



LEGEND:

- HANDICAP ACCESSIBLE PARKING STALL TYP. SEE LANDSCAPE PLANS.
- AREA TO BE LANDSCAPED, TYP. SEE LANDSCAPE PLANS.
- PARKING STRIPPING, TYP. 'G' INDICATES COMPACT SPACE.
- INTERIOR CONC. BLDG. AT OFFICE SLAB AREA TO RECEIVE 2" SAND OVER 18" VIBROQUEL OVER 2" SAND.
- CONC. SUILE OR GUTTER SEE CIVIL PLANS.

BUILDING DATA:

SITE AREA	109,931 S.F.
BUILDING FOOTPRINT	93,734 S.F.
GROUND FLOOR OFFICE	2,454 S.F.
MEZZANINE STORAGE	2,297 S.F.
CANOPY AREA	700 S.F.
TOTAL BLDG. AREA	67,031 S.F.
PARKING REQUIRED:	
OFFICE (10,200 / 350')	28.5 STALLS
WAREHOUSE (62%)	92.03 / 2,000'
TOTAL REQUIRED:	120.53 STALLS
PARKING PROVIDED:	
STANDARD PARKING (9' x 18')	58 STALLS
COMPACT PARKING (9' x 15')	12 STALLS
HANDICAP PARKING	3 STALLS
ZONING:	
M-2	
REQUIRED SET BACKS:	
FRONT	10'-0"
SIDE	5'-0"
REAR	0'-0"

AREA JUSTIFICATION

BUILDING FOOTPRINT	58,734 S.F.
STORAGE MEZZANINE AREA	2,297 S.F.
AREA OF CANOPY	700 S.F.
TOTAL BUILDING AREA	62,031 S.F.
TYPE OF CONSTRUCTION	I-B
OCCUPANCY GROUP	S-1
STORIES	1
SPRINKLER	YES
NO. OF SIDE YARDS	0'-0"
MIN. YARD DIMENSION	50'-0"

AREA CALCULATION

BASIC ALLOWABLE AREA	12,000 S.F.
SPRINKLER INCREASE (13 X 12,000 S.F.)	56,000 S.F.
SOE YARD INCREASE (50' - 20') ²	30'-0"
300' X 25'	75%
MAX INCREASE SHALL NOT EXCEED 50%	
30' X 15' X 1.15 +	63,000 S.F.
MAX ALLOWABLE AREA	63,000 S.F.

TRASH ENCLOSURE

REQUIRED AREA	
20,200 S.F. @ 1%	200 S.F.
35,734 S.F. @ 25%	893 S.F.
TOTAL REQUIRED AREA	393 S.F.
PROVIDED AREA	428 S.F.



SITE PLAN

SITE PLAN GENERAL NOTES

- THE SOIL REPORT PREPARED BY... ENGINEERING, DATED MAY 21, 2025, IS TO BE HAD BY THESE CONTRACT DOCUMENTS.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR SLOPE LINE UNLESS OTHERWISE NOTED.
- SEE CIVIL PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SUILES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM PRIOR TO INSTALLATION AND AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
- SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDGS. SEE CIVIL DRAWINGS.
- CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS. SEE CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK UNTOOTED JOINTS AT 6' OC. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM OF 6" DIA. WAY EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 71' FINISH TO BE A TYPICAL BRUSH FINISH AND
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEV. PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT/REPRESENTATIVE TO FORWARD GUIDELINES FOR LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS TO THE LANDSCAPE ARCHITECT FOR INFORMATION ON THE REQUIREMENTS AND SUBMITTAL FOR PLAN CHECK.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT COUNTY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCH (6") HIGH CURB.

