

General Site Notes

- Dimensions take precedence over scale. If dimensional errors occur, contractor shall notify the architect prior to commencing that portion of the work.
- Grading shall be in accordance with the grading certificate. The contractor shall be responsible for setting building corners, performing all layout work, setting out the concrete, and setting the rebar.
- The concrete contractor shall be responsible for setting building corners, performing all layout work, setting out the concrete, and setting the rebar.
- Location of utilities based on best information available and may not be complete or accurate. Contractor to coordinate with local utility companies.
- Contractor shall be responsible for verification of all utilities of record before beginning construction.
- Sewage disposal system must be inspected and certified by the design engineer prior to approval by the building department.
- Department that the rough grading and location of the structure conform to the approved plans.
- Soils preparation and site grading shall be inspected by the soil engineer or engineering geologist of record during the grading operations. The engineer shall verify that the work is being done in accordance with the approved plans.
- Settlement and erosion control measures as approved by the building department shall be in place between the start of October 15th through April 15th where grading may affect of site property, should these measures not be in place.
- All property lines, easements and buildings, both existing and proposed, are shown on this site plan.

Accessible Route of Travel Notes

- Accessible routes of travel shall be provided in accordance with sec. 11B-200 and shall comply with division 4 CBC sec. 11B-205.1. It shall provide within the site from accessible parking spaces and accessible passenger loading zones, public streets and sidewalks, and public transportation stops to accessible building or facility entrances. Where more than one route is provided, at least one accessible route shall connect accessible buildings or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path unless otherwise specified by CBC 11B-205.2.3.
- Accessible routes shall be provided for all components of an accessible route, including: walking surfaces with running slope not steeper than 1:20; doorways, ramps, curb ramps, elevators, and other components of an accessible route shall comply with applicable requirements of division 4 of the CBC.
- Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits, and access to normal points of travel, and where necessary to provide access, shall incorporate features of travel that are not prohibited by the CBC. At least one accessible route shall be provided between entrances and accessible site facilities, the accessible building entrances, accessible site facilities and the accessible entrance to the site.

Fire Safety Site Notes

- Fire hydrants will be required on the property frontage on Juniper Ridge and Lucille Roads, if hydrants already exist, they may be required to upgrade.
- Fire alarm notification devices shall be provided on address side of buildings, not more than 150' from closest fire hydrant.
- Know box to be provided and located on address side of buildings, not more than 150' from closest fire hydrant.
- Exterior fire alarm notification devices to be located on address side of building in a location specified by ESS.
- Fire alarm notification devices shall be provided on address side of buildings, not more than 150' from closest fire hydrant.
- Fire Sprinkler System Permit required.
- Fire Alarm Permit required.

Walks and Sidewalks Notes

- Walks and sidewalks shall have a continuous common surface not interrupted by steps or by abrupt changes in level which exceed 1/2 inch, and shall be a minimum of 48 inches wide in width.
- Surface cross slopes shall not exceed 1/4 inch per foot.
- Curbs, walks, sidewalks, and pedestrian ways shall have a height of grading above the finished grade of the traffic flow.
- At least one accessible route shall connect accessible buildings or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path unless otherwise specified by CBC 11B-205.2.3.
- Accessible routes shall be provided for all components of an accessible route, including: walking surfaces with running slope not steeper than 1:20; doorways, ramps, curb ramps, elevators, and other components of an accessible route shall comply with applicable requirements of division 4 of the CBC.
- An accessible route with a running slope greater than 1:20 is a ramp and shall comply with ramp requirements.
- Where a ramp is used, the slope of the ramp shall not exceed 1:20.
- 1/2" shall be provided with a slope no greater than 1:20 changes in level greater than 1/2" shall be accomplished by means of a ramp that complies with ramp requirements.
- Medium slope finish of less than 6 percent gradient shall be at least as slip resistant as that described as a 9. Surfaces with slope of 6 percent or steeper shall be slip resistant.
- Surface cross slopes shall not exceed 1/4" per foot.

