Site Plan - New
1' = 20'-0"

Artwork Location

SITE PLAN LEGEND

- 1 EXISTING (E) CURB & GUTTER (SEE CIVIL)
2 EXISTING CONC. SIDEWALK (SEE CIVIL)
3 CURB RAMP - PER CITY STANDARD
4 EXISTING PUBLIC FIRE HYDRANT
5 EXISTING DRIVEWAY TO BE REMOVED (SEE CIVIL)
6 EXISTING POWER POLES (SEE UTILITY PLANS)
7 PROPOSED FIRE DDCA ABOVE GRADE (SEE CIVIL)
8 POTENTIAL NEW PUBLIC OR ON-SITE FIRE HYDRANT, FINAL LOCATIONS TO BE VERIFIED BY FIRE DEPT.

- 9 NEW 28' WIDE FIRE LANE (CROSS HATCHED)
10 NEW CONCRETE DRIVE APPROACH (PER CITY STANDARDS) PUBLIC WORKS APPROVAL & PERMIT REQ.

- 11 NEW CONCRETE WALK - SEE LANDSCAPE
12 NEW LANDSCAPE AREA
13 NEW CONCRETE SITE PAVING, SEE CIVIL & LANDSCAPE PLANS, (FOR CONCRETE THICKNESS-SEE CIVIL & SOILS REPORT-MIN 6" PCC UNDER TRUCK AND FIRE ACCESS DRIVES)

- 14 IRRIGATION BACK FLOW PREVENTER
15 NEW 6" STEEL FENCE PAINTED GREEN, MIN. 75% OPEN W/ PILASTERS EVERY 40' TO MATCH FENCING AT 1800 WEST HOLT AVE. FACILITY

- 16 NEW 3'-8" WIDE X 6' HIGH METAL, DUAL ACTION, GATE WITH TWO PADLOCKS & KNOX BOX ON OUTSIDE FOR FIRE DEPT.

- 17 NEW 8' HIGH, STANDARD, PROPERTY LINE, GALVANIZED, CHAIN-LINK FENCE, UNDER SEPARATE PERMIT

- 18 PROPOSED ELECTRICAL TRANSFORMER LOCATION

- 19 NEW 6' HIGH TELESCOPING GATE TO MATCH FENCE, SEE KEYNOTE 15 (PROVIDE FOR FUTURE MOTOR OPERATION: PROVIDE SLAB FOR MOTOR & CONDUIT IN-PLACE.
A KNOX BOX SHALL BE PROVIDED AND MAINTAINED AT GATED ENTRANCES, IN ACCORDANCE WITH FIRE CODE 506, AND AS SET FORTH IN THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 5.

- 20 TRANSPORTATION INFORMATION BULLETIN BOARD PER SECTION M.C.19.29.060 (B)

- 21 BICYCLE RACK CAPABLE OF HOLDING (2) BICYCLES, PERMANENTLY - SHORT TERM/VISITOR SERVING (SEE LANDSCAPE)

- 22 BICYCLE RACK CAPABLE OF HOLDING (4) BICYCLES, PERMANENTLY ANCHORED TO CONCRETE -LONG TERM/EMPLOYEE SERVING (SEE LANDSCAPE)

- 23 PARKING LOT LIGHT POLE, - POLE UNDER 30' HIGH (SEE ELECTRICAL PLANS)

- 24 NEW 6' HIGH CONCRETE TRASH ENCLOSURE W/ METAL GATES & ROOF, PAINTED. PROVIDE FOR WASTE & RECYCLE OF NON-HAZARDOUS MATERIAL

- 25 FIRE ACCESS DOOR, NOT A EXIT DOOR

- 26 PRECAST CONC WHEEL STOP

- 27 ENHANCED PAVING (SEE LANDSCAPE PLANS)

- 28 HANDICAPPED SIGN (NOT IN PATH OF TRAVEL)

- 29 ACCESSIBLE PARKING

- 30 RED PAINTED STRIPE ADJACENT TO BUILDING WITH WHITE LETTERING STATED 'FIRE LANE - NO PARKING' PER FIRE DEPT STANDARDS

- 31 CURB & GUTTER (SEE CIVIL)

