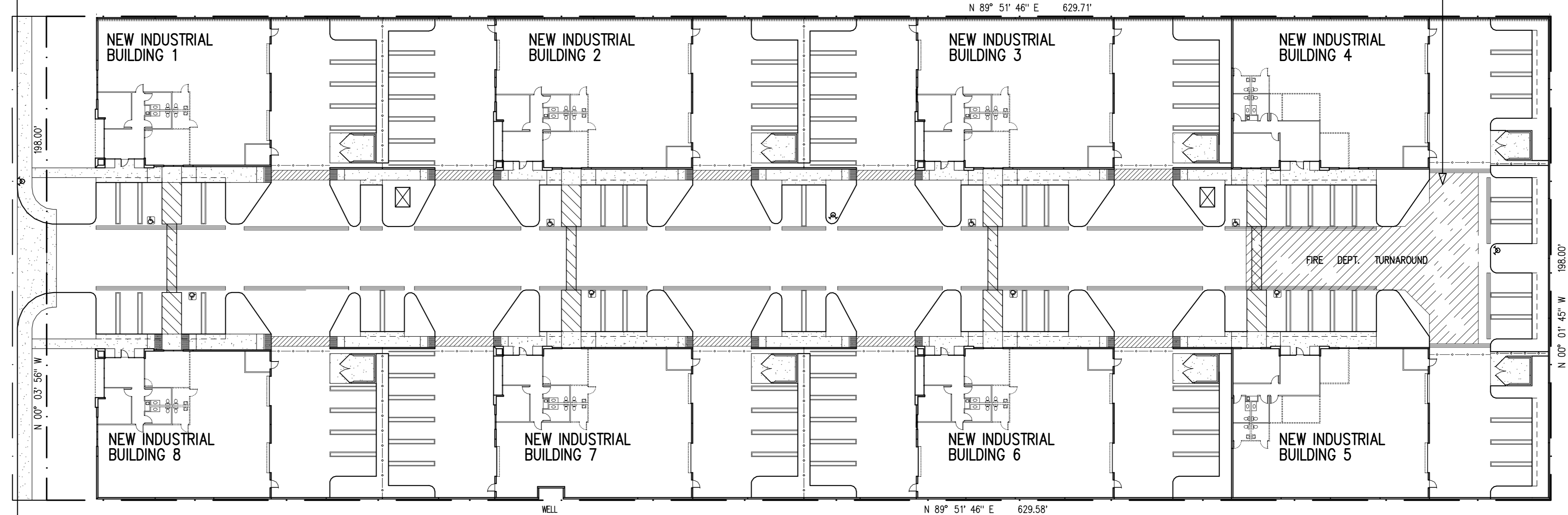


INDUSTRIAL CONDOMINIUMS
ZONE - IP

FIRE DEPARTMENT NOTE:
ENTIRE REQUIRED TURNAROUND SHALL BE IDENTIFIED WITH APPROVED SIGNAGE STATING "NO PARKING FIRE LANE" PER APPROVED FIRE DEPARTMENT SIGN STANDARDS.
APPROVED TURNAROUND SHALL NOT BE OBSTRUCTED WITH ANYTHING. GATES SHALL NOT OCCUR WITHIN THIS AREA.

MADISON STREET



EXISTING HOUSE
ZONE - IP

RIVERSIDE COUNTY FIRE DEPARTMENT
FIRE LANES REQUIREMENTS

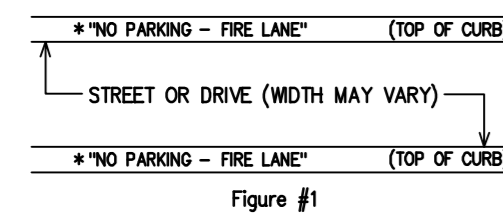
A VEHICULAR TRAVEL WAY AREA LOCATED ON PRIVATE PROPERTY, WHERE PARKING OR OTHER OBSTRUCTIONS HAVE BEEN PROHIBITED FOR LIFE SAFETY REASONS, AS A MEANS OF PROVIDING CONTINUAL EMERGENCY VEHICLE ACCESS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS.

