PROPOSED SITE PLAN

· 1" = 20'-0"

FIRE DEPARTMENT GENERAL NOTES DEVELOPER/OWNER **KEYNOTES** NEW DRIVE CUT, PER CITY OR COUNTY STANDARDS. . ACCESS TO ALL PORTIONS OF THE BUILDING MUST BE NORTH PALISADE PARTNERS REFER TO LANDSCAPE DRAWINGS FOR ENHANCED 240 NEWPORT CENTER DRIVE, SUITE 200 WITHIN 150' OF THE AVAILABLE FIRE DEPARTMENT PAVING DESIGN IF APPLICABLE. REFER TO CIVIL NEWPORT BEACH, CA 92660 DRAWINGS FOR ADDITIONAL INFO. 2. THE MAXIMUM LENGTH OF THE REQUIRED FIRE CONTACT: JOE MISHURDA TRUNCATED DOMES DEPARTMENT ACCESS ROADWAY WITHOUT AN PHONE: 310.343.1831 ADA SITE ENTRY SIGN PER CODE, TYP. APPROVED TURN AROUND MUST NOT EXCEED 150'. EMAIL: JOE.MISHURDA@NORTHPALISADE.COM ADA PARKING STALL SIGN PER CODE, TYP. PROVIDE AT ALL ADA STALLS. 3. THE MINIMUM WIDTH OF THE FIRE LANE ROAD MUST BE ADA PATH OF TRAVEL APPLICANT'S REPRESENTATIVE/ARCHITECT PRECAST CONCRETE WHEEL STOP 4. A MAXIMUM INSIDE TURNING RADIUS OF 20' AND A ZERO CURB FACE. MINIMUM OUTSIDE TURNING RADIUS OF 46' IS REQUIRED 10 CONCRETE WALK, SEE SITE PLAN FOR ADA PATH OF HERDMAN ARCHITECTURE & DESIGN, INC. AT ALL THE FIRE LANE TURNS. TRAVEL. 4" MIN THICKNESS, SCORE CONCRETE @ 5' 16201 SCIENTIFIC WAY O.C., PROVIDE A LIGHT BROOM FINISH. REFER TO IRVINE, CA 92618 LANDSCAPE DRAWINGS FOR SPECIALTY CONCRETE CONTACT: BRIDGET HERDMAN FINISHING, TYP. REFER TO SOILS REPORT FOR PHONE: 714.389.2800 ADDITIONAL MIN. REQ. FIRE DEPT. MIN. TURNING RADIUS EMAIL: BRIDGET@HERDMAN-AD.COM EXTERIOR CONCRETE STAIR W/CONCRETE WALLS. 3-AXLE FIRE TRUCK WALLS & RAILINGS PAINTED PEREXTERIOR COLOR SCHEDULE. REFER TO CIVIL AND STRUCTURAL 18" INSIDE 32' CENTER LINE DRAWINGS **UTILITY PROVIDERS** 46' OUTSIDE 12 LANDSCAPE AREA - SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION FIRE DEPT. MIN ACCESS ROAD PROPOSED TRANSFORMER LOCATION, PROVIDE WATER - CITY OF COMMERCE MIN. WIDTH: 26'-0" BOLLARDS PER UTILITY COMPANY REQUIREMENTS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL SEWER - CITY OF COMMERCE INFORMATION. 16 PROTECTIVE METAL BOLLARDS, CONCRETE FILLED, ELECTRIC - SO CAL EDISON PAINTED, TYP. 5. THE MINIMUM VERTICAL CLEARANCE AT THE FIRE LANE 20 CHAINLINK FENCE 6' HIGH. **VICINITY MAP** 21 METAL TUBE STEEL FENCE, 8' HIGH 6. A PAVED ALL WEATHER SURFACE IS REQUIRED FOR ALL 28 SECURE BICYCLE RACK, BY ANOVA FURNISHINGS. FIRE ACCESS ROADS. ROADS MUST BE CAPABLE OF CIRBLEBRS2IG- CIRCLE STAINLESS STEEL BIKE SUPPORTING 80,000 POUNDS GROSS VEHICLE WEIGHT. RACK, INGROUND MOUNT STAINLESS STEEL FINISH SEE A1.2/5 FOR DETAIL. 7. THE MAXIMUM GRADE OF THE DRIVING SURFACE SHALL 33 CONCRETE TRASH ENCLOSURE PER CITY NOT EXCEED 12%. E ACCO ST. REQUIREMENTS. 