- 32 WALL PACK LIGHT LOCATIONS ALONG WALL - BOT OF FIXTURE 27' AFF

- 33 ADA ENTRY SIGN

- 34 CLEAN AIRE VEHICLE/ VANPOOL/ EV PARKING SPACES PER CALGREEN CODE

- 35 POWER POLE TO BE REMOVED

Project Summary Table

| | |
|---|---|
| Zone: | M-1 light industrial, S-Overlay |
| General Plan: | Transit Oriented District: Neighborhood |
| Lot Area: | 133,053 sf |
| Gross Floor Area: | 59,099 sf |
| Building Height: | 45'-9" |
| (measured from avg elevation of grade at front of building) | |
| Stories: | 1 plus mezzanine |
| Building Footprint: | 57,099 sf |
| Lot Coverage: | 43% |
| FAIR: | 44% |

| Area per level | |
|----------------|-----------|
| 1st Floor: | 57,099 sf |
| Mezz: | 2,000 sf |
| Total Area: | 59,099 sf |

| Area by use | |
|------------------|-----------|
| Office Total: | 5,600 sf |
| Warehouse Total: | 53,499 sf |

| | |
|------------------------|-----------------------------------|
| Parking: | |
| Office Req: | 1/250sf = 23 stalls |
| Warehouse Req: | 1/1000 sf = 54 stalls |
| Total Req: | 77 stalls |
| Accessible: | 4 |
| Loading: | 2 |
| Clean Air/ Vanpool/EV: | 8 |
| Bicycle: | |
| Short Term: | 2 min. |
| Long Term: | 5 |
| Compact allowed: | (79-10) x 25% = 17 compact spaces |

Parking Provided: 79

Standard: 60

Accessible: 4

Compact: 15

Loading: 9

Landscape:

Landscape Provided: 9,725 sf = 7.3%

Parking Area: 44,650 sf

Parking Landscape: 3,440* sf = 7.7% of parking area, 6% min. req.

*does not include 3'-0" parking overhang

| | |
|----------------|---|
| Construction: | Type IIIB |
| Occupant Load: | |
| Warehouse: | 53,499 SF / 500 SF/Occupant = 107 Occupants |
| Office: | 5,600 sf / 100 sf/Occupant = 56 Occupants |
| Total | = 163 Occupants |

Required Plumbing Fixtures - Per California Plumbing Code Table 422.1 & Table A

Warehouse: 54,902 SF / 5,000 SF/Occupant = 11 Occupants - 6men & 6women

| Required Fixtures | Men | Women |
|-------------------|-----|-------|
| Water Closets | 1 | 1 |
| Urinals | 0 | 0 |
| Lavatories | 1 | 1 |

| | | |
|--------------------------|----------------------------|----------------------------------|
| Office: | 5,600 sf / 200 sf/Occupant | = 28 Occupants - 14men & 14women |
| <u>Required Fixtures</u> | <u>Men</u> | <u>Women</u> |
| Water Closets | 1 | 1 |
| Urinals | 1 | 0 |
| Lavatories | 1 | 1 |

APPLICANT

Xebec Building Co.

