

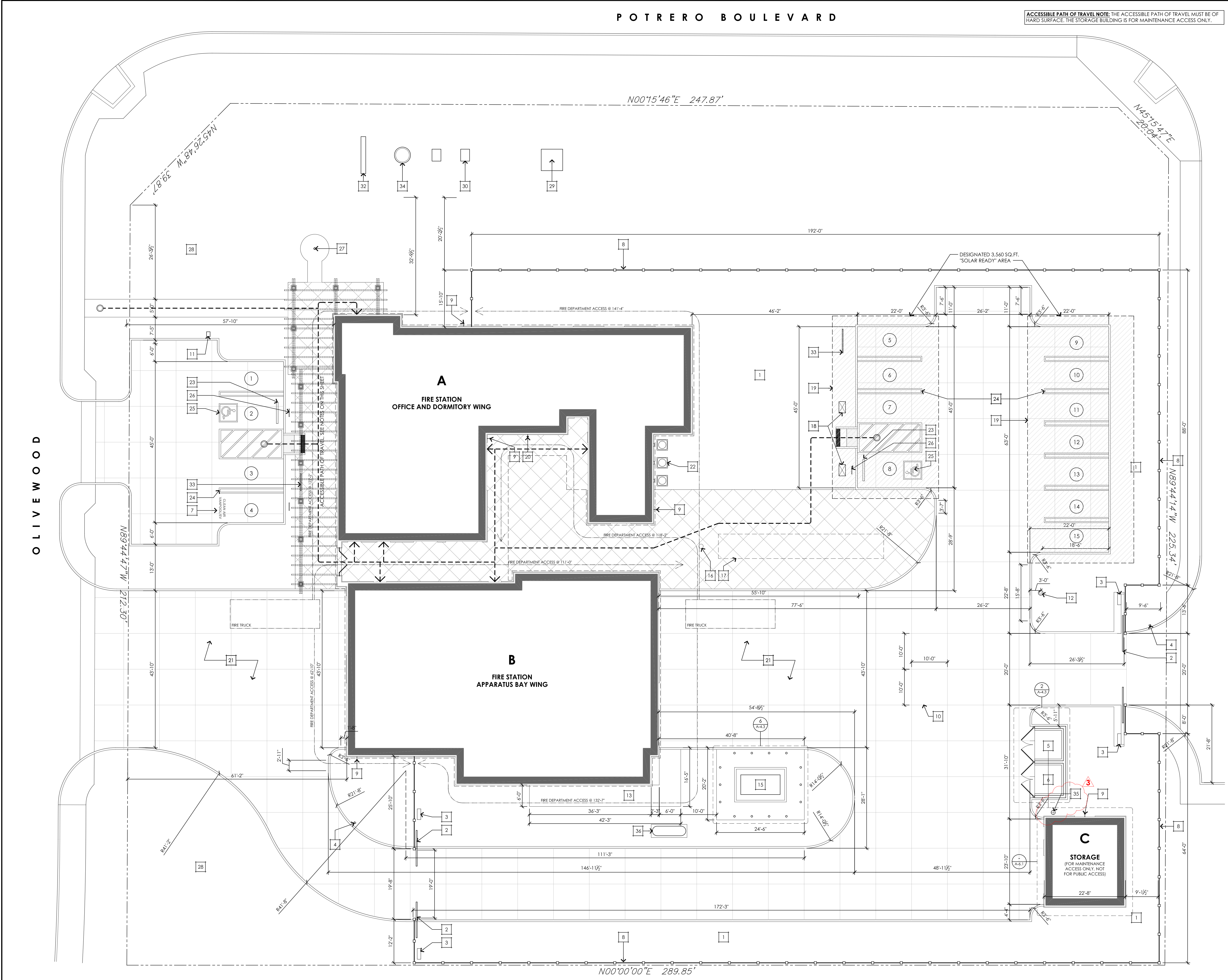
SITE PLAN NOTES

- A. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 1,375 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE FOR A 2-HOUR MINIMUM DURATION.
- B. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 24 FEET AND HEIGHT OF 13'-6". VEHICULAR ACCESS TO WITHIN 150 FEET TO ALL PORTIONS OF THE EXTERIOR WALLS.
- C. ALL HYDRANTS SHALL MEASURE 6" x 4" x 2'-2", BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503, OR APPROVED EQUAL.
- D. PLANS SHOWING UNDERGROUND PIPING OF ON-SITE HYDRANTS, SPRINKLER SYSTEMS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
- E. ON-SITE PROTECTION SYSTEMS (I.E., HYDRANTS, SPRINKLER SYSTEMS, ETC.) SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO OCCUPANCY.
- F. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE HYDRANT AND/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.
- G. THE PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OF SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
- H. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.
- I. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE. 2019 CBC 1010.1.2.1.
- J. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. 2019 CBC 1010.1.9.
- K. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH 2019 CBC 1010.1.1.
- L. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL. 2019 CBC 1008.2.1.
- M. PROVIDE EXIT SIGNS PER 2019 CBC 1013.1.3.
- N. FIRE SPRINKLER AND UNDERGROUND WATER PLANS SHALL BE SUBMITTED SEPARATELY.
- O. FIRE DEPARTMENT ACCESS SHALL BE PROVIDED TO WITHIN 150' OF ALL PORTIONS OF THE BUILDINGS.
- P. THE CURB RAMP SHALL BE 48" MIN. IN WIDTH WITH A MAXIMUM SLOPE OF 1 IN 2 IN THE DIRECTION OF TRAVEL. THE FLARED SIDES SHALL HAVE A MAXIMUM SLOPE OF 1 IN 8. 3106(e) 2.3
- Q. PROVIDE A Knox key switch AS REQUIRED BY CALIFORNIA FIRE CODE 506 AT THE GATED ENTRANCES, KNOX KEY SWITCH PER RIVERSIDE COUNTY FIRE TP 06-003.
- R. COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM. FIRE CODE 304.3.3.
- S. SUBMIT FUEL TANK AND TANK PIPING PLANS SEPARATE FROM BUILDING PLANS FOR FIRE DEPARTMENT REVIEW AND APPROVAL.
- T. -
- U. -
- V. THE FIRE SPRINKLER SYSTEM SHALL BE CALCULATED PER NFPA 13.
