

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF IRVINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER WITH THE SOUTHEASTERLY LINE OF RIVERGRADE ROAD (80 FEET WIDE) AS ESTABLISHED BY THE FINAL DECREE OF CONDEMNATION ENTERED IN SUPERIOR COURT LOS ANGELES COUNTY CASE NO. 60287, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 40647 PAGE 394 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE, SOUTH 0° 28' 32" EAST 28.10 FEET TO THE TRUE POINT OF BEGINNING, BEING A POINT IN A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 962 FEET; A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 57° 35' 21" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17° 16' 52" AN ARC DISTANCE OF 290.15 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 3,038 FEET; THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 21° 21' 02" AN ARC DISTANCE OF 1,132.07 FEET TO THE WESTERLY LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WESTERLY LINE SOUTH 0° 25' 40" EAST 124.38 FEET TO THE SOUTHERLY LINE OF SAID SECTION 12; BEING THE CENTERLINE OF LOWER AZUSA ROAD (50 FEET WIDE) AS ESTABLISHED BY DEED TO THE COUNTY OF LOS ANGELES RECORDED IN BOOK 1231 PAGE 308 OF DEEDS IN SAID OFFICE OF THE COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY LINE AND SAID CENTERLINE, NORTH 88° 50' 50" EAST 660.19 FEET TO SAID EASTERLY LINE OF THE WEST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE NORTH 0° 28' 32" WEST 2868.33 FEET TO THE TRUE POINT OF BEGINNING. APN: 8535-020-007

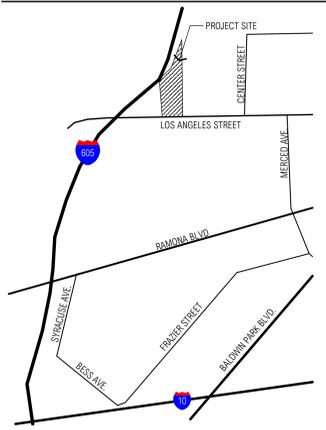
**SITE LEGEND:**

- ON-SITE LANDSCAPED AREA
- - - - OFF-SITE LANDSCAPED AREA
- - - - SITE PROPERTY LINES
- CITY CURB AND GUTTER LINES
- STREET CENTERLINES
- ON-SITE CURB LINES
- ON-SITE PARKING

**GENERAL NOTES:**

1. THE PROPOSED PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF IRVINDALE PLANNING PLAN
2. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS AND SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY.
3. THE PROJECT DOES NOT PROPOSE ANY TENANT SIGNAGE AT THIS TIME.
4. THERE ARE NO PROTECTED PLANTS ON SITE.
5. ALL ROOF DRAINS AT STREET FRONTS SHALL BE IN THE INTERIOR OF THE BUILDING ENVELOPE.
6. ALL LANDSCAPE SHALL BE BOUND BY A 6" HIGH CONCRETE CURB.
7. A LIGHT PLAN SHALL BE SUBMITTED SHOWING CONFORMANCE WITH MINIMUM FOOTCANDLE LEVEL STANDARDS.
8. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED WITH ADDITIONAL LANDSCAPE.
9. ALL ROOF TOP EQUIPMENT SHALL BE SCREEN BY ROOF PARAPET OR ROOF SCREEN.
10. ALL ACCESS GATES SHALL BE ELECTRONICALLY OPERATED TO BE PROVIDED WITH KNOX KEY SWITCHES FOR ACCESS.
11. PER CALGREEN STANDARDS, THIS DEVELOPMENT WILL INCLUDE FUTURE CONDUITS AND J-BOXES FOR FUTURE ELECTRIC CAR CHARGING STATIONS TO 5% OF REQUIRED STALLS.

