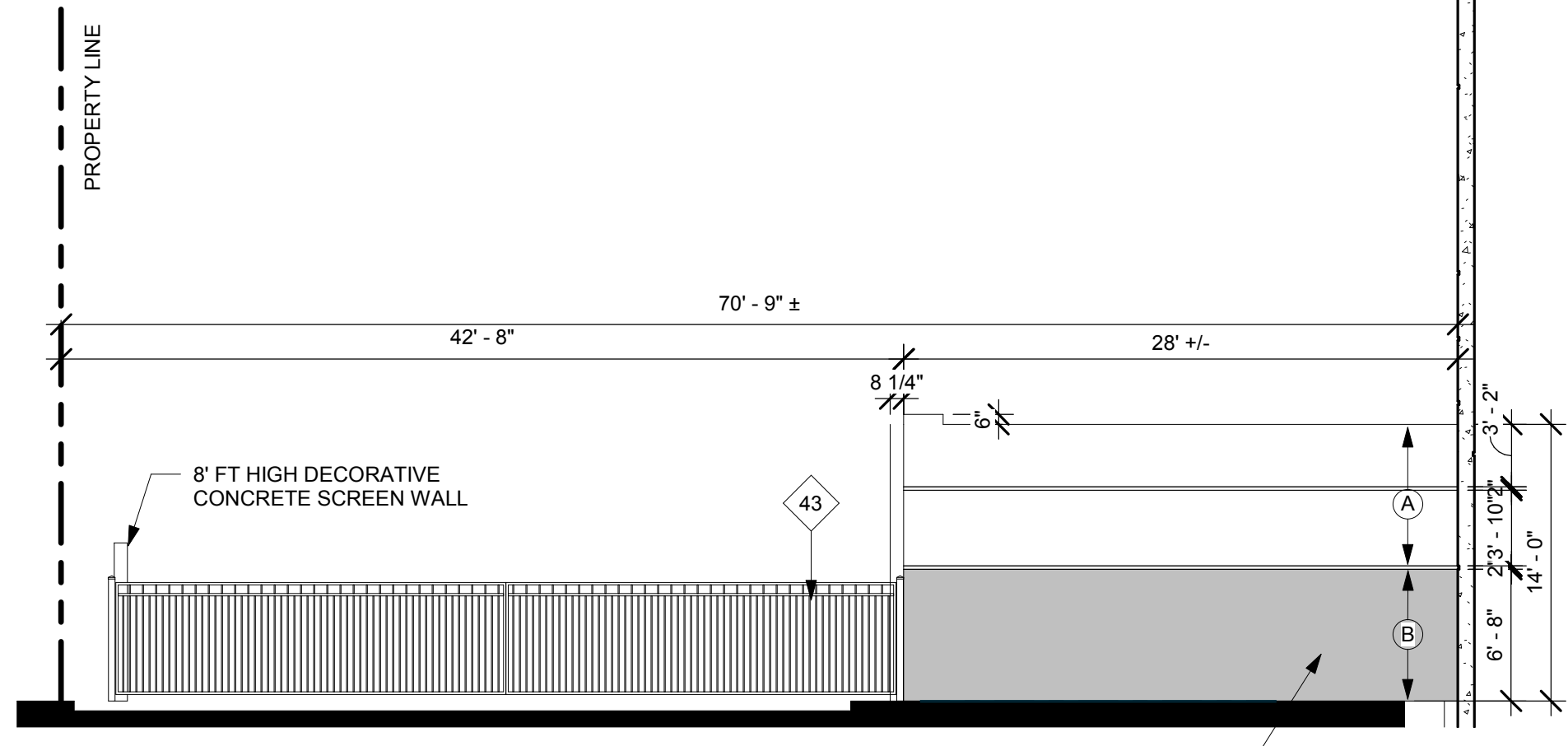
