symbols for each specimen.

    b. Elevations/ cross sections showing the landscaping features within the proposed raised garden.

    c. Landscape construction plan with dimensions, materials, finishes (drawings, manufacturer specifications, and/or photographs of an existing installation).

    d. Hardscape details including paving, raised planters, water features, fences, walls, site furniture, etc.

    e. Exterior lighting including type of fixture and manufacturer specifications.

    f. Existing trees proposed to remain.

Environmental Analysis

43. Staff comments in response to the revised MND (dated January 19, 2023) are as follows:

    Project Description: Most people do not know what PSH is - please provide an explanation. Is this long or short term? Both? How often do people cycle in and out? Will this PSH target a specific population? The following is from the county's website and provides some context on PSH:
    Permanent Supportive Housing is a type of housing that provides either short- or long-term rental subsidies in combination with varied levels of supportive services.
    Permanent Supportive Housing (PSH) is a type of permanent housing that provides long-term rental subsidies and Intensive Case Management Services (ICMS) to individuals who have experienced chronic homelessness and have disabilities, chronic medical conditions, and/or behavioral health conditions. These may include licensed board and care placements adult residential facilities or residential care facilities for the elderly.

    Utilities: There is mention of construction of additional infrastructure for water lines, etc. If you are assuming construction of additional infrastructure - suggest disclosing that in the PD - any potential impacts should be analyzed. Also, would like to see discussion of existing capacity for utilities.

ATTACHMENT 4

April 13, 2023

The Salvation Army
Attn: Stacey Estes
16941 Keegan Ave.
Carson, CA 90746

Via email: staceylestes@aol.com

NOTICE OF COMPLETE APPLICATION
General Plan Amendment, Zone Change, Tentative Parcel Map, Site Plan Review, Conditional Use Permit & Density Bonus – New construction of a three-story, 58-unit supportive housing development.

Address: 5600 Rickenbacker Road (APN: 6332-002-090, 6332-002-037, and 6332-002-038)
Case Nos: GPA 2022-02, ZC 2022-01, TPM No.83748, SPR 2022-15, & CUP 2022-04

Dear Ms. Estes:

The Planning Division has reviewed your applications (General Plan Map Amendment, Zone Change, Tentative Parcel Map, Site Plan Review, Conditional Use Permit and Density Bonus) for new construction of a three-story, 58-unit supportive housing development at the above-referenced address. Based upon the application materials received, the application is deemed **complete**. However, please be advised that there are certain deficiencies in the project that do not appear to meet the requirements of the Bell Municipal Code (BMC). To provide you with more details, the deficiencies found in your project are noted in Attachment A. In addition, comments from the Engineering Department and the environmental analysis (MND) are included as Attachment B to this letter for your reference. It is suggested that you address these deficiencies and comments before proceeding further.

Furthermore, please be advised that a public hearing for consideration of your project by the Planning Commission will be tentatively scheduled on July 5, 2023. The tentative date is subject to change pending publication of the MND document and completion of the environmental review process. We will keep you informed of any updates regarding the scheduling of the public hearing.

If you have any questions, please feel free to contact me at (323) 588-6211 x2622 or rpelayo@cityofbell.org.

Sincerely,

Rodrigo Pelayo
Associate Planner

Attachment A: Project Deficiencies (Compliance with Zoning Code reqs.)
Attachment B: Engineering Dept. and Environmental Analysis comments

Attachment A (Project Deficiencies)

Zoning Code Requirements

1. Pursuant to BMC Chapter 17.28.040(B)(2)(c), on corner lots and reversed corner lots, a minimum ten (10) foot side yard shall be provided. It has been noted that the project is requesting a Density Bonus concession to deviate from said provisions. It is recommended that the parking lot design be further studied so that parking spaces do not encroach into the setback areas and are not accessible directly from the street given that such configuration may pose potential hazards for pedestrian and vehicular traffic along K street.

