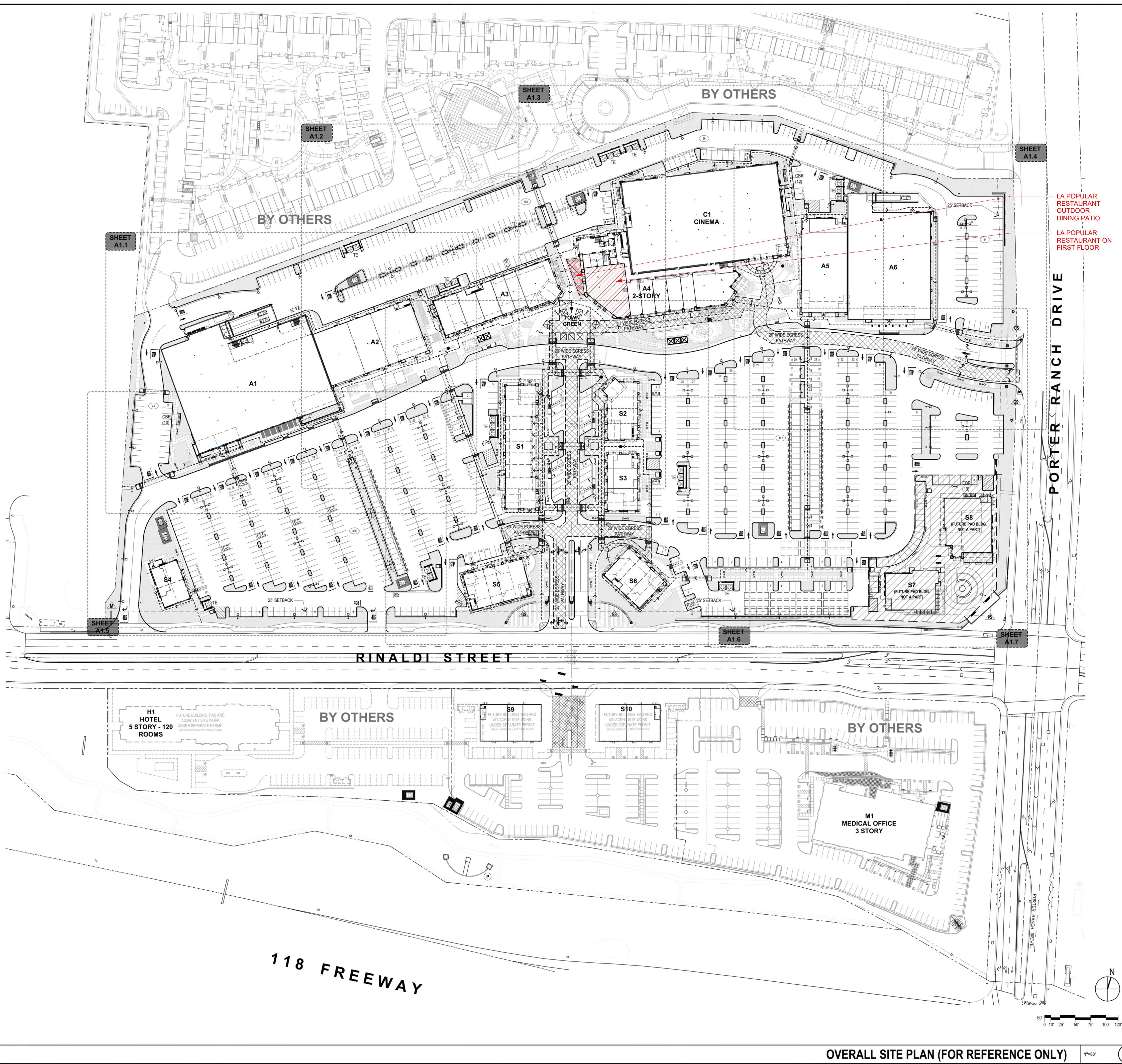


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### GENERAL NOTES

- REFER TO CIVIL PLANS FOR SITE DIMENSIONS, METES AND BOUNDS, GRADING, PAVING, CONCRETE CURBS, DRAINAGE AND HORIZONTAL CONTROLS.
- REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE, PLANTING, IRRIGATION, FINE GRADING AND SOILS PREPARATION.
- REFER TO GEOTECHNICAL REPORT FOR INFORMATION REGARDING GRADING, BEARING VALUES, COMPACTION, PAVING SECTIONS, CONCRETE MIX DESIGN AND SOIL AMENDMENT INFORMATION.
- VERIFY THAT ALL GRADES ON SITE COMPLY WITH REQUIREMENTS FOR ACCESSIBILITY AS SHOWN ON ALL ARCHITECTURAL AND CIVIL PLANS PRIOR TO CONSTRUCTION.
- VERIFY THAT ALL CLEARANCES ON SITE COMPLY WITH REQUIREMENTS FOR ACCESSIBILITY AS SHOWN ON ALL ARCHITECTURAL AND CIVIL PLANS PRIOR TO CONSTRUCTION.
- CURBS SHALL BE PAINTED RED AND LABELED "NO PARKING/FIRE LANE" PER LOS ANGELES COUNTY FIRE DEPARTMENT REQUIREMENTS - SEE DETAIL.
- ALL PARKING LOT STRIPING ARE TO BE PAINTED PER CITY OF LOS ANGELES STANDARDS, INCLUDING PAINTED ACCESSIBLE PARKING SYMBOLS, ACCESSIBLES, ACCESSIBLE PATH CROSSWALK (WHERE OCCURS), STOP SIGN AND DIRECTIONAL ARROW MARKINGS SHALL HAVE A MINIMUM OF TWO COATS OF PAINT:  
BASE COAT - COLOR YELLOW  