43 SWINGING METAL GATE, ELECTRONICALLY OR 8. THE ANGLE OF DEPARTURE AND APPROACH SHALL NOT MANUALLY OPERATED. PROVIDE CONDUIT TO EXCEED 9-DEGREES OR 20%. GUARD SHACK/OFFICE AREA FOR GATE CONTROL @ WASHINGTON INTERCOM. PROVIDE KNOX PAD PER FIRE DEPT. STD. 9. **GATES STANDARDS:** A. WHEN FULLY OPEN, THE MINIMUM WIDTH SHALL 45 CONCRETE TRUCK RAMP WITH 42" HIGH CONC. TILT BE 20 FEET. UP GUARD WALLS PAINTED TO MATCH BUILDING, PROJECT SEE ELEVATIONS. **LOCATION** B. GATES ON ACCESS ROADS DESIGNATED " DRIVE THRU LOADING DOOR 12'X14' WITH VISION EMERGENCY SERVICES USE ONLY" MAY BE GLAZING, PRE FINISHED BY MANUFACTURER PER MANUALLY OPERATED. COLOR SCHEDULE. C. GATES ON COMMERCIAL/INDUSTRIAL FACILITIES MAY BE MANUALLY OPERATED. **NORTH LEGAL DESCRIPTION** SITE LEGEND APN: 6336-004-017 LANDSCAPE AREA SHEET INDEX THAT PORTION OF THE RANCHO SAN ANTONIO, IN THE CITY OF COMMERCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A1 SITE PLAN AS PER MAP RECORDED IN BOOK 1 PAGE 389 OF PATENTS, IN CONCRETE PAVING A1.1 SITE DETAILS THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, A2 FLOOR PLAN DESCRIBED AS FOLLOWS: A3 EXTERIOR ELEVATIONS C1 EXISTING LOTTING AND EASEMENTS BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY FIRE DEPARTMENT ACCESS LANE C2 EXISTING LOTTING AND EASEMENTS LINE OF WASHINGTON BOULEVARD, 80 FEET WIDE, DESCRIBED C3 PRELIMINARY GRADING AND UTILITY IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON L1 CONCEPTUAL LANDSCAPE PLAN JANUARY 22, 1940 AS INSTRUMENT NO. 759 IN BOOK 17178 PAGE 296, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, WITH THE SOUTHEASTERLY LINE OF THE LAND STANDARD PARKING STALL CONVEYED TO CENTRAL MANUFACTURING DISTRICT, BY DEED PER CITY REQUIREMENT RECORDED ON DECEMBER 10, 1946 AS INSTRUMENT NO. 1152 IN BOOK 24039 PAGE 72 OF SAID OFFICIAL RECORDS, SAID SOUTHEASTERLY LINE ALSO BEING THE NORTHWESTERLY LINE OF THE LAND CONVEYED TO SIMONS SITE PLAN GENERAL NOTES TYP. ACCESSIBLE PARKING STALL BRICK COMPANY, BY DEED RECORDED IN BOOK 2453 PAGE 298 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID WITH 5' ACCESS AISLE . SITE PLAN SHALL MEET ALL ENGINEERING & NPDES SOUTHWESTERLY LINE OF WASHINGTON BOULEVARD, SOUTH PER CBC 2016 11B 502.2 REQUIREMENTS. 63 ° 38 ' 25 " EAST 10.00 FEET TO THE TRUE POINT OF BEGINNING 18'. OF THIS DESCRIPTION; 18' MIN 2. GENERAL CONTRACTOR TO REVIEW SOILS REPORT PREPARED BY_____ DATED____ AND ANY SUBSEQUENT THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE. SOUTH 63°38'25" EAST 277.31 FEET; THENCE ALONG A LINE THAT AMENDMENTS. G.C. TO CONFIRM COMPLIANCE. IS PARALLEL WITH THE NORTHEASTERLY PROLONGATION OF TYP. VAN ACCESSIBLE PARKING STALL WITH 8' ACCESS AISLE B. REFER TO CIVIL DRAWINGS FOR ADDITIONAL UTILITY CENTER LINE OF THAT CERTAIN 34 FOOT RIGHT OF WAY, PER CBC 2016 11B 502.2 INFORMATION INCLUDING POINTS OF CONNECTION TO DESCRIBED IN DEED TO ATCHISON, TOPEKA AND SANTA FE OFFSITE UTILITIES AND BUILDING POINTS OF RAILWAY COMPANY, RECORDED IN BOOK 40737 PAGE 343 OF CONNECTION. 