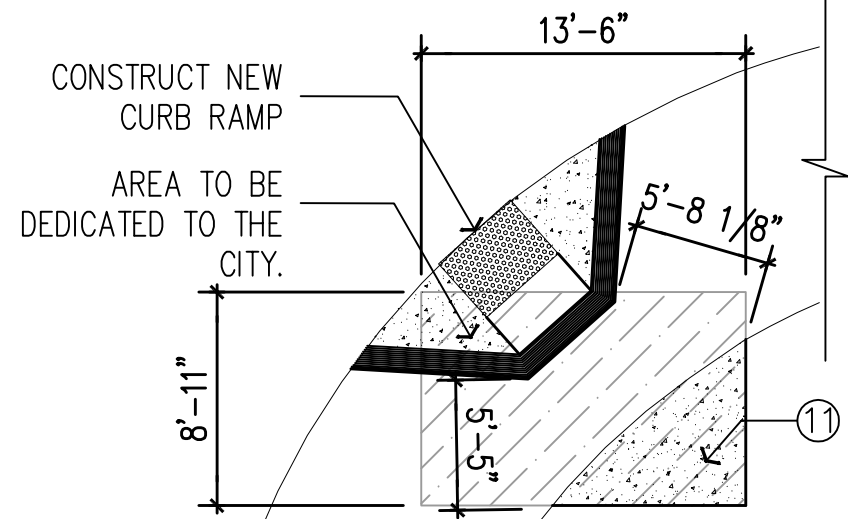
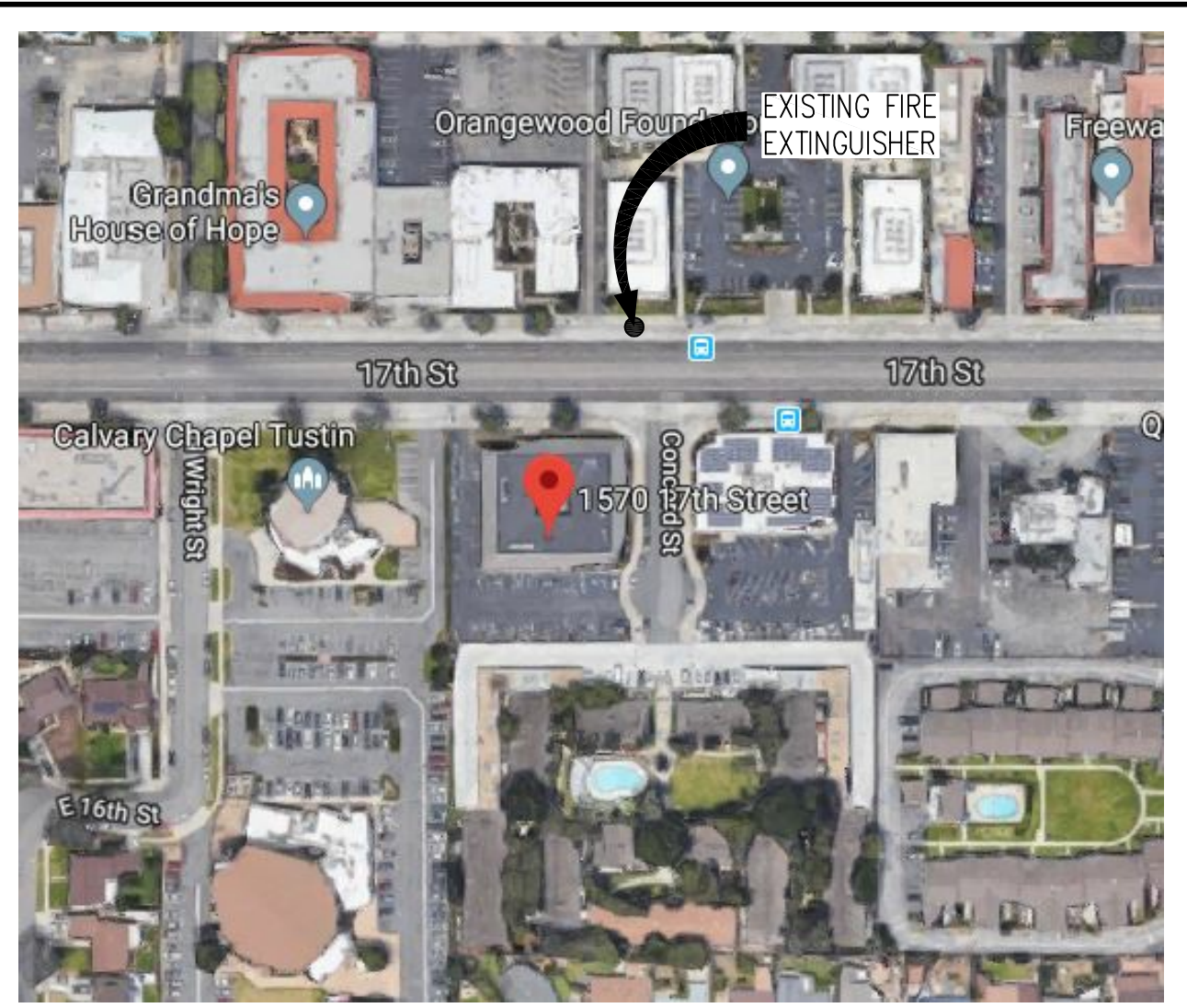
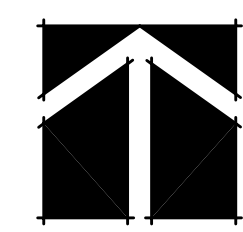