TOP COAT - COLOR WHITE / BLUE PER LOCAL CODES  
ACCESSIBLE EV CHARGING ONLY PARKING STALLS AND ACCESSIBLES SHALL NOT BE THE COLOR BLUE  
ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE TO BE VERIFIED WITH CIVIL PLANS.
- CONTRACTOR SHALL VERIFY ALL INFORMATION CONTAINED ON THIS DRAWING WITH CIVIL DRAWINGS. CONTACT ARCHITECT IF ANY DISCREPANCIES EXIST.
- REFER TO ELECTRICAL PLANS FOR SITE SIGNAGE POWER AND IN-GROUND LIGHTS LANDSCAPE PLANTING AREAS AND TREE LIGHTS.
- STANDPIPE FIRE DEPARTMENT CONNECTION (FDC) SHALL HAVE COVERAGE OF 150 FT. RADIUS.

### SITE SUMMARY - NORTH LOT

BUILDING AREA	GROSS BUILDING AREA AS DEFINED BY CBC 2013	ZONING FLOOR AREA AS DEFINED PER LAMC SEC. 12.21-A. 4.
BLDG. A1	1 ST FLOOR 45,112 SF	36,724 SF
	MEZZANINE 4,200 SF	3,830 SF
BLDG. A2	15,120 SF	14,609 SF
BLDG. A3	12,295 SF	11,761 SF
BLDG. A4	1ST FLOOR 20,505 SF	16,001 SF
	2ND FLOOR 19,479 SF	12,250 SF
BLDG. A5	11,464 SF	9,794 SF
BLDG. A6	25,003 SF	24,548 SF
BLDG. C1	38,112 SF	37,592 SF
BLDG. S1	9,514 SF	6,663 SF
BLDG. S2	4,683 SF	4,310 SF
BLDG. S3	4,600 SF	4,231 SF
BLDG. S4	3,230 SF	2,891 SF
BLDG. S5	6,000 SF	5,607 SF
BLDG. S6	4,800 SF	4,490 SF
BLDG. S7 (NOT A PART)	5,203 SF	4,482 SF
BLDG. S8 (NOT A PART)	7,000 SF	6,660 SF
TOTAL BLDG. AREA	233,120 SF	207,077 SF

