

KESTER AVE.

# MINI MARKET

6826 KESTER AVE.,  
VAN NUYS CA, 91405



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- LEGAL DESCRIPTION  
APN: 221-901-901  
TR100, BLOCK NONE, LOT PT 564  
ZONING: C1.5-IVL  
LOT: 6,779.9 SQ.FT.  
MARKET AREA: 1,470 SQ.FT.  
AREA OF WORK: 191 SQ.FT
- OCCUPANCY TYPE :  
(EX.) B ( MARKET)  
(N) B ( MARKET/TAKE OUT RESTAURANT)
- (N) OCCUPANCY LOAD: 13
- CONSTRUCTION TYPE: V-B ( NON-SPRINKLERED)
- # OF STORIES: 1
- # OF EXITS: 2
- # OF EMPLOYEES PER SHIFT: 4

**PROJECT DESCRIPTION**

- T-1.0 ARCHITECTURAL -VICINITY MAP, -SITE PLAN
- A-1.0 ARCHITECTURAL -FLOOR PLAN

**SHEET INDEX**

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**PROJECT CONTACT INFORMATION**

CONTRACTOR

MINI MARKET  
6826 KESTER AVE,  
VAN NUYS, CA 91405

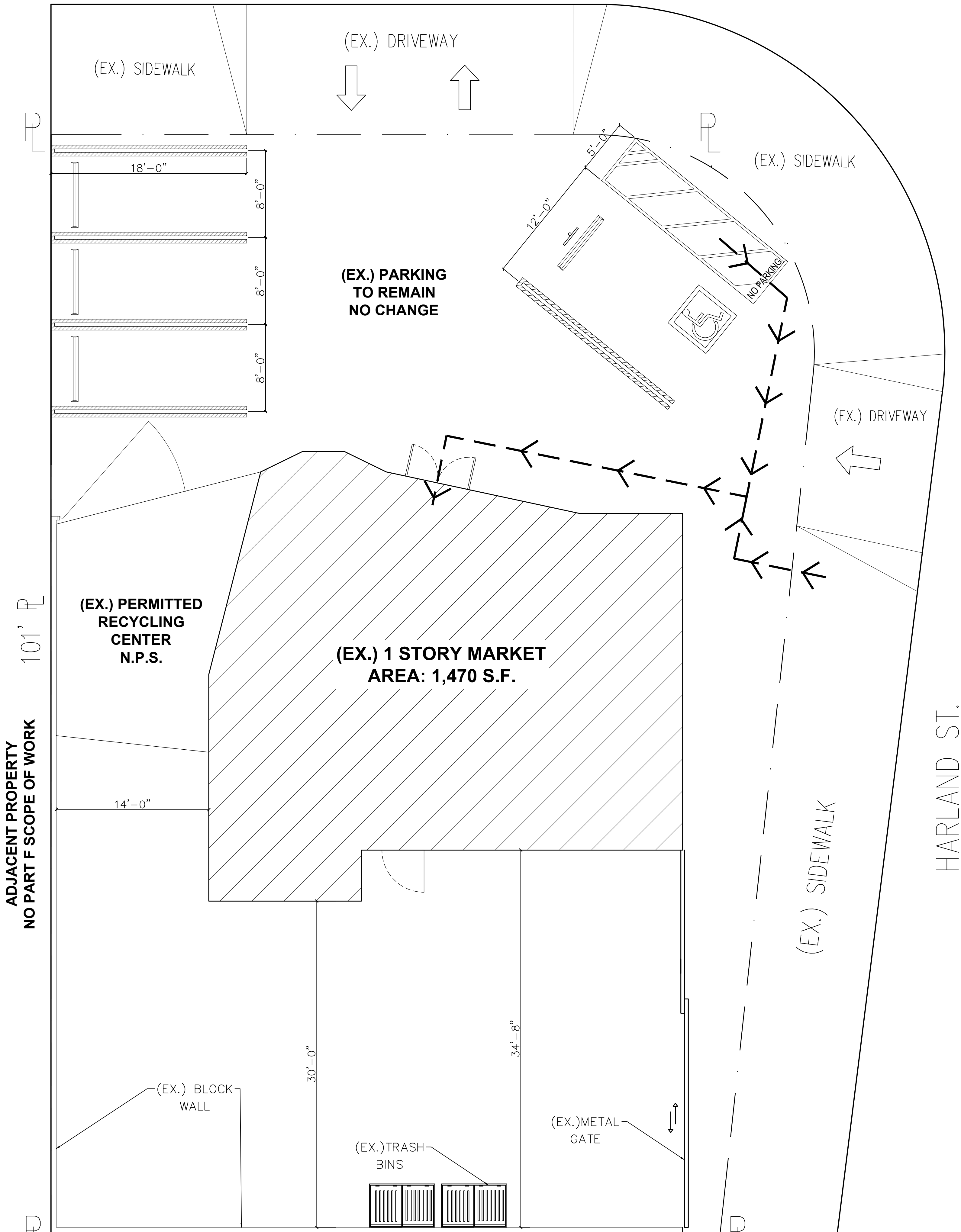
STAMP:

REVISIONS

DATE : 5/2023  
SCALE : AS NOTED  
DRAWN : SG  
CHECKED : -  
JOB NO. :  
INDEX :

SHEET

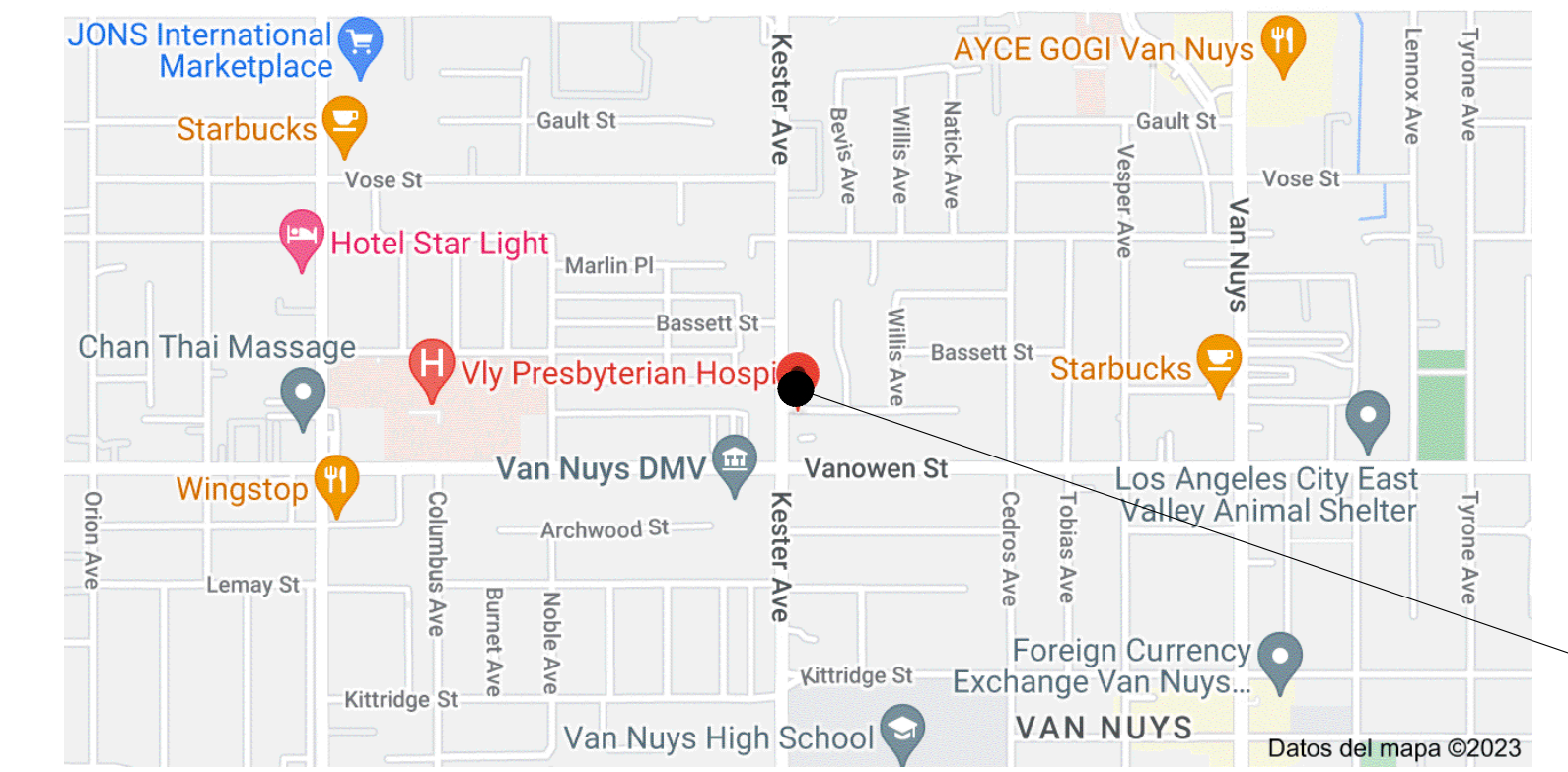
T-1.0



**1 SITE PLAN**  
Scale: 3/16"=1'-0"

OCCUPANT LOAD ANALYSIS TABLE				
ROOM	USE	LOAD FACTOR	SQUARE FOOTAGE	OCC. LOAD
MARKET AREA	ASSEMBLY	1 PER 100/SF	855 SF	9
OFFICE	OFFICE	1 PER 100/SF	75 SF	1
JANITORIAL/STORAGE AREA	SERVICE	1 PER 200/SF	74 SF	1
STORAGE	STORAGE	1 PER 300/SF	147 SF	1
KITCHEN/SERVICE AREA	SERVICE	1 PER 200/SF	191 SF	1
RESTROOMS	ASSEMBLY		63 SF	
ACCESS ROUTES, EXT WALLS			65 SF	
<b>TOTAL</b>			<b>1,470 SF</b>	<b>13</b>

