MARQUARDT INDUSTRIAL

WAREHOUSE / OFFICE CONCRETE TILT UP BUILDING

14013 MARQUARDT, SANTA FE SPRINGS, CA

1. TRASH ENCLOSURE PLAN

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

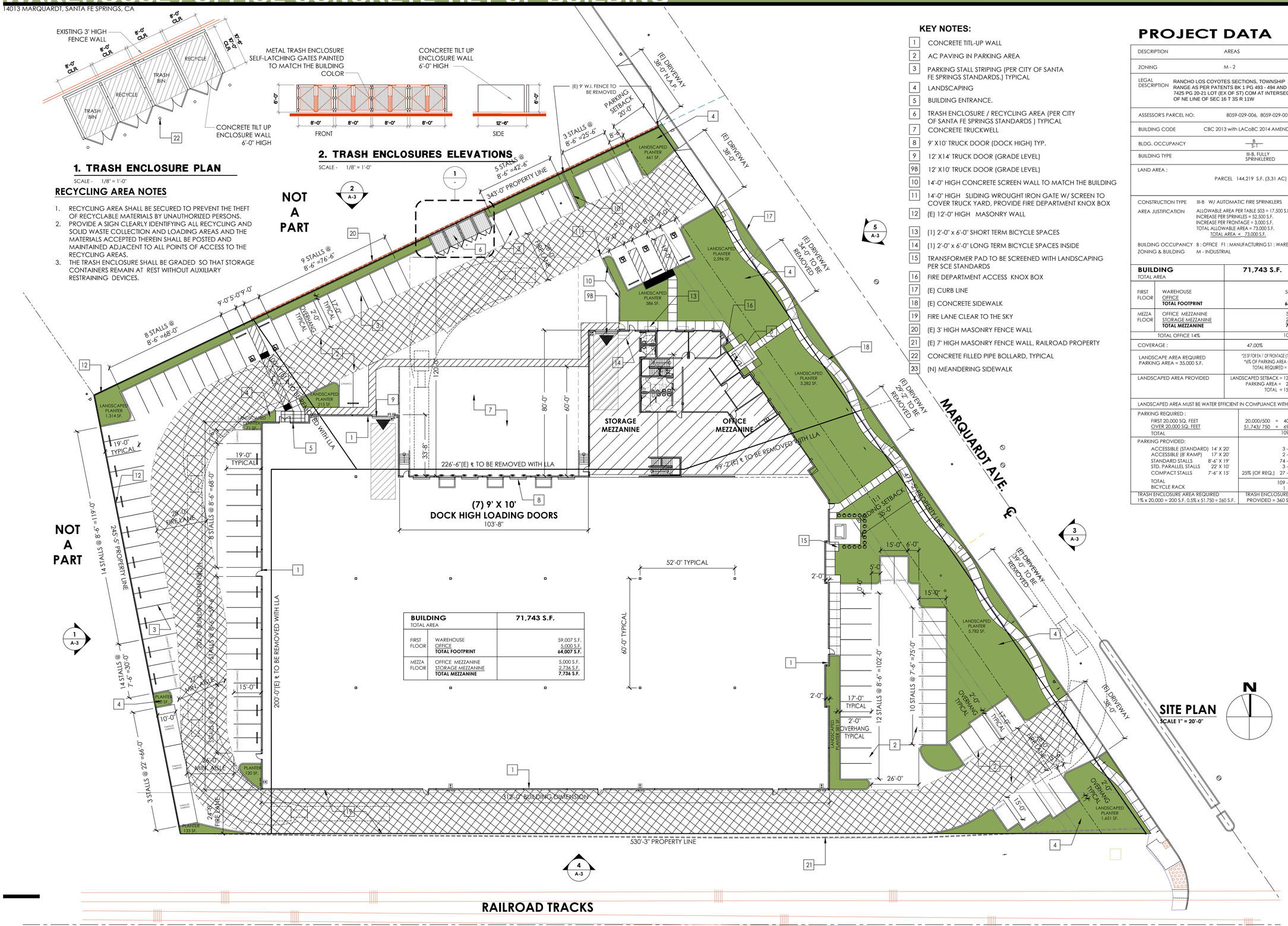
RECYCLING AREA NOTES

1. RECYCLING AREA SHALL BE SECURED TO PREVENT THE THEFT OF RECYCLABLE MATERIALS BY UNAUTHORIZED PERSONS.
2. PROVIDE A SIGN CLEARLY IDENTIFYING ALL RECYCLING AND SOLID WASTE COLLECTION AND LOADING AREAS AND THE MATERIALS ACCEPTED THEREIN SHALL BE POSTED AND MAINTAINED ADJACENT TO ALL POINTS OF ACCESS TO THE RECYCLING AREAS.
3. THE TRASH ENCLOSURE SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.