### PARKING SUMMARY

AUTOMOBILES	NO. OF PARKING STALLS PROVIDED	NO. OF PARKING STALLS REQUIRED PER LAMC SEC. 12.21-A. 16.
STD. (8'-0"x18'-0") OR (8'-6"x15'-0") w/ 2'-0" CAR OVERHANG	1,034	REFER TO SHEET T1.3 FOR MORE INFO.
COMPACT (8'-0"x15'-0") w/ 2'-0" CAR OVERHANG	10	
ACCESSIBLE PARKING STALLS	27 TOTAL	22 PER CBC TABLE 11B-208.2
ACCESSIBLE (8'-0"x18'-0")	13	
VAN ACCESSIBLE (12'-0"x18'-0")	14	1 IN EVERY 6 ACCESSIBLE PARKING STALLS PER CBC SEC. 11B-208.2.4
CLEAN AIR / VANPOOL / EV VEHICLES DESIGNATED PARKING	119 TOTAL	97 (8% OF TOTAL NO. OF PARKING STALLS PROVIDED) PER LA CALGREEN SEC. 5.106.5.2
AMBULATORY EV CHARGING STATIONS (10'-0"x18'-0")	2	60 (6% OF TOTAL NO. OF PROVIDED PARKING STALLS) SHALL BE CAPABLE OF SUPPORTING FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT - 12 (1% OF TOTAL NO. OF REQUIRED PARKING) STALLS SHALL BE FURTHER PROVIDED WITH EV CHARGERS IN COMPLIANCE IN COMPLIANCE WITH ENTITLEMENT CONDITION 7b.
ACCESSIBLE STANDARD EV CHARGING STATIONS (8'-0"x18'-0")	3	
VAN ACCESSIBLE EV CHARGING STATIONS (12'-0"x18'-0")	2	
EV CHARGING STATIONS (NON-REGULATED) (8'-0"x18'-0")	5	
EV CAPABLE PARKING STALLS (8'-0"x18'-0")	64	
CLEAN AIR / VANPOOL	43	
TOTAL AUTOMOBILE PARKING:	1,190 STALLS PROVIDED	1,187 STALLS REQUIRED - REFER TO SHEET T1.3 FOR MORE INFO.

### BICYCLES

LONG-TERM (BIKE SHELTERS): 42 (SINGLE SPACE BIKE RACKS)	NO. OF BIKE SPACES PROVIDED	NO. OF BIKE SPACES REQUIRED PURSUANT TO ORDINANCE 182386, AFTER THE FIRST 100 BIKE SPACES, ADDITIONAL SPACES REQUIRED AT 5% OF AUTOMOBILE SPACES, AS 5% OF 1,190 IS LESS THAN 100, A MINIMUM OF 100 IS STILL REQUIRED. THE RATIO OF SHORT TERM TO LONG TERM SHALL REMAIN THE SAME.
SHORT-TERM: 88 (34 DUAL SPACE BIKE RACKS)	110 SPACES PROVIDED	100 MIN. SPACES REQUIRED - REFER TO SHEET T1.3 FOR MORE INFO.
TOTAL BICYCLE PARKING:	110 SPACES PROVIDED	

### PLANNING DEPT. NOTES

"THE TOTAL REQUIRED NUMBER OF BICYCLE PARKING SPACES MAY BE LOOKED AT FOR THE ENTIRETY OF THE USES PROVIDED IN ALL OF THE BUILDINGS AND MAY UTILIZE LAMC SECTION 12.21-A.16(A)(2)(VI) IF THE TOTAL REQUIRED BICYCLE PARKING FOR THE COMBINATION OF BUILDINGS EXCEEDS 100 SPACES"

"TO ALLOW LAMC SECTION 12.21-A.16(A)(2)(VI) TO BE UTILIZED FOR THE TOTAL REQUIRED BICYCLE PARKING COUNT FOR THE COMBINATION OF BUILDINGS IN LIEU OF EACH INDIVIDUAL BUILDING FOR BUILDINGS UNDER DEVELOPMENT CPC-2016-837-SP-MCUP-DRB-SPP-SPR"