3010 Old Ranch Parkway, Suite 480
Seal Beach, CA 90740

(562) 546-0620

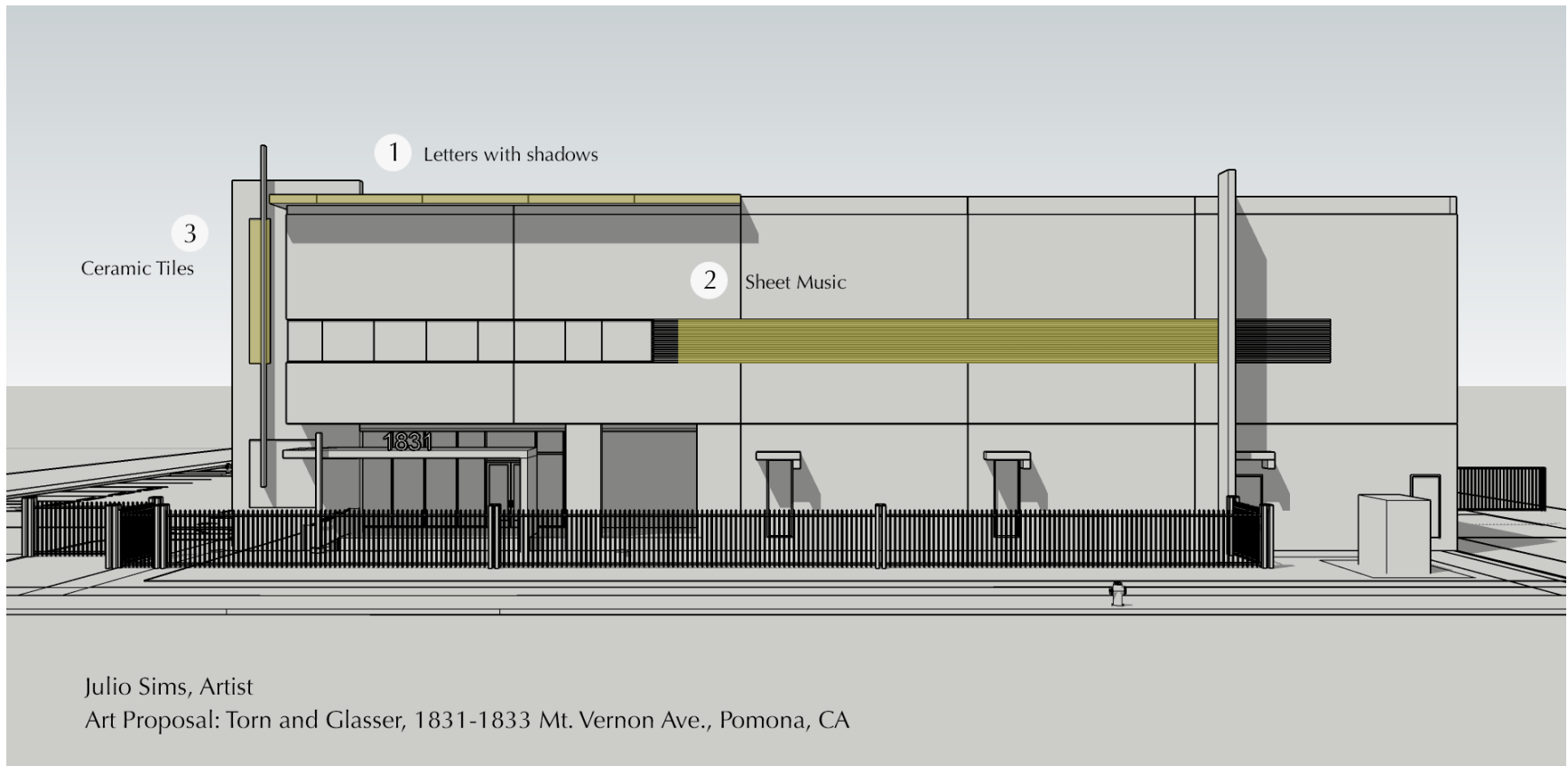
Torn and Glasser

1831-1883 Mt. Vernon Ave.