DESIGNATION OF TYPE AND PLACEMENT:

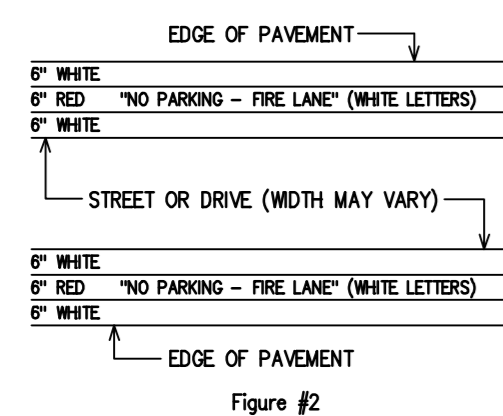
- A. TYPE OF FIRE LANE AND SPECIFIC LOCATIONS NECESSARY ARE AT THE DISCRETION OF THE RIVERSIDE COUNTY FIRE DEPARTMENT.
- B. DETERMINATION WILL BE BASED ON PROJECT SITE CONFIGURATION AND THOSE ACCEPTED STANDARDS IDENTIFIED BELOW.

CONFIGURATION AND MARKING:

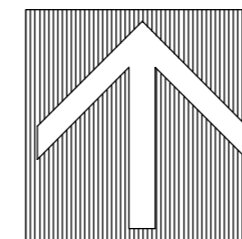
- A. ON STREETS, DRIVEWAYS, ETC., WHERE CURBS ARE INSTALLED; CURBS SHALL BE PAINTED RED AND EVERY THIRTY FEET THERE SHALL BE WHITE LETTERS SPELLING OUT "NO PARKING - FIRE LANE". ALL LETTERS AND NUMBERS SHALL BE A MINIMUM 3" INCHES. (SEE FIGURE #1)
- * LETTERING TO BE ON TOP OF CURB



- B. ON STREETS, DRIVEWAYS, ETC., WHERE NO CURBS EXIST: PAINT TWO (2) PARALLEL WHITE LINES APPROXIMATELY 6 INCHES WIDE AND 6 INCHES APART ALONG THE EDGE OF THE ROADWAY AND PAINT THE LINE BETWEEN THE WHITE LINES RED. EVERY THIRTY FEET ALONG THE RED LINE, WHITE LETTERS SHALL BE PAINTED SPELLING OUT "NO PARKING - FIRE LANE" SEE FIGURE #2

