COLIMA OFFICE

18002 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

PROJECT SUMMARY

ADDRESS:	18002 COLIMA RD ROWLAND HEIGHTS, CA 91748
APN:	8265-003-013, 8265-003-014
ZONING: (WITHIN ROWLAND HEIGHTS CSD ZONE)	CURRENT: A-1 PROPOSED: C-3
LOT AREA:	50,693 ± S.F. (± 1.16 ACRE)
PROPOSED USE:	OFFICE & MEDICAL OFFICE
TYPE OF CONSTRUCTION:	TYPE I BASEMENT PARKING & TYPE V-B (2-STOREY OFFICE)
FIRE SPRINKLERS:	YES (SEPARATE PERMIT)
OCCUPANCY GROUP:	B
PROPOSED AREA:	BASEMENT PARKING 32,875 SQ. FT. LOBBY FLOOR: 615 SQ. FT. FIRST FLOOR: 18,881 SQ. FT. SECOND FLOOR: 15,719 SQ. FT. TOTAL: 68,090 SQ. FT. TOTAL LIVEABLE: 35,215 SQ. FT.
PERCENTAGE OF AREA COVERED:	MAX. ALLOWED: 40% PROPOSED: 37.2%
BUILDING HEIGHT:	MAX. ALLOWED: 45'-0" (AFTER REZONE TO C3) PROPOSED: 42'-0"
LANDSCAPE:	REQUIRED: MIN. 10% (5,069 SQ FT) PROPOSED: 27.6% @ 14,016 SQ. FT.
PARKING LANDSCAPE:	REQUIRED: MIN. 5% (2,534 SQ FT) PROPOSED: 7.3% @ 3,686 SQ. FT.

SETBACKS:	MIN. REQUIRED	PROPOSED
FRONT (COLIMA RD)	20'-0"	20'-0"
SIDE (ABUT R-ZONE)	ABUT R-ZONE: 3'-0" IF HEIGHT >15' ADD 1' FOR EACH FOOT OF HEIGHT OVER 15' (26'-0" REQUIRED)	1ST FLOOR: 55'-0" 2ND FLOOR: 55'-0"
REAR (ABUT R-ZONE)	ABUT R-ZONE: 3'-0" IF HEIGHT >15' ADD 1' FOR EACH FOOT OF HEIGHT OVER 15' (26'-0" REQUIRED)	1ST FLOOR: 8'-0" 2ND FLOOR: 26'-0"
SPECIAL LANDSCAPE SETBACK	10' ALONG COLIMA RD.	10' ALONG COLIMA RD.

PARKING COUNT

PARKING REQUIRED	112
19,505 SF OFFICE @ 1/400 SF	49
15,710 SF MEDICAL OFFICE @ 1/250 SF	63
PARKING PROVIDED	113
PROJECT SITE	
STANDARD	97
HANDICAP (PER TABLE 11B-6)	4
LOADING	1
DESIGNATED (PER 2013 CBC TABLE A5.106.5.1.1)	11
BICYCLE PARKING REQUIRED	12
SHORT TERM (5% OF TOTAL PARKING)	6
LONG TERM (5% OF TOTAL PARKING)	6
BICYCLE PARKING PROVIDED	12
SHORT TERM	6
LONG TERM	6

GRADING SUMMARY

1. Benchmark

COUNTY BM G 4046

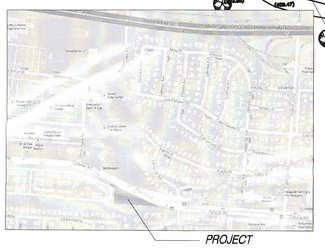
RDBM TAG IN S CB 2FT E/O BCR @ SE COR LARKVANE RD & COLIMA RD

ELEVATION: 489.307'