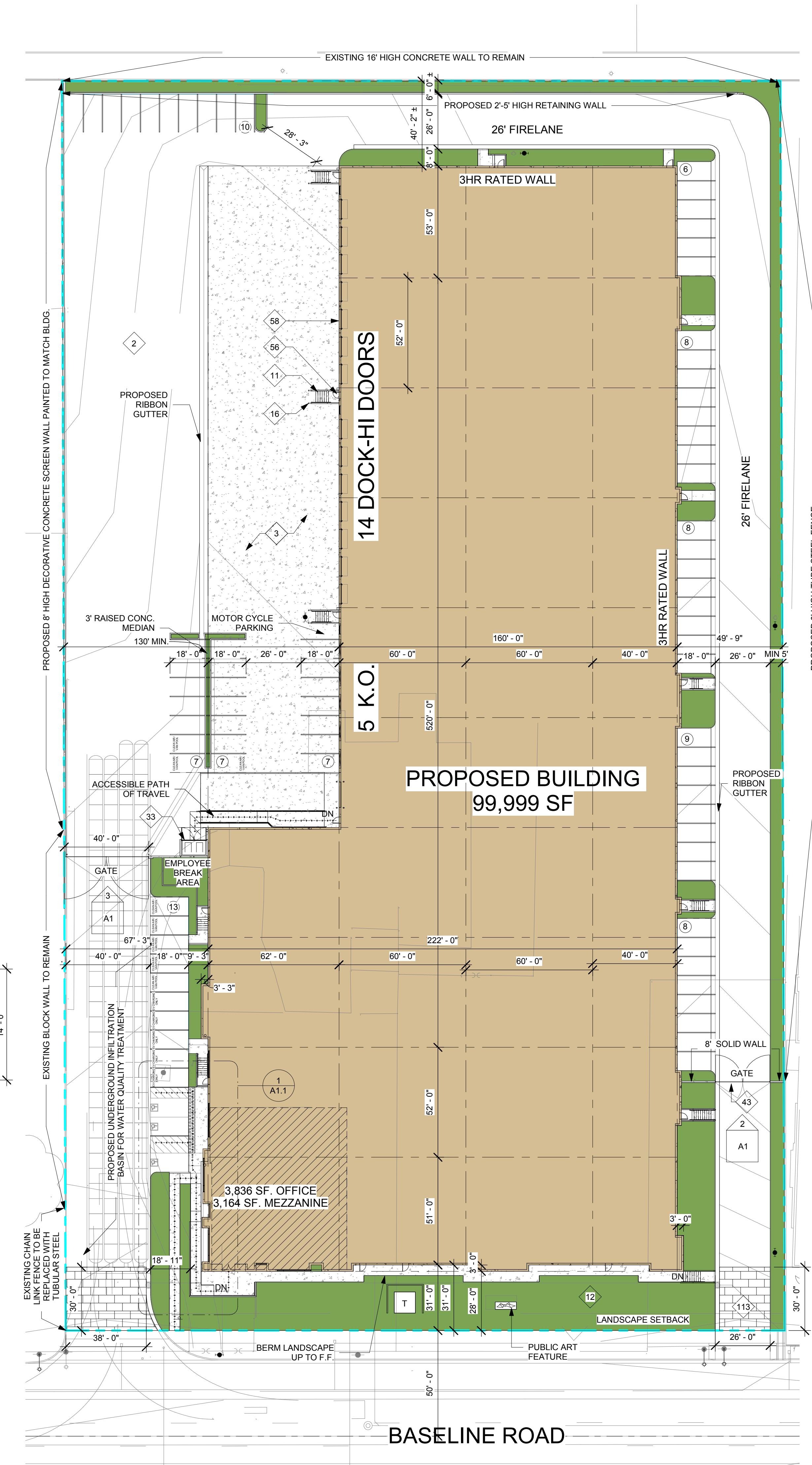