### LEGEND

- ○ ○ PEDESTRIAN LIGHT - SEE ELECTRICAL DRAWINGS
- ⊕ PARKING LOT LIGHT - SEE ELECTRICAL DRAWINGS
- UNOBSTRUCTED ACCESSIBLE PATH OF TRAVEL, WITH SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%.
- (CBR) COVERED BIKE RACK SHELTER - LONG TERM - SEE SHEET A1.8
- (BR) BIKE RACK - SHORT TERM - SEE LANDSCAPE DRAWINGS
- (P) PROPOSED PYLON SITE
- M PROPOSED MONUMENT SIGN - SEE ELECTRICAL DRAWINGS
- SB PROPOSED GATE SIGN - SEE ELECTRICAL DRAWINGS
- PS PROPOSED PRIMARY SIGN IDENTIFICATION - SEE ELECTRICAL DRAWINGS
- TE COVERED TRASH ENCLOSURE
- SINGLE, DOUBLE, TRIPLE SIZE PER PARTIAL SITE PLANS
- ALL TRASH / RECYCLE BINS SHALL HAVE LIDS PER CITY REQUIREMENTS.

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11-30-2023  
REN. 5/1/23

STATE OF CALIFORNIA

THE VINEYARDS AT PORTER RANCH  
20001-20015 W. RINALDI STREET  
PORTER RANCH, CA 91326

OVERALL SITE PLAN  
(FOR REFERENCE ONLY)

ISSUED FOR BID: SEPT. 5, 2017

SHEET  
A1.0

DATE 11-30-2022 ISSUED FOR PERMIT SET REV

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CONSULTANTS  
CIVIL: N/A  
LANDSCAPE: N/A  
ARCHITECTURE: NORR  
STRUCTURAL: Brad Young and Associates, Inc.  
MEP: National Engineering, Ltd.

SEAL(S)  
RACHEL TURNER-LAUCK  
NO. C-40063  
11-30-2023  
RENEWAL DATE

**NORR**  
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t:916.453.3807 | www.norr.com

PROJECT  
LA POPULAR  
20065 W. RINALDI STREET  
PORTER RANCH, CA 91326

DRAWING TITLE  
ARCHITECTURAL  
OVERALL SITE PLAN

DRAWN AP CHECKED DB

PROJECT NO. JSCR22-0083

Sheet No. A-001

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1 SITE PLAN N.T.S. OVERALL SITE PLAN (FOR REFERENCE ONLY)





PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING- FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH. THE SIGNS SHALL BE PLACED 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 THEROF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 505.3

B. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBER, 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 BE PLACED WITHIN A SQUARE OR RECTANGULAR PLASTIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF .5 INCH. FIRE CODE 505.1

C. 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.

D. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9

E. EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR PANIC EXIT HARDWARE. BUILDING CODE 1008.1.10. FIRE CODE 1008.1.10.

F. THE MAXIMUM SLOPE OF THE PARKING SURFACE AT THE ACCESSIBLE SPACE AND ADJACENT ACCESSIBLE AISLE, IN ANY DIRECTION, IS  $\leq 1.48$  PER SECTION 11B-502.4

G. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN, PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH SPACE, CONSISTING OF:

a. A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND

b. THE SIGN SHALL BE 70 IN. IN HEIGHT. WHEN IN THE PATH OF TRAVEL THEY SHALL BE POSTED  $\geq 80"$  FROM THE BOTTOM OF THE SIGN TO PARKING SPACE FINISHED GRADE

c. SIGNS MAY ALSO BE CENTERED ON THE WALL OF THE INTERIOR END OF THE PARKING SPACE

d. VAN-ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BEHIND THE SYMBOL OF ACCESSIBILITY

e. IN ADDITION, THE SURFACE OF EACH ACCESSIBLE SPACE SHALL BE REQUIRED TO BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY

H. AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, SECTION 11B-502.4. THE SIGN SHALL BE 17" X 27" WITH LETTERING NOT  $\leq 1"$  IN HEIGHT. PER SECTION 1129B.4 REQUIRED WORDING IS AS FOLLOWS: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DESIGNATED PLACARDS OR SIGNAGE ARE SUBJECT TO REMOVAL WITHOUT NOTICE. VEHICLES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT \_\_\_\_\_ OR BY TELEPHONING \_\_\_\_\_"

I. ALL PROPERTY LINES, EASEMENTS, AND BUILDING, EXISTING AND PROPOSED ARE SHOWN ON THIS PLAN.

J. ALL SITE DESIGN & ELEMENTS ARE EXISTING. PLAN IS INCLUDED FOR REFERENCE ONLY.

THIS DRAWING HAS BEEN PREPARED SOLELY  
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**CONSULTANTS**

CIVIL: N/A  
LANDSCAPE: N/A  
ARCHITECTURE: NORR  
STRUCTURAL: Brad Young and Associates, Inc.  
MEP: National Engineering, Ltd.