CONCORD STREET

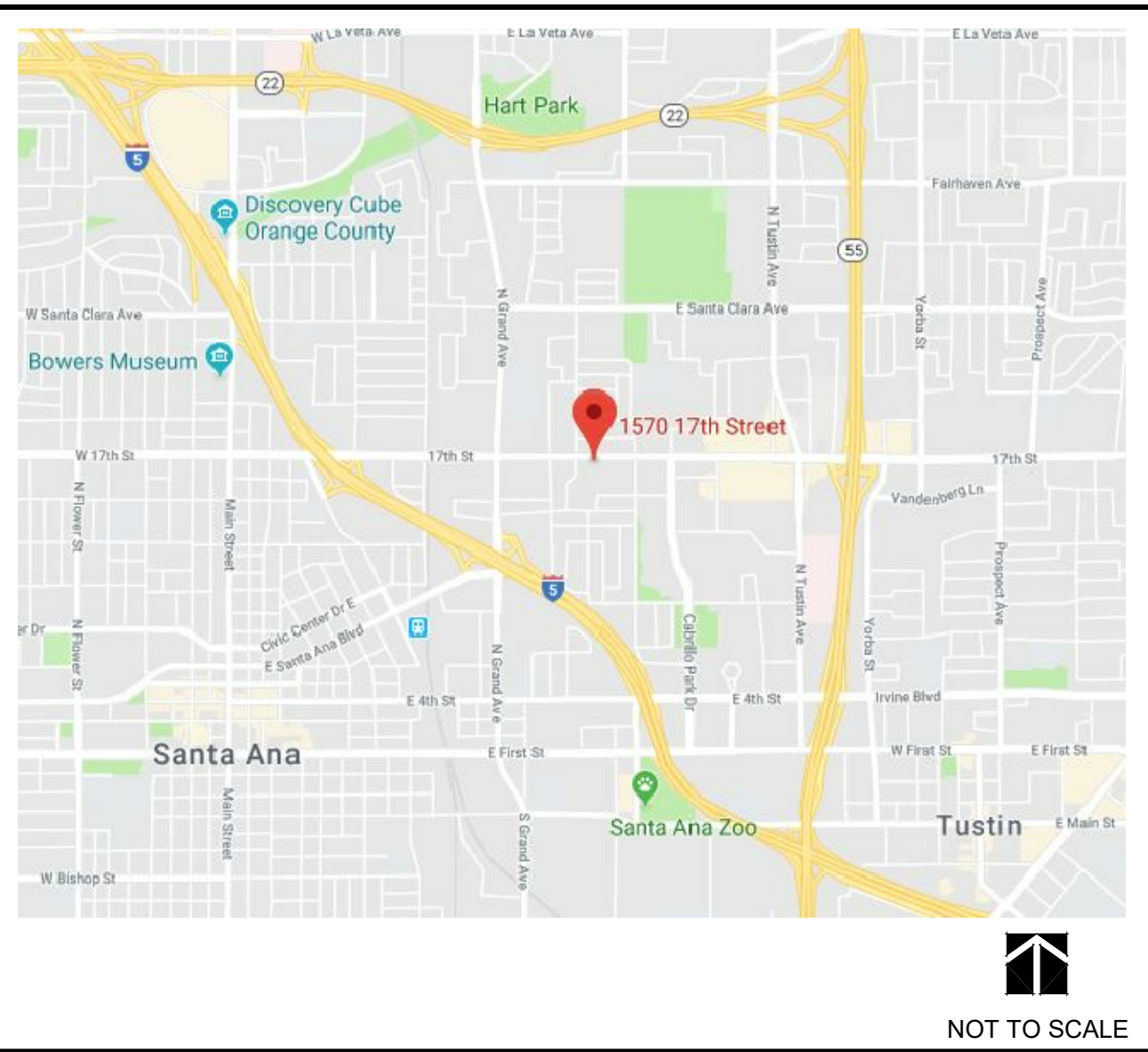


1236790113
THROUGHOUT, U.N.O.

- EXISTING BUILDING FOOTPRINT WILL REMAIN AS IS WITH NO EXTERIOR LANDSCAPE, NO SIDEWALK MODIFICATIONS AND NO ADDITIONAL SQUARE FOOTAGE.
- REFER TO EXHIBIT 1-1 FOR STATE AGENCY BUSINESS LICENSE AND CITY OF SANTA ANA BUSINESS LICENSE.
- EXISTING EXTERIOR STUCCO WALLS AND ASPHALT SHINGLE ROOF WILL REMAIN AS IS.
- EXISTING LANDSCAPE TO REMAIN AS IS.
- EXISTING UTILITY METERS (±12X2'-6") TO REMAIN AS NOTED ON THE PLANS.
- REFER TO AERIAL MAP FOR EXISTING FIRE HYDRANT LOCATION.
- EXISTING BUILDINGS HAS NO IMPROVEMENTS THAT AFFECT THE EXISTING PUBLIC RIGHT-OF-WAY CONDITIONS. SEE PLANS FOR ALL DRIVEWAYS, SIDEWALKS AND WATER METERS. FOR ALL UTILITY BOXES, FIRE HYDRANTS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, PUBLIC TRANSPORTATION STOPS ARE NOT APPLICABLE TO THIS BUILDING AS THEY ARE NONE NEAR THE EXISTING BUILDING.
- REFER TO ATTACHED TITLE REPORT FOR EXISTING EASEMENTS OF EXISTING PROPERTY.
- DEMO EXISTING DAMAGED SIDEWALK ONLY ALONG THE ENTIRE PROPERTY FRONTAGE. PROVIDE NEW SIDEWALK TO MATCH EXISTING.
- PROVIDE NEW FIRE SPRINKLER SYSTEM PER NFPA 13.
- NEW CONCRETE EASEMENT AROUND CURB RAMP.
- REWORK EXISTING DRIVEWAY TO ACCOMMODATE NEW WIDTH DIMENSION.
- PARKING LOT LANDSCAPE PLANTERS SHALL CONTAIN: ONE 15-GALLON SIZE TREE, ELEVEN (11) FIVE-GALLON SHRUBS AND GROUND COVER OR ANNUAL COLOR TO SERVER AS FILLER MATERIAL.