STORMWATER / POLLUTION NOTES

- EROSION BEDDMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SUILES, AREA DRAINS OR NATURAL DRAINAGE COURSES.
 - STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
 - SOILS, SOLS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEMS.
 - NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
 - EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
 - TRASH AND CONSTRUCTION RELATED DEBRIS MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RUNOFFS AND DISPERSAL BY WIND.
 - BEDDMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAILING. THE CONSTRUCTION ENTRANCE ROADS MUST BE STABILIZED SO AS TO INHIBIT BEDDMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE CLEANED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
 - ANY SLOPES WITH DISTURBED SOILS OR DENuded OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- AS PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL, DIRECT WATER POLLUTION FROM BEDDMENTS, EROSION AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.
- PRINT NAME _____ (OWNER OR AUTHORIZED AGENT OF OWNER)
 SIGNATURE _____ DATE _____

KEY NOTES:

- 6" MIN. THICK CONCRETE DRIVE APPROACH PER CITY STANDARD WITH TYPICAL SKID-RESISTANT FINISH.
- LANDSCAPE AREA W/ AUTOMATIC IRRIGATION SYSTEM SEE LANDSCAPE DRAWINGS. PROVIDE STREET TREES PER CITY REQUIREMENTS.
- PAINTED PARKING STRIPE PER DETAIL.
- 6"-0" HIGH CONCRETE SCREEN WALL PER STRUCTURAL.
- 6"-0" HIGH U/LI BULB-SPARTING ROLLING GATE UNDER SEPARATE PERMIT. CONTRACTOR TO SUBMIT DESIGN DRAWINGS FOR REVIEW. PROVIDE FIRE DEPARTMENT "KNOX BOX" & GATE LOCATION PER PLAN.
- PROVIDE 6"-0" CHAINLINK FENCING WHERE INDICATED @ PERIMETER OF SITE UNDER SEPARATE PERMIT.
- ACCESSIBLE SITE SIGNAGE PER DETAIL.
- VARIABLE HEIGHT CONCRETE CURBS PER CIVIL DRAWINGS.
- 2' X 45" TRUCK PARKING STALLS (TYP. OF 6)
- AC. PAVING PER CIVIL PLANS AND SOILS REPORT.
- CONCRETE TRUCK-APRON SLAB PER STRUCTURAL.
- FIRE ACCESS LANE 28' WIDE
- TRASH ENCLOSURE LEFT 6"-0" HIGH TILT-UP CONCRETE WALL. PANELS SEE ENLARGED PLAN.
- EXISTING POWER POLE TO BE RELOCATED.
- EXISTING S.C.E. EASEMENT
- NEW TRANSFORMER CONCRETE PAD PER S.C.E.
- EXISTING TELE. CABINET TO BE REMOVED & RELOCATED.
- CONCRETE SIDEWALK PER CITY STANDARDS. SEE CIVIL PLANS.
- NEW 4'-0" X 4'-0" LANDSCAPE BOX PER LANDSCAPE DRAWINGS.
- (E) FIRE HYDRANT 6" X 4" X 2'-10"
- ROOF DRAIN DAYLIGHT TO CURB. SEE CIVIL AND PLUMBING PLANS.
- NEW FIRE HYDRANT PER FIRE DEPARTMENT NOTE #1.

FIRE DEPARTMENT NOTES:

- FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING CONSTRUCTION. FIRE CODE 903.3.
- BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE FOR BUILDINGS SET BACK MORE THAN 80 FEET FROM THE STREET. THE NUMBERS SHALL BE A MINIMUM 9 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 903.4.4.
- A KEY BOX SHALL BE PROVIDED AT ALL GATED ENTRANCES IN ACCORDANCE WITH FIRE CODE 903.4 AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 9.
- THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 1500 GPM AT 120 PSI RESIDUAL PRESSURE FOR A DURATION OF 2 HOURS OVER AND ABOVE MAINFOLD DAILY DOMESTIC DEMAND. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.
- THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:
 BASIC FIRE FLOW: 1500 GPM
 INCREASE 500 GPM FOR EACH STORY ABOVE GROUND FLOOR.
 INCREASE 500 GPM FOR A SINGLE EXPOSURE WITHIN 80 FEET.
 INCREASE FOR HAZARDOUS OCCUPANCY.
 REDUCTION FOR FIRE SPRINKLERS AND/OR CONSTRUCTION TYPE I.
- PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM TO COMPLY WITH BUILDING CODE 904.2.6 AND FIRE CODE 1907.2.3. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 1003.3.
- THE WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS SHALL BE NOT LESS THAN 3 FEET IN NOMINAL WIDTH BY 8 FEET 8 INCHES IN NOMINAL HEIGHT AND SHALL BE CAPABLE OF OPENING SUCH THAT THE CLEAR WIDTH IS NOT LESS THAN 32 INCHES. BUILDING CODE 1003.3.3.
- THE MEANS OF EGRESS LEVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL. BUILDING CODE 1003.3.3.
- THE POWER SUPPLY FOR THE MEANS OF EGRESS EXIT ILLUMINATION SHALL BE SUPPLIED FROM SEPARATE SOURCES IN ACCORDANCE WITH THE BUILDING CODE 1003.3.3.
- ILLUMINATED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION. BUILDING CODE 1003.3.2.
- DEAD END ALLEYS, HALLWAYS OR EXIT PASSAGEWAYS OVER 20 FEET IN LENGTH ARE NOT PERMITTED. BUILDING CODE 1004.2.6, 1004.3.1.4 AND 1005.3.4.6. PLUS FIRE CODE 1001.0.4.
- PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL DETERMINED BY FIRE DEPARTMENT FIELD INSPECTION IN ACCORDANCE WITH FIRE CODE 1002.7.
- DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 15 CUBIC YARDS (483 CU YD) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF RAFTERS UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
- CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
- ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2'-10". BRASS OR BRONZE CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8 AND FIRE CODE 903.2.
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 903.3.
- THE FIRE HYDRANT REQUIREMENTS FOR THIS PROJECT ARE AS FOLLOWS:
 INSTALL 1 PUBLIC FIRE HYDRANT THAT WILL FLOW 1500 GPM @ 20 PSI FOR 2 HRS.
 INSTALL 2 ON-SITE FIRE HYDRANTS THAT WILL FLOW 1500 GPM @ 20 PSI FOR 2 HRS. INDIVIDUALLY AND 2500 GPM @ 20 PSI FOR 1 HR. TOGETHER. FIRE CODE 903.2.2 AND FIRE DEPARTMENT REGULATION 8 FOR HYDRANT LOCATIONS. SEE SITE PLAN.
- ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO INSTALLATION. FIRE CODE 1003.4.
- PLANS SHOWING UNDERGROUND PIPING OF ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 1003.2.2.
- THE INSPECTION/HYDROSTATIC TEST AND PUMPING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND FIRE OR TRUST BLOCKS SHALL BE COVERED WITH EARTH OR COVERED FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT. FIRE CODE 1003.4.
- THE REQUIRED FIRE FLOW FOR ON-SITE FIRE HYDRANTS AT THIS LOCATION IS 1500 GPM @ 120 PSI RESIDUAL PRESSURE WHEN TWO OR MORE ON-SITE HYDRANTS ARE REQUIRED. FIRE FLOW SHALL BE 2500 GPM WITH EACH ON-SITE FIRE HYDRANT BEING CAPABLE OF FLOWING 1500 GPM @ 120 PSI RESIDUAL PRESSURE. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.

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PROJECT ADDRESS:
 NEW FACILITY FOR
XEBEC BANDINI
 6600 BANDINI BLVD.
 COMMERCE, CA

PROJECT DATES:	
1ST SUBMITTAL	30AN06
2ND SET ISSUED	06OC06

SHEET TITLE:

SITE PLAN

REVISIONS	
△ PLAN CHECK CORR.	26SEP06
△ FIRE DEPART. CORR.	29NOV06
△ CIVIL COORDINATION	03DEC06
△ FIRE DEPART. CORR.	01JAN07
△ OWNERS CHANGES	07FEB07
DATE	30AN06
SCALE	AS SHOWN
DRAWN BY	DAP/LEW
JOB NUMBER	2008-70
SHEET NUMBER	A-1.1