

**PROJECT SCOPE:**

**BUILDING #1:**  
 METAL TWO ACCESSIBLE SINGLE ACCOMMODATION RESTROOMS AND AN EXTERIOR ACCESSIBLE CONCRETE RAMP.

**BUILDING #2:**  
 METAL TWO ACCESSIBLE SINGLE ACCOMMODATION RESTROOMS AND AN OFFICE.

**CODE REVIEW:**

JURISDICTION: CITY OF TULOCK  
 CODE SECTION TYPE: VAS  
 OCCUPANCY TYPE: SLS-2  
 FIRE SPRINKLER: 1ND  
 APPLICABLE CODES: 2019 CALIFORNIA BUILDING CODE  
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA PLUMBING CODE  
 2019 CALIFORNIA ENERGY CODE  
 2019 CALIFORNIA FIRE CODE

**FLOOR AREA:**

EXISTING BUILDING 1: 10,000 S.F.  
 EXISTING BUILDING 2: 8,000 S.F.  
 ALLOWABLE AREA PER CALC TABLE 504.2 (BASIC ALLOWABLE 5,000 S.F.)

TOTAL BUILDING 1 & 2 AREA = 18,000 S.F. OK

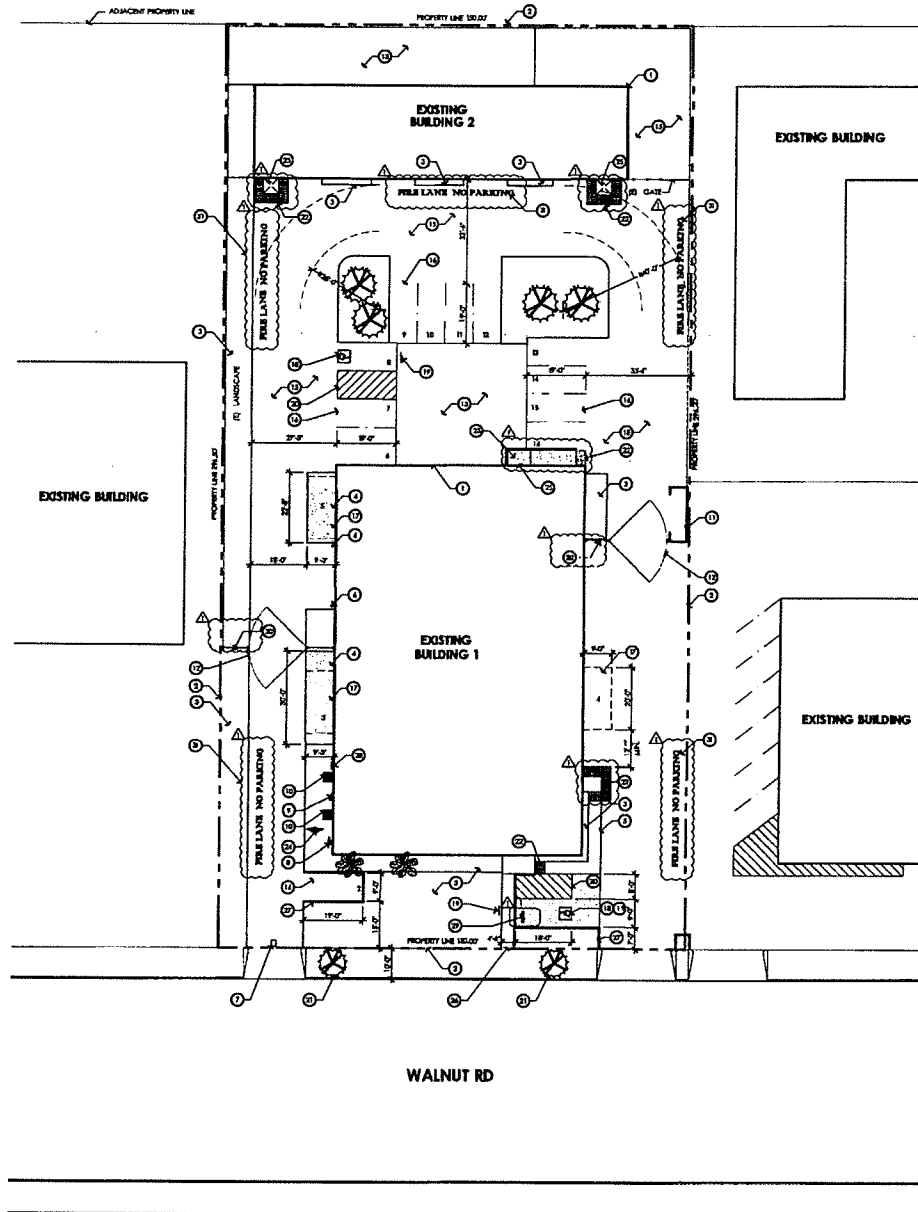
**PARKING REQUIRED:**

BUILDING #1 (OFFICE/WAREHOUSE): 10,000 SQ. FT. / 1,000 = 10 STALLS  
 (1 STALL PER 1,000 S.F.)

BUILDING #2 (WAREHOUSE): 3,600 SQ. FT. / 1,000 = 4 STALLS  
 (1 STALL PER 1,000 S.F.)

TOTAL PARKING STALLS REQUIRED: 14 STALLS

TOTAL PARKING STALLS PROPOSED: 14 STALLS (14 STANDARD + 2 ACCESSIBLE STALLS)



**SITE PLAN KEYNOTES:**

1. OUTLINE OF EXISTING BUILDING
2. PROPERTY LINE TYPICAL
3. EXISTING LANDSCAPE TO REMAIN
4. EXISTING LANDSCAPE TO BE REMOVED AND REPLACED WITH 4" THICK CONCRETE SLAB WITH ADJACENT CONCRETE AT HEIGHT OF NEW PARKING STALL - CONCRETE SHALL BE 3000 PSI
5. EXISTING CONCRETE WALKWAY TO REMAIN
6. EXISTING WALKWAY TO REMAIN SEE CIVIL DRAWINGS