**VICINITY MAP:**



**KEYNOTES (000)**

1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.
2. SHADED AREA: PROPOSED IRRIGATED LANDSCAPING WITH MIN 6" CONCRETE CURBS AT ALL PERIMETERS.
3. PAINTED CONCRETE TRASH ENCLOSURE. SCREEN WALLS SHALL BE MIN. 6'-0" HIGH. ENCLOSURES SHALL BE 16'-6" WIDE X 7'-0" DEEP TO FIT (2) 6 YARD DUMPSTERS.
4. TYPICAL STANDARD PARKING STALL MIN. 9' X 19' - STRIPE PER CITY STANDARDS.
5. NEW 8'-0" CONCRETE TILT-UP SCREEN WALLS AT TRUCK YARD. SEE PLAN FOR MINIMUM HEIGHTS AS MEASURED FROM INSIDE THE TRUCK YARD.
6. NEW 8'-0" TUBE STEEL FENCE, PAINTED BLACK.
7. ROLLING 8'-0" HIGH WROUGHT IRON FENCE INTO THE TRUCK COURT.
8. TRANSFORMER PAD LOCATION.
9. ACCESSIBLE PRIMARY ENTRANCE TO THE BUILDING.
10. PROVIDE BIKE RACKS PER CALGREEN REQUIREMENTS.
11. LOCATION OF EXISTING BILLBOARD ON SITE.
12. GATE SHALL REMAIN OPEN AT ALL HOURS DURING OPERATION.

**PROJECT DATA**

SITE AREA:	1,083,784 SF / 24.88 AC
BUILDING AREA:	
GROUND FLOOR	520,254 SF
MEZZANINE	8,456 SF
TOTAL	528,710 SF
COVERAGE	48.00 %
FAR COVERAGE	48.78 %
PARKING REQUIRED - BLDG 1:	
10K SF OFFICE @ 1/350	29 STALLS
0 SF MANUF @ 1/350	0 STALLS
0K - 20K SF WH @ 1/1000	20 STALLS
20K - 40K SF WH @ 1/2000	10 STALLS
40K+ SF WH @ 1/4000	120 STALLS
TOTAL REQUIRED	179 STALLS
PARKING PROVIDED:	
STANDARD STALLS	261 STALLS
COMPACT STALLS (25% MAX)	0 STALLS
FUTURE STALLS IN TRUCK YARD	0 STALLS
TOTAL STALLS	261 STALLS
BICYCLE PARKING (5% OF REQUIRED PARKING)	
SHORT TERM	13 STALLS
LONG TERM	13 STALLS
LANDSCAPE REQUIRED (10%)	108,378 SF
LANDSCAPE PROVIDED: (10.08%)	109,330 SF

