



WASTE AREA TABULATION

REQUIRED AREA
10,000 SF. @ 10 SF/1,000 SF. = 200 SF.
309,267 SF. @ 5 SF/1,000 SF. = 1,546 SF.
TOTAL AREA REQ'D. 1,746 SF.

PROVIDED AREA
4 ENCLOSURES @ 436.5 SF. EA. = 1,746 SF.

FIRE DEPARTMENT NOTES

1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 28 FEET CLEAR TO SKY, VEHICULAR ACCESS TO WITHIN 150' FEET OF ALL PORTION OF THE EXTERIOR WALLS. FIRE CODE 9022.1.
2. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 3750 GALLONS PER MINUTE AT 20 PSI FOR A DURATION OF 4 HOURS, OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND.
3. THE REQUIRED FIRE FLOW FOR ON-SITE HYDRANTS IS 2500 GALLONS PER MINUTE AT 20 PSI. EACH ON-SITE HYDRANT MUST BE CAPABLE OF FLOWING 1250 GALLONS PER MINUTE AT 20 PSI WITH ANY TWO HYDRANTS FLOWING SIMULTANEOUSLY.
4. ALL HYDRANTS SHALL MEASURE 6' X 4' X 2' 1" BRASS OR BRONZE CONFORMING TO CURRENT AWWA STANDARD C903 OR APPROVED EQUAL. HYDRANTS SHALL BE INSTALLED PER SPECIFICATION OF THE LOS ANGELES COUNTY WATER ORDINANCE NO. 1834 (TITLE 20) UTILITY MANUAL, SECTION 4.2 TO 4.6.
5. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.
6. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
7. PROVIDE AN APPROVED FIRE SPRINKLER SYSTEM. SUBMIT PLANS FOR APPROVAL PRIOR TO INSTALLATION. FIRE CODE 10232.1.
8. THE FIRE SPRINKLER SYSTEM SHALL BE CALCULATED PER FPMF-PHLET * 13, *30, *31 OR *31C, WHICHEVER IS APPLICABLE.
9. THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED AS REQUIRED IN THE BUILDING CODE, 9043.1.
10. PLANS SHOWING UNDERGROUND PIPING OF ON-SITE HYDRANTS, SPRINKLER SYSTEMS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
11. ON-SITE PROTECTION FACILITIES (I.E. HYDRANTS, SPRINKLER SYSTEMS, ETC) SHALL BE SUBMITTED FOR APPROVAL PRIOR TO OCCUPANCY.
12. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE HYDRANT AND/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.
13. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE. TITLE 24, 10242.
14. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. TITLE 24, 10243. (INDICATE IN DOOR SCHEDULE AND NOTE ON-SITE PLAN).
15. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH TITLE 24, 10257. (INDICATED IN DOOR SCHEDULE AND NOTE ON SITE PLAN).
16. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL. TITLE 24, 10212.

STORMWATER / POLLUTION NOTES (ATTACHMENT 'A')

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SWALES, AREA DRAINS OR NATURAL DRAINAGE COURSES.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, 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 SYSTEM.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED DEBRIS MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SUPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR DENuded OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
17. PROVIDE EXIT SIGNS PER TITLE 24, 10213.
18. PROVIDE APPROVED EXITING ILLUMINATION AND ILLUMINATED EXIT SIGNS WHICH ARE POWERED FROM SEPARATE SOURCES. TITLE 24, 10212. (INDICATE ON PLANS AND NOTE ON SITE PLAN).
19. FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIELD INSPECTOR. FIRE CODE 10202.
20. BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. FIRE CODE 9014.4.
21. PROVIDE A KEY BOX AS REQUIRED BY FIRE CODE 9024. LOCATION AT ALL ACCESS LOCATIONS. KEY BOX TO BE DESIGNED PER L.A. COUNTY FIRE DEPARTMENT REGULATION 5.
22. COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 15 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM. FIRE CODE 10232.2.
23. 28 FEET (FIRE DEPARTMENT AERIAL APPARATUS) IS NEEDED WHEN PROPOSED BUILDINGS OR PORTIONS OF BUILDINGS ARE MORE THAN 35 FEET IN HEIGHT ABOVE GROUND LEVEL. THE CENTER LINE OF THE ACCESS ROADWAY SHALL BE LOCATED PARALLEL TO AND WITHIN 30 FEET OF THE EXTERIOR WALL ON AT LEAST ONE SIDE OF EACH BUILDING.

SITE PLAN GENERAL NOTES

1. THE SOILS REPORT PREPARED BY NORCAL ENGINEERING, DATED DEC. 31, 1998, IS TO BE PART OF THESE CONTRACT DOCUMENTS.
2. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE UNQ.
3. SEE CIVIL PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD1 ARE MINIMUM STANDARDS.
4. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM PRIOR TO INSTALLATION AND AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
5. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE CIVIL DRAWINGS.
7. 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.
8. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK/ W/TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1" FINISH TO BE A MEDIUM BROOM FINISH UNQ.
9. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
10. 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.
11. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
12. 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.
13. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT COUNTY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
14. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCH (6") HIGH CURB.

