



- ### KEY NOTES:
- 1 CONCRETE TILT-UP WALL
 - 1A 3 HOUR CONCRETE TILT UP WALL W/ 3 HOUR JOINTS. SEE 5 AD-2
 - 2 A.C. PAVING PER CIVIL PLANS AND SOILS REPORT.
 - 3 PARKING STALL STRIPPING (PER CITY OF SANTA FE SPRING STDS.) TYP.
 - 4 ACCESSIBLE PATH OF TRAVEL. 48" WIDE (MIN.) MAX CROSS SLOPE 2%
 - 5 BUILDING ENTRANCE. PROVIDE A 6' SQUARE DISABLED ACCESSIBILITY SIGN & FIRE DEPARTMENT KNOX BOX
 - 6 STUD WALL - SEE FLOOR PLANS
 - 7 TRASH ENCLOSURE. MIN. 6' HIGH SCREEN WALLS WITH METAL DOORS-SEE (1-TRASH/1-RECYCLE BIN) PER SANTA FE SPRINGS DISPOSAL STANDARDS. SEE 3 9 10 A1.1 AD-1 AD-1
 - 8 (E) 6"x4"x2 1/2" OFF-SITE HYDRANT
 - 9 STEEL BUILDING COLUMNS. TYP.
 - 10 DESIGNATED SMOKING AREA FURTHER THAN 25'-0" FROM ENTRY DOORS
 - 11 12' X14' TRUCK DOOR (GRADE LEVEL) TYPICAL
 - 12 4' MIN. WIDE CONCRETE MEANDERING WALKWAY. 5% MAX. SLOPE W/ 2% MAX. CROSS SLOPE
 - 13 LANDSCAPE WITH AUTOMATIC IRRIGATION SYSTEM. SEE LANDSCAPE DRAWINGS. MOUND LANDSCAPE WHERE PATH OF TRAVEL OCCURS TO PROVIDE 3" MAX. GRADE ELEVATION DIFFERENCE
 - 14 26'-0" WIDE MIN. & CLEAR TO THE SKY FIRE LANE W/ FIRE TRUCK TURNABOUT STRIPED PER FIRE DEPARTMENT STANDARDS
 - 15 12' HIGH CONC. TILT-UP SCREEN WALL. COLOR & REVEALS TO MATCH BUILDING. SEE STRUCTURAL DRAWINGS
 - 16 BICYCLE RACKS. MODEL #2290-05S AS MANUF. BY PARK*RITE. SEE ENLARGED SITE PLAN, SHEET A-1.1. (1) 2'-0" x 6'-0" SHORT TERM BICYCLE SPACES (1) 2'-0" x 6'-0" LONG TERM BICYCLE SPACES
 - 17 TRANSPORTATION DEMAND MANAGEMENT BULLETIN BOARD
 - 18 TRANSFORMER PAD. SEE ELECTRICAL PLANS FOR MORE INFO.
 - 19 8'-HIGH WROUGHT IRON MANUAL BI-PARTING SLIDING GATE W/ CONC. SCREEN WALL TO COVER TRUCK YARD. PROVIDE FIRE DEPARTMENT KNOX BOX. SEE NOTE #34 ON A-1.1. (BY OTHERS, UNDER SEPARATE PLAN CHECK PERMIT) PROVIDE ELECTRICAL CONDUIT FOR GATE OPENER FUTURE USE
 - 20 NO SMOKING SIGNAGE WITHIN 25'-0" OF BUILDING ENTRIES, OUTDOOR AIR INTAKES, OPERABLE WINDOWS, AND WITHIN THE BUILDING.
 - 21 VAN ACCESSIBLE PARKING SIGN. SEE DET: 16 A-0.4
 - 22 PARKING SPACES FOR CLEAN AIR VEHICLE / CARPOOL PARKING
 - 23 6" MIN. HIGH CONCRETE CURB, TYPICAL. SEE GRADING PLANS
 - 24 3X7' MAN DOOR (TYPICAL) WITH 60"x60" LANDING. SEE THRESHOLD DETAIL
 - 25 DOUBLE DETECTOR CHECK ASSEMBLY. SEE CIVIL PLANS
 - 26 INTERIOR ROOF DRAIN W/SPLASH BLOCK DRAIN TO LANDSCAPE AREA

- ### LEGEND:
- (E) EXISTING
 - T/E DENOTE TRASH ENCLOSURE
 - R DENOTE RECYCLE AREA
 - T DENOTE TRANSFORMER PAD
 - P.P. POWER POLE
 - F.H. FIRE HYDRANT
 - T.D. TRUCK DOOR
- [Pattern] CONCRETE
 - [Pattern] LANDSCAPE
 - [Pattern] STRIPING
- ACCESSIBLE PATH OF TRAVEL
1:20 MAX. SLOPE

NOTE:
FOR LOT LINE ADJUSTMENT
INFORMATION, SEE SHEET
A-1.2 FOR REFERENCE

SITE PLAN
SCALE 1" = 20'-0"

