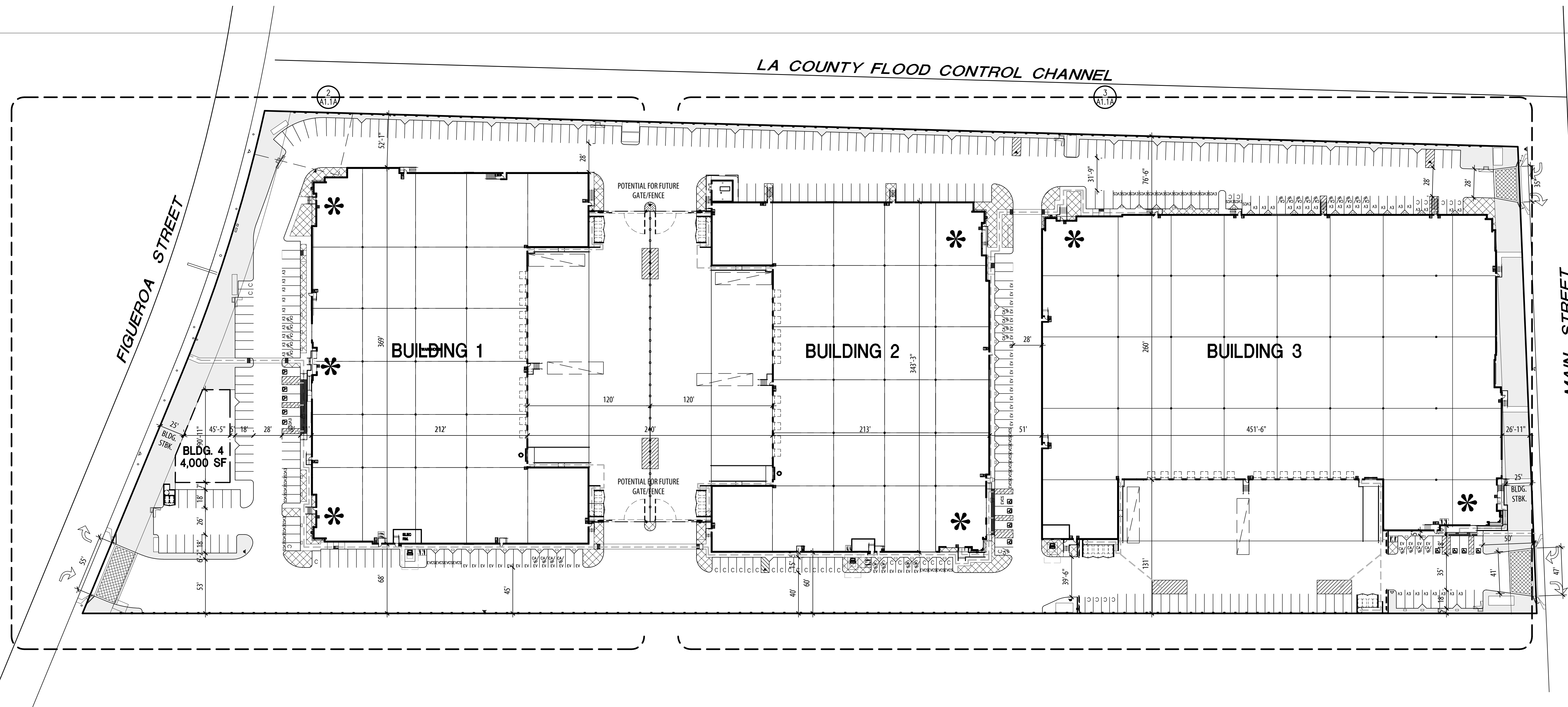


LA COUNTY FLOOD CONTROL CHANNEL



SITE PLAN 1"=50'-0" 3

**KEYNOTES**

- 1.0 GENERAL
- 1.1 PROPERTY LINE / R.O.W. - REFER TO CIVIL DRAWINGS
  - 1.2 EASEMENT - REFER TO CIVIL DRAWINGS
  - 1.3 STANDARD PARKING STALL(S) - TYP.
  - 1.4 ADA-ACCESSIBLE PARKING STALL(S)
  - 1.5 CLEAN AIR / VAN POOL / EV PARKING STALL(S) PER CALGREEN 5.106.5.2
  - 1.6 COMPACT PARKING STALL(S)
  - 1.7 2-WAY DRIVE AISLE: 28' W MIN.
  - 1.8 PRIVATE DRIVEWAY AND FIRE LANE - 28' W MIN.
  - 1.9 SAFE DISPERSAL AREA
- 3.0 CONCRETE
- 3.1 TILT-UP CONCRETE BUILDING WALL
  - 3.2 STAIR W/ HANDRAIL & 42" GUARDRAIL
  - 3.3 STAIR W/ HANDRAIL
  - 3.4 TILT-UP CONCRETE SCREEN WALL, PTD.
  - 3.5 TILT-UP CONCRETE TRASH ENCLOSURE, 6' TALL TYP.
  - 3.6 TILT-UP CONCRETE GUARDRAIL T.O.W. 42" ABOVE HIGH SIDE
- 5.0 METAL FABRICATIONS
- 5.1 STEEL PIPE BOLLARD, REFER TO 1/AO.2
- 12.0 FURNISHINGS
- 12.1 BICYCLE RACK PER COUNTY CODE 9165.3 OR CALGREEN WHICHEVER IS HIGHER - REFER TO TABULATIONS- SHORT TERM
  - 12.2 BICYCLE RACK PER COUNTY CODE 9165.3 OR CALGREEN WHICHEVER IS HIGHER - REFER TO TABULATIONS- LONG TERM
- 21.0 FIRE SUPPRESSION - REFER TO FIRE PROTECTION DRAWINGS
- 21.1 FIRE PUMP HOUSE.
- 32.0 EXTERIOR IMPROVEMENT - REFER TO CIVIL AND LANDSCAPE U.N.O.
- 32.1 LANDSCAPE PLANTING AREA
  - 32.2 CONCRETE WALKWAY
  - 32.3 CONCRETE CURB, TYP.
  - 32.4 PRECAST CONCRETE WHEEL STOP
  - 32.5 ENHANCED CONCRETE PAVING