ONLY 4 EMPLOYEES WORKING PER SHIFT



PROJECT SITE:  
6826 KESTER AVE,  
VAN NUYS CA 91405

OCCUPANT LOAD/ VICINITY MAP

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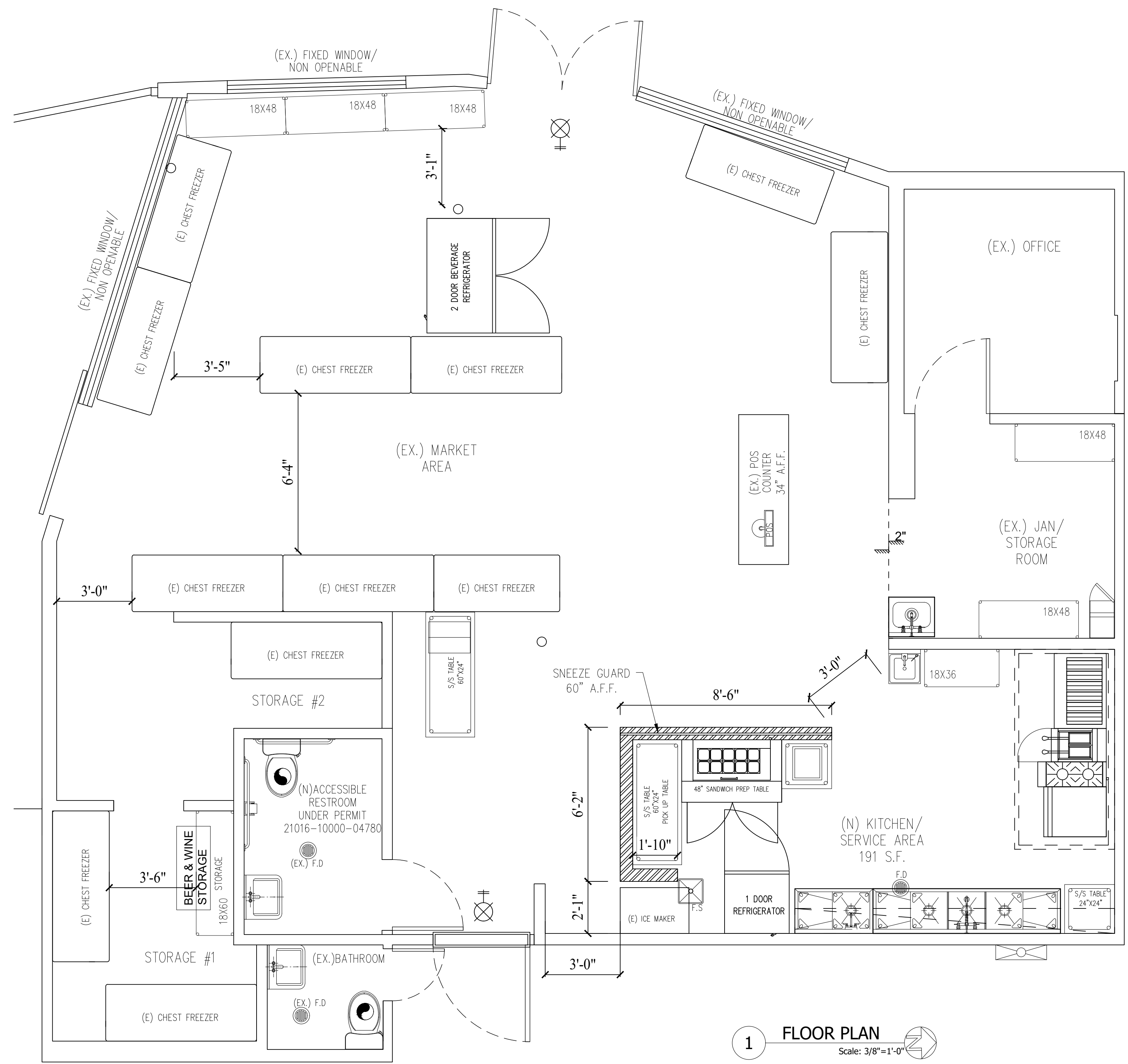
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 JOB NO. :  
 INDEX :

SHEET

A-1.0



**1 FLOOR PLAN**  
 Scale: 3/8"=1'-0"

OCCUPANT LOAD ANALYSIS TABLE				
ROOM	USE	LOAD FACTOR	SQUARE FOOTAGE	OCC. LOAD
MARKET AREA	ASSEMBLY	1 PER 100/SF	855 SF	9
OFFICE	OFFICE	1 PER 100/SF	75 SF	1
JANITORIAL/STORAGE AREA	SERVICE	1 PER 200/SF	74 SF	1
STORAGE	STORAGE	1 PER 300/SF	147 SF	1
KITCHEN/SERVICE AREA	SERVICE	1 PER 200/SF	191 SF	1
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