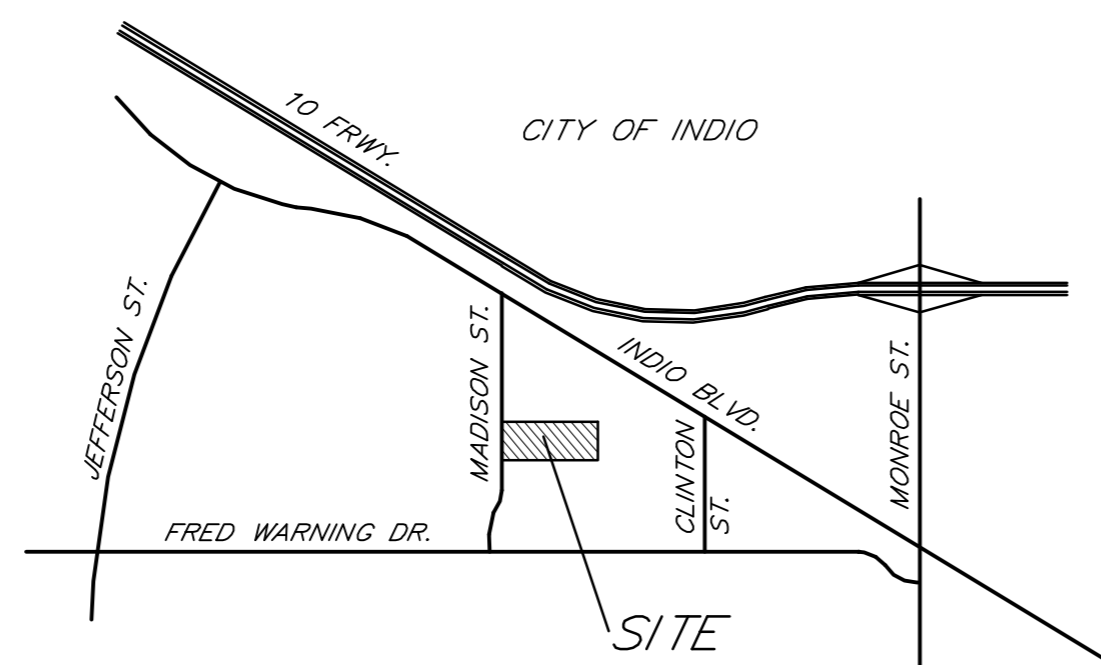


S I T E P L A N



NOTE:
OBTAIN SEPARATE PERMIT FOR SITE WALLS BY FILING SEPARATE APPLICATION AT RECHECK OF PLANS AT THE BUILDING AND SAFETY COUNTER. PAY APPLICABLE FEES AND FILE SEPARATE PERMIT FOR SITE WALLS THAT ARE NOT BUILDING WALLS.

NOTE:
PER SOILS REPORT, CONSIDERATION SHOULD BE GIVEN TO PROTECTION SYSTEMS FOR BURIED METAL SUCH AS PROTECTIVE COATINGS, WRAPPINGS OR THE USE OF PVC WHERE PERMITTED BY LOCAL BUILDING CODES.



VICINITY MAP

NOT TO SCALE

RIVERSIDE COUNTY THOMAS GUIDE

2004 EDITION
CITY OF INDO
MAP PG. 5410
GRID C-6

PROJECT SUMMARY

ZONE : IP - INDUSTRIAL PARK DISTRICT
LAND AREA : 121,898 S.F. (2.79 AC.)
TOTAL BUILDING AREA : 38,977 S.F.
COVERAGE : 32%
PAVING : 64,911 S.F. / 53.2%
LANDSCAPING REQUIRED : 15% OF PAVED AREA = 9,733 S.F.
LANDSCAPING PROVIDED : 15% OF PAVED AREA = 18,010 S.F. / 14.8%

CODE CLASSIFICATION

TYPE OF CONSTRUCTION : V-N SPRINKLERED
OCCUPANCY : B / S-1 / F-1
CODE EDITION : PROJECT AND ALL RELATED CODE NOTES SHALL COMPLY WITH CITY OF INDO ADOPTED CODES ; 2001 CALIFORNIA BUILDING CODE, 2001 CALIFORNIA PLUMBING CODE, 2001 CALIFORNIA MECHANICAL CODE, 2004 CALIFORNIA ELECTRICAL CODE, 2005 STATE ENERGY CODE