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PROJECT

LA POPULAR  
20065 W. RINALDI STREET  
PORTER RANCH, CA 91326

DRAWING TITLE

ARCHITECTURAL SITE  
PLAN

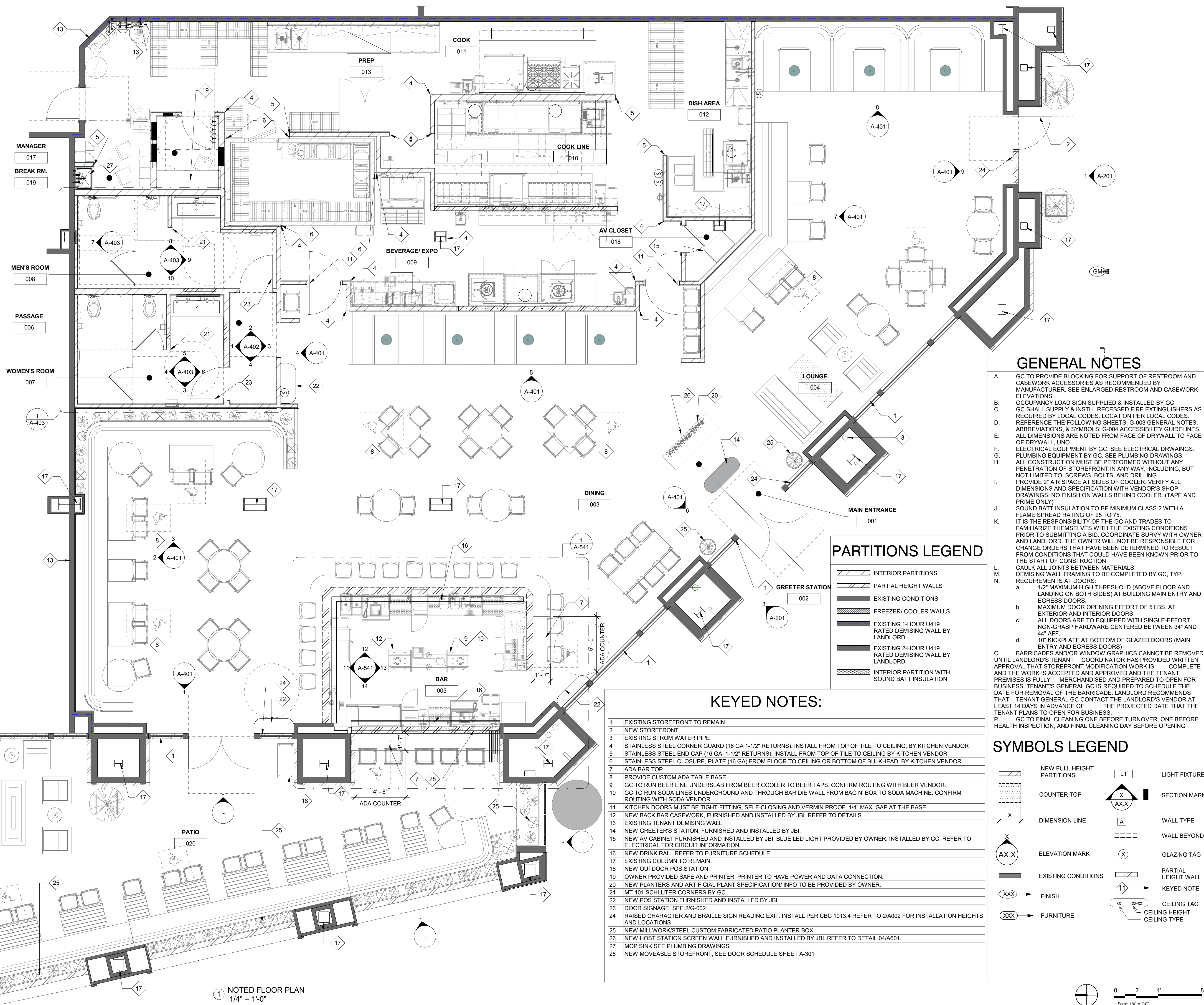
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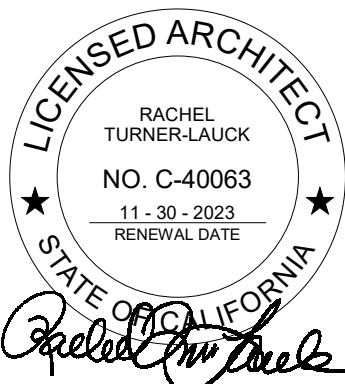
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CIVIL:	N/A
LANDSCAPE:	N/A
ARCHITECTURE:	NORR
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PORTER RANCH, CA 91326