  - 32.6 VEHICULAR PAVING
  - 32.7 CONCRETE TRUCK DOCK APRON
  - 32.8 MANUAL TUBE STEEL GATE WITH KNOX PADLOCK - 8' TALL - SEE NOTE#5
  - 32.9 TUBE STEEL FENCE - 6' TALL
  - 32.10 EXISTING 6' TALL TUBE STEEL FENCE IN ADJACENT PROPERTY
  - 32.11 HARDSCAPE AREA - SEE LANDSCAPE PLAN
- 33.0 UTILITIES - REFER TO CIVIL AND ELECTRICAL
- 33.1 ELECTRICAL TRANSFORMER
  - 33.2 (E) FIRE HYDRANT
  - 33.3 PRIVATE FIRE HYDRANT
  - 33.4 PUBLIC FIRE HYDRANT
  - 33.5 STORM WATER TREATMENT DEVICE

**GENERAL NOTES**

1. GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMP AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCK(S) (CG 1013.2).
2. THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.083%).
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
4. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.
5. ALL PROPOSED GATES SHALL BE EQUIPPED WITH FIRE DEPT. APPROVED LOCKING DEVICE(S).

**SITE PLAN - LEGEND**

- ACCESSIBLE PATH OF TRAVEL - 4' WIDE MINIMUM - 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE
- ACCESSIBLE PARKING STALL(S), TYP.
- PARKING STALL MARKING PER CALGREEN CLEAN AIR/VANPOOL/EV, TYP.
- COMPACT PARKING STALL(S), TYP.
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- FIRE LANE - PER FIRE DEPARTMENT REQUIREMENTS
- 12' X 14' SECTIONAL GRADE DOOR, REFER TO ELEVATIONS
- 9' X 10' SECTIONAL DOCK HIGH DOOR, REFER TO ELEVATIONS
- POTENTIAL OFFICE T.I.
- HARDSCAPE PAVING