**ASSESSOR'S PARCEL NUMBERS:**

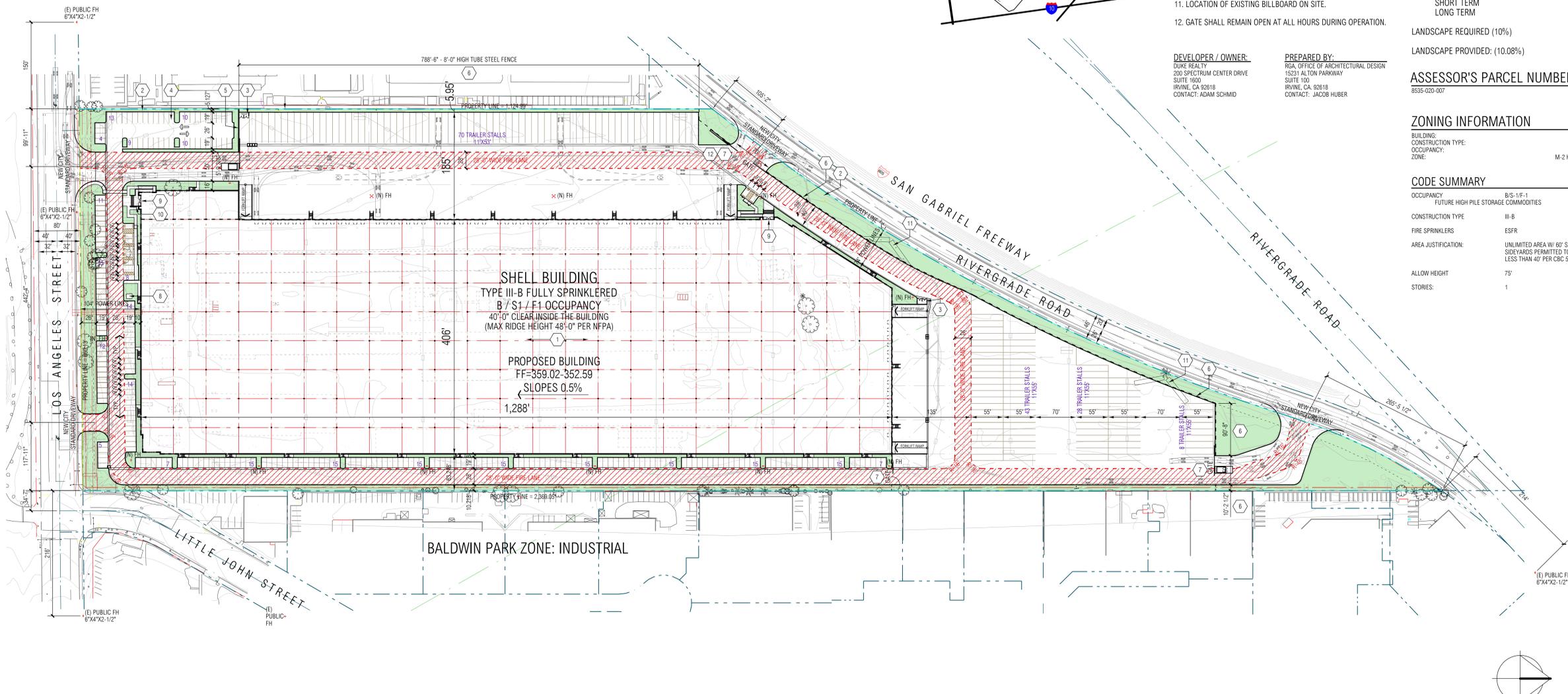
8535-020-007

**ZONING INFORMATION**

BUILDING:	OFFICE / WAREHOUSE
CONSTRUCTION TYPE:	III-B
OCCUPANCY:	B/S-1F-1
ZONE:	M-2 HEAVY MANUFACTURING

**CODE SUMMARY**

OCCUPANCY:	B/S-1F-1
FUTURE HIGH PILE STORAGE COMMODITIES	
CONSTRUCTION TYPE:	III-B
FIRE SPRINKLERS:	ESFR
AREA JUSTIFICATION:	UNLIMITED AREA W/ 60' SIDEYARDS PER CBC 507 SIDEYARDS PERMITTED TO BE REDUCIBLE TO NO LESS THAN 40' PER CBC 507.2.1
ALLOW HEIGHT:	75'
STORIES:	1



**SITE PLAN**

SCALE: 1"=80'

**REQUIRED FIRE FLOW:**

TYPE OF CONSTRUCTION PER THE BUILDING CODE:	III-B
FIRE FLOW CALCULATION AREA:	528,710 S.F.
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	8,000 GPM
TOTAL FIRE FLOW REQUIRED:	4,000 GPM

**FIRE HYDRANT REQUIREMENTS:**

- INSTALL \_\_\_\_\_ PUBLIC HYDRANT(S)
- RELOCATE \_\_\_\_\_ PUBLIC FIRE HYDRANT(S)
- UPGRADE \_\_\_\_\_ PUBLIC FIRE HYDRANT(S)
- INSTALL \_\_\_\_\_ ON-SITE FIRE HYDRANT(S)