AERIAL MAP



VICINITY MAP

CLIENT:
easterseals SOUTHERN CALIFORNIA
1063 MCGAW
IRVINE, CA 92614
CONTACT: MIKE FLORY
(714) 724-9157

INTERIOR ARCHITECTS:
H.HENDY ASSOCIATES
4770 CAMPUS DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
(949) 851-3080
CONTACT: SONALY DUDHEKER
SONIA RODRIGUEZ

BUILDING TYPE:
TYPE V-B NON-RATED
NON-SPRINKLERED

APN:
400-251-07

ZONE:
C-5 (ARTERIAL COMMERCIAL)

NUMBER OF STORIES:
1

OCCUPANCY:
I-4 & A-3

PROJECT ADDRESS:
1570 EAST 17TH STREET
SANTA ANA, CA 92701

TOTAL SQUARE FEET:
10,215 S.F.

TOTAL LOT SIZE:
31,371 S.F.




PLAN LAND USE:
GENERAL COMMERCIAL (CC)

FLOOR AREA RATIO:
FAR=0.5 MAXIMUM

ZONING DISTRICT:
ARTERIAL COMMERCIAL (C5)

LEGEND:
- - - - - INDICATES ACCESSIBLE PATH OF TRAVEL
- - - - - INDICATES PROPERTY LINE

LEGEND

REQUIRED PARKING:			
USE	AREA	RATIO	STALLS
 ASSEMBLY (A-3)	2,844 SF	1/200	14
 ADULT DAY CARE (I-4)	2,780 SF	1/200	14
SUPERVISORS/TEACHERS		1/1	25
 OFFICE (I-4)	4,591 SF	N/A	N/A
TOTAL REQUIRED STALLS			53
REQUIRED TOTAL ACCESSIBLE STALLS			3
REQUIRED VAN ACCESSIBLE STALLS			1
REQUIRED LOADING ZONE			1
PROVIDED PARKING:			
PROVIDED STALLS			36
PROVIDED TOTAL ACCESSIBLE STALLS			2
PROVIDED VAN ACCESSIBLE STALLS			1
PROVIDED LOADING ZONE			1

PARKING CALCULATION

ST-1 SITE PLAN
ST-2 SITE ENLARGE PLAN, ELEVATION & DETAILS
FP-1.1 FLOOR PLAN

DRAWING INDEX

KEYNOTES

4770 CAMPUS DRIVE SUITE ONE HUNDRED NEWPORT BEACH CA 92660
TELEPHONE 949.851.3080 FAX 949.851.0807 WWW.HHENDY.COM



AGREED: _____ DAY OF _____, 2018
TENANT: _____
BY: _____
TITLE: _____
NOTE: UPON SIGNING THIS SET OF CONSTRUCTION DOCUMENTS, I ACKNOWLEDGE THAT ALL OF MY REQUIREMENTS HAVE BEEN ADDRESSED AND I HAVE FULL AUTHORITY TO BIND MY ORGANIZATION TO THE SCOPE DESIGNATED HEREIN. ANY CHANGES TO THE SCOPE OF THE PROJECT AFTER THIS DATE WILL INCUR ADDITIONAL DESIGN AND DRAWING COSTS TO MY ORGANIZATION.

ISSUES AND REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR CITY	03/29/19
2	ISSUED FOR CITY	10/21/19
3	ISSUED FOR CITY	11/22/19