- W. THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED AS REQUIRED IN THE BUILDING CODE, 903.4.
- X. WHEN THE CURB RAMP SLOPE IS LESS THAN 1 TO 15, DETECTABLE WARNING SHALL BE INSTALLED THE FULL LENGTH AND WIDTH OF THE RAMP PER FIGURE NO. 31-23A. 3108(e) 8.
- Y. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE-UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%-SLOPE) FOR A MINIMUM DISTANCE OF 10' MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. [CBC 1804.4]
- Z. MANDATORY PV READY COVERED PARKING STRUCTURES MUST BE CONSTRUCTED AT SAME TIME AS THE OTHER BUILDING PER 110.10(b)(1)(B).



REVISIONS

1	B&S RECHECK 9/10/2020
2	B&S RECHECK 9/24/2020
3	B&S RECHECK 3/22/2021
4	B&S RECHECK 5/29/2021
5	
6	
7	
8	
9	



1 SITE PLAN
3/32" = 1'-0"

XX SITE PLAN KEYNOTES

1. LANDSCAPE.	5. TRASH ENCLOSURE, SEE 2/A-4.3.	10. 10' GRID OF CONTROL & EXPANSION JOINTS.	15. DIESEL FUEL TANK WITH DISPENSER, SEE 1/G0.05 FOR DESIGN SPECS.	20. GAS TAP.	25. SQUARE EDGE 'HAIRPIN' STYLE PARKING STRIPING PER CITY STANDARD, TYP.	30. LANDSCAPE.
2. AUTOMATIC ROLLING METAL VEHICLE GATE, SEE 11/AD-1.3.	6. RECYCLING ENCLOSURE, SEE 2/A-4.3.	11. HIGH-SECURITY LOCKING MAILBOX ON POST.	16. POLE MOUNTED HOSE REEL.	21. TYPICAL DRIVEWAY, 6" WHITE PORTLAND CEMENT CONCRETE SLAB, MIN 2500 PSI WITH #4 BARS @ 16" O.C. EACH WAY.	26. H/C PARKING SPACE (VAN).	29. TRANSFORMER.
3. GATE OPERATOR.	7. DESIGNATED PARKING FOR CLEAN AIR VEHICLES, SEE SECTION 5.106.5.2 ON G0.02.	12. LIVE HYDRANT FOR PRACTICE.	17. HOSE DRYING RACK.	22. HVAC CONDENSING UNIT.	27. 30'-0" TALL FLAG POLE WITH LIGHT.	30. DOMESTIC WATER METER.
4. GATE KEYPAD. PROVIDE KNOX KEY SWITCH AND AUTOMATIC OPENER COMPATIBLE WITH OPTICOM PER CFC 503.6.1 AS AMENDED BY THE CITY OF BEAUMONT.	8. 6'-0" PERIMETER PAINTED STEEL FENCING, SEE 16/AD-1.3.	13. SIDEWALK.	18. ELECTRIC CAR CHARGING STATIONS.	23. WHEEL STOP.	28. DROUGHT TOLERANT LOW FIRE RISK DEMONSTRATION	31. IRRIGATION WATER METER.
	9. HOSE BIB.	14. PROPERTY LINE.	19. SHADE STRUCTURE W/ PHOTOVOLTAIC ARRAY ABOVE.			32. DOUBLE DETECTOR AND BACKFLOW PREVENTOR.
		15. CONTAINMENT SOLUTIONS FUELMASTER ABOVE GROUND.				33. (2) U-TYPE BIKE RACKS, SEE SECTION 5.106.4 ON G0.02.
						34. SEWAGE LIFT GATE LOCATION.
						35. FIRE SPRINKLER RISER.
						36. PROPANE TANK LOCATION.