DRAWING TITLE

NOTED FLOOR PLAN

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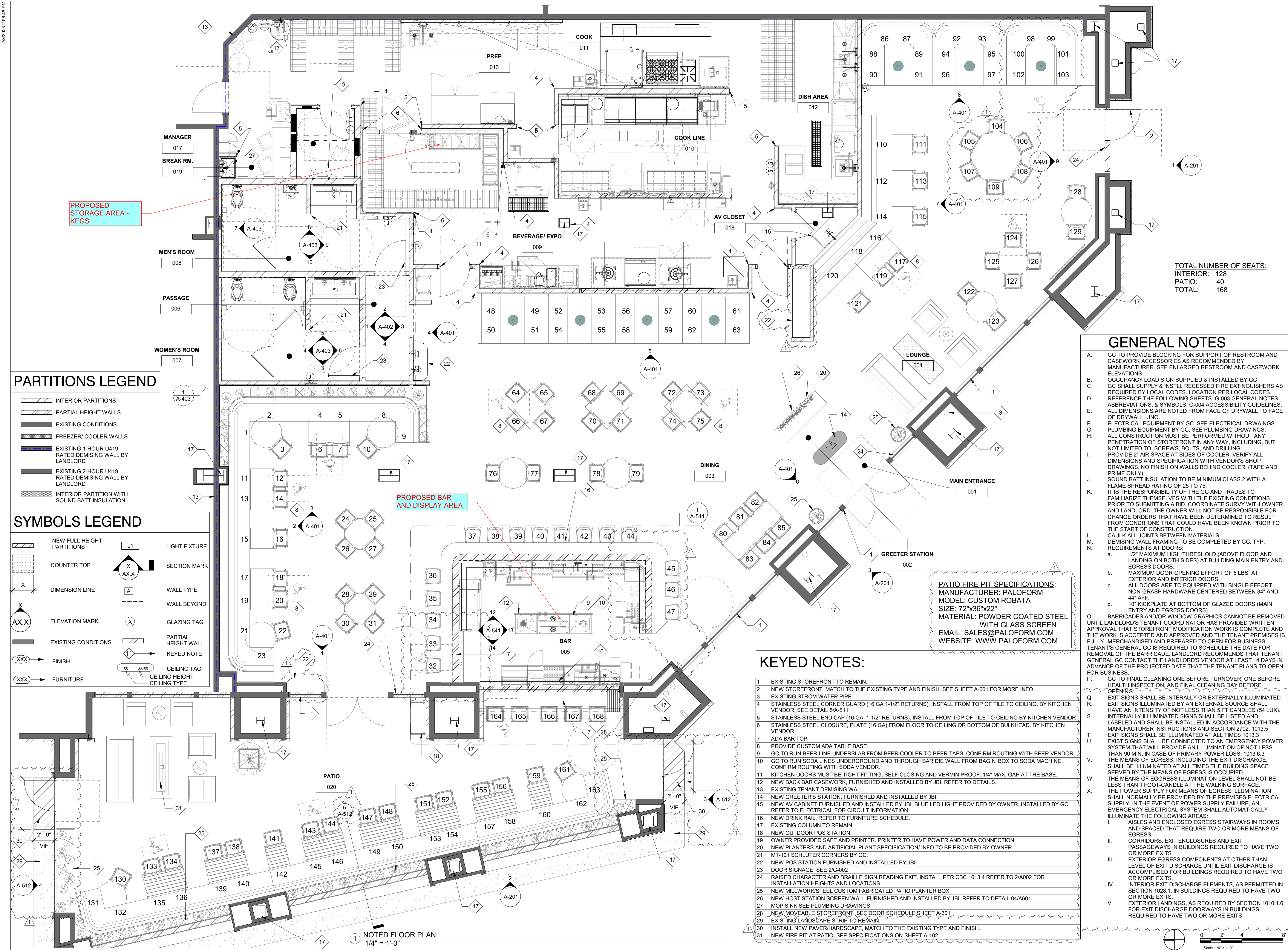
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01-30-2023	PLAN CHECK & LL COMMENTS	1