7. EXISTING WARE HOUSE
8. EXISTING ONE METER
9. EXISTING ELECTRICAL METER
10. EXISTING HVAC CONDENSER LOCATION
11. EXISTING RAMP ENCLOSURE
12. EXISTING SECURITY FENCE AND GATE
13. EXISTING DRAINAGE SWALE TO REMAIN
14. EXISTING CONCRETE PAVING TO REMAIN
15. TYPICAL 7' X 9' STANDARD ONE PARKING STALL - SLOPE PER CITY OF TULOCK STANDARDS
16. NEW ACCESSIBLE PARKING STALL WITH 8" ACCESSIBLE AND LOCATED QUARTERWAY PARKING STALL - PROVIDE PAYMENT MARKING STRIP PER CEC 18-02.3.3 - SEE DRAWING 1401
17. EXISTING FIRE HYDRANT TO REMAIN TO BE MAINTAINED AND PROTECTED BY CONCRETE PAVING
18. EXISTING WALKWAY TO REMAIN TO BE MAINTAINED AND PROTECTED BY CONCRETE PAVING
19. EXISTING WALKWAY TO REMAIN TO BE MAINTAINED AND PROTECTED BY CONCRETE PAVING
20. EXISTING WALKWAY TO REMAIN TO BE MAINTAINED AND PROTECTED BY CONCRETE PAVING
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25. EXISTING WALKWAY TO REMAIN TO BE MAINTAINED AND PROTECTED BY CONCRETE PAVING
26. EXISTING WALKWAY TO REMAIN TO BE MAINTAINED AND PROTECTED BY CONCRETE PAVING
27. EXISTING WALKWAY TO REMAIN TO BE MAINTAINED AND PROTECTED BY CONCRETE PAVING
28. EXISTING WALKWAY TO REMAIN TO BE MAINTAINED AND PROTECTED BY CONCRETE PAVING
29. EXISTING WALKWAY TO REMAIN TO BE MAINTAINED AND PROTECTED BY CONCRETE PAVING
30. EXISTING WALKWAY TO REMAIN TO BE MAINTAINED AND PROTECTED BY CONCRETE PAVING
31. EXISTING WALKWAY TO REMAIN TO BE MAINTAINED AND PROTECTED BY CONCRETE PAVING

