



SITE PLAN NOTES

- 1 6" MIN. THICK CONCRETE DRIVE APPROACH PER CITY STANDARDS WITH TERRA COTTA STAMPEP # 48" WITH 24" X 24" SQUARE.
- 2 6" HIGH CONCRETE CURB PER CIVIL DRAWINGS.
- 3 LANDSCAPE AREA WITH AUTOMATIC IRRIGATION SYSTEM. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL VEGETATION.
- 4 BROUGHT IRON GATE.
- 5 3" A.C. PAVING OVER 4" BASE PER CIVIL PLANS AND SOILS REPORT
- 6 3" WIDE PAINTED PARKING STRIPE PER DETAIL
- 7 FIRE ACCESS LANE.
- 8 6'-0" HIGH BROUGHT IRON FENCE SET IN CONTINUOUS CURB.
- 9 CONCRETE TRUCKWELL SLAB PER STRUCTURAL.
- 10 CATCH BASIN AND SUMP PUMP, SEE PLUMBING DRAWING
- 11 TRUCKWELL CATCH BASIN DRAIN LINE TO EXTEND TO RETAINING WALL AND DAYLIGHT AT TOP OF GRADE.
- 12 6'-0" HIGH CHU WALL FENCE.
- 13 4-HR RATED WALL AND PANEL JOINT ALONG FL LINE PROVIDE MIN. 30" HIGH PARAPET WALL PER DETAIL.
- 14 DAYLIGHT ROOF DRAIN AT CURB PER DETAIL
- 15 OVERFLOW DRAIN TO SPLASH BOX. SEE PER DET.
- 16 OUTLINE OF MEZZANINE AREA
- 17 ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS
- 18 EXISTING 6" X 4" X 2 1/2" FIRE HYDRANT
- 19 HANDICAP EXIT ACCESS SIGNAGE PER SEC. 10032.8.6.1 AND SEC. 11103 OF USC. SEE DETAIL.
- 20 NEW PUBLIC FIRE HYDRANT PER FIRE DEPARTMENT NOTE 92

LEGEND

- HANDICAP ACCESSIBLE PARKING STALL, TYP.
- AREA TO BE LANDSCAPED, TYP. SEE LANDSCAPE PLANS.
- PARKING STRIPPING, TYP. 'c' INDICATES COMPACT SPACE.
- INTERIOR CONC. BLDG. AT OFFICE SLAB AREA TO RECEIVE 2" SAND OVER 10 MIL VISQUEEN OVER 2" SAND.
- CONC. SWALE OR GUTTER SEE CIVIL PLANS.

SITE PLAN
SCALE - 1" = 20'-0"

SITE INFORMATION :

PROPOSED BUILDING	
SITE AREA •	78,095 SQ. FT.
BUILDING FOOTPRINT •	33,400 S.F.
MEZZANINE AREA •	6,100 S.F.
TOTAL BUILDING AREA •	39,500 S.F.
SITE COVERAGE :	
33,400 SQ. FT. • 78,095 SQ. FT. -	44.5%
REQUIRED PARKING	
39,500 SQ. FT. • 600 SQ. FT./STALL -	79 STALLS
PARKING PROVIDED :	
14 HCP, 65 STANDARD, 20 COMPACT	79 STALLS
SITE LANDSCAPE AREA •	
3,842 SQ. FT. • 78,095 SQ. FT. -	8.33 %

AREA JUSTIFICATION

BUILDING INFORMATION:	
BUILDING FOOTPRINT:	33,400 S.F.
OFFICE MEZZANINE AREA:	6,100 S.F.
TOTAL BUILDING AREA:	39,500 S.F.
TYPE OF CONSTRUCTION :	
OCCUPANCY GROUPS:	B / S-1
STORIES:	1
SPRINKLERED:	YES
NO. OF SIDE YARDS:	2
MIN. YARD DIMENSION	40'-0"

AREA CALCULATION

BASIC ALLOWABLE AREA:	12,000 S.F.
SPRINKLER INCREASE: (3 X 12,000 S.F.)	36,000 S.F.
SIDE YARD INCREASE: (60'-0" - 20'-0")	40'-0"
40.0' X 1.25% =	50,000%
(MAX INCREASE SHALL NOT EXCEED 50%)	
36,000 S.F. X 1.2125 =	43,850 S.F.
MAX. ALLOWABLE AREA -	43,850 S.F.
39,500 S.F. IS LESS THAN 43,850 S.F. AND THEREFORE O.K.	

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