**CALGREEN NOTES**

- PROJECT SITE IS LARGER THAN ONE ACRE - A STORM WATER POLLUTION PLAN IS REQUIRED (CG 5.106.1).
- VISITOR BICYCLE PARKING RACKS SHALL BE PROVIDED WITHIN 200 FEET OF BUILDING ENTRANCES, FOR A MINIMUM OF 5% NEW VISITOR VEHICULAR PARKING (CG 5.106.4.1).
- IN BUILDINGS WITH OVER 10 TENANT-OCCUPANTS, SECURE, LONG-TERM BICYCLE ENCLOSURES OR LOCKERS SHALL BE PROVIDED ON-SITE, FOR A MINIMUM OF 5% NEW TENANT VEHICULAR PARKING (CG 5.106.5.1). COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT INDOORS IN AMOUNTS PROPORTIONAL TO THE PARKING REQUIRED FOR EACH TENANT IMPROVEMENT.
- 'CLEAN AIR' PARKING SPACES SHALL BE PROVIDED ON SITE FOR CARPOOLS & FUEL-EFFICIENT VEHICLES, FOR A MINIMUM NUMBER OF SPACES PROPORTIONAL TO REQUIRED VEHICLE PARKING PER CALGREEN TABLE (CGS.106.5.2).
- LIGHTING DESIGN SHALL LIMIT GLARE AND UPLIGHT AND COMPLY WITH LOCAL CODES AND CALGREEN (CG 5.106.8).
- THIS PROJECT'S PLUMBING FIXTURES SHALL BE 20% WATER-CONSERVING (CG 5.303.2). BEING A SHELL BUILDING, COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT.
- FOR PROJECTS WITH OVER 1,000 S.F. OF LANDSCAPING, SEPARATE SUBMETERS OR METERING DEVICES SHALL BE INSTALLED FOR OUTDOOR POTABLE WATER USE, AND IRRIGATION SYSTEM SHALL HAVE WEATHER- OR SOIL MOISTURE-BASED AUTOMATIC CONTROLLERS (CG 5.304.2&3).
- A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE DEVELOPED, DEMONSTRATING A MINIMUM OF 50% RECYCLING AND/OR SALVAGING OF NON-HAZARDOUS CONSTRUCTION WASTE AND COMPLYING WITH CALGREEN REQUIREMENTS (CG 5.408.1).
- 100% OF LAND-CLEARED SOILS AND VEGETATION SHALL BE REUSED OR RECYCLED (CG 5.408.3).
- PER SECTION 5.410.2, EXCEPTIONS 1 & 2, COMMISSIONING IS NOT REQUIRED FOR DRY STORAGE WAREHOUSES OR AREAS USED FOR OFFICES LESS THAN 10,000 SF IN DRY STORAGE WAREHOUSES (CG 5.410.2).
- ALL CONSTRUCTION MATERIALS TO COMPLY WITH THE VOC AND TOXIN LIMITS LISTED (CG 5.504).
- SMOKING SHALL BE PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, AIR INTAKES, AND OPERABLE WINDOWS (CG 5.504.7).

SITE AREA	SF		ACRES	
Gross	628,045		14.42	
Street Dedication	0		0.00	
<b>NET SITE AREA</b>	<b>628,045</b>		<b>14.42</b>	

BUILDING AREA	AREA 1	AREA 2	AREA 3	AREA 4	TOTAL S.F.
Future Office/Retail Pad				4,000	4,000
Office	15,000	15,300	19,500		49,800
Manufacturing 10%	8,557	7,990	12,580		29,127
Warehouse	68,013	62,606	99,720		230,339
<b>TOTAL BUILDING FOOTPRINT</b>	<b>86,570</b>	<b>79,896</b>	<b>125,800</b>	<b>4,000</b>	<b>296,266</b>
<b>TOTAL BUILDING AREA</b>	<b>91,570</b>	<b>85,896</b>	<b>131,800</b>	<b>4,000</b>	<b>313,266</b>

COVERAGE	47.0%
FAR (50% Max)	49.9%

PARKING REQUIRED	1/300	1/300	50	51	65	14	14
Retail							166
Office							60
Manufacturing							155
Warehouse							395
<b>TOTAL PARKING REQUIRED</b>	<b>114</b>	<b>109</b>	<b>158</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>395</b>

PARKING PROVIDED	113	82	148	16
Standard Stalls				
Compact Stalls	3%	2	28	11
<b>TOTAL PARKING PROVIDED</b>	<b>115</b>	<b>110</b>	<b>159</b>	<b>16</b>

DOCK DOORS	12	11	15	0	38
GRADE DOORS	1	1	1	0	3
TRAILER STALLS	1/7 DD	2	2	0	6

TRASH	SF	40	40	40	40
0 - 20,000 SF	10 SF/1000	200	200	200	40
20,000 SF+	3 SF/1000	215	198	336	0
<b>TOTAL TRASH REQUIRED</b>		<b>415</b>	<b>398</b>	<b>536</b>	<b>40</b>
<b>TOTAL TRASH PROVIDED</b>		<b>416</b>	<b>416</b>	<b>541</b>	<b>82</b>