2. Pursuant to BMC Chapter 17.76.020(7)(b), two off-street parking spaces are required for each dwelling unit, which shall be located within a garage having minimum interior dimensions of 20 feet by 20 feet; and 1 guest open parking space for each 3 dwelling units having a minimum dimension of 9 feet by 20 feet. The project proposes surface-level open parking spaces along the northerly setback area of the site, which do not meet the requirements for covered parking spaces.

3. Pursuant to BMC Chapter 17.24.050(H), A minimum of one hundred fifty (150) square feet of private open space shall be provided for each dwelling unit located on the lot. Private open space shall be located on the ground level with a minimum of ten feet in its least dimension, and open to the sky above. Required setback areas may not be utilized toward the required open space requirement. The project is requesting a Density Bonus concession to deviate from the requirement of private open space, specifically by proposing common open areas throughout the site. The proposed common open areas should be refined to exclude the required setback areas.

4. Pursuant to BMC Chapter 17.24.050(Q), a designated storage area having a capacity of at least eighty (80) cubic feet shall be provided for each dwelling unit located. It has been noted that the project is requesting a Density Bonus concession to deviate from the requirement of storage space within enclosed garages.

5. The project as designed and described, will consist of professional (veterans affairs, social services, management, “food insecurity supports”, etc.) offices to service the residents within the proposed development. The proposed office uses are incidental to the primary residential use; however, are not operated by the residents but rather staff that lives off-site. Furthermore, the incidental office uses are proposed to operate with business hours and services similar to traditional office uses within commercial zones of the City. As such, the proposed project should be considered to have mixed uses. Pursuant to BMC Chapter 17.76.030, in the case of mixed uses in a building or on a lot, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use. The project only proposes to accommodate parking for residential uses; however, does not appear to provide additional spaces for the proposed offices.

Attachment B
(Environmental Analysis and Engineering Department Comments)

Environmental Analysis

Language added by the applicant to the MND (dated March 13, 2023):

"The project would also require utility work as part of project construction; however, existing utility infrastructure (e.g., water, wastewater) is in place for the project. While the existing infrastructure is old and would need to be replaced, construction of new or expanded infrastructure would not be required. Utility work associated with the project would involve connecting the proposed building to existing utility lines."

Staff comments in response to the revised MND (dated March 13, 2023) are as follows:

This statement is unclear and somewhat contradictory. It acknowledges the existing infrastructure is old and would need to be replaced but says new infrastructure would not be required. Will new lines be required? And if so, the construction of those should be evaluated as part of this MND. Also, the MND discloses the capacity of offsite lines, but does not discuss the on-site capacity/lines which is where it is assumed the new infrastructure/lines will be required. Suggest this statement be reworded to be clear whether utility lines will need to be replaced as part of the project.

Engineering Department

A. Grading

1. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by the registered civil engineer or other registered professional as required.

2. Final Engineered Precise Grading Plan shall be approved prior to the issuance of any Building Permit.

3. A Soils Investigation Report shall be conducted to verify acceptable soil conditions exist for the proposed use and development.

4. An Erosion Control Plan shall be approved PRIOR to the issuance of a Grading Plan.

5. Grading of the subject property shall be in accordance with California Building Code, LA County Grading Standards, and accepted grading practices. Prior to issuance of grading permit by the City of Bell, the Precise Grading Plan shall be in substantial conformance with the approved grading plan showing building footprints, new and revised pads and elevations of finished grades, drainage routes, retaining walls, erosion and sediment control, Best Management Practices (BMPs) conforming to the approved Watershed Management Program accompanying LID and Green Street Policies.

6. Prior to issuance of any Grading Permit, the City Engineer and the Chief Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular

watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations.

7. The pad grading certification and compaction reports shall be completed, submitted, and approved by the City Engineer prior to the issuance of building permits.

8. A separate grading plan check submittal is required for all new construction projects and for existing buildings where improvements being proposed will generate 50 cubic yards or more of combined cut and fill. The grading plan shall be prepared, stamped, and signed by a California registered Civil Engineer.

9. Prior to issuance of a grading permit, the developer shall guarantee completion of grading by posting adequate security and entering into a grading agreement with the City. Surety with an agreement shall be executed guaranteeing completion of all on-site drainage facilities necessary for dewatering all parcels to the satisfaction of the City Engineer prior to prior to the issuance of grading permits.