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LANDSCAPE:	N/A
ARCHITECTURE:	NORR
STRUCTURAL:	Brad Young and Associates, Inc.
MEP:	National Engineering, Ltd.

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**LICENSED ARCHITECT**  
RACHEL TURNER-LAUCK  
NO. C-40063  
11-30-2023  
RENEWAL DATE

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**PROJECT**  
LA POPULAR  
20065 W. RINALDI STREET, SUITE 110,  
PORTER RANCH, CA 91326

**DRAWING TITLE**  
**NOTED FLOOR PLAN**

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GENERAL NOTES:

- A. ALL SIGNAGE TO COMPLY WITH LL TENANT DESIGN CRITERIA  
B. ALL NEW STOREFRONT GLASS TO HAVE DARK TINT. CONFIRM SPECIFICATION WITH OWNER.  
C. IT IS THE RESPONSIBILITY OF THE GC AND TRADES TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. COORDINATE SURVEY WITH THE OWNER AND LANDLORD. THE OWNER WILL NOT BE RESPONSIBLE FOR CHANGE ORDERS THAT HAVE BEEN DETERMINED TO RESULT FROM CONDITIONS THAT COULD HAVE BEEN KNOWN PRIOR TO THE START OF CONSTRUCTION.

KEYED NOTES:

1	ALL EXISTING SHELL BUILDING MATERIALS TO REMAIN UNLESS NOTED OTHERWISE.
2	NEW NEON SIGN, FURNISHED AND INSTALLED BY SIGNAGE VENDOR. GC TO PROVIDE NECESSARY BLOCKING AND ACCESS PANELS. REFER TO ELECTRICAL SHEETS FOR MORE INFORMATION. SIGNAGE UNDER SEPARATE PERMIT.
3	NEW PATIO HEATER, REFER TO ELECTRICAL.
4	NEW PATIO FAN, REFER TO ELECTRICAL.
5	NEW STOREFRONT SYSTEM
6	NEW OUTDOOR PLANTER
7	NEW RAILING AND GATE AT PATIO
8	EXISTING STOREFRONT TO REMAIN
9	EXISTING PARTIAL HEIGHT CMU WALL TO REMAIN
10	NEW MOVEABLE STOREFRONT, SEE DOOR SCHEDULE SHEET A-601
11	EXISTING EXTERIOR SCNCE TO REMAIN

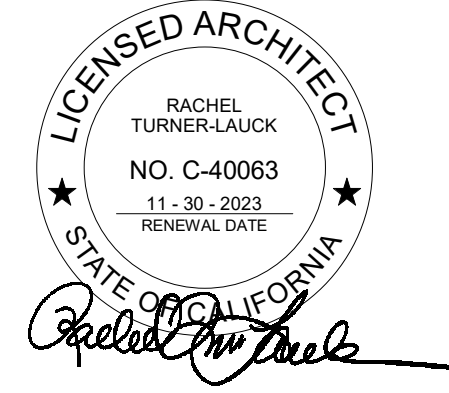
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DRAWING TITLE  
EXTERIOR ELEVATIONS