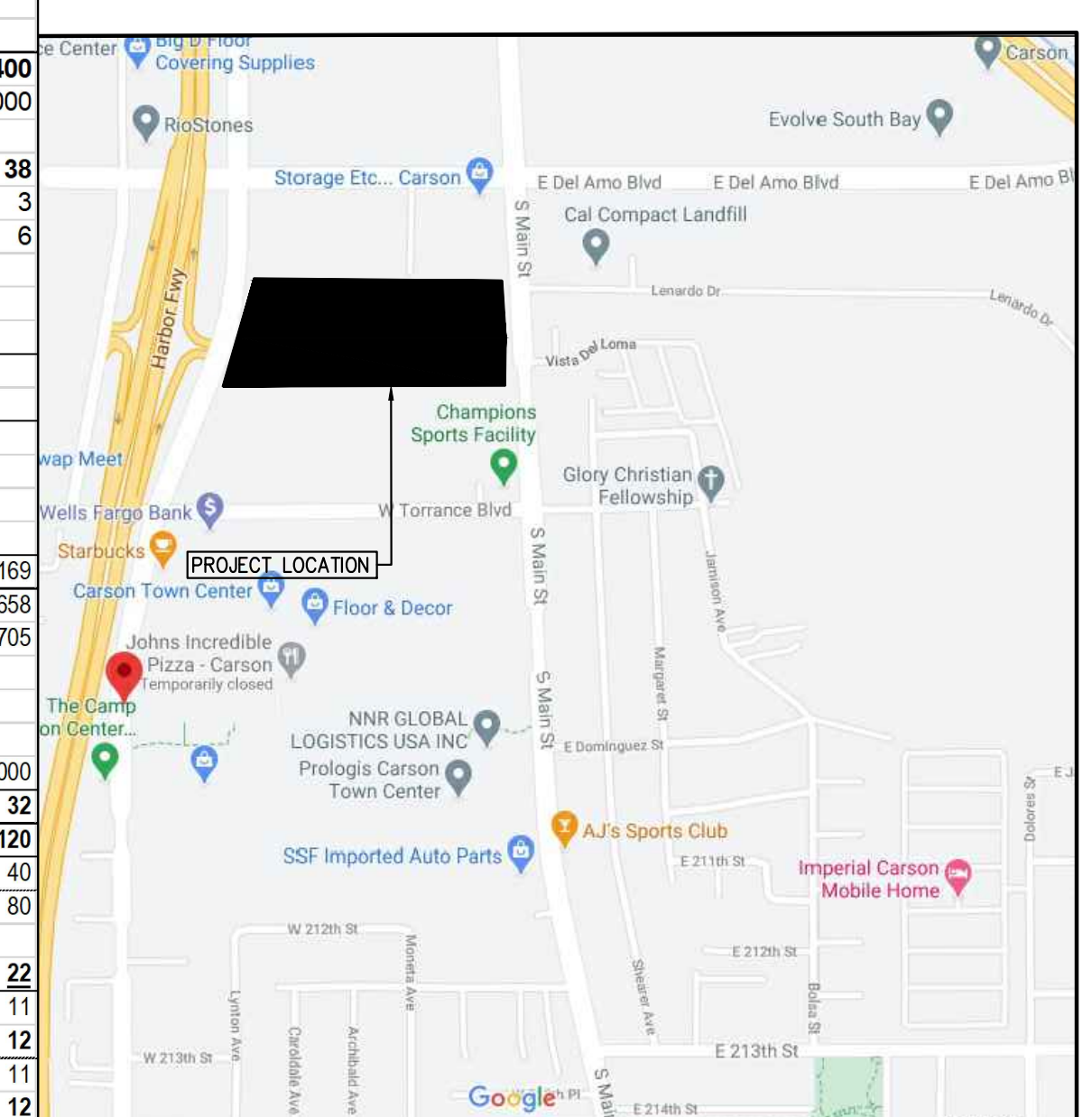
LANDSCAPE	273,169
REQUIRED LANDSCAPE AREA	5%
PROVIDED LANDSCAPE AREA	11%

PARKING RATIO PER BUILDING	0.2875	0.2750	0.3975	0.0400	1.0000
CAVP	8%	9	13	1	32
EV & EVCS	30%	35	47	5	120
EVCS	33%	12	11	15	2
EV		23	22	32	80
BIKE REQUIRED 5%	5.0%	6	6	8	22
BASED 50% SHORT-TERM REQ'D	2.5%	3	3	4	11
SHORT-TERM PROVIDED		4	4	4	12
BASED 50% LONG-TERM REQ'D	2.5%	3	3	4	11
LONG-TERM PROVIDED		4	4	4	12



AERIAL MAP NTS 2



VICINITY MAP NTS 1

NO.	DESCRIPTION	DATE
△	AGENCY PROGRESS SET	03/19/21
△	SITE PLAN & DESIGN REVIEW SUB.	03/24/21
△	SITE PLAN & DESIGN REVIEW RESUB.	05/10/21
△	SITE PLAN & DESIGN REVIEW RESUB.	08/05/21
△	SITE PLAN & DESIGN REVIEW RESUB.	10/12/21
△	SITE PLAN & DESIGN REVIEW RESUB.	02/10/21
△	SITE PLAN & DESIGN REVIEW RESUB.	09/27/22
△	SITE PLAN & DESIGN REVIEW RESUB.	11/17/22

**SITE PLAN  
PROJECT TABULATIONS**

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JOB NO:	XBC048.01	SHEET NO:	A11
DATE:	03/19/21		
DRAWN:	GAA		
FILE NAME:	XBC048_A1_1		