18'. SAID OFFICIAL RECORDS, CLEAN AIR PARKING STALL: SOUTH 26°22'24" WEST 290.00 FEET; THENCE PARALLEL WITH PAINT. IN THE PAINT USED FOR . GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF SAID SOUTHWESTERLY LINE OF WASHINGTON BOULEVARD, STALL STRIPING, THE FOLLOWING CONNECTION BETWEEN OFFSITES, CIVIL, M,E,P, & FP NORTH 63°38'25" WEST 277.50 FEET TO A LINE THAT PASSES CHARACTERS SUCH THAT THE THROUGH THE <u>TRUE POINT OF BEGINNING</u> AND IS PARALLEL WITH SAID HEREINBEFORE MENTIONED SOUTHEASTERLY LINE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF STALL GRADES SURROUNDING BUILDING TO PROVIDE POSITIVE OF THE LAND DESCRIBED IN DEED RECORDED IN BOOK 20439 STRIPING AND IS VISIBLE BENEATH DRAINAGE AWAY FROM BUILDING. A PARKED VEHICLE: OFFICIAL RECORDS; THENCE ALONG SAID PARALLEL LINE, 3. REFER TO CIVIL DRAWINGS FOR FINISH GRADE NORTH 26 ° 24 ' 35 CLEAN AIR/ ELEVATIONS AND PERCENTAGE SLOPES. " EAST 290.00 FEET TO THE TRUE POINT OF BEGINNING. VANPOOL/ EV 7. GENERAL CONTRACTOR TO CONFIRM AND COMPLY WITH PER CALGREEN 5.106.5.2.1 EXCEPT THAT PORTION OF SAID LAND LYING NORTHERLY OF ALL BUILDING, FIRE, AND ENGINEERING DEPARTMENT THE FOLLOWING DESCRIBED LINE: REGULATIONS DURING CONSTRUCTION INCLUDING ANY BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LAND: ELECTRIC VEHICLE TEMPORARY FACILITIES REQUIRED. THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE CHARGING STATION: OF SAID LAND TO THE SOUTHWESTERLY LINE OF A STRIP OF 8. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY 6" **EVCS STALL SHALL** LAND, 100 FEET WIDE, THE CENTERLINE OF WHICH IS THE MIN. CONCRETE CURB TYPICAL UNLESS SPECIFICALLY PROVIDE SURFACE CENTERLINE OF THAT CERTAIN 80 FOOT STRIP OF LAND NOTED OTHERWISE. DESCRIBED IN PARCEL 1 OF THE DEED TO THE COUNTY OF LOS MARKING STATING" EV CHARGING ONLY" IN ANGELES, FOR WASHINGTON BOULEVARD. RECORDED ON 9. ALL ADA PATHS OF TRAVEL NOTED ON PLANS TO MEET LETTERS 12" HIGH AUGUST 29, 1939 AS INSTRUMENT 1085 IN BOOK 16836 PAGE 241, THE FOLLOWING MINIMUM REQUIREMENTS: NO ABRUPT OFFICIAL RECORDS OF SAID COUNTY; THENCE MINIMUM. CHANGES IN ELEVATION ALLOWABLE ALONG THE PATH OF THE LOWER EDGE OF THE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE TRAVEL. THE SLOPE AND CROSS-SLOPE SHALL NOT LAST WORD ALIGNS WITH BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH THE END OF STALL EXCEED 5% AND 2% RESPECTIVELY UNLESS AN ADA HAVING A RADIUS OF 27 FEET, THE SOUTHWESTERLY TERMINUS COMPLIANT RAMP OR CURB RAMP IS