PROJECT DATA

DESCRIPTION	AREAS
ZONING	M - 2 HEAVY MANUFACTURING
LEGAL DESCRIPTION	TR=PARCEL MAP AS PER BK 66 PG 51 OF P M LOT 3
ASSESSOR'S PARCEL NO:	8168-006-026, 8168-006-051 & 8168-006-050
BUILDING CODE	CBC 2013 with LACoBC 2014 AMENDMENTS
BLDG. OCCUPANCY	B-1
BUILDING TYPE	III-B. FULLY SPRINKLERED
LAND AREA :	PROPOSED PARCEL A: BUILDING 1 71,000 S.F. (1.63 AC) PROPOSED PARCEL B: BUILDING 2 28,043 S.F. (0.64 AC)
CONSTRUCTION TYPE	III-B. FULLY SUPERVISED AUTOMATIC FIRE SPRINKLERS
AREA JUSTIFICATION	ALLOWABLE AREA 12,000 TABLE 503 INCREASE PER SPRINKLERS = 36,000 ALLOWABLE AREA = 48,000 S.F. TOTAL AREA < 48,000 S.F.
BUILDING OCCUPANCY	B: OFFICE S1: WAREHOUSE
ZONING & BUILDING	M - INDUSTRIAL

NOT A PART UNDER SEPARATE PERMIT		BUILDING 1 TOTAL AREA	35,500 S.F.	BUILDING 2 TOTAL AREA	13,356 S.F.
FIRST FLOOR	WAREHOUSE & STORAGE OFFICE TOTAL FOOTPRINT	29,400 S.F. 2,100 S.F. 31,500 S.F.		9,905 S.F. 1,125 S.F. 11,030 S.F.	
MEZZA FLOOR	OFFICE MEZZANINE STORAGE MEZZANINE TOTAL MEZZANINE	2,100 S.F. 1,900 S.F. 4,000 S.F.		899 S.F. 1,427 S.F. 2,326 S.F.	
	TOTAL OFFICE	4,200 S.F.		2,024 S.F.	
	COVERAGE :	50%		48.14 %	
	LANDSCAPED AREA PROVIDED	PARKING AREA = 3,530 S.F. TOTAL = 10,401 S.F.		PARKING AREA = 887 S.F. TOTAL = 8,341 S.F.	
	LANDSCAPE AREA REQUIRED STREET FRONTAGE = 326'-5"	*25 SF FOR EA 1' OF FRONTAGE (8,142 SF) *6% OF PARKING AREA (1,138 SF) TOTAL REQUIRED = 9,300 SF		*25 SF FOR EA 1' OF FRONTAGE (8,316 SF) *6% OF PARKING AREA (518 SF) TOTAL REQUIRED = 8,834 SF	
	LANDSCAPED AREA MUST BE WATER EFFICIENT IN COMPLIANCE WITH AB1881				
	PARKING PROVIDED :	FIRST 20,000 SQ. FEET ADDITIONAL 15,500 SQ. FEET TOTAL	20,000/500 = 40 CARS 15,500/750 = 21 CARS 61 CARS	FIRST 20,000 SQ. FEET	13,356/500 = 27 CARS
	PARKING PROVIDED:	ACCESSIBLE (STANDARD) 14' X 20' ACCESSIBLE (B' VAN) 17' X 20' STANDARD STALLS 8'-6" X 19' CLEAN AIR STALLS 8'-6" X 19' COMPACT STALLS 7'-6" X 15'	2 - STALLS 1 - STALLS 37 - STALLS 6 - STALLS 15 - STALLS	ACCESSIBLE (STANDARD) 14' X 20' ACCESSIBLE (B' VAN) 17' X 20' STANDARD STALLS 8'-6" X 19' CLEAN AIR STALLS 8'-6" X 19' COMPACT STALLS 7'-6" X 15'	0 - STALLS 2 - STALLS 16 - STALLS 3 - STALLS 7 - STALLS
	TOTAL BICYCLE RACK	61 - STALLS		28 - STALLS	
	TRASH ENCLOSURE AREA REQUIRED	1% x 20,000 = 200 S.F., 0.5% x 15,500 = 77.5 S.F.		1% x 13,356 = 134 S.F.	

