

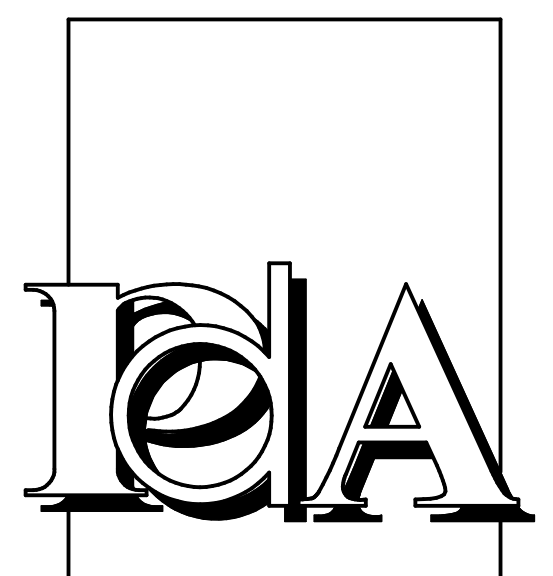
 **SITE PLAN**

20'

PROJECT ANALYSIS	
ASSESSORS PARCEL NUMBER:	083-280-165T
LEGAL DESCRIPTION: LOT 144 OF JUNIPER RIDGE NO. 1, TRACT NO. 430, IN THE CITY OF COALINGA, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREFORE RECORDED NOVEMBER 26, 1991 IN BOOK 53, PAGES 48-50 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTRY	
ZONE:	M-2
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	F-2
ALLOWABLE AREA: PER CBC TABLE 503: SPRINKLER INCREASE PER 504.2	13,000 SF 34,000 SF 52,000 SF
GROSS BUILDING AREA:	50,360 SF
PARKING REQUIRED RETAIL (50,360/1000):	51 SPACES
PARKING PROVIDED STANDARD: HANDICAP: TOTAL:	57 SPACES 2 SPACES 59 SPACES

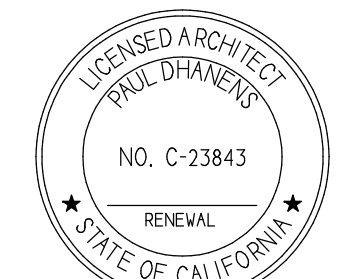
- NOTES:**
- SECURITY CAMERAS WILL BE LOCATED TO CREATE A 360 DEGREE FIELD OF VIEW AROUND THE PERIMETER OF BUILDING AS NOTED BELOW:
A. CAMERAS WILL BE MOUNTED ON NORTHWEST, SOUTHWEST, NORTHEAST AND SOUTHEAST CORNERS WITH 270 DEGREE VIEW
B. CAMERAS WILL BE MOUNTED ON NORTH AND SOUTH WALLS EVERY +/-30 FEET
C. CAMERAS WILL BE MOUNTED AT EACH DOOR AND WALKWAY
 - ALL CAMERAS SHALL HAVE 24 HOUR BATTERY AND CLOUD BACKUP
 - SITE LIGHTING SHALL BE COMBINATION OF BUILDING MOUNTED LED AND POLE MOUNTED AND PROVIDE 15 FOOT CANDLES MINIMUM ACROSS PARKING AREA
 - ALL INTERIOR LIGHTING SHALL BE LED TO MEET TITLE 24 REQUIREMENTS

- KEYNOTES**
- 9'-0" WIDE HANDICAP PARKING STALL WITH 3'-0"x3'-0" PAINTED STALL SIGN AND 10"x10" POLE MOUNTED PARKING SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH AN ADDITIONAL SIGN OR LANGUAGE STATING "MINIMUM FINE \$250.00" INCLUDE SIGN MOUNTED BELOW STATING "VAN ACCESSIBLE" WHERE APPROPRIATE PER CBC SECTION 124B-80" MINIMUM HEIGHT TO THE BOTTOM OF ALL POLE SIGNS
 - 8'-0" WIDE HANDICAP ACCESS AISLE FOR VAN ACCESS WITH THE WORDS "NO PARKING" IN 12" HIGH CONTRASTING LETTERS- SLOPE NOT TO EXCEED 1/4 %
 - HANDICAP ACCESSIBLE CURB RAMP- SLOPE SHALL NOT EXCEED 12% WITH 4'-0" MINIMUM LANDING AT TOP AND 1'-0" BORDER OF 1/4" WARNING GROOVES AT TOP PER CBC STANDARDS - PROVIDE RAISED TRUNCATED DOME TILES FOR THE FULL WIDTH OF BOTTOM LANDING PER CITY STANDARDS
 - CONCRETE WALK WITH MAX SLOPE AT 12% AND MAX CROSS SLOPE OF TWO PERCENT
 - NEW 6" CONCRETE CURB TO MATCH AND ALIGN WITH EXISTING
 - NEW CONCRETE BLOCK TRASH ENCLOSURE WITH CONCRETE APRON PER CITY STANDARDS
 - LANDSCAPE AREA - INSTALL FLOWER BED ALONG NORTH SIDE OF BUILDING
 - 9'-6" x 18'-0" STANDARD PARKING STALL
 - A.C. PAVING PER CITY STANDARDS
 - 6'-0" WROUGHT IRON FENCE
 - 6'-0" WROUGHT IRON GATE
 - 18'-0" x 9'-6" STANDARD STREET PARKING
 - FIRE HYDRANT
 - APPROXIMATE LOCATION OF WATER METER
 - APPROXIMATE LOCATION OF GAS METER
 - WROUGHT IRON TO 6'-0" ON 2'-6" CONCRETE BLOCK WALL
 - CONCRETE WHEEL STOP



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NOTICE TO CONTRACTORS
Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

PROJECT

**OFFICE
WAREHOUSE B**

1921 MERCANTILE LANE
COALINGA, CA

DATE	ISSUED FOR
1-28-16	OWNER REVIEW
1-30-16	PLANNING DEPT REVIEW
2-1-17	PLANNING DEPT REVIEW

NO.	REVISIONS
1	
2	
3	
4	

SITE PLAN

FILE NAME: 1871BASE3A

SHEET

A-1.0