1 SITE PLAN



REVISIONS  
 ▲ PLAN CHECK - 05/20/17

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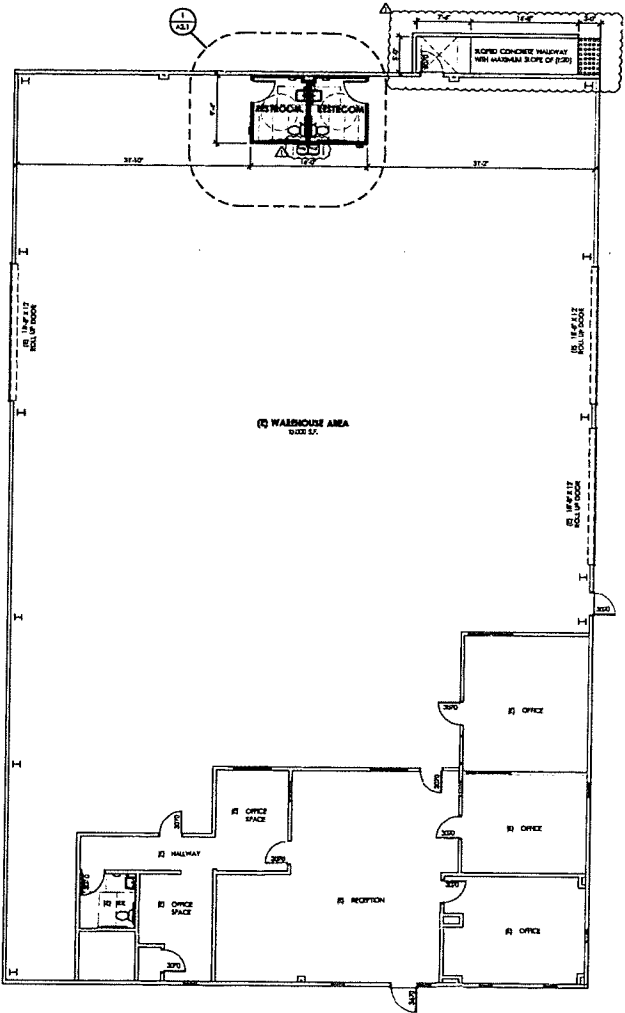
JOB  
 NUMBER  
 ARCH

WALNUT ROAD OFFICE  
 TENANT IMPROVEMENT  
 2400 N WALNUT ROAD

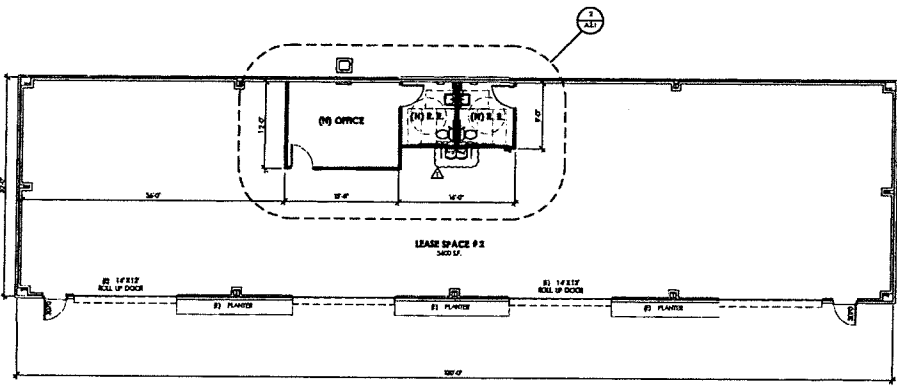
FLOOR PLANS

DATE: 5/16/17  
 JOB NO.: 21520  
 DRAWN BY: E. NEAN  
 CHECKED BY: A. ALONSO  
 SHEET:

**A2.0**

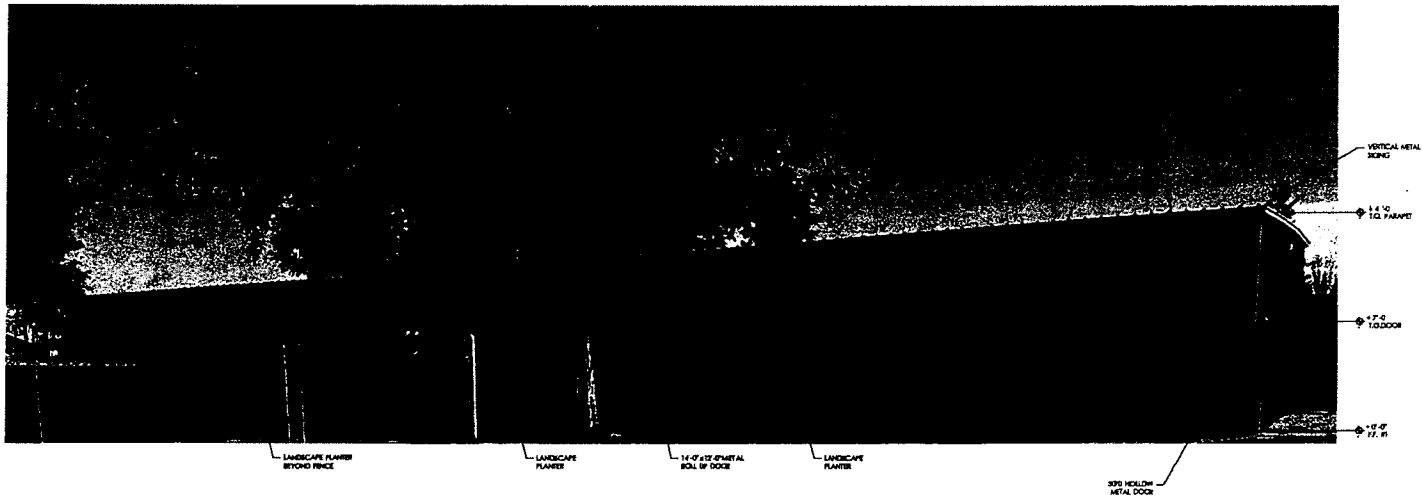


**1** PROPOSED FLOOR PLAN - BUILDING 1 (FOR REFERENCE ONLY)  
 SCALE: 1/8" = 1'-0"



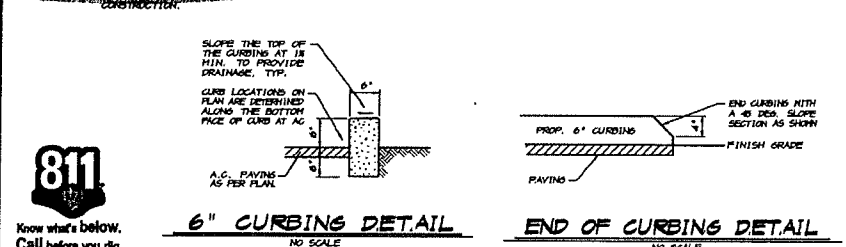
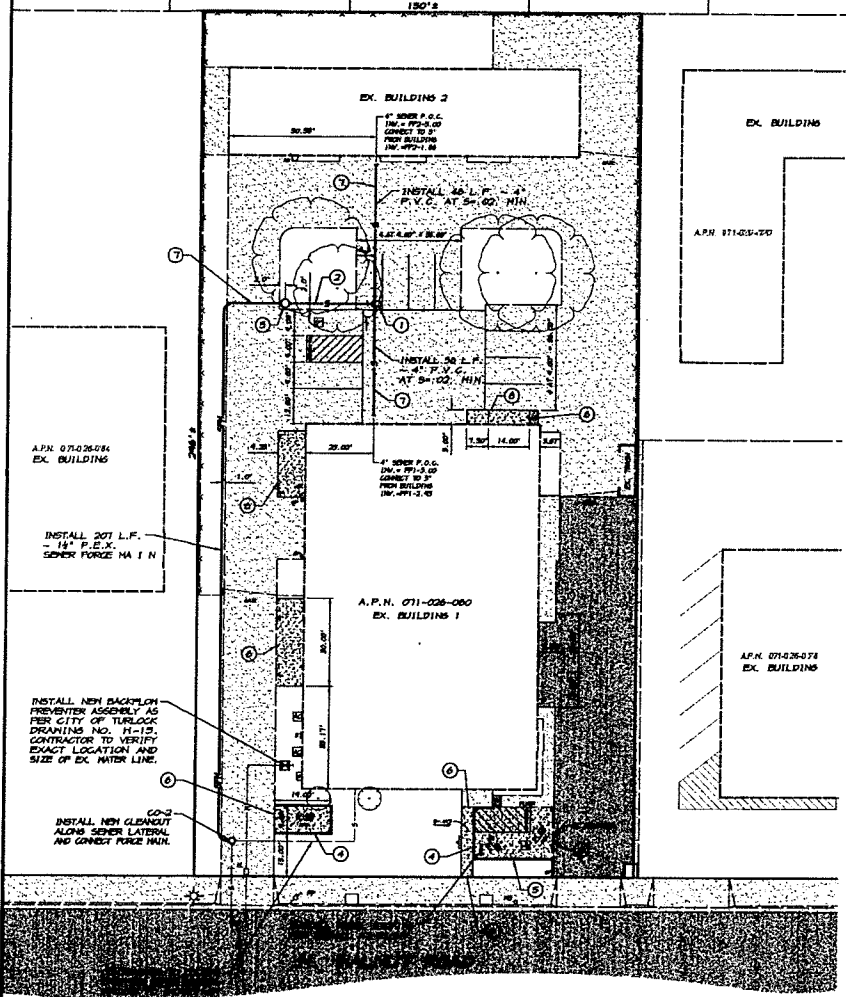
**2** FLOOR PLAN - BUILDING 2 (FOR REFERENCE ONLY)  
 SCALE: 1/8" = 1'-0"





**1** EXISTING EXTERIOR ELEVATION BUILDING 2  
 SCALE: NOT TO SCALE

A.P.N. 071-026-006 A.P.N. 071-026-007 A.P.A. 071-026-006 A.P.N. 071-026-005 A.P.A. 071-026-002



**811**  
Know what's below.  
Call before you dig.

SCALE: 1"=20'

**LEGEND**

- EX. CURB AND GUTTER
- EX. EDGE OF PAVEMENT
- EX. SANITARY SEWER LINE
- HO EX. MANHOLE
- OO EX. GLEAS-OUT
- EX. WATER LINE
- EX. WATER METER
- EX. HOSE BID
- EX. POWER POLE
- EX. GUARD POST
- EX. ELECTRICAL BOX
- EX. GAS METER
- EX. ELECTRIC IER
- EX. FENCE
- EX. TREE, SPREAD DRAIN TO SCALE
- EX. AREA OF CONCRETE
- EX. AREA OF ASPHALT PAVEMENT
- PROP. AREA OF CONCRETE, USE 5" THICKNESS ON NATIVE SOILS COMPACTED TO 95% P.D. PLACE TO DRAIN AWAY FROM BUILDING.
- PROP. SANITARY SEWER LINE
- PROP. SANITARY SEWER FORCE MAIN LINE