B. Traffic

10. All onsite and offsite landscaping, walls, fences, and monument signage shall be subject to the review and approval of the City Engineer to ensure sight distance is not obstructed.

11. Prior to the issuance of any grading or building permits, the Project Applicant shall prepare a Traffic Control Plan (TCP) to address traffic and safety concerns resulting from any lane closure(s) necessary to implement the Conditions of Approval. At a minimum, the TCP shall include measures to accomplish the following:

    a. *Clearly denote lane closures, detours, and turning restrictions, with appropriate signs and other traffic control devices to alert travelers;*

    b. *Ensure vehicular and emergency access to the project area is maintained during construction; and*

    c. *Maintain pedestrian circulation; and*

    d. *Construction equipment traffic shall be controlled by flaggers, as appropriate.*

12. The TCP shall be reviewed and approved by the City Engineer for compliance with the California Manual on Uniform Traffic Control Devices.

13. All approved project driveways shall remain open to traffic during business hours and all other times when vehicles are expected to enter or exit the site.

14. On-street parking or staging of vehicles will not be permitted to occur in conjunction with operation of the project facility. If actual parking or loading demand exceeds that provided, the project applicant shall either reconfigure the site to accommodate the demand or provide additional parking offsite within a reasonable walking distance. The design and construction of any site reconfiguration is subject to City review and approval. The arrangements for offsite

parking, as well as any associated design and construction, are subject to City review and approval.

C. Street Improvements

15. The applicant proposes a subdivision map known as the tentative parcel map. This map shall be recorded as one parcel map, but may be developed in phases. If a construction phasing for the off-site public improvements is required, a construction phasing plan shall be reviewed and approved by the Director of Community Development Department prior to recordation of the Final Parcel Map. Financial security shall be provided for the entire improvements required for the project development prior to approval of the final map by the City Council.

16. Improvement plans shall be based upon a centerline profile extending beyond the project boundaries a minimum distance of 50 feet at a grade and alignment approved by the City Engineer.

17. The offsite improvements which include new roadway paving, traffic lane striping, and (bike route) pavement markings due to the realignment of K Street adjacent to the development project must be constructed prior to the issuance of a Certificate of Occupancy and will be subject to the approval of the City Engineer and Community Development Director. The proposed street realignment must meet all current traffic and roadway construction standards.

18. The proposed offsite improvements shall match the bike route pavement markings located on the existing roaday.

19. The street improvement plans shall comply with the following design standards throughout this project:

    a. *All driveway approaches shall conform to alley type per City of Bell standard and shall be shown on the street improvement plans.*

    b. *Lot access shall be restricted except at intersections or pre-approved locations and shall be so noted on the final map.*

    c. *Street centerline radii shall be a minimum of 1,500ft.*

    d. *The minimum centerline and flow line grades shall be one (1%) percent unless otherwise approved by the City Engineer.*

    e. *All reverse curves shall include a minimum tangent of fifty (50) feet in length.*

    f. *Utility trenches shall be in accordance with City Standard and subject to the City Engineer.*

    g. *Street lights shall be provided along streets adjoining and within the subject site in accordance with Standard or as approved by the City Engineer.*

h. ADA access ramps and path of travel shall be installed on all corners and driveways per City Standards and as directed by the City Engineer.

Existing City roads requiring construction shall remain open to traffic at all times with adequate detours during construction.

i. Concentrated drainage flows shall not cross sidewalks. Under sidewalk drains shall be installed to City Standards.

20. Water improvement plans including distribution system and appurtenances shall be approved by the County of Los Angeles Fire Marshal, the Water District/Company, and the City Engineer. Sanitary sewer plans shall be approved by the City Engineer.

D. Public Maintenance Areas

21. A separate set of landscape and irrigation plans per Engineering Public Works Standards shall be submitted to the Engineering Services Division for review and approval prior to final map approval or issuance of building permits, whichever occurs first.
22. All required public landscaping and irrigation systems shall be continuously maintained by the developer to the satisfaction of the City of Bell.