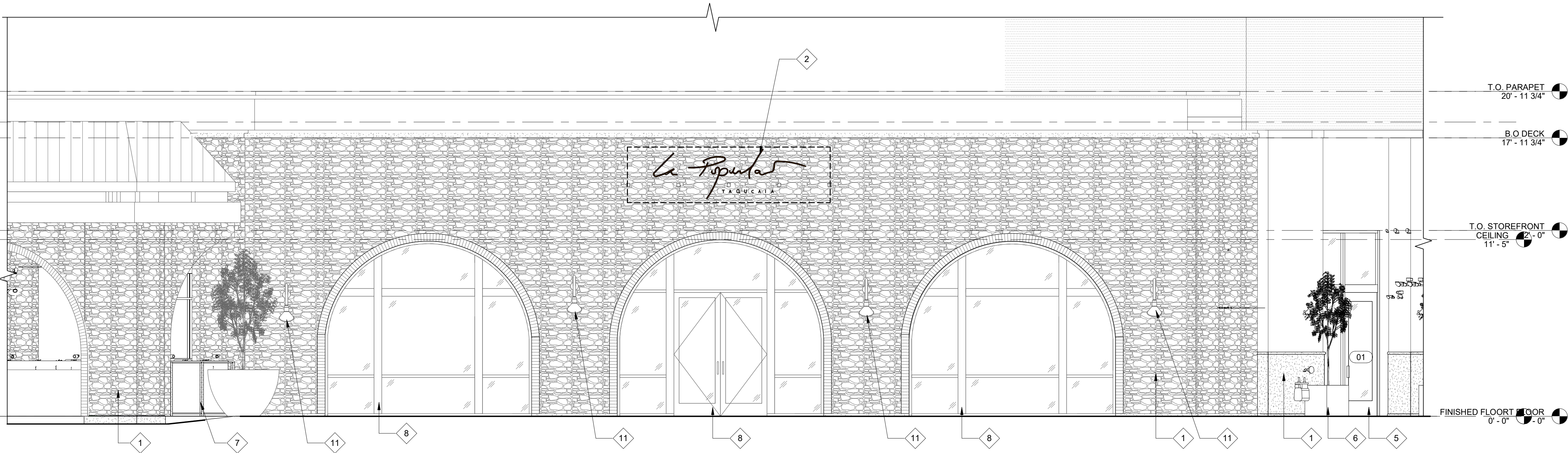
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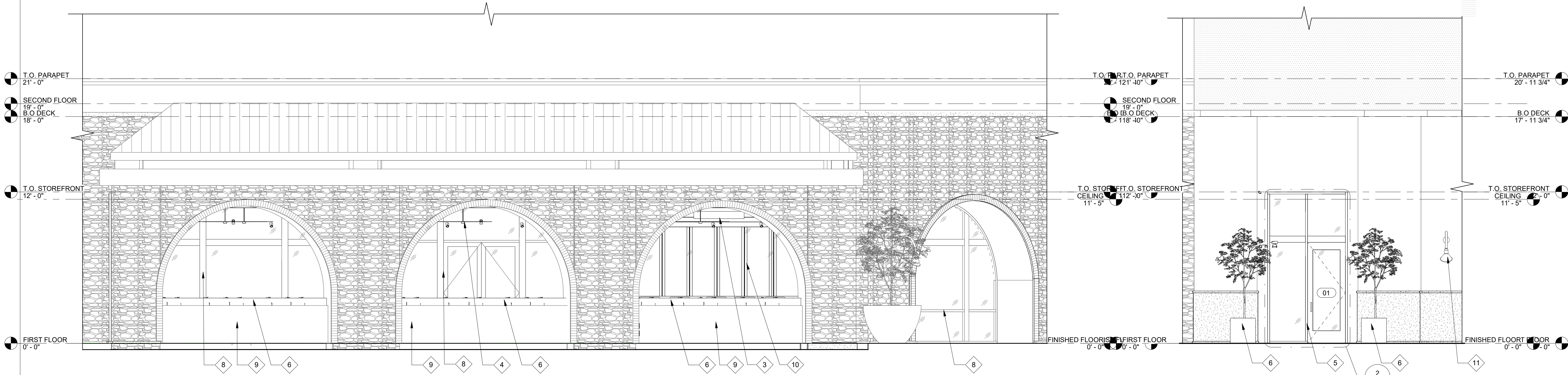
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3 EXTERIOR ELEVATION - NE  
1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST  
1/4" = 1'-0"

1 EXTERIOR ELEVATION - NORTH  
1/4" = 1'-0"