2 SWING GATE ELEVATION
1/8" = 1'-0"



3 SWING GATE ELEVATION AT TRUCK COURT
1/8" = 1'-0"



1 PROPOSED SITE PLAN
1" = 30'-0"

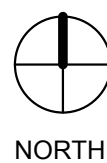
DEVELOPER/OWNER	SHEET INDEX																																																
CDRE HOLDINGS 11 LLC 523 MAIN STREET EL SEGUNDO, CA 90245 CONTACT: MARK BACHLI PHONE: 310 428 3302 EMAIL: MBACHLI@DANBE.COM	A1 SITE PLAN A1.1 SITE DETAILS A2 FLOOR PLAN A3 ROOF PLAN A4 EXTERIOR ELEVATIONS																																																
APPLICANT'S REPRESENTATIVE/ARCHITECT																																																	
HERDMAN ARCHITECTURE & DESIGN, INC. 16001 SCIENTIFIC WAY IRVINE, CA 92618 CONTACT: BRIDGET HERDMAN PHONE: 714 389 2800 EMAIL: BRIDGET@HERDMAN-AD.COM																																																	
ACCESSOR PARCEL NUMBER	0240-181-32 0240-181-33																																																
SCOPE OF WORK	NEW SPECULATIVE CONCRETE TILT-UP BUILDING FOR WAREHOUSE & OFFICE USE. INCLUDES SITE IMPROVEMENTS AS SHOWN.																																																
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KEYNOTES	2 ASPHALT PAVING, TYP. REFER TO SOILS REPORT @ CIVIL DRAWINGS FOR ADDITIONAL DESIGN CRITERIA. 3 CONCRETE PAVING, REFER TO CIVIL DRAWINGS FOR SECTION AND DRAINAGE. G.C. TO COORDINATE WITH SOILS REPORT. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE DESIGN AT TRUCK APRONS IF APPLICABLE. 11 EXTERIOR CONCRETE STAIR W/CONCRETE WALLS. WALLS & RAILINGS PAINTED PER EXTERIOR COLOR SCHEDULE. REFER TO CIVIL AND STRUCTURAL DRAWINGS. 12 LANDSCAPE AREA - SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION. 16 PROTECTIVE METAL BOLLARDS, CONCRETE FILLED, PAINTED, TYP. 33 CONCRETE TRASH ENCLOSURE PER CITY REQUIREMENTS. 43 SWINGING METAL GATE, ELECTRONICALLY OR MANUALLY OPERATED. PROVIDE CONDUIT TO GUARD SHACK/OFFICE AREA FOR GATE CONTROL @ INTERCOM. PROVIDE KNOX PAD PER FIRE DEPT. STD. 56 EXTERIOR MAN DOOR 3'X7', HOLLOW METAL, PAINTED, SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO. 58 DOCK-HI LOADING DOOR, 8'X10', WITH VISION GLAZING PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE. 113 PROPOSED COLORED AND SCORED CONCRETE																																																
PROJECT INCENTIVES FOR INCREASED SQUARE FOOTAGE	1. PEDESTRIAN ORIENTED BUILDING - 2% 2. LANDMARK CORNER ARCHITECTURAL DESIGN - 2% 3. PUBLIC ART FEATURE - 2% 4. SHARED DRIVEWAY ACCESS - 2% 5. EMPLOYEE BREAK AREA - 2% TOTAL INCREASE TO ALLOWABLE F.A.R. 10%																																																
SITE LEGEND	<table><tr><td></td><td>LANDSCAPE AREA</td></tr><tr><td></td><td>CONCRETE PAVING</td></tr><tr><td></td><td>STANDARD PARKING STALL</td></tr><tr><td></td><td>TYP. HANDICAP PARKING STALL W/ 8' LOADING ZONE</td></tr><tr><td></td><td>PATH OF TRAVEL</td></tr><tr><td></td><td>PROPERTY LINE</td></tr><tr><td></td><td>DOCK HIGH DOOR</td></tr><tr><td></td><td>DRIVE THRU DOOR</td></tr><tr><td></td><td>NEW FIRE HYDRANT</td></tr><tr><td></td><td>NEW STREET LIGHT</td></tr></table>		LANDSCAPE AREA		CONCRETE PAVING		STANDARD PARKING STALL		TYP. HANDICAP PARKING STALL W/ 8' LOADING ZONE		PATH OF TRAVEL		PROPERTY LINE		DOCK HIGH DOOR		DRIVE THRU DOOR		NEW FIRE HYDRANT		NEW STREET LIGHT																												