SITE NOTES

- SITE LIGHTING SHALL BE SHIELDED AND WILL NOT IMPACT NEIGHBORING PROPERTIES.
- GROUND AND FLOOR SURFACES ALONG HANDICAP ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS SHALL BE FIRM AND SLIP RESISTANT. THE SOILS REPORT IS A PART OF THIS PROJECT AND SHALL BE READ CAREFULLY. CONCRETE AND GRADING CONTRACTORS ARE RESPONSIBLE FOR ALL CONDITIONS OF THE SOILS REPORT. GRADING CONTRACTOR SHALL TAKE ALL ELEVATIONS FROM THE SURVEY.
- PROPOSED BUILDING SEWER LINE SHALL TIE TO THE EXISTING USEABLE CITY SEWER REFER TO PLUMBING DRAWINGS PRIOR TO CONSTRUCTION.
- ELECTRICAL CONTRACTOR SHALL PROVIDE 110 VOLT, 20 AMPERES RECEPTACLES FOR IRRIGATION CONTROL PURPOSES.
- PLUMBING CONTRACTOR SHALL PROVIDE WATER SUPPLY LINES, BACK FLOW PREVENTOR AND GATE VALVE FOR LANDSCAPE IRRIGATION SYSTEM.
- PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL AN APPROVED SEISMIC GAS SHUT-OFF VALVE PER CALIFORNIA GAS COMPANY SPECIFICATION GUIDELINES.
- WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2".
- WALKS AND SIDEWALKS SHALL BE 48" MINIMUM IN WIDTH.
- WALK AND SIDEWALK SURFACES SHALL BE SLIP-RESISTANT AS FOLLOWS: A SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. A SLIP RESISTANT B SURFACES WITH A SLOPE OF 6% OR GREATER GRADIENT SHALL BE SLIP RESISTANT.
- CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF ALL UTILITY PIPES.
- THIS OFFICE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
- THE LANDSCAPE DESIGNER IS RESPONSIBLE FOR ANY LANDSCAPING FOR THIS PROJECT SHOULD BE ADVISED TO UTILIZE PLANTINGS AND IRRIGATION TECHNIQUES THAT LEAD THEMSELVES TO OPTIMUM CONSERVATION OF WATER RESOURCES.
- PLUMBING FIXTURES SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 4-1 SEE A-2.0 FOR FIXTURE CALCULATIONS

TRANSPORTATION DEMAND MANAGEMENT

- TRIP REDUCTION & TRAVEL DEMAND PROGRAM
- PROVIDE BULLETIN BOARD (INFORMATION AREA REQUIRED PER SEC. 16.57 OF THE ART. VI "TRIP REDUCTION AND TRAVEL DEMAND PROGRAM"). THE INFORMATION AREA MAY INCLUDE A BULLETIN BOARD, DISPLAY CASE, OR KIOSK, DISPLAYING TRANSPORTATION INFORMATION LOCATED WHERE THE GREATEST NUMBER OF EMPLOYEES ARE LIKELY TO SEE IT. INFORMATION IN THE AREA SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
- CURRENT MAPS, ROUTES & SCHEDULES FOR PUBLIC TRANSIT SERVICES SERVING THE SITE.
 - TELEPHONE NUMBERS FOR REFERRALS ON TRANSPORTATION INFORMATION INCLUDING NUMBERS FOR THE REGIONAL RIDE SHARING AGENCY AND LOCAL TRANSIT OPERATORS.
 - RESHARING PROMOTIONAL MATERIAL SUPPLIED BY COMMUTER-ORIENTED ORGANIZATIONS.
 - BICYCLE ROUTE AND FACILITY INFORMATION, INCLUDING REGIONAL/LOCAL BICYCLE MAPS AND BICYCLE SAFETY INFORMATION, AND
 - A LISTING OF FACILITIES AVAILABLE FOR CARPOOLERS, VANPOOLERS, BICYCLISTS, TRANSIT RIDERS AND PEDESTRIANS AT THE SITE.

FINISH MATERIAL COMPLIANCE NOTE: POLLUTANT CONTROL SEC 5.504

- ADHESIVE, SEALANTS AND CAULKS, PAINTS AND COATINGS, AND AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTIONS 5.504.4.1, 5.504.4.3, AND 5.504.4.3.1 RESPECTIVELY. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION.
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (5.504.4.4)
 - CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM OR
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD FOR THE TESTING OF VOC'S (SPEC 01350) OR
 - NSF/ANSI 140 AT THE GOLD LEVEL OR
 - SCIENTIFIC CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE
 - VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
- ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED VOC LIMIT OF 50 g/l. (5.504.4.4.1, 5.504.4.4.2)
- MINIMUM OF 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING COMPLIES WITH ONE OF THE FOLLOWING:
 - VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE, OR
 - PRODUCT COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM, OR
 - CERTIFICATION UNDER RFCI FLOORSCORE PROGRAM, OR
 - MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHODS FOR THE TESTING OF VOLATILE ORGANIC CHEMICAL EMISSIONS (SPEC 01350)

SITE



VICINITY MAP
NOT TO SCALE

DATE: _____

REVISIONS:

NO.	DATE	BY	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
No. 53272
Exp. 12/31/2024
STATE OF CALIFORNIA

OWNER: CHALMERS EQUITY GROUP
7901 CROSSWAY DRIVE, PICO BAYVIEW, CA 94060
TEL: (650) 746-8852 FAX: (650) 748-1735

GENERAL CONTRACTOR: C.E.G. CONSTRUCTION

DESIGN: O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE, PICO BAYVIEW, CA 94060
TEL: (650) 746-8852 FAX: (650) 748-1735

PROJECT ADDRESS: 9046 DICE ROAD, SANTA FE SPRINGS, CA 90670

TITLE SHEET: SITE PLAN

DATE: 22JUN16

SCALE: INDICATED

DRAWN: B.C.

JOB: A-1-008

SHEET: _____

A-1.0

OF SHEETS