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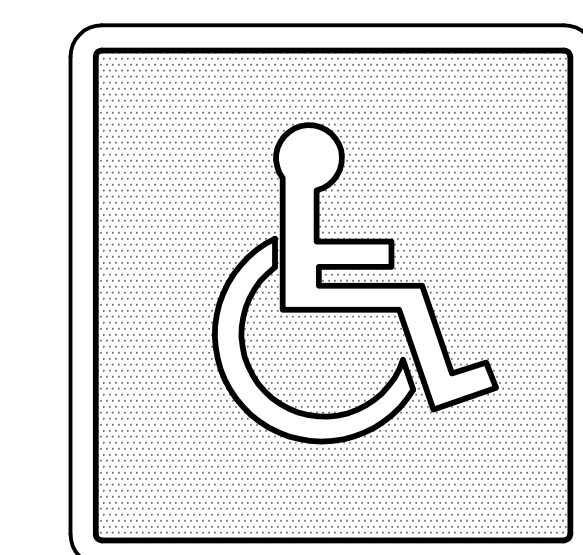
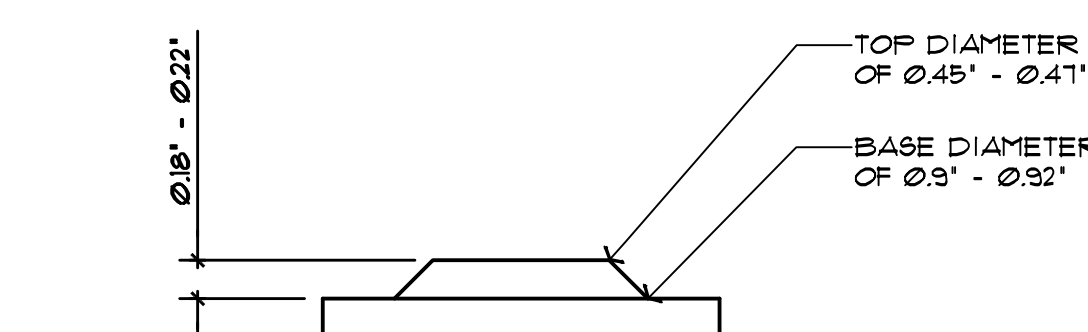
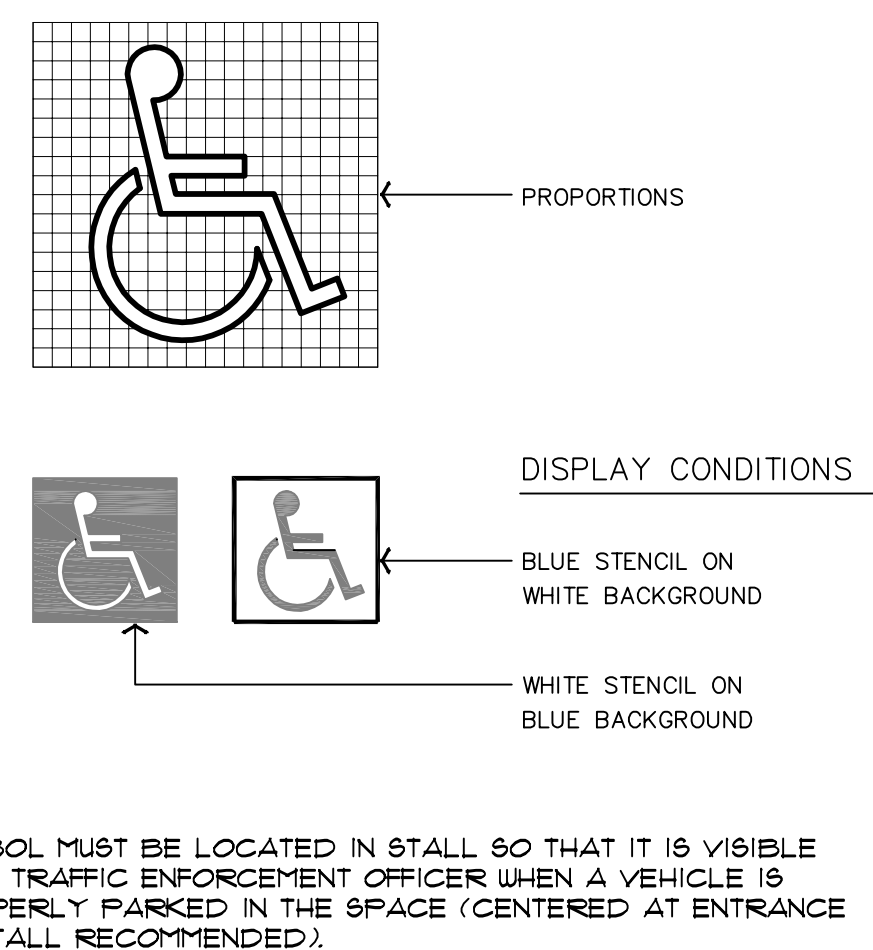
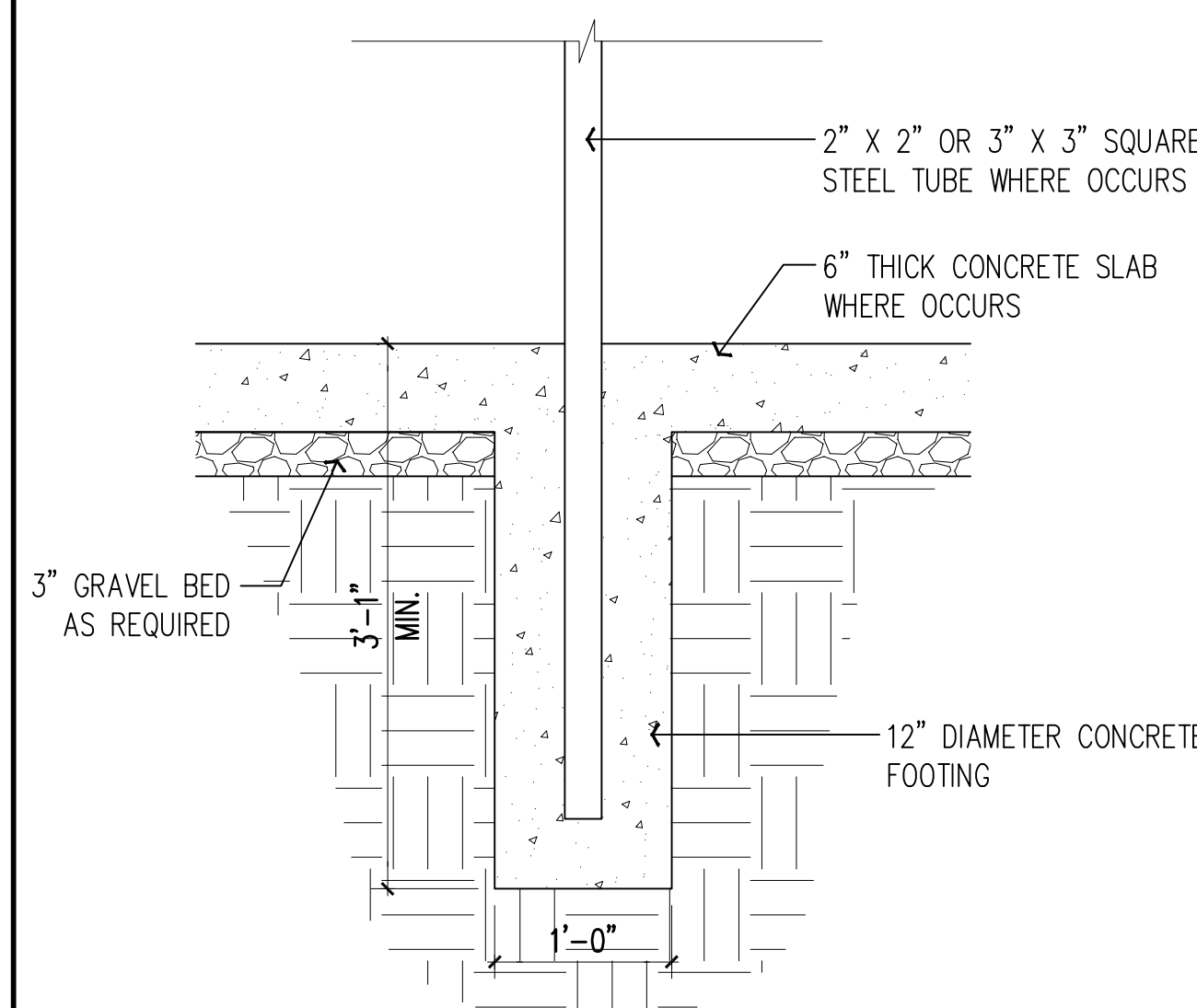
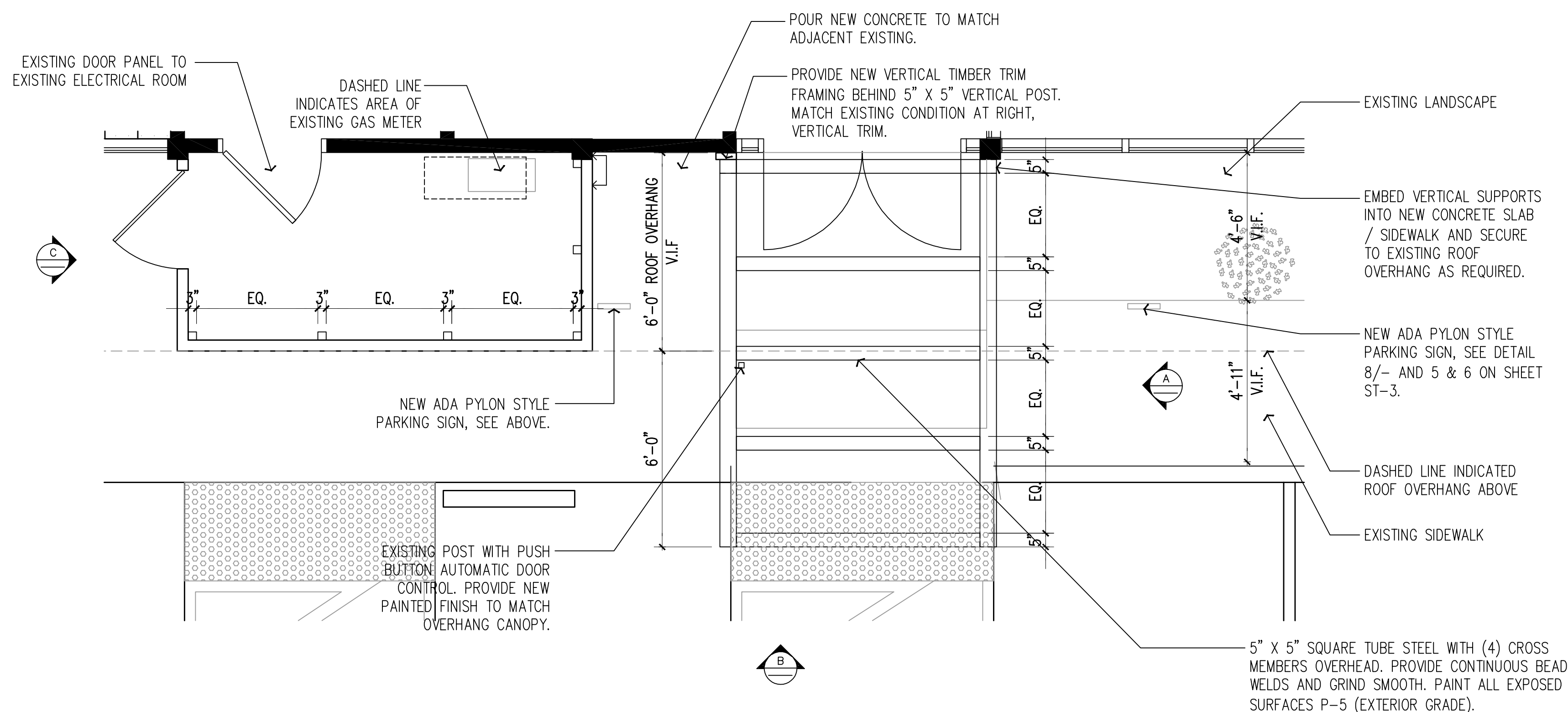
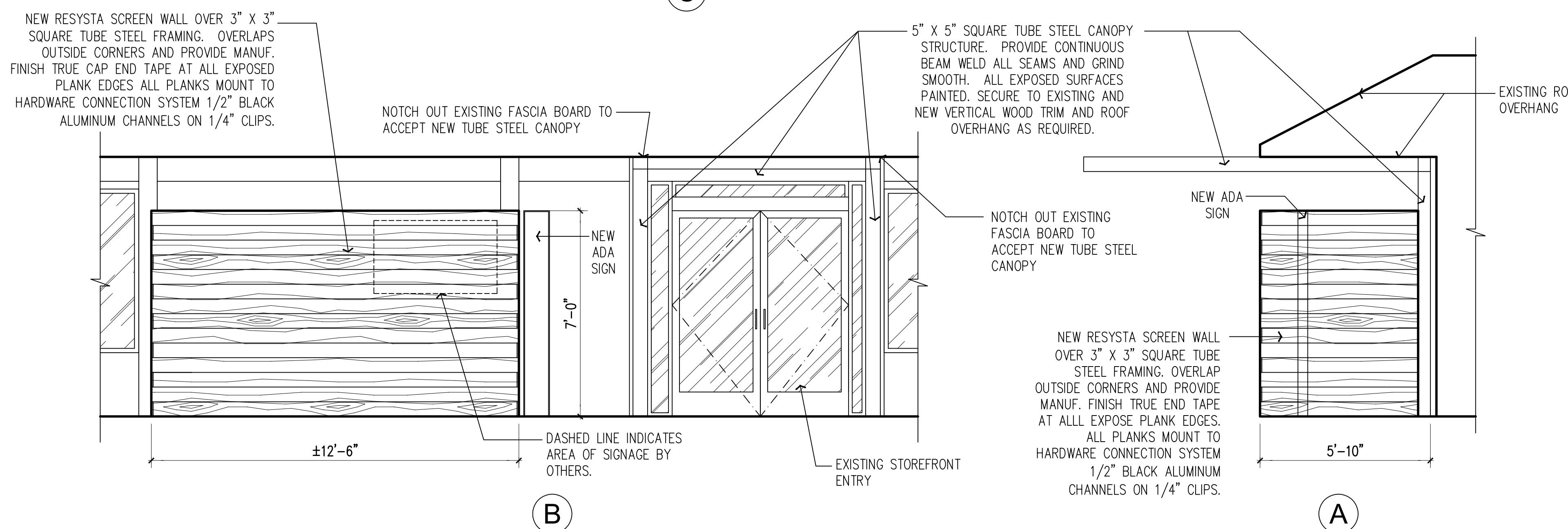