Pomona CA

Site Plan

PREPARED BY: JASON ADRIAN

CURRENT SHEET
ISSUE DATE: 08/08/2017





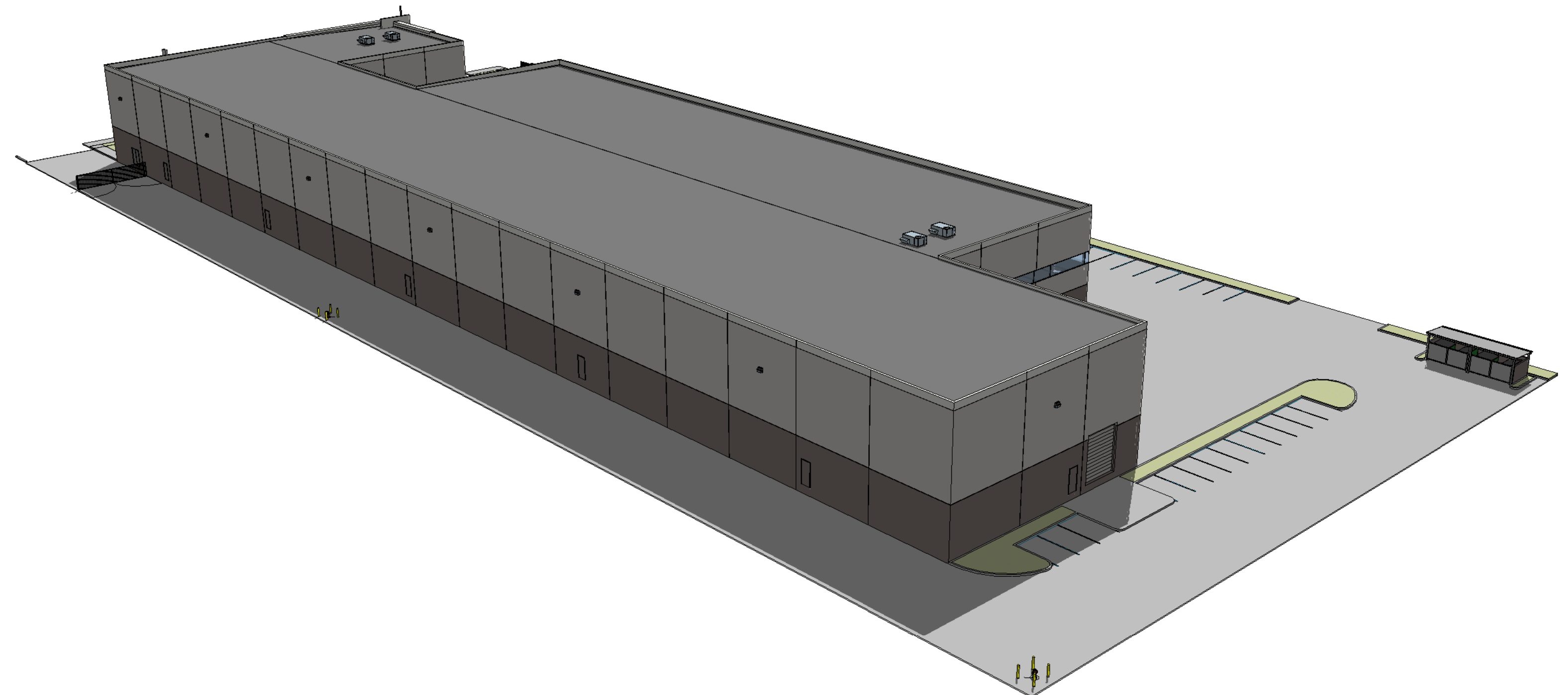
3D View 1