DESIGNED BY THE STRIPING AND IS VISIBLE OF SAID CURVE BEING TANGENT TO THE NORTHWESTERLY LINE CIVIL ENGINEER. IF A WALK CROSSES OR ADJOINS A BENEATH A PARKED OF SAID LAND; THENCE WESTERLY ALONG SAID CURVE, 42.39 VEHICLE WAY, AND THE WALKING SURFACES ARE NOT VEHICLE FEET TO SAID NORTHWESTERLY LINE; THENCE SEPARATED BY CURBS, RAILING OR OTHER ELEMENTS NORTHEASTERLY AND SOUTHEASTERLY ALONG THE PER CBC 2016 11B-812.9 BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR NORTHWESTERLY AND NORTHEASTERLY LINE OF SAID LAND TO AREAS; THE BOUNDARY BETWEEN THE AREAS SHALL BE THE POINT OF BEGINNING. DEFINED BY A 4' DEEP DETECTABLE WARNING WHICH IS 36" FIRE HYDRANT WIDE COMPLYING WITH CBC SECTION 11B-705.1.2.5 10. ALL SPECIFICATIONS ON DRAWINGS ARE MINIMUM REQUIREMENTS ONLY. GENERAL CONTRACTOR TO STREET LIGHT NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS IN DRAWINGS AND SPECIFICATIONS VIA "RFI". 11. GENERAL CONTRACTOR TO REFER TO ARCHITECTURAL PATH OF TRAVEL $\rightarrow \rightarrow \rightarrow \rightarrow \rightarrow \rightarrow$ DETAIL SHEETS FOR TYPICAL MINIMUM SITE IMPROVEMENT STANDARDS. PROPERTY LINE 12. CONCRETE MOW STRIP PER ARCHITECTURAL DETAILS TO BE PROVIDED AT ALL GLAZING/STOREFRONT LOCATIONS WHERE ADJACENT TO LANDSCAPING. DOCK HIGH DOOR 13. CONCRETE SPLASH BLOCK PER ARCHITECTURAL DETAILS FORK LIFT DOOR TO BE PROVIDED AT ALL ROOF DRAIN/DOWN SPOUT TERMINATIONS AT NON-CONCRETE AREAS. 14. BRASS LAMB'S TONGUE TO BE PROVIDED AT ALL ROOF PROJECT INFORMATION DRAIN OVERFLOWS THAT DAYLIGHT AT FACE OF BUILDING WALL. PROJECT INFORMATION 10.04.201 5. GATES, FENCES, AND WALLS MAY BE SUBJECT TO PROPOSED BUILDING DEFERRED SUBMITTAL REQUIREMENTS, GENERAL SITE AREA 1.78 AC CONTRACTOR TO CONFIRM WITH CITY AND MUST SUBMIT COVERAGE 52.6% SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL. 40,773 SF **BUILDING 1 AREA FOOTPRINT** 39,320 SF 37,480 SF SCOPE OF WORK **OFFICE** 1,840 SF 1.453 SF ONE NEW SPECULATIVE CONCRETE TILT-UP BUILDING FOR 1,453 SF **OFFICE** WAREHOUSE & OFFICE USE. INCLUDES SITE IMPROVEMENTS AS SHOWN. PARKING REQUIRED WAREHOUSE @ 1/2,000 OFFICE @ 1/300 BUILDING ADDRESS: 6800 WASHINGTON BLVD COMMERCE., CA PARKING PROVIDED NUMBER OF FLOORS: ADA B / S1 FIRE SPRINKLER: YES (ESFR) BUILDING HEIGHT: ZONING: BUILDING SETBACKS: GI (GENERALINDUSTRIAL) 5.0% 3,874 SF LANDSCAPE REQUIRED FRONT SET BACK: SIDE SETBACK: LANDSCAPE PROVIDED 8,849 SF 11.4% PARKING CALCULATION BREAKDOWN: TOTAL S.F. FOR WARHOUSE USE: 37,480 37,480/2000 = 18.74 R.UP = 19 TOTAL S.F FOR OFFICE USE: 3,293 3,293/300 = 10.976 R. UP = 11 GRAND TOTAL: 30 REQUIRED PARKING SPACES

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SITE PLAN

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