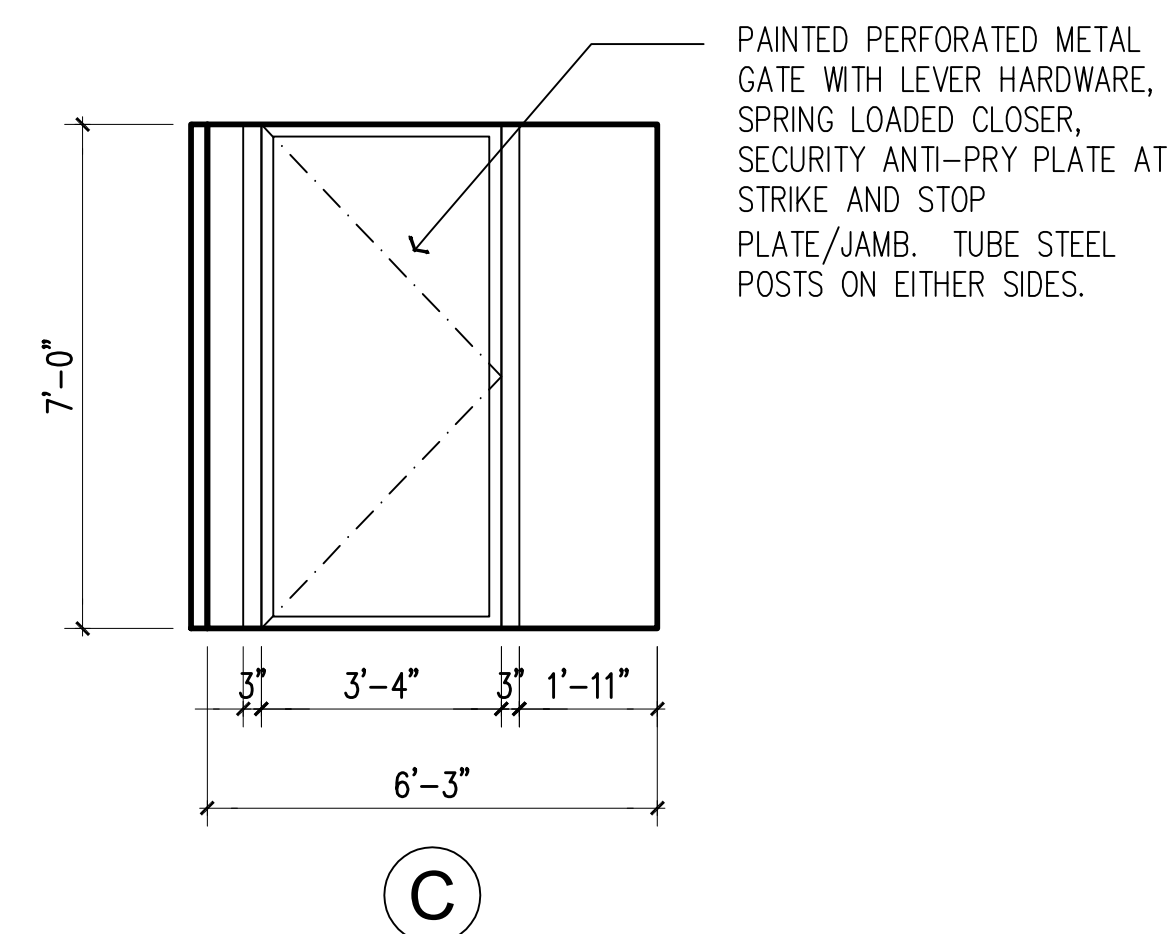
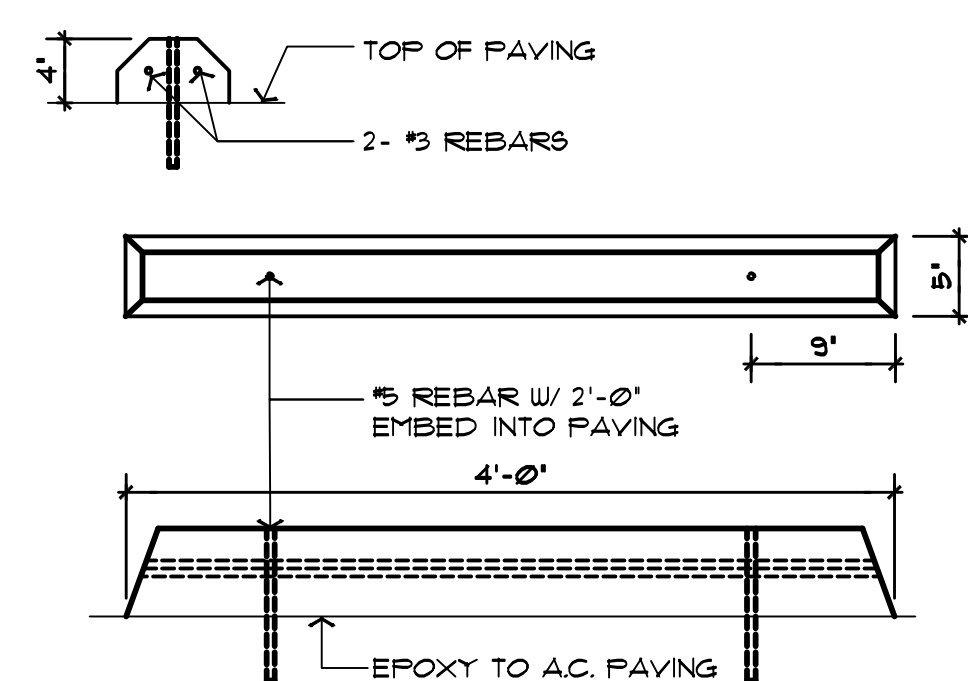
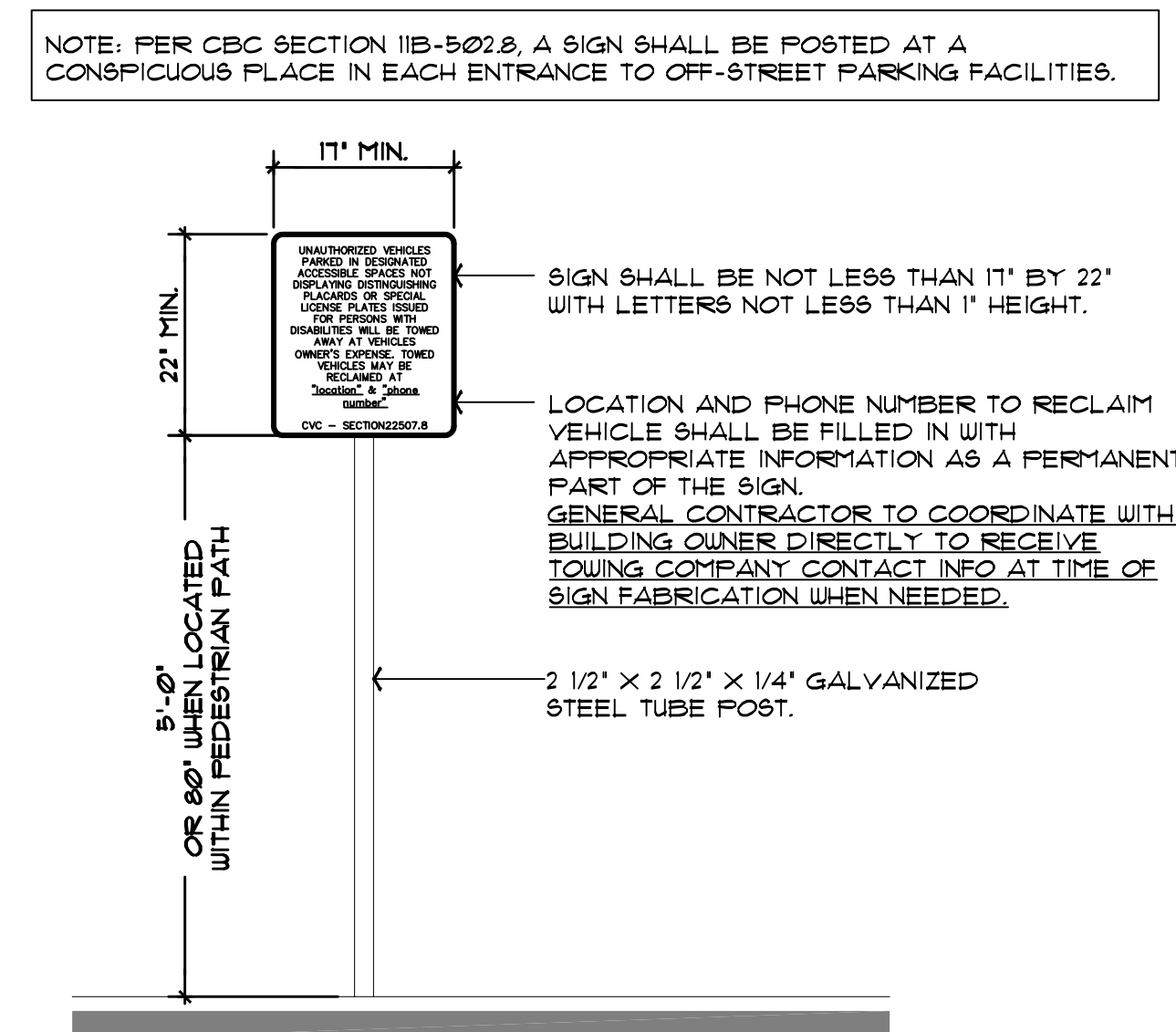
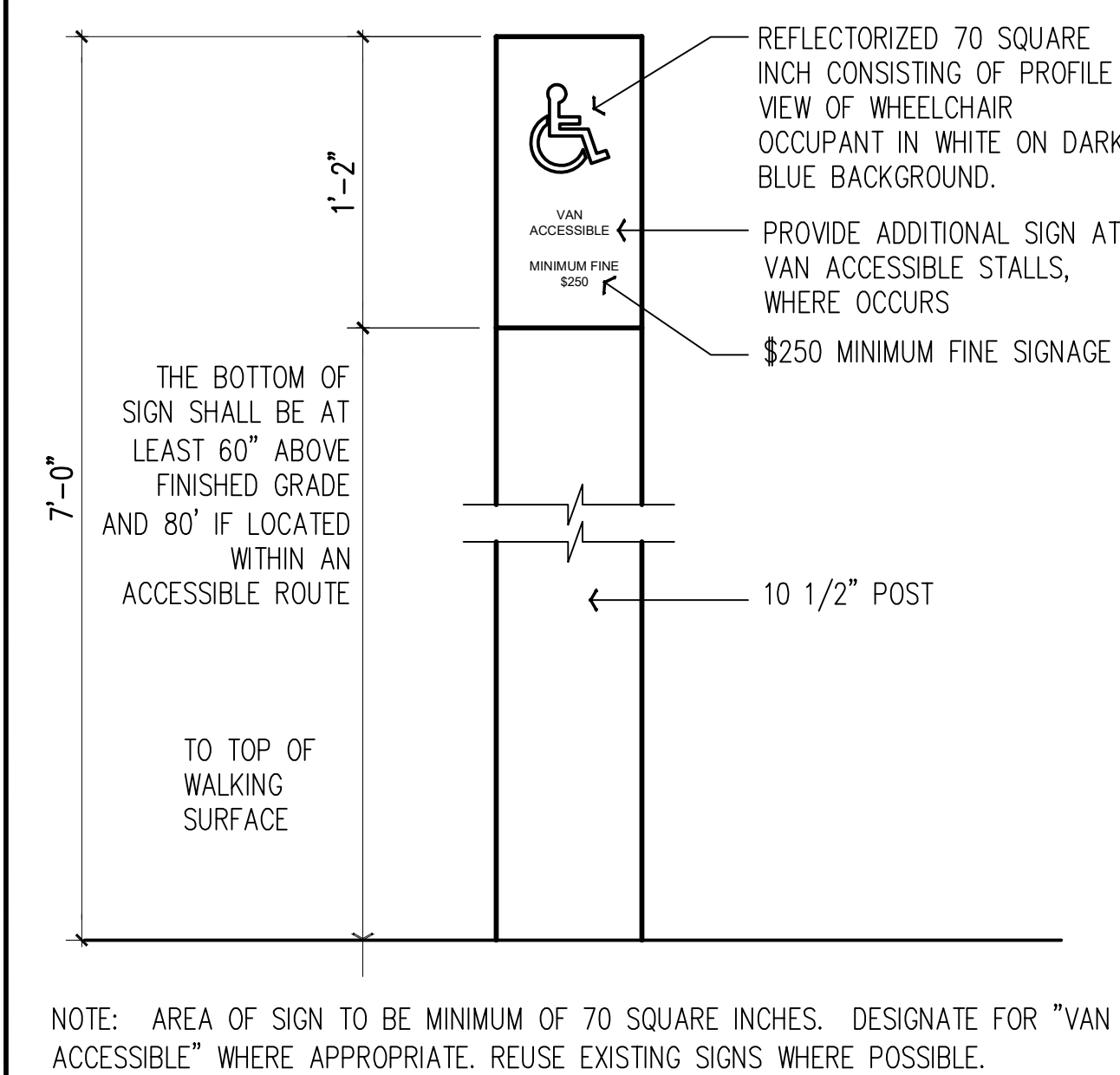
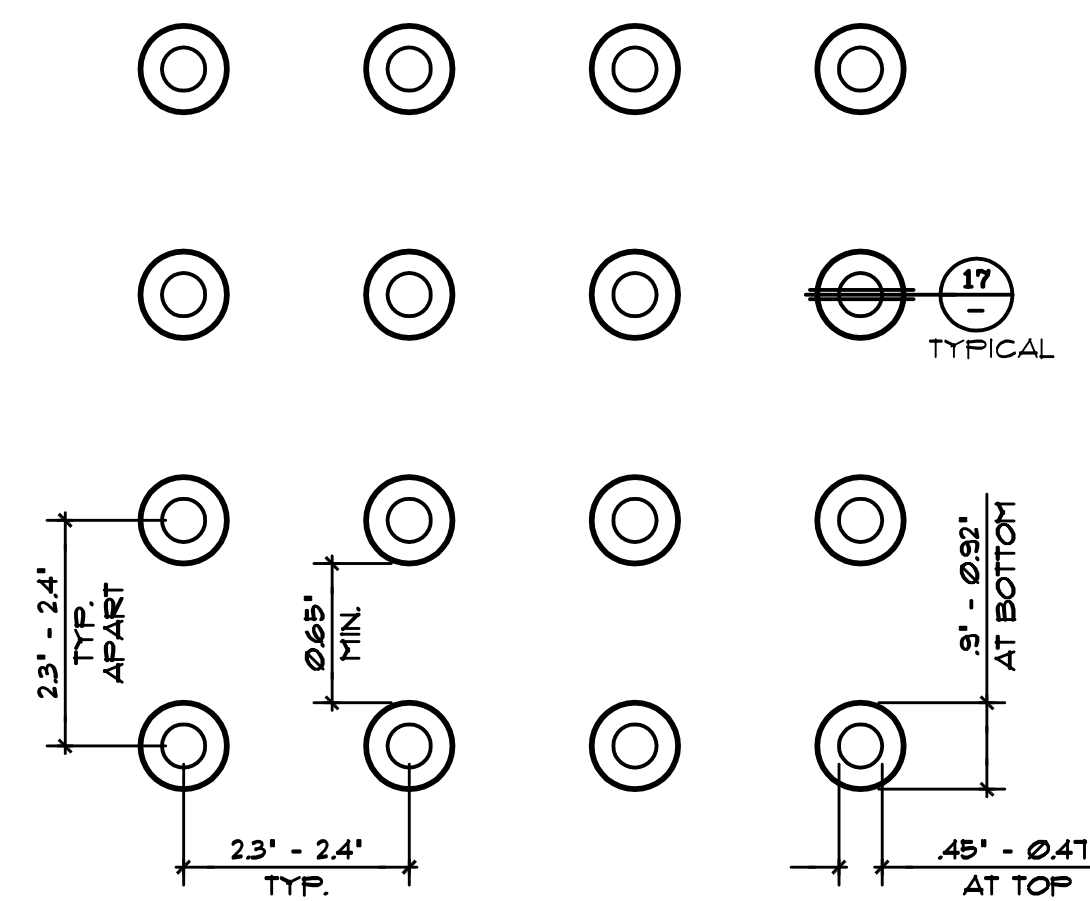
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DATE MARCH 29, 2019