SITE PLAN KEYNOTES

- 1 NEW 6" MIN THICK 3,000 P.S.I. CONCRETE DRIVE APPROACH PER CITY STANDARDS, LIGHT BROOM FINISH
- 2 NEW 6" HIGH CONCRETE CURB PER CIVIL PLANS
- 3 NEW TILT-UP CONCRETE SCREEN WALL PER STRUCTURAL
- 4 LANDSCAPE AREA WITH AUTOMATIC IRRIGATION SYSTEM
- 5 4" MIN. THICK CONCRETE WALK WITH LIGHT BROOM FINISH PER CIVIL PLANS.
- 6 TRAFFIC DIRECTIONAL ARROWS PAINTED WHITE PER DETAIL 14/A-14
- 7 AC. PAVING PER CIVIL PLANS AND SOILS REPORT
- 8 4" WIDE PAINTED PARKING STRIPE PER DETAIL 6/A-14
- 9 FLOODLIGHT @ FACE OF BUILDING PER ELECTRICAL PLANS
- 10 6" THICK 3,000 P.S.I. CONCRETE APRON WITH 15 @ 18" O.C. EA. WAY WITH EXPANSION JOINTS @ 15'-0" O.C. LIGHT/MEDIUM BROOM FINISH
- 11 8'-0" x 30'-0" BI-PARTING W/ ROLLING GATE UNDER SEPARATE PERMIT. CONTRACTOR TO SUBMIT DESIGN DRAWINGS FOR REVIEW. PROVIDE FIRE DEPT. 'KNOX LOOKS' @ ALL GATE LOCATIONS.
- 12 8'-0" x 30'-0" W/ ROLLING GATE UNDER SEPARATE PERMIT. CONTRACTOR TO SUBMIT DESIGN DRAWINGS FOR REVIEW. PROVIDE FIRE DEPT. 'KNOX LOOKS' @ ALL GATE LOCATIONS.
- 13 LINE OF CANOPY ABOVE
- 14 NEW CONCRETE STAIR. SEE SHEET A-15
- 15 NEW HANDICAP ACCESSIBLE RAMP. SEE SHEET A-12
- 16 PROVIDE 8'-0" CHAIN LINK FENCING WHERE INDICATED AT PERIMETER OF SITE UNDER SEPARATE PERMIT.
- 17 TRANSFORMER ON 8'X10'X6" THICK CONCRETE PAD. SEE ELECTRICAL PLANS FOR ADDITIONAL INFO. PROVIDE PROTECTIVE BOLLARDS AS REQ'D BY S.C.E.
- 18 3'-0" WIDE CONCRETE GUTTER PER CIVIL PLANS
- 19 LOCATION OF FIRE SPRINKLER PUMP ROOM UNDER SEPARATE PERMIT.
- 20 NEW ON-SITE FIRE HYDRANT PER FIRE DEPT. PROVIDE PROTECTIVE BOLLARDS WHERE NEEDED PER DETAIL 16/A-14.
- 21 CONSTRUCT NEW SIDEWALK & CURB @ LOCATION OF EXISTING DRIVEWAY PER CIVIL DRAWINGS.
- 22 NEW 23'-3" x 18'-0" TRASH ENCLOSURE W/ 6'-0" HIGH TILT-UP WALL PANELS. SEE ENLARGED PLAN 14/A-14

SITE / BUILDING DATA

SITE AREA:	608,300 SF. (13.96 ACRES)
BUILDING AREA:	
GROUND LEVEL	329,267 SF.
MEZZANINE FLOOR-OFFICE (FUTURE)	15,000 SF.
TOTAL	344,267 SF.
COVERAGE	54.06%
TYPE OF CONSTRUCTION :	III-N (FULLY SPRINKLERED)
OCCUPANCY CLASSIFICATION :	S-1 / B
BASIC BUILDING AREA :	329,267 SF.
AREA JUSTIFICATION :	UNLIMITED
BUILDING IS FULLY SPRINKLERED AND IS SURROUNDED ON (4) SIDES BY YARDS NOT LESS THAN 60 FEET. REF. UBC, 503.2.	

PARKING TABULATION

PARKING REQUIRED:	
309,267 SF WAREHOUSE @ 0.5/1,000	152 STALLS
40,000 SF OFFICE (FUTURE) @ 1/300	133 STALLS
TOTAL REQUIRED:	285 STALLS
PARKING PROVIDED:	
STANDARD PARKING: (8'x18')	256 STALLS
COMPACT PARKING: (7'-6" x 20' PARALLEL)	47 STALLS
TOTAL PARKING:	10 STALLS
TOTAL PROVIDED:	313 STALLS

LEGEND

- (X) INDICATES NUMBER OF PARKING STALLS PER ROW
- (X/XX) -DETAIL
DETAIL INDICATOR
SHEET
- HATCHED AREA INDICATES 28' WIDE FIRE ACCESS LANE
- F.H. FIRE HYDRANT LOCATION AS DETERMINED BY FIRE DEPT.
- CB CATCH BASIN - SEE CIVIL DRAWINGS FOR EXACT LOCATION
- LIGHT STANDARD PER ELECTRICAL DRAWINGS
- 8 HANDICAP PARKING STALL, SEE DETAIL
- c COMPACT PARKING STALL
- HATCHED AREA INDICATES LANDSCAPED AREAS

NEW FACILITY

XEBEC BUSINESS CENTER

5777 SMITHWAY STREET
COMMERCIAL, CA

SITE PLAN

REVISIONS		
△	BULLETIN #3	18OCT00
△	BULLETIN #4	27NOV00
ISSUED FOR BID		14JUN00
DATE		20MAR00
SCALE		AS SHOWN
DRAWN BY		DAF
JOB NUMBER		0006
SHEET NUMBER		