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SITE PLAN GENERAL NOTES	1. SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS. 2. GENERAL CONTRACTOR TO REVIEW SOILS REPORT PREPARED BY _____ AND ANY SUBSEQUENT AMENDMENTS. G.C. TO CONFIRM COMPLIANCE. 3. REFER TO CIVIL DRAWINGS FOR ADDITIONAL UTILITY INFORMATION INCLUDING POINTS OF CONNECTION TO OFFSITE UTILITIES AND BUILDING POINTS OF CONNECTION. 4. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION BETWEEN OFFSITES, CIVIL, M.E.P. & FP DRAWINGS. 5. GRADES SURROUNDING BUILDING TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. 6. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS AND PERCENTAGE SLOPES. 7. GENERAL CONTRACTOR TO CONFIRM AND COMPLY WITH ALL BUILDING, FIRE, AND ENGINEERING DEPARTMENT REGULATIONS DURING CONSTRUCTION INCLUDING ANY TEMPORARY FACILITIES REQUIRED. 8. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY 6" MIN. CONCRETE CURB TYPICAL UNLESS SPECIFICALLY NOTED OTHERWISE. 9. ALL ADA PATHS OF TRAVEL NOTED ON PLANS TO MEET THE FOLLOWING MINIMUM REQUIREMENTS: NO ABRUPT CHANGES IN ELEVATION ALLOWABLE ALONG THE PATH OF TRAVEL. THE SLOPE AND CROSS-SLOPE SHALL NOT EXCEED 5% AND 2% RESPECTIVELY UNLESS AN ADA COMPLIANT RAMP OR CURB RAMP IS DESIGNED BY THE CIVIL ENGINEER. IF A WALK CROSSES OR ADJOINS A VEHICLE WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILING OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A 4" DEEP DETECTABLE WARNING WHICH IS 36" WIDE COMPLYING WITH CBC SECTION 11B-705.1.2.5 10. ALL SPECIFICATIONS ON DRAWINGS ARE MINIMUM REQUIREMENTS ONLY. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS IN DRAWINGS AND SPECIFICATIONS VIA "RFI". 11. GENERAL CONTRACTOR TO REFER TO ARCHITECTURAL DETAIL SHEETS FOR TYPICAL MINIMUM SITE IMPROVEMENT STANDARDS. 12. CONCRETE MOW STRIP PER ARCHITECTURAL DETAILS TO BE PROVIDED AT ALL GLAZING/STOREFRONT LOCATIONS WHERE ADJACENT TO LANDSCAPING. 13. CONCRETE SPLASH BLOCK PER ARCHITECTURAL DETAILS TO BE PROVIDED AT ALL ROOF DRAIN/DOWN SPOUT TERMINATIONS AT NON-CONCRETE AREAS. 14. BRASS LAMB'S TONGUE TO BE PROVIDED AT ALL ROOF DRAIN OVERFLOWS THAT DAYLIGHT AT FACE OF BUILDING WALL. 15. GATES, FENCES, AND WALLS MAY BE SUBJECT TO DEFERRED SUBMITTAL REQUIREMENTS. GENERAL CONTRACTOR TO CONFIRM WITH CITY AND MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.																																																

MARK BACHI DANBE BASELINE
RIALTO, CA

PROJECT
SECOND PLANNING SUBMITTAL



A17-2093
5/31/2018



SITE PLAN

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