Grading Notes

- Establish finish grades to elevations on plans or as determined on job site with owners approval.
- All excavations to be free of water and debris prior to pouring.
- Use only clean soils in backfills and grading around buildings.
- Remove all rocks, boulders, and other debris from the site.
- Provide barricades as required by local agencies or as considered prudent for public safety.
- Remove all grass, shrubs and other organic material within the construction zone, down to natural grade.
- Slope Grades 1/4" per foot for a minimum of 5 feet away from the building.
- All utility and/or other trenches, pipe chases, and similar openings through foundations shall be sealed against water migration.

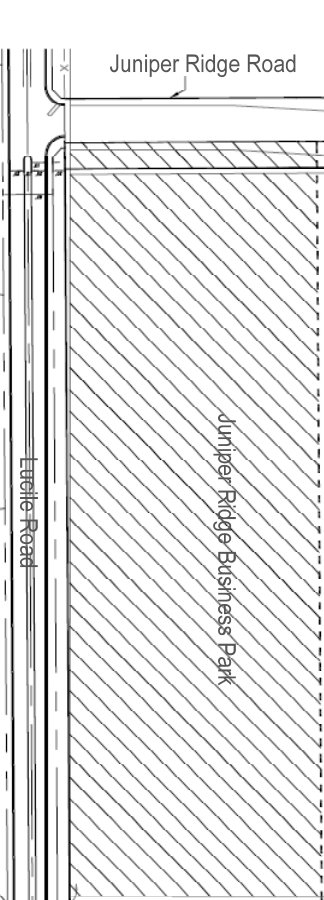
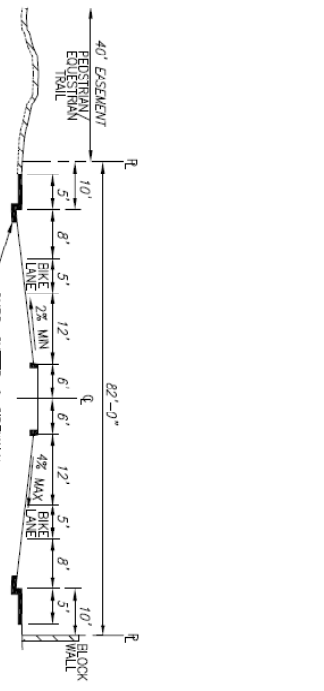
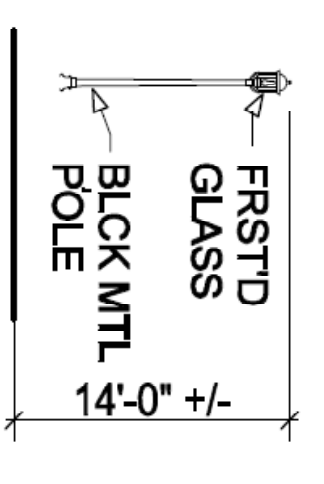
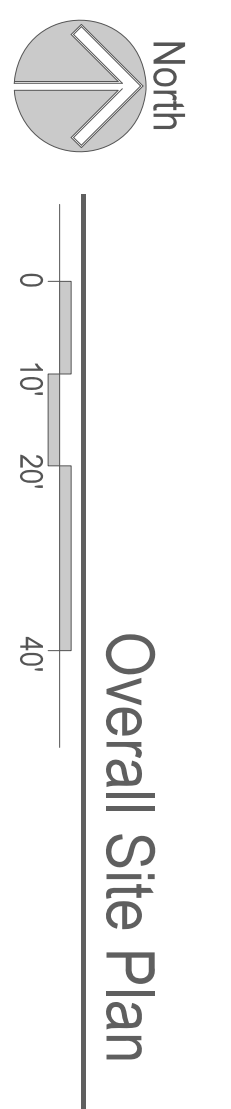
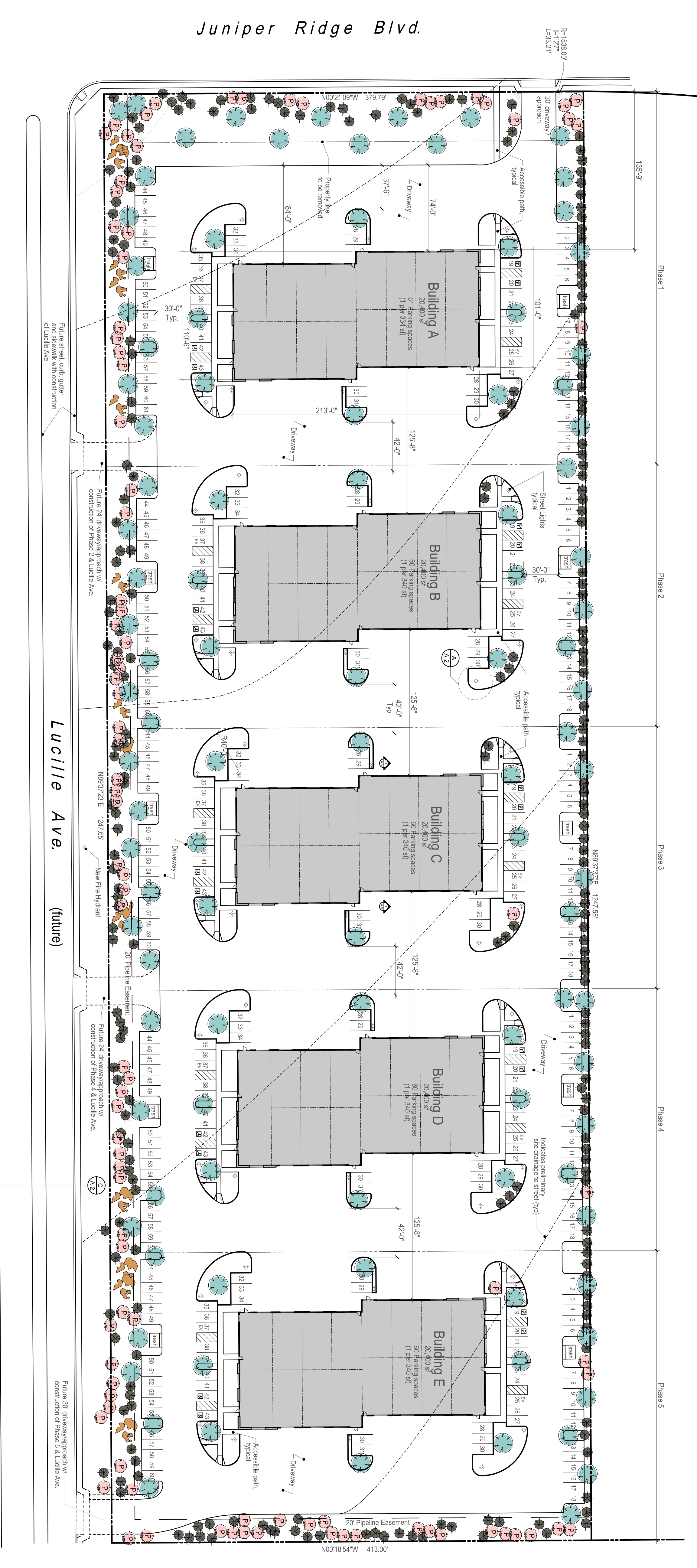
Project Data

Project Description:	5 Industrial Buildings constructed in 5 phases
Address:	Juniper Ridge Blvd Covina, CA 91720
Legal Description:	Parcel of Parcel 1 and Parcel 2 of P.M. 118-17
APN:	063-290-041
Zone:	MH
General Plan:	Planned Manufacturing/Business
ET/Land Use:	Industrial Land
Lot Area:	11.83 acres

Building Area	Cost	Type	Occupancy	Stories	Height	Sprinklers
A	20,000	VB	B, F, or S	40 to 200	1	24"
B	20,000	VB	B, F, or S	40 to 200	1	24"
C	20,000	VB	B, F, or S	40 to 200	1	24"
D	20,000	VB	B, F, or S	40 to 200	1	24"
E	20,000	VB	B, F, or S	40 to 200	1	24"
Total:	100,000					Yes

Site Legend

- Fire Hydrant
- Street Light Fixture
- Trash Enclosure



A Proposed Street Light
None

B Proposed Improved Section of Lucille
None

C Proposed Street Improvements
None

OWNER

Juniper Ridge South

Over/Applicant:
POLK 100, LLC
5000 New Way Avenue
Moonpark, CA 95021
Phone: 805-444-1225

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Checked by:
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Revised by:
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