E. Drainage and Flood Control

23. Prior to the issuance of a grading permit, a complete hydrology and hydraulic study (include off-site areas affecting the development) shall be prepared by a qualified engineer and shall be submitted to the City Engineer for review and approval. The report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 50-year flood per the Los Angeles County Flood Control District Hydrology Manual. The project development shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. If the quantities exceed the existing downstream capacity, the developer shall provide adequate drainage facilities to mitigate the impact as approved by the City Engineer.

24. Trees are prohibited within 5 feet of the outside diameter of any public storm drain pipe measured from the outer edge of a mature tree trunk.

25. A permit from the Los Angeles County Flood Control District is required for new connections and work within its right-of-way.

26. Drainage easements, when required, shall be shown on the final map and noted as follows: "Drainage Easement - no buildings, obstructions, or encroachments by landfills are allowed."

27. Prior to the approval of the improvement plans, the hydrology study shall show that the 25-year storm flow will be contained within the street from curb to curb and the 50-year storm flow shall be contained within the street right-of-way. When either of these criteria are exceeded, additional drainage facilities shall be installed.

28. Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. ' Secondary emergency flow bypass shall also be provided as approved by the Director of Public Works.

29. A parcel shall drain toward the street unless otherwise approved by the City Engineer. The drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system in accordance with City standards. Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks.

30. The project shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. The storm drain design and improvements shall be subject to review and approval of the City Engineer. The City does allow use of streets for drainage purposes in most instances. Should the quantities exceed the street capacity or if the use of streets is prohibited for drainage purposes, the developer shall provide adequate facilities as approved by the City Engineer.

31. The fire access roadway plan shall be submitted to the County of Los Angeles Fire Department and the City Engineer for approval.

32. Upon completion of project construction, the project applicant shall submit a Notice of Termination (NOT) to the State Water Resources Quality Control Board (SWRCB) to indicate that construction is completed.

33. Drainage easements for safe disposal of surface water that are conducted onto or over adjacent properties are to be delineated and recorded to the satisfaction of the Building and Safety Official prior to the issuance of grading and building permits.

34. On-site drainage improvements, necessary for dewatering and protecting the subdivided properties, are to be installed prior to issuance of Certificate of Occupancy permit for construction upon any parcel that may be subject to drainage flows entering, leaving, or within a parcel relative to which a building permit is requested.

F. Parcel Map

35. Recordation of a Final Parcel Map shall be done PRIOR to the issuance of a Certificate of Occupancy.

G. Utilities

36. Provide underground utility services including sanitary sewerage system, water, gas (optional), electric power, telephone, and cable TV in accordance with the Utility Standards. Easements shall be provided as required.

37. The developer shall be responsible for the relocation of existing utilities to underground.

38. The City’s Sewer Master Plan dated December 2019 identified the sewer main line pipes in Mansfield Way and K street as hydraulically deficient (d/D greater than 0.85). Sewer capacity

analysis of the proposed use shall be conducted by the developer to verify capacity exists in downstream sewer collection facilities. The developer shall be responsible for designing and constructing a sewer lateral connection that adequately serves the development and/or mitigates the impact to the City's sewer system as approved by the City Engineer. Otherwise, the developer shall provide a prorated cash contribution to the City based on the percentage increase in sewage flow from the development and the City's estimated cost to upgrade the downstream public sewer system as identified in the Sewer Master Plan.

39. Water and sewer plans shall be designed and constructed to meet the requirements of the Los Angeles County Sanitation District (Sanitation District), California Water Service Company (Cal Water), and the County of Los Angeles Fire Department (Fire Department). Letters of compliance from the Sanitation District, Cal Water, and the Fire Department are required prior to final map approval or issuance of permits, whichever occurs first. Such letters must have been issued by the water district within 90 days prior to final map approval.

40. A Will Serve Letter from California Water Services District shall be submitted prior to the issuance of any Building Permit. Approvals have not been secured from all utilities and other interested agencies involved.

H. General Requirements and Approvals

41. Permits shall be obtained from any applicable agencies for work within their right- of-way.

42. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer or other registered/licensed professional as required.