**KEY NOTES**

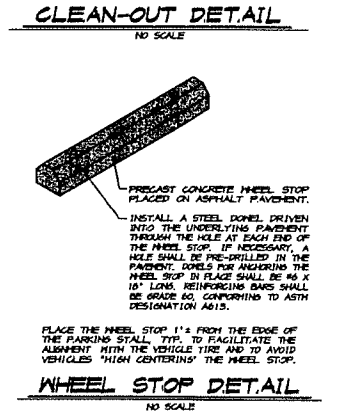
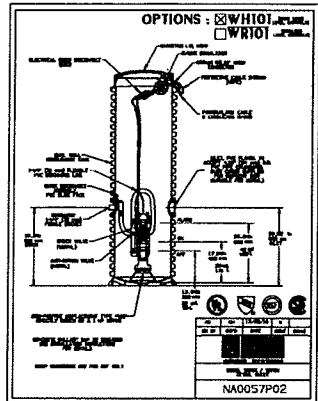
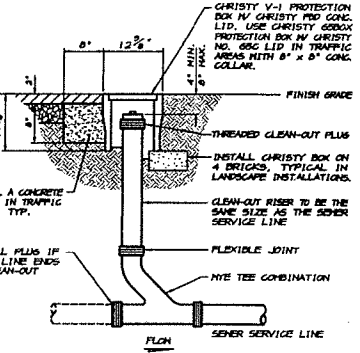
1. CO-1  
4" IN (N) INV. = FT-1-5.76  
4" IN (N) INV. = FT-2-3.90  
4" OUT (N) INVERT TO MATCH LOWEST INLET.
2. INSTALL 30 L.F. - 4" P.V.C. AT 5'-0.2
3. FURNISH AND INSTALL 'CONE' MILOI GRINDER PUMP STATION, OR APPROVED EQUAL. PUMP SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND PER 2014 CPG 710.
4. INSTALL 6" CURBING AS PER DETAIL BELOW. INSTALL END OF CURB PER DETAIL BELOW.
5. INSTALL 6" WIDE CURB GAP AS REQUIRED TO ALLOW DRAINAGE INTO ADJACENT PLANTER SPACE. RE-GRADE LANDSCAPE AREA AS REQUIRED TO ACCOMMODATE DRAINAGE AND REPLACE TURF IN KIND.
6. MEET AND MATCH EX. CONCRETE GRADE
7. SAW CUT AND REMOVE EXISTING CONCRETE AS REQUIRED TO PROVIDE TRENCH FOR SEWER LINE. SHOULDER SHALL BE NATIVE MATERIAL COMPACTED TO 95% P.D. REPLACE CONCRETE PAVING, MATCHING EXISTING THICKNESS.
8. PLACE NEW CONCRETE OVER EXISTING CONCRETE PAVING TO PROVIDE A LANDING AND PAUL. AS SHOWN. SAW CUT AND REMOVE CONCRETE IF NEEDED.

