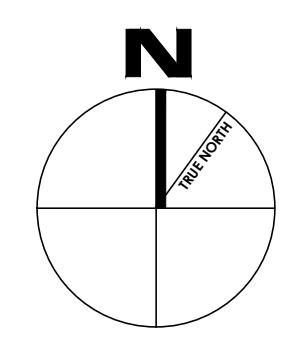


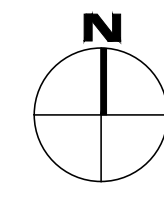
<b>BUILDING</b>		<b>34,710 S.F.</b>
TOTAL AREA		
FIRST FLOOR	WAREHOUSE	28,340 S.F.
	OFFICE	3,185 S.F.
	<b>TOTAL FOOTPRINT</b>	<b>31,525 S.F.</b>
MEZZANINE	OFFICE	3,185 S.F.
	<b>TOTAL MEZZANINE</b>	<b>3,185 S.F.</b>

NOTE: FOR BUILDING CODE COMPLIANCE, FUTURE MANUFACTURING USE IS ACCEPTABLE. THE BUILDING AREA HAS BEEN CALCULATED USING F-1/B/S-1 OCCUPANCIES.

**SITE PLAN**  
SCALE 1/16" = 1'-0"



**VICINITY MAP**  
NOT TO SCALE



- 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
- CONCRETE
  - LANDSCAPE
  - STRIPING
- ACCESSIBLE PATH OF TRAVEL  
1:20 MAX. SLOPE

- KEY NOTES:**
- 1 CONCRETE TILT-UP WALL PER STRUCTURAL
  - 1A 3 HOUR CONCRETE TILT UP WALL W/ 3 HOUR JOINTS. SEE DETAIL: 1  
AD-2
  - 2 A.C. PAVING PER CIVIL PLANS AND SOILS REPORT 3
  - 3 PARKING STALL STRIPPING (PER CITY OF INDUSTRY STANDARDS) TYP. AD-1
  - 4 ACCESSIBLE PATH OF TRAVEL, 48" WIDE (MIN.) 1:20 MAX. SLOPE AND 1:48 MAX. CROSS SLOPE 3
  - 5 BUILDING ENTRANCE, PROVIDE A 4" SQ. DISABLED ACCESSIBILITY SIGN & FIRE DEPARTMENT KNOX BOX A-0.4
  - 6 PROVIDE FLARED A.C. PAVING AS REQUIRED FOR GRADE TRANSITION - SEE CIVIL
  - 7 TRASH ENCLOSURE, MIN. 6' HIGH SCREEN WALLS WITH METAL DOORS-SEE (1)-TRASH/(1)-RECYCLE BIN PER CITY OF INDUSTRY DISPOSAL STANDARDS. SEE DETAIL: 2 7
  - 8 CONCRETE TRUCKWELL- SEE GRADING & STRUCTURAL DRAWINGS AD-1 AD-1
  - 9 STEEL BUILDING COLUMNS, TYP. 4 7 11
  - 10 9' X10' TRUCK DOOR (DOCK HIGH), TYPICAL. SEE DETAIL: AD-1 AD-4 AD-4
  - 11 12' X14' TRUCK DOOR (GRADE LEVEL) TYPICAL. SEE DETAIL: 7 8 16
  - 12 STAMPED CONCRETE. (VERIFY COLOR & PATTERN W/ OWNER) AD-4 AD-4 AD-4
  - 13 LANDSCAPE W/AUTOMATIC IRRIGATION SYSTEM SEE LANDSCAPING DWGS. MOUND LANDSCAPE WHERE PATH OF TRAVEL, STAIRS AND LANDINGS OCCUR 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 8' HIGH MIN. CONC. TILT-UP SCREEN WALL. COLOR & REVEALS TO MATCH BUILDING. SEE GRADING AND STRUCTURAL DRAWINGS
  - 16 (1) WELLE MULTIBEND BICYCLE RACK (PARKS 5 BICYCLE) MODEL #H3605-SM AS MANUF. BY PALMER GROUP FOR SHORT TERM PARKING
  - 16A (1) WELLE MULTI BEND BICYCLE RACK (PARKS 5 BICYCLE) MODEL #H3605-SM AS MANUF. BY PALMER GROUP FOR LONG TERM PARKING
  - 17 TRANSPORTATION DEMAND MANAGEMENT BULLETIN BOARD
  - 18 CONCRETE SIDEWALK PER CITY OF INDUSTRY
  - 19 8'-HIGH WROUGHT IRON MANUAL BI-PARTING SLIDING GATE W/ CONCRETE WALL TO SCREEN TRUCK YARD. PROVIDE FIRE DEPARTMENT KNOX BOX AND ELECTRICAL CONDUIT FOR GATE OPENER FUTURE USE - SEPARATE PERMIT REQUIRED
  - 20 4' WIDE CONCRETE WALKWAY, 2% MAX. SLOPE W/ 2% MAX. CROSS SLOPE MOUND LANDSCAPE WHERE PATH OF TRAVEL OCCURS TO PROVIDE 3" MAX. GRADE ELEVATION DIFFERENCE
  - 21 VAN ACCESSIBLE PARKING SIGN. SEE DETAIL: 13  
A-0.4
  - 22 DESIGNATED SMOKING AREA FURTHER THAN 25'-0" FROM ENTRY DOORS
  - 23 NO SMOKING SIGNAGE WITHIN 25'-0" OF BUILDING ENTRIES, OUTDOOR AIR INTAKES, OPERABLE WINDOWS, AND WITHIN THE BUILDING. 4
  - 24 3'X7' MAN DOOR (TYPICAL) WITH 60"x60" LANDING. SEE THRESHOLD DETAIL: AD-4
  - 25 CATCH BASIN TO SUMP PUMP. SEE PLUMBING DWGS. TYP
  - 26 DUAL SUMP PUMP IN 3'-0" X 3'-0" X 5'-0" BASIN WITH GRATING. UNDER SEPARATE PERMIT. SEE PLUMBING PLANS 11
  - 27 CONCRETE BUMPER, TYPICAL SEE DETAIL: AD-1
  - 28 DASHED LINE INDICATE 2'-0" PARKING OVERHANG 15
  - 29 PROVIDE "D" CURB FACE AT ALL ACCESSIBLE PARKING SPACES. SEE DETAIL: A-0.4
  - 30 9'X18' MIN. ACCESSIBLE PARKING STALL W/ ALL SYMBOLS, SIGNS, RAMPS AS REQUIRED TO MEET TITLE 24 AND ADA REQUIREMENTS - SEE HANDICAP NOTES SH1, A-0.2 & A-0.4 11
  - 31 6' MIN. HIGH CONCRETE CURB. TYPICAL. SEE GRADING PLANS A-0.4
  - 32 NEW DRIVE APPROACH PER CITY OF INDUSTRY DRIVEWAY STANDARDS, 6' MIN. THICK, 3500 PSI FINISHED ON EXPOSED AGGREGATE.
  - 33 WARNING SIGN FOR ALL DRIVEWAY ACCESSIBLE PARKING. SEE DETAIL: 11
  - 34 (E) 6"x4"x2 1/2" OFF-SITE HYDRANT 16
  - 35 DOUBLE DETECTOR CHECK ASSEMBLY. SEE CIVIL PLANS AD-1.1
  - 36 8' HIGH CHAIN LINK FENCE - SEPARATE PERMIT REQUIRED 20
  - 37 TRANSFORMER PAD. SEE ELECTRICAL PLANS FOR MORE INFO. AD-1.1
  - 38 TRUCK WELL RETAINING WALL PANEL. SEE STRUCTURAL
  - 39 NUMBER NOT USED
  - 40 CLEAN AIR VEHICLE PARKING STALL, TYPICAL PER CALGREEN 2014 TABLE 5.106.5.2 PROVIDE ELEC. CONDUIT J-BOX FOR FUTURE CHARGING STATION
  - 41 4" THICK CONCRETE WALK WITH MEDIUM BROOM FINISH, 5% MAX. SLOPE PER CIVIL PLANS
  - 42 DETECTABLE WARNINGS FOR FULL WIDTH W/ LESS 2" MAXIMUM ON EACH SIDE AND 3/4" DEEP OR IF THE OVERALL CUT-THRU LENGTH IS LESS THAN 96" THEN THE DETECTABLE WARNING SURFACE WITH TRUNCATED DOMES ARE 24" DEEP PER CBC. SEE DETAIL: 16
  - 43 CONCRETE STRAIGHT CURB RAMP WITH MEDIUM BROOM FINISH. SEE DETAIL: AD-1.1
  - 44 LIGHT POLE STANDARD PER ELECTRICAL DRAWINGS. SEE DETAIL: 20
  - 45 (N) 6" x 4" x 2 1/2" PRIVATE FIRE HYDRANT. SEE DETAIL FOR BOLLARD PROTECTION: AD-1