**FIRE NOTES**

1. FINAL TRACT MAP SHALL BE APPROVED BY THE LAND DEVELOPMENT UNIT AND RECORDED PRIOR TO PLAN APPROVAL.
2. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
3. SHOULD SECURITY GATES BE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 28 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH ILL 205. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.8.
4. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED ON A MAINTAINED SD AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1.
5. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.
6. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH ILL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
7. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C550, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
8. A RECEIPT FROM THE WATER PURVEYOR THAT SHOWS THAT ALL FUNDS HAVE BEEN PAID FOR THE INSTALLATION AND/OR UPGRADE OF THE REQUIRED PUBLIC FIRE HYDRANTS IS REQUIRED. ALSO, A LETTER FROM THE WATER PURVEYOR OR INSTALLING CONTRACTOR THAT INDICATES THE APPROXIMATE DATE THE WORK WILL BE STARTED AND COMPLETED FOR THE FIRE HYDRANTS IS REQUIRED.
9. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4.
10. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1
11. PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7.
12. ALL FIRE LANES ARE 28'-0" WIDE WITH INSIDE RADIUS OF 18' AND CENTERLINE OF RADIUS OF 32'-0" TYPICAL THROUGH-OUT THE PROJECT.
13. ALL FIRE DEPT TURN AROUND ARE PER THE LADDER TRUCK STANDARD WITH A DIMENSION OF 28' WIDE X 110' LONG.
14. ALL FIRE HYDRANTS ARE REQUIRED TO HAVE A MAX 300'-0" SPACING AND BE MIN 25'-0" AWAY FROM A BUILDING WALL.
15. FIRE DEPARTMENT ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
16. STRUCTURES AND OUTDOOR STORAGE UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES (66 KILOVOLTS OR GREATER) SHALL COMPLY WITH FIRE CODE 516.6 AND COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 27. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF THE DRIP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHAL.
17. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.
18. THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1009.
20. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 905.
21. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 904.3.3
22. FIRE APPARTUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 37 TONS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 903.2.3.
23. MULTIPLE RESIDENTIAL AND COMMERCIAL BUILDINGS HAVING ENTRANCES TO INDIVIDUAL UNITS NOT VISIBLE FROM THE STREET OR ROAD SHALL HAVE UNIT NUMBERS DISPLAYED IN GROUPS FOR ALL UNITS WITHIN EACH STRUCTURE. SUCH NUMBERS MAY BE GROUPED ON THE WALL OF THE STRUCTURE OR MOUNTED ON A POST INDEPENDENT OF THE STRUCTURE OR MOUNTED ON A POST INDEPENDENT OF THE STRUCTURE AND SHALL BE POSITIONED TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD AS REQUIRED BY FIRE CODE 505.3 AND IN ACCORDANCE WITH FIRE CODE 505.1.
24. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 4,000 GPM AT 20 PSI RESIDUAL PRESSURE. FOR A DURATION OF 4 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B.
25. THE REQUIRED FIRE FLOW FOR A SINGLE ON-SITE FIRE HYDRANT AT THIS LOCATION IS 1,250 GPM AT 20 PSI RESIDUAL PRESSURE. IF MORE THAN ONE ON-SITE FIRE HYDRANT IS REQUIRED, THEN THE ON-SITE FIRE FLOW SHALL BE THE SAME AS REQUIRED FOR PUBLIC FIRE HYDRANTS IN ACCORDANCE WITH APPENDIX TABLE B105.1, FIRE CODE C106.

**RG A**

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PROFESSIONAL SEALS

**LOS ANGELES STREET PROJECT**

13131 LOS ANGELES STREET  
CITY OF IRVINDALE, CA

**Duke REALTY**

200 SPECTRUM CENTER DRIVE  
SUITE 1600  
IRVINE, CA 92618  
949-797-7038 PH  
865-776-1344 CELL

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BID		
PC		
DD		
SD	9/1/18	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION
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