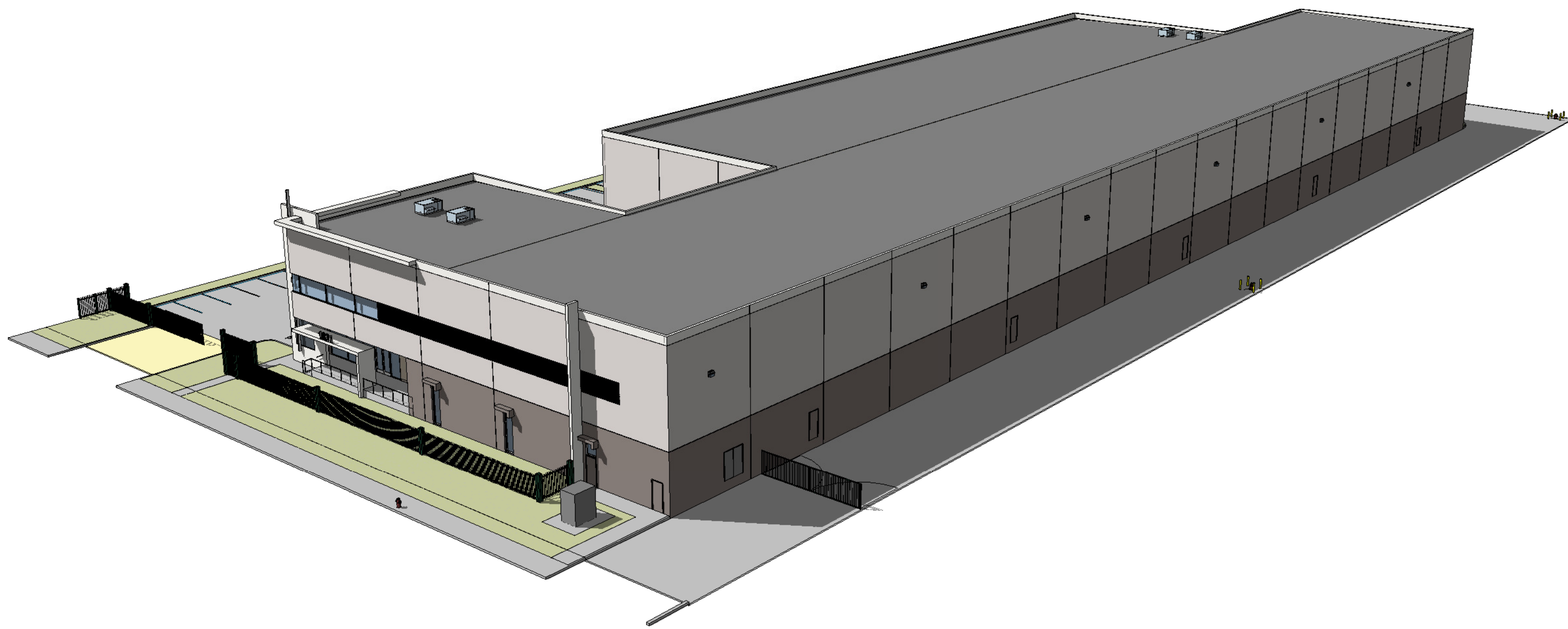
3D View 2



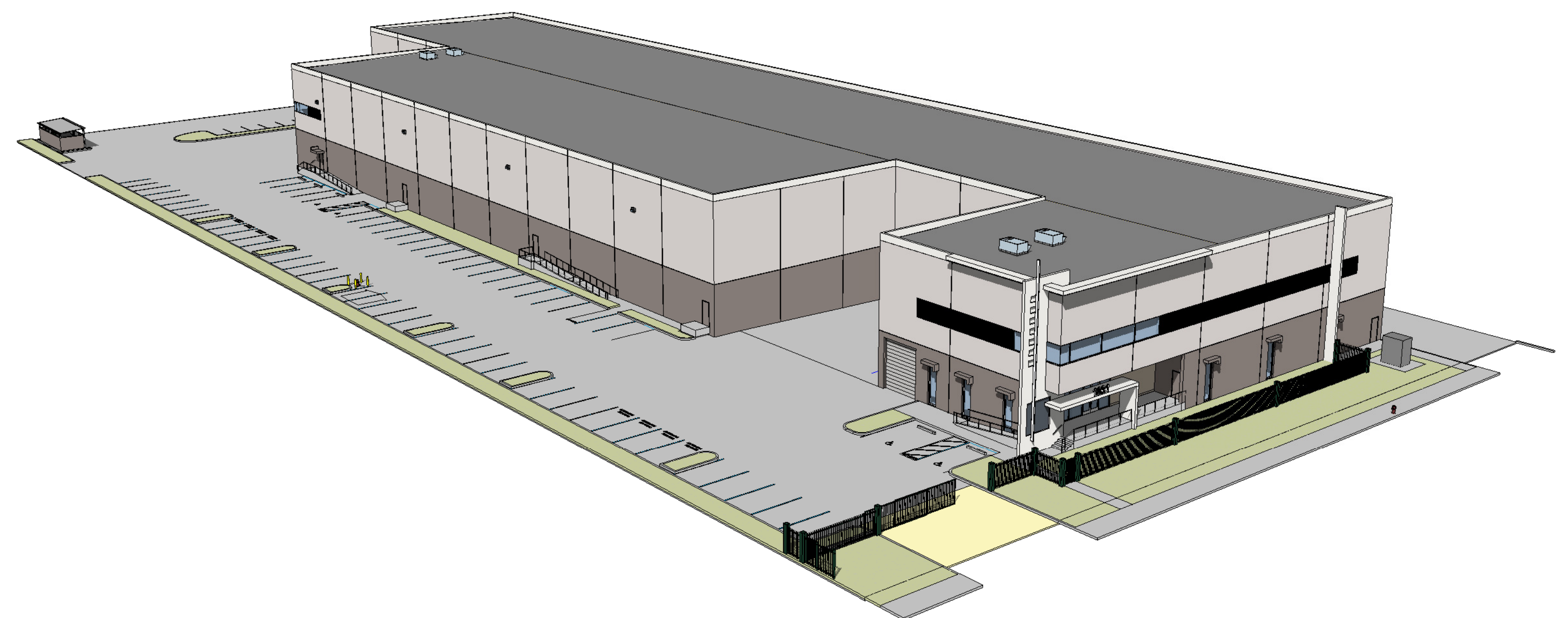
① Northwest corner



② Northeast corner



③ Southeast corner



④ Southwest corner