2. TRASH ENCLOSURES ELEVATIONS

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

NOT A PART



BUILDING TOTAL AREA		71,743 S.F.
FIRST FLOOR	WAREHOUSE	59,007 S.F.
	OFFICE	5,000 S.F.
	TOTAL FOOTPRINT	**64,007 S.F.**
MEZZA FLOOR	OFFICE MEZZANINE	5,000 S.F.
	STORAGE MEZZANINE	2,736 S.F.
	TOTAL MEZZANINE	**7,736 S.F.**

SITE PLAN

SCALE 1" = 20'-0"

KEY NOTES:

1. CONCRETE TITL-UP WALL
2. AC PAVING IN PARKING AREA
3. PARKING STALL STRIPING (PER CITY OF SANTA FE SPRINGS STANDARDS.) TYPICAL
4. LANDSCAPING
5. BUILDING ENTRANCE.
6. TRASH ENCLOSURE / RECYCLING AREA (PER CITY OF SANTA FE SPRINGS STANDARDS) TYPICAL
7. CONCRETE TRUCKWELL
8. 9' X10' TRUCK DOOR (DOCK HIGH) TYP.
9. 12' X14' TRUCK DOOR (GRADE LEVEL)
9B. 12' X10' TRUCK DOOR (GRADE LEVEL)
10. 14'-0" HIGH CONCRETE SCREEN WALL TO MATCH THE BUILDING
11. 14'-0" HIGH SLIDING WROUGHT IRON GATE W/ SCREEN TO COVER TRUCK YARD, PROVIDE FIRE DEPARTMENT KNOX BOX
12. (E) 12'-0" HIGH MASONRY WALL
13. (1) 2'-0" x 6'-0" SHORT TERM BICYCLE SPACES
14. (1) 2'-0" x 6'-0" LONG TERM BICYCLE SPACES INSIDE
15. TRANSFORMER PAD TO BE SCREENED WITH LANDSCAPING PER SCE STANDARDS
16. FIRE DEPARTMENT ACCESS KNOX BOX
17. (E) CURB LINE
18. (E) CONCRETE SIDEWALK
19. FIRE LANE CLEAR TO THE SKY
20. (E) 3' HIGH MASONRY FENCE WALL
21. (E) 7' HIGH MASONRY FENCE WALL, RAILROAD PROPERTY
22. CONCRETE FILLED PIPE BOLLARD, TYPICAL
23. (N) MEANDERING SIDEWALK

PROJECT DATA

DESCRIPTION	AREAS
ZONING	M - 2
LEGAL DESCRIPTION	RANCHO LOS COYOTES SECTIONS, TOWNSHIP AND RANGE AS PER PATENTS BK 1 PG 493 - 494 AND O R M 7425 PG 20-21 LOT (EX OF ST) COM AT INTERSECTION OF NE LINE OF SEC 16 T 3S R 11W
ASSESSOR'S PARCEL NO:	8059-029-006, 8059-029-007
BUILDING CODE	CBC 2013 with LACoBC 2014 AMENDMENTS
BLDG. OCCUPANCY	B / S-1
BUILDING TYPE	III-B, FULLY SPRINKLERED
LAND AREA :	PARCEL 144,219 S.F. (3.31 AC) GROSS
CONSTRUCTION TYPE	III-B W/ AUTOMATIC FIRE SPRINKLERS
AREA JUSTIFICATION	ALLOWABLE AREA PER TABLE 503 = 17,500 S.F. INCREASE PER SPRINKLES = 52,500 S.F. INCREASE PER FRONTAGE = 3,000 S.F. TOTAL ALLOWABLE AREA = 73,000 S.F. TOTAL AREA < 73,000 S.F.
BUILDING OCCUPANCY ZONING & BUILDING	B : OFFICE F1 : MANUFACTURING S1 : WAREHOUSE M - INDUSTRIAL

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	STORAGE MEZZANINE	2,736 S.F.
	TOTAL MEZZANINE	**7,736 S.F.**
TOTAL OFFICE 14%		10,000 S.F.
COVERAGE :		47.00%
LANDSCAPE AREA REQUIRED PARKING AREA = 35,000 S.F.		*25 SF FOR EA 1' OF FRONTAGE (11,785 SF) *6% OF PARKING AREA (2,100 SF) TOTAL REQUIRED = 13,875 SF
LANDSCAPED AREA PROVIDED		LANDSCAPED SETBACK = 12,552 S.F. PARKING AREA = 2,551 S.F. TOTAL = 15,103 S.F.
LANDSCAPED AREA MUST BE WATER EFFICIENT IN COMPLIANCE WITH AB1881		
PARKING REQUIRED : FIRST 20,000 SQ. FEET OVER 20,000 SQ. FEET TOTAL		20,000/500 = 40 CARS 51,743/ 750 = 69 CARS 109 CARS
PARKING PROVIDED: ACCESSIBLE (STANDARD) 14' X 20' ACCESSIBLE (8' RAMP) 17' X 20' STANDARD STALLS 8'-6" X 19' STD. PARALLEL STALLS 22' X 10' COMPACT STALLS 7'-6" X 15' TOTAL BICYCLE RACK		3 - STALLS 2 - STALLS 74 - STALLS 3 - STALLS 25% (OF REQ.) 27 - STALLS 109 - STALLS 1
TRASH ENCLOSURE AREA REQUIRED 1% x 20,000 = 200 S.F. 0.5% x 51,750 = 260 S.F.		TRASH ENCLOSURE AREA PROVIDED = 360 S.F.

SITE

VICINITY MAP
NOT TO SCALE

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GENERAL CONTRACTOR:
C.E.G. CONSTRUCTION
7901 CROSSWAY DR. PICO RIVERA, CA 90660
TEL (562)942-9804 FAX (562)948-1735

DESIGN:
O.C. DESIGN & ENGINEERING
7901 CROSSWAY DR. PICO RIVERA, CA 90660
TEL (562)942-9804 FAX (562)948-1735

OWNER / DEVELOPER
CHALMERS EQUITY GROUP
7901 CROSSWAY DR. PICO RIVERA, CA 90660
TEL (562)948-4850 FAX (562)948-1735

ADDRESS:
14013 MARQUARDT
SANTA FE SPRINGS, CA
PROJECT NO. : A-16-015

SITE PLAN

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