**CIVIL SPECIFICATIONS**

1. ALL IMPROVEMENTS TO BE DONE SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALMDALE'S DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND THE LATEST EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY WORK PERFORMED BY THE CONTRACTOR OR OTHER BIDDERS ON PLANS WHICH HAVE NOT BEEN REVIEWED AND APPROVED BY THE ENGINEER AND APPROVED BY THE CITY OF PALMDALE. ALL IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE LATEST EDITION OF THE CALIFORNIA STANDARD SPECIFICATIONS.
3. ALL DISTANCES AND MEASUREMENTS ARE GIVEN AND SHALL BE MADE IN A HORIZONTAL PLANE.
4. ALL IMPROVEMENTS IN THE AREA OF WORK SHALL BE LOCATED AND RECORDED PRIOR TO CONSTRUCTION. NO IMPROVEMENTS IS NOT DONE AND THE EXISTING IMPROVEMENTS CAN BE RECORDED OR RECORDED IN THEIR ORIGINAL POSITION. ALL IMPROVEMENTS SHALL BE RECORDED IN ACCORDANCE WITH SECTION 2.2.2, 14.2.2 AND 14.0.2 OF THE CALIFORNIA STANDARD SPECIFICATIONS AND HANDBOOK CODE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY HIS WORK PRIOR TO THE BEGINS OF CONSTRUCTION. IN THE EVENT THE CONTRACTOR HAS ANY QUESTIONS CONCERNING THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO THE BEGINS OF CONSTRUCTION. THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR SUCH. THIS PLAN IS THE PROPERTY OF THE CONTRACTOR.
6. MAKE THE PLAN OR SPECIFICATIONS FURNISH THE BEST OF THE WORK IN GENERAL TERMS, BUT NOT IN COMPLETE DETAIL. IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO BE USED AND THAT ONLY INDIVIDUALS AND REVISIONS OF THE FURNISH PLAN TO BE USED.
7. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD (SWRCB), ORDER NO. 1603-1000-001, WATER RESOURCES CONTROL BOARD, CALIFORNIA. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY PERMITS AND APPROVALS IN ACCORDANCE WITH THE SWRCB REGULATIONS.
8. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS PERTAINING TO HIS OPERATIONS. HE SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY IN ACCORDANCE WITH THE "SAFETY REGULATIONS" PUBLISHED BY THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS AGENCY. THE CONTRACTOR'S ATTENTION IS ALSO CALLED TO THE REQUIREMENTS OF TITLE 15 OF THE CALIFORNIA ADMINISTRATIVE CODE, SUBCHAPTER 4, ARTICLE 4, "REGULATIONS, TRAFFIC", ETC.
9. THE CONTRACTOR AGREES THAT HE SHALL ASSUME FULL AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS SURROUNDING THE COURSE OF CONSTRUCTION OF THIS PROJECT. HE SHALL MAINTAIN ACCESS TO ALL PUBLIC ROADS AND PROPERTIES. THIS RESPONSIBILITY SHALL BE FULLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL PROVIDE, MAINTAIN AND HOLD THE ROAD AND THE PROPERTIES THEREON IN ALL LIABILITY, RISK, OR DAMAGES, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER OR ENGINEER.
10. ALL UNPAID CLEAN-OUT AND WATER VALUE FEE AND COVERS SHALL BE ADDED TO FURNISH PRICE BY THE PROVIDER CONTRACTOR.
11. APPROPRIATE SOIL CONTROL SHALL BE PROVIDED FOR THE ALLEVIATION OR PREVENTION OF SOIL NOISE, AT THE CONTRACTOR'S EXPENSE.
12. AFTER CLEANING THE SITE AND SYSTEM, THE EXPOSED SOIL SURFACE SHALL BE RECLAIMED AND RECOVERED TO A DEPTH OF 4". ALL RECLAIMED SOILS OF RECONSTRUCTION IS TO BE PLACED IN APPROXIMATELY 10% PAVED AREA. THIS RECLAIMED SOIL TO BE PLACED IN APPROXIMATELY 10% PAVED AREA. THIS RECLAIMED SOIL TO BE PLACED IN APPROXIMATELY 10% PAVED AREA.
13. ALL SOIL REMOVAL AND PAVING SHALL COMPLY TO SECTION 3 OF THE CITY OF PALMDALE'S STANDARD SPECIFICATIONS, AND SHALL BE PLACED TO THE NEAREST TOLERANCE AS SHOWN ON THE GROUND PLAN.

**GENERAL NOTES**

1. INSTALL VACUUM BREAKERS AT EX. LANDSCAPE IRRIGATION CONNECTIONS TO PROVIDE NECESSARY PROTECTION OF WATER LINE.
2. SEE ARCHITECTURAL PLANS FOR ACCESSIBLE PARKING STRIPING AND SIGNAGE DETAILS.
3. ALL STRIPING PAINT SHALL BE LATEX BASE CONFORMING TO FEDERAL SPECIFICATION TT-P-102.



ASSOCIATED ENGINEERING GROUP  
 2400 N. WALNUT ROAD  
 WALNUT ROAD OFFICE  
 DRAWN BY: J.T.S.  
 DATE: 8/23/10  
 SCALE: 1"=20'  
 SHEET: 1426-BAD  
 CHECKED: E.D.C.  
 JOB NO.: 1426-21  
 SHEET: 01  
 OF