SCALE 1/8" = 1'-0"
FILE NAME EA-ST-1
DRAWN BY SR
APPROVED BY SD

PROJECT
**EASTERSEALS
SOUTHERN CA.**

1570 E. 17TH STREET
SANTA ANA, CA 92701

CUP SET

SITE PLAN
ST-1





AGREED: _____
ACCEPTED THIS _____ DAY OF _____, 2018
TENANT: _____
BY: _____
TITLE: _____
NOTE: UPON SIGNING THIS SET OF CONSTRUCTION DOCUMENTS, I ACKNOWLEDGE THAT ALL OF MY REQUIREMENTS HAVE BEEN ADDRESSED AND I HAVE FULL AUTHORITY TO BIND MY ORGANIZATION TO THE SCOPE DESIGNATED HEREIN. ANY CHANGES TO THE SCOPE OF THE PROJECT AFTER THIS DATE WILL INCUR ADDITIONAL DESIGN AND DRAWING COSTS TO MY ORGANIZATION.

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JOB NUMBER 01013.003.18
DATE MARCH 29, 2019
SCALE 1/8" = 1' - 0"
FILE NAME EA-FP-1.1
DRAWN BY SR
APPROVED BY SD

PROJECT

EASTERSEALS
SOUTHERN CA.

1570 E. 17TH STREET
SANTA ANA, CA 92701

CUP SET

FLOOR PAN

FP-1.1