OWNER / APPLICANT

BUSINESS CENTER ASSOCIATES, LLC
P.O. BOX 30699
LONG BEACH, CA 90853
714-891-1000
CONTACT: MR. STAN SMOLIN

LEGAL DESCRIPTION

PORTION LOT 9 MB 6/24, PORTION OF SECTION 15, T.5S., R.7E., SBM

ASSESSOR'S PARCEL NUMBER

A.P.N. 610-030-002

S I T E P L A N N O T E S

- NEW CURB & GUTTER
- NEW CONCRETE PUBLIC SIDEWALK
- CONCRETE DRIVE APPROACH - PER CITY STANDARDS
- 4" WIDE PAINTED PARKING STRIPES - DOUBLE STRIPE PER CITY STDS.
- 6" HIGH CONCRETE CURB - SEE CIVIL DRWS.
- HANDICAP PARKING STALL - SEE ADA SPECS. & DIAGRAM 47/A-8.1
- HANDICAP VAN SIGNAGE - SEE ADA SPECS. & DETAIL 10/A-7.2
- LINE OF 2'-0" CAR OVERHANG
- TRASH & RECYCLE BIN ENCLOSURE, 6' HIGH CONC. PANELS, PAINTED - PER CITY STANDARD - SEE DETAIL 8/A-7.2
- LANDSCAPE AREA - SEE LANDSCAPE DRWS.
- TRANSFORMER LOCATION - SEE ELECTRICAL DRWS.
- 4" THICK CONCRETE WALK - 5% MAX. SLOPE & 2% MAX. CROSS SLOPE
- DIRECTIONAL ARROWS PAINTED WHITE
- OVERHEAD DOOR LOCATION
- A.C. PAVING - SEE CIVIL DRWS.
- FIRE LANE & HAMMERHEAD TURNAROUND - PER CITY STANDARDS
- NEW FIRE HYDRANT. PROVIDE FIRE HYDRANT SYSTEM PLANS FOR REVIEW AND APPROVAL
- 6'-0" HIGH CONCRETE TILT-UP FENCE / RETAINING WALL - PAINTED TO MATCH BUILDINGS
- 6'-0" HIGH WROUGHT IRON FENCE - PAINTED BLACK
- FUTURE 6'-0" HIGH WROUGHT IRON ROLLING GATE - PAINTED BLACK
- ADA PATH OF TRAVEL, 4'-0" MIN. WIDE w/ 5% MAX. SLOPE & 2% MAX. CROSS SLOPE
- CONCRETE CURB RAMP MAX. SLOPE 8.33% (1:12) w/ DETECTABLE WARNING GROOVING DETAIL AT TOP OF RAMP. SEE DIAGRAM 103/A-8.1 36" DEEP x 48" WIDE DETECTABLE WARNING TEXTURE, YELLOW TRUNCATED DOMES PER CBC 1133B.8.5 - SEE DIAGRAMS 103/A-8.1 & 44/A-8.1
- ADA SIGNAGE - 17" x 22" STATING "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING Distinguishing PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____
- FIRE DEPARTMENT "FIRE LANE - NO PARKING" MARKINGS - SEE FIGURE #1 & #2 NOTED ON THIS SHEET

BUILDING TABULATION

BUILDING	BUILDING AREA			PARKING REQUIRED			PARKING PROVIDED		
	OFFICE	MFG./WHRS.	TOTAL	OFFICE	BALANCE	TOTAL	STANDARD	HANDICAP	TOTAL
BLDG. 1	672 S.F.	3,713 S.F.	4,385 S.F.	3 SP.	7 SP.	10 SP.	10 SP.	1 SP.	10 SP.
BLDG. 2	672 S.F.	4,374 S.F.	5,046 S.F.	3 SP.	9 SP.	12 SP.	14 SP.	1 SP.	15 SP.
BLDG. 3	672 S.F.	4,374 S.F.	5,046 S.F.	3 SP.	9 SP.	12 SP.	14 SP.	1 SP.	15 SP.
BLDG. 4	792 S.F.	4,242 S.F.	5,034 S.F.	3 SP.	9 SP.	12 SP.	12 SP.	1 SP.	13 SP.
BLDG. 5	792 S.F.	4,242 S.F.	5,034 S.F.	3 SP.	9 SP.	12 SP.	12 SP.	1 SP.	13 SP.
BLDG. 6	672 S.F.	4,374 S.F.	5,046 S.F.	3 SP.	9 SP.	12 SP.	14 SP.	1 SP.	15 SP.
BLDG. 7	672 S.F.	4,329 S.F.	5,001 S.F.	3 SP.	9 SP.	12 SP.	14 SP.	1 SP.	15 SP.
BLDG. 8	672 S.F.	3,713 S.F.	4,385 S.F.	3 SP.	7 SP.	10 SP.	10 SP.	1 SP.	11 SP.
TOTAL	5,616 S.F.	33,361 S.F.	38,977 S.F.	24 SP.	68 SP.	92 SP.	100 SP.	8 SP.	107 SP.

BASED ON OFF. AT 1/250 & BALANCE AT 1/500