2. Basement Pad = 449.50 (shown on attached)

3. Earthworks

Cut = 20,000 CY
Fill = 0 CY
Export = 20,000 CY



1 VICINITY MAP
SCALE: N.T.S

SHEET INDEX

ARCHITECTURE SITE

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CIVIL

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LANDSCAPE

L-1	CONCEPTUAL PLANTING

ARCHITECTURE

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SITE PLAN KEYNOTES

1. SITE ENTRY
2. 8'-6" x 18' MIN. STANDARD PARKING SPACE
3. 9' x 18' MIN. ACCESSIBLE PARKING SPACE
4. 12' x 24' MIN. LOADING PARKING SPACE
5. 8'-6" x 18' MIN. DESIGNATED PARKING SPACE
6. EASEMENT OF STORM DRAIN AND EQUESTRIAN TRAIL
7. EASEMENT OF ELECTRIC COMMUNICATION
8. TRASH ENCLOSURE (INCLUDES RECYCLING BIN)
9. LANDSCAPE
10. SHORT TERM BICYCLE PARKING (U RACK)
11. INSTALL NEW FIRE HYDRANT

PROPERTY LINE
LANDSCAPE
FLOOR ABOVE
FIRE APPRATUS ACCESS ROAD
5 FOOT WIDE FIREFIGHTER WALKWAY

PARTICIPANTS

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LANDSCAPE ARCHITECT
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FAX: (714) 449-9302
CONTACT: CAREY B. ORWIG

DRAWING SYMBOLS

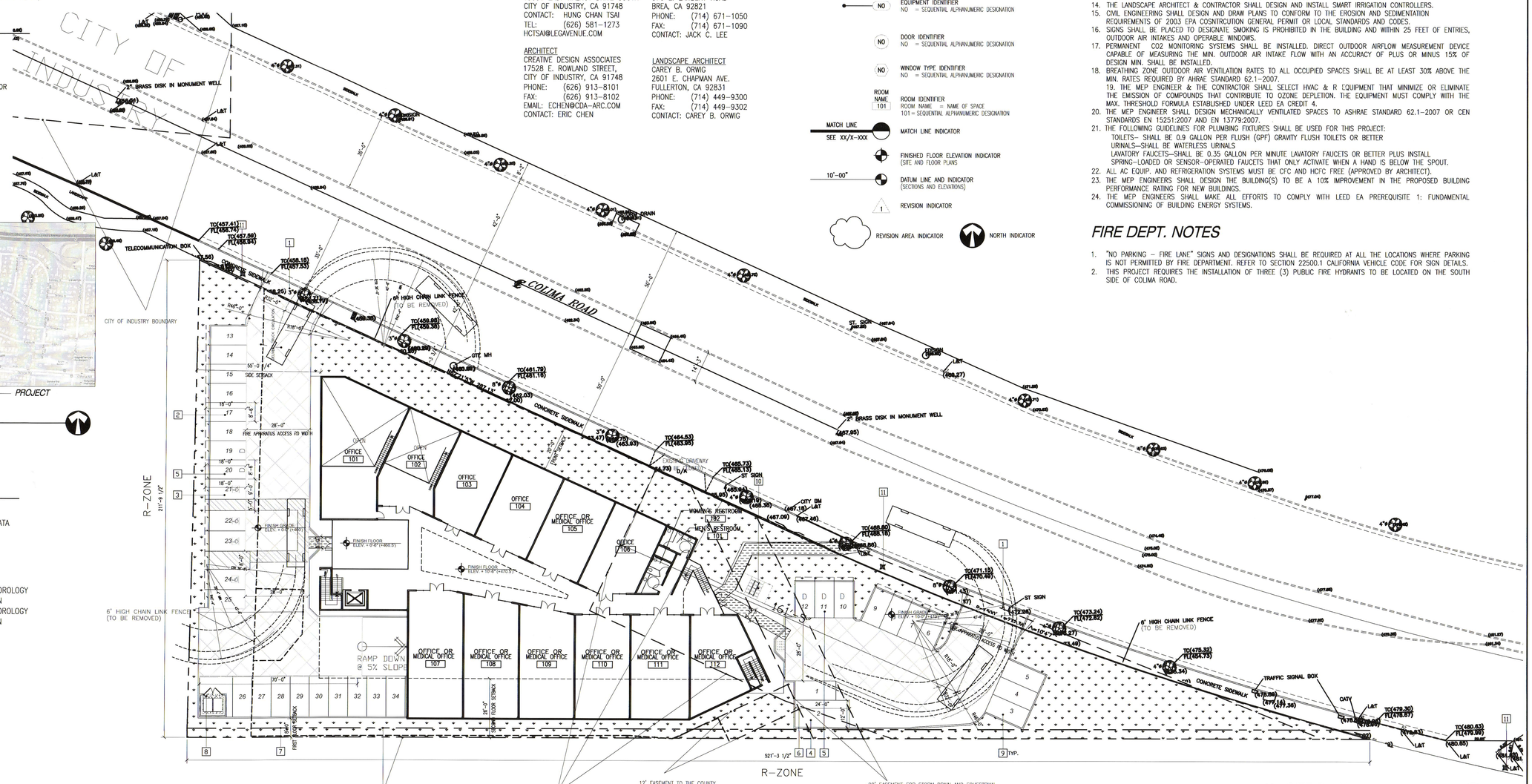
- BUILDING SECTION INDICATOR — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION; DWG = DRAWING NUMBER WHERE SECTION IS DRAWN
- EXTERIOR VIEW INDICATOR — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION; DWG = DRAWING NUMBER WHERE ELEVATION IS DRAWN
- SECTION INDICATOR FOR PARTIAL BUILDING — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION; DWG = DRAWING NUMBER WHERE SECTION IS DRAWN
- DETAIL INDICATORS — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION; DWG = DRAWING NUMBER WHERE SECTION IS DRAWN
- NO = SEQUENTIAL ALPHANUMERIC DESIGNATION; DWG = DRAWING NUMBER WHERE SECTION IS DRAWN
- NO = SEQUENTIAL ALPHANUMERIC DESIGNATION; DWG = DRAWING NUMBER WHERE SECTION IS DRAWN
- INTERIOR ELEVATION INDICATOR — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION; DWG = DRAWING NUMBER WHERE SECTION IS DRAWN; A, B, C & D = INTERIOR ELEVATION INDICATOR
- INDICATOR AT ELEVATION — A = ELEVATION IDENTIFIER
- WALL TYPE INDICATOR — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
- +0'-0" CEILING HEIGHT IDENTIFIER (ABOVE FINISH FLOOR)
- KEYNOTE INDICATORS — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
- NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
- EQUIPMENT IDENTIFIER — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
- DOOR IDENTIFIER — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
- WINDOW TYPE IDENTIFIER — NO = SEQUENTIAL ALPHANUMERIC DESIGNATION
- ROOM NAME 101 — ROOM IDENTIFIER; ROOM NAME = NAME OF SPACE; 101 = SEQUENTIAL ALPHANUMERIC DESIGNATION
- MATCH LINE / SEE XX/X-XXX — MATCH LINE INDICATOR
- FINISHED FLOOR ELEVATION INDICATOR (SITE AND FLOOR PLANS)
- 10'-00" DATUM LINE AND INDICATOR (SECTIONS AND ELEVATIONS)
- REVISION INDICATOR
- REVISION AREA INDICATOR
- NORTH INDICATOR

SUSTAINABILITY MANDATORY GUIDELINES

1. A MANAGEMENT PLAN WITH THE LOCAL WASTE HAULING COMPANY SHALL BE DEVELOPED AND CARRIED OUT BY THE CONSTRUCTION MANAGER/DEVELOPER/AND OR CONTRACTOR DURING CONSTRUCTION TO DIVERT A MIN. OF 65% OF CONSTRUCTION, DEMOLITION, AND LAND CLEARING WASTE FROM THE LANDFILL AND TO RECYCLING CENTERS.
2. THE USE OF TROPICAL HARDWOODS SUCH AS EBONY, ROSEWOOD, AND OR HONDURAS MAHOGNAY IS STRICTLY PROHIBITED FOR THIS PROJECT. THE INTERIOR DESIGNER, SUBCONTRACTORS, CONTRACTORS, ETC SHALL ONLY USE FSC CERTIFIED WOODS.
3. IF AIR HANDLING UNITS ARE USED DURING CONSTRUCTION, REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY WITH MINIMUM EFFICIENCY REPORTING VALUE (MERV) 13 MEDIA AS DETERMINED BY ASHRAE 52.2-1999.
4. PRIOR TO OCCUPANCY, THE CONTRACTOR MUST PERFORM A BUILDING FLUSH-OUT BY SUPPLYING A TOTAL AIR VOLUME OF 14,000 CUBIC FEET OF OUTDOOR AIR PER SQUARE FOOT OF FLOOR AREA WHILE MAINTAINING AN INTERNAL TEMPERATURE OF AT LEAST 60 DEGREES F AND RELATIVE HUMIDITY NO HIGHER THAN 60%. CONTRACTOR MUST REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY WITH MINIMUM EFFICIENCY REPORTING VALUE (MERV) 13 MEDIA AS DETERMINED BY ASHRAE 52.2-1999 . ALL FINISHES MUST BE INSTALLED PRIOR TO THE FORE-MENTIONED FLUSHOUT.
5. CONTRACTOR & INTERIOR DESIGNER SHALL SPECIFY AND INSTALL ONLY MATERIALS THAT MEET CURRENT VOC CONTENT LIMITS OF THE SCAQMD RULE #1168."
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT STORED ON-SITE AND INSTALLED ABSORPTIVE MATERIALS FROM DAMAGE, AND MEET OR EXCEED THE RECOMMENDED CONTROL MEASURES OF THE SHEET METAL AND AIR CONDITIOIING NATIONAL CONTRACTORS ASSOCIATION IAQ GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION, 2ND ED. 2007. ANSI/SMACNA 008-2008.
7. INTERIOR DESIGNER & CONTRACTOR SHALL USE PAINTS AND COATINGS ON THE INTERIOR OF THE BUILDING WHICH COMPLY WITH THE FOLLOWING: 1. MUST NOT EXCEED THE VOLATILE ORGANIC COMPOUND CONTENT LIMENTS ESTABLISHED IN GREEN SEAL STANDARD GS-11, PAINTS, 1ST EDITION, MAY 20,1993. 2. ANTI CORROSIVE AND ANTI-RUST PAINTS APPLIED TO INTERIOR FERROUS METAL SUBSTRATES MUST NOT EXCEED THE VOC CONTENT LIMIT OF 250 G/L ESTABLISHED IN GREEN SEAL STANDARD GC-03, ANTI-CORROSIVE PAINTS, 2ND EDITION, JANUARY 7, 1997. 3. CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, PRIMERS, SEALERS, AND SHELLACS APPLIED TO INTERIOR ELEMENTS MUST NOT EXCEED THE VOC CONTENT LIMITS ESTABLISHED IN SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1113, ARCHITECTURAL COATINGS, RULES IN EFFECT ON JAN. 1, 2004.
8. INTERIOR DESIGNER & CONTRACTOR SHALL USE USE FLOORING THAT MEET THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS, INCLUDING 2004 ADDENDA.
9. INTERIOR DESIGNER AND CONTRACTOR SHALL SELECT COMPOSITE WOOD AND AGRIFIBER PRODUCTS USED ON THE INTERIOR OF THE BUILDING (I.E., INSIDE THE WEATHERPROOFING SYSTEM) WHICH MUST CONTAIN NO ADDED UREA-FORMALDEHYDE RESINS. LAMINATING ADHESIVES USED TO FABRICATE ON-SITE AND SHOP-APPLIED COMPOSITE WOOD AND AGRIFIBER ASSEMBLIES MUST NOT CONTAIN ADDED UREA-FORMALDEHYDE RESINS.
10. THE MEP ENGINEER & THE CONTRACTOR SHALL OPTIMIZE ENERGY PERFORMANCE OF THE BUILDING SUCH THAT IT IS AT LEAST A 12% PERFORMANCE IMPROVEMENT COMPARED WITH THE BASELINE BUILDING PERFORMANCE ACCORDING TO APPENDIX G OF ANSI/ASHRAE?IESNA STANDARD 90.1-2007.
11. THE MEP ENGINEER & THE CONTRACTOR SHALL PROVIDE LIGHTING CONTROLS FOR A MIN. OF 90% OF THE BUILDING OCCUPANTS.
12. THE MEP ENGINEER & THE CONTRACTOR SHALL PROVIDE THERMAL COMFORT CONTROLS FOR A MIN. OF 50% OF THE BUILDING OCCUPANTS.
13. THE MEP ENGEINEER & CONTRACT SHALL DESIGN & BUILD TO ACHIEVE AT LEAST 15% MORE ENERGY EFFICIENCY THAN TITLE 24 2005 CALIFORNIA ENERGY EFFICIENCY STANDARDS.
14. THE LANDSCAPE ARCHITECT & CONTRACTOR SHALL DESIGN AND INSTALL SMART IRRIGATION CONTROLLERS.
15. CIVIL ENGINEERING SHALL DESIGN AND DRAW PLANS TO CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF 2003 EPA CONSTRCUTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES.
16. SIGNS SHALL BE PLACED TO DESIGNATE SMOKING IS PROHIBITED IN THE BUILDING AND WITHIN 25 FEET OF ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS.
17. PERMANENT CO2 MONITORING SYSTEMS SHALL BE INSTALLED. DIRECT OUTDOOR AIRFLOW MEASUREMENT DEVICE CAPABLE OF MEASURING THE MIN. OUTDOOR AIR INTAKE FLOW WITH AN ACCURACY OF PLUS OR MINUS 15% OF DESIGN MIN. SHALL BE INSTALLED.
18. BREATHING ZONE OUTDOOR AIR VENTILATION RATES TO ALL OCCUPIED SPACES SHALL BE AT LEAST 30% ABOVE THE MIN. RATES REQUIRED BY AHRAE STANDARD 62.1-2007.
19. THE MEP ENGINEER & THE CONTRACTOR SHALL SELECT HVAC & R EQUIPMENT THAT MINIMIZE OR ELIMINATE THE EMISSION OF COMPOUNDS THAT CONTRIBUTE TO OZONE DEPLETION. THE EQUIPMENT MUST COMPLY WITH THE MAX. THRESHOLD FORMULA ESTABLISHED UNDER LEED EA CREDIT 4.
20. THE MEP ENGINEER SHALL DESIGN MECHANICALLY VENTILATED SPACES TO ASHRAE STANDARD 62.1-2007 OR CEN STANDARDS EN 15251:2007 AND EN 13779:2007.
21. THE FOLLOWING GUIDELINES FOR PLUMBING FIXTURES SHALL BE USED FOR THIS PROJECT:
    TOILETS- SHALL BE 0.9 GALLON PER FLUSH (GPF) GRAVITY FLUSH TOILETS OR BETTER
    URINALS-SHALL BE WATERLESS URINALS
    LAVATORY FAUCETS-SHALL BE 0.35 GALLON PER MINUTE LAVATORY FAUCETS OR BETTER PLUS INSTALL SPRING-LOADED OR SENSOR-OPERATED FAUCETS THAT ONLY ACTIVATE WHEN A HAND IS BELOW THE SPOUT.
22. ALL AC EQUIP. AND REFRIGERATION SYSTEMS MUST BE CFC AND HCFC FREE (APPROVED BY ARCHITECT).
23. THE MEP ENGINEERS SHALL DESIGN THE BUILDING(S) TO BE A 10% IMPROVEMENT IN THE PROPOSED BUILDING PERFORMANCE RATING FOR NEW BUILDINGS.
24. THE MEP ENGINEERS SHALL MAKE ALL EFFORTS TO COMPLY WITH LEED EA PREREQUISITE 1: FUNDAMENTAL COMMISSIONING OF BUILDING ENERGY SYSTEMS.

FIRE DEPT. NOTES

1. "NO PARKING – FIRE LANE" SIGNS AND DESIGNATIONS SHALL BE REQUIRED AT ALL THE LOCATIONS WHERE PARKING IS NOT PERMITTED BY FIRE DEPARTMENT. REFER TO SECTION 22500.1 CALIFORNIA VEHICLE CODE FOR SIGN DETAILS.
2