**PROJECT DATA**

DESCRIPTION	AREAS	BUILDING TOTAL AREA	34,710 S.F.	LANDSCAPED AREA	8,678 S.F.
ZONING	INDUSTRIAL (I)	WAREHOUSE	28,340 S.F.	12% MINIMUM REQUIRED	(12%)
LEGAL DESCRIPTION	*"IR" = PARCEL MAP AS PER BOOK 47 PAGES 19-20 OF P.M. LOT 8	OFFICE	3,185 S.F.	<b>AREA JUSTIFICATION</b>	
ASSESSOR'S PARCEL NO.	8125-014-031	MEZZANINE	3,185 S.F.	AREA JUSTIFICATION SINGLE STORY BUILDING ALLOWABLE AREA PER SECTION 503 = 12,000 INCREASE PER SPRINKLERS = (13)X12,000 MAX. ALLOWABLE AREA = 48,000 S.F. TOTAL BUILDING <48,000 S.F.	
BUILDING CODE	LAC08C 2014	<b>TOTAL MEZZANINE</b>	<b>3,185 S.F.</b>	BUILDING HEIGHT < 35'	
BLDG. OCCUPANCY	B, S-1, F-1			SPRINKLERED SINGLE STORY BUILDING FOR OCCUPANCIES B, F & S	
BUILDING TYPE	III-B, FULLY SPRINKLERED	PARKING PROVIDED:		TRASH ENCL. / RECYCLING AREA PROVIDED 253 S.F.	
LAND AREA:	GROSS = 82,989 S.F. NET = 72,323 S.F. (1.66 ± AC NET)	ACCESSIBLE	14' X 19'	AREA REQUIRED:	
PARCEL AREA		ACCESSIBLE (VAN)	17' X 19'	10.5 S.F./1,000 S.F. FOR THE FIRST 20,000 S.F. : 200 S.F.	
COVERAGE:	47.0%	STANDARD STALLS	9' X 19'	3 S.F./1,000 S.F. REMAINDER 14,710 S.F. : 45 S.F.	
ALLOWABLE COVERAGE	50%	CLEAN AIR STALLS	9' X 19'	TOTAL REQUIRED = 245 S.F.	
		COMPACT STALLS	8' X 16'	MAX. HT. OF BUILDING 55' (CBC TABLE 503 TYPE III-B, F-1)	
		TOTAL	20% MAX		
		BICYCLE RACK			
		LONG TERM BIKE RACK @ 5% TENANT PARKING	4 SPACES		
		SHORT TERM BIKE RACK @ 5% OF 10 VISITOR PARKING	2 SPACES		

**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. 50 PERCENT OF THE WASTE STORAGE SHALL BE DESIGNATED FOR RECYCLABLE MATERIALS.
3. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICE.

DATE: 08NOV15  
SCALE: INDICATED  
DRAWN: B.C.  
JOB: A-15-005  
SHEET: A-1.0 OF SHEETS

OWNER: CHALMERS EQUITY GROUP  
7901 CROSSWAY DRIVE, PICO BUREAU, CA 94060  
TEL: (650) 749-6800 FAX: (650) 749-1735

GENERAL CONTRACTOR: C.E.G. CONSTRUCTION

DESIGN: O.C. DESIGN & ENGINEERING  
7901 CROSSWAY DRIVE, PICO BUREAU, CA 94060  
TEL: (650) 749-6800 FAX: (650) 749-1735

PROJECT ADDRESS: 3718 CAPITOL AVENUE  
CITY OF INDUSTRY, CA

TITLE SHEET: **SITE PLAN**