

- 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

- 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 PARKING STALL STRIPING (PER CITY OF INDUSTRY STANDARDS) TYP. 3 AD-1
 - 4 ACCESSIBLE PATH OF TRAVEL 48" WIDE (MIN.)
 - 5 BUILDING ENTRANCE. PROVIDE A 4" SQ. DISABLED ACCESSIBILITY SIGN & FIRE DEPARTMENT KNOX BOX 3 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/RECYCLE BIN PER CITY OF INDUSTRY DISPOSAL STANDARDS. SEE DETAIL: 1 2 7 A1.1 AD-1 AD-1
 - 8 CONCRETE TRUCKWELL- SEE GRADING & STRUCTURAL DRAWINGS
 - 9 STEEL BUILDING COLUMNS. TYP.
 - 10 9' X10' TRUCK DOOR (DOCK HIGH). TYPICAL. SEE DETAIL: 4 7 11 AD-1 AD-4 AD-4
 - 11 12' X14' TRUCK DOOR (GRADE LEVEL) TYPICAL. SEE DETAIL: 7 8 16 AD-4 AD-4 AD-4
 - 12 STAMPED CONCRETE. (VERIFY COLOR & PATTERN W/ OWNER)
 - 13 LANDSCAPE W/AUTOMATIC IRRIGATION SYSTEM SEE LANDSCAPING DWGS. 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 8' HIGH CONC. TILT-UP SCREEN WALL. COLOR & REVEALS TO MATCH BUILDING. SEE 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
 - 20 4' WIDE CONCRETE WALKWAY. 5% 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.
 - 24 3'X7' MAN DOOR (TYPICAL) WITH 60"x60" LANDING. SEE THRESHOLD DETAIL: 4 AD-4
 - 25 CATCH BASIN TO SUMP PUMP. SEE PLUMBING DWGS. TYP
 - 26 DIAL SUMP PUMP IN 3'-0" X 3'-0" X 3'-0" 2'X2' BASIN WITH GRATING. UNDER SEPARATE PERMIT. SEE PLUMBING PLANS
 - 27 CONCRETE BUMPER. TYPICAL SEE DETAIL: 13 AD-1
 - 28 DASHED LINE INDICATE 2'-0" PARKING OVERHANG
 - 29 PROVIDE "O" CURB FACE AT ALL ACCESSIBLE PARKING SPACES. SEE DETAIL: 15 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 SH. A-0.2 & A-0.4
 - 31 6" MIN. HIGH CONCRETE CURB. TYPICAL. SEE GRADING PLANS
 - 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 A-0.4
 - 34 (E) 6"x4"x2 1/2" OFF-SITE HYDRANT
 - 35 DOUBLE DETECTOR CHECK ASSEMBLY. SEE CIVIL PLANS
 - 36 8' HIGH CHAIN LINK FENCE
 - 37 TRANSFORMER PAD. SEE ELECTRICAL PLANS FOR MORE INFO.
 - 38 TRUCK WELL RETAINING WALL PANEL. SEE STRUCTURAL
 - 39 FULL HEIGHT (NON-RATED) 6" METAL STUD DEMISING WALL. SEE DETAIL
 - 40 CLEAN AIR VEHICLE PARKING STALL. TYPICAL PER CALGREEN 2014 TABLE 5.104.5.2 PROVIDE ELEC. CONDUIT J-BOX FOR FUTURE CHARGING STATION
 - 41 4" THICK CONCRETE WALK WITH MEDIUM BRUSH FINISH. 5% MAX. SLOPE PER CIVIL PLANS
 - 42 DETECTABLE WARNINGS FOR FULL WIDTH W/ LESS 2" MAXIMUM ON EACH SIDE AND 36" 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 AD-1.1

NOT A PART

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BUILDING TOTAL AREA		36,160 S.F.
WAREHOUSE	29,406 S.F.	
OFFICE UNIT 'A'	3,150 S.F.	
OFFICE UNIT 'B'	1,038 S.F.	
TOTAL FOOTPRINT	33,594 S.F.	
MEZZANINE	2,566 S.F.	
UNIT A OFFICE	0.5 S.F.	
UNIT B OFFICE	2,566 S.F.	
TOTAL MEZZANINE	2,566 S.F.	

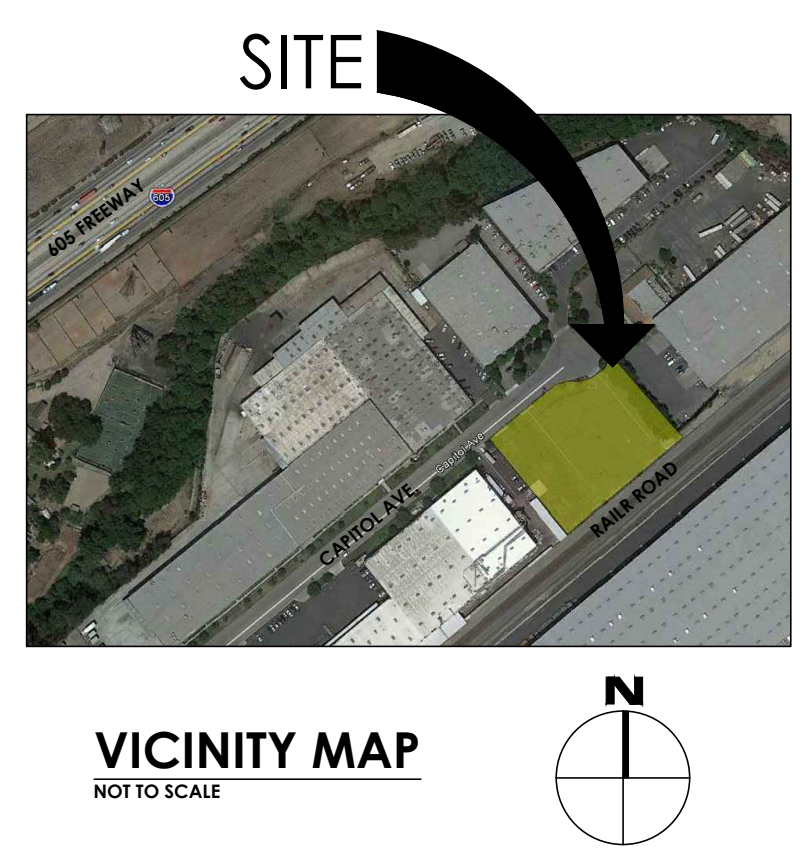
UNIT "A"
WHSE = 16,114 S.F.
G.F. OFFICE = 3,150 S.F.
MEZZ. OFFICE = 2,566 S.F.
TOTAL = 21,830 S.F.

UNIT "B"
WHSE = 13,292 S.F.
OFFICE = 1,038 S.F.
FOOTPRINT = 14,330 S.F.

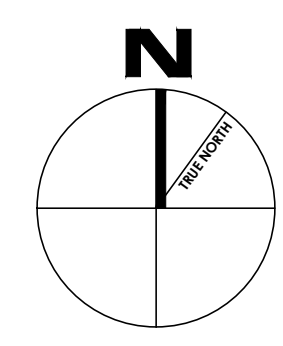
(E) CELL TOWER SITE ±924 S.F.

PROJECT DATA

DESCRIPTION	AREAS	BUILDING TOTAL AREA	36,160 S.F.	LANDSCAPED AREA	8,678 S.F. (12%)
ZONING	INDUSTRIAL (I)	FIRST FLOOR	29,406 S.F.	12% MINIMUM REQUIRED	
LEGAL DESCRIPTION	"IR" = PARCEL MAP AS PER BOOK 47 PAGES 19-20 OF F.M. LOT 8	OFFICE UNIT 'A'	3,150 S.F.	AREA JUSTIFICATION	
		OFFICE UNIT 'B'	1,038 S.F.	AREA JUSTIFICATION SINGLE STORY BUILDING ALLOWABLE AREA PER SECTION 503 = 12,000 INCREASE PER SPRINKLERS = (3)X(12,000) MAX. ALLOWABLE AREA = 48,000 S.F. TOTAL BUILDING < 48,000 S.F.	
		TOTAL FOOTPRINT	33,594 S.F.		
		MEZZANINE	2,566 S.F.		
		UNIT A OFFICE	0.5 S.F.		
		UNIT B OFFICE	2,566 S.F.		
		TOTAL MEZZANINE	2,566 S.F.		
ASSESSOR'S PARCEL NO.	8125-014-031	PARKING REQUIRED:		BUILDING HEIGHT < 35'	
BUILDING CODE	LAC08C 2014	FIRST 25,000 SQ. FEET	25,000/500 = 50 CARS	SPRINKLERED SINGLE STORY BUILDING FOR OCCUPANCIES B, F & S	
BLDG. OCCUPANCY	B, S-1, F-1	UP TO 100,000 SQ. FEET	11,160/750 = 15 CARS		
		TOTAL	65 CARS		
BUILDING TYPE	III-B, FULLY SPRINKLERED	PARKING PROVIDED:		TRASH ENCL. / RECYCLING AREA PROVIDED 250 S.F.	
LAND AREA:	GROSS = 82,989 S.F. NET = 72,323 S.F. (1.66 ± AC NET)	ACCESSIBLE 14' X 19'	1 - STALLS	AREA REQUIRED: 10.5 S.F./1,000 S.F. FOR THE FIRST 20,000 S.F. : 200 S.F. 3 S.F./1,000 S.F. REMAINDER 16,160 S.F. : 48 S.F. TOTAL REQUIRED : 248 S.F.	
PARCEL AREA		ACCESSIBLE (VAN) 17' X 19'	2 - STALLS	MAX. HT. OF BUILDING 55' (CBC TABLE 503 TYPE III, F-1)	
COVERAGE:	50.0%	STANDARD STALLS 9' X 19'	43 - STALLS		
ALLOWABLE COVERAGE	50%	CLEAN AIR STALLS 9' X 19' (51-75 SPACES)	6 - STALLS		
		COMPACT STALLS 8' X 16'	13 - STALLS		
		TOTAL	65 - STALLS		
		BICYCLE RACK			
		LONG TERM BIKE RACK @ 5% TOTAL PARKING	4 SPACES		
		SHORT TERM BIKE RACK @ 5% OF 10 VISITOR PARKING	2 SPACES		



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



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

OWNER: CHALMERS EQUITY GROUP
7901 CROSSWAY DRIVE, PICO RIVERA, CA 95060
TEL: (925) 746-8625 FAX: (925) 748-1735

GENERAL CONTRACTOR: C.E.G. CONSTRUCTION

DESIGN: O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE, PICO RIVERA, CA 95060
TEL: (925) 746-8625 FAX: (925) 748-1735

PROJECT ADDRESS: 3718 CAPITOL AVENUE
CITY OF INDUSTRY, CA

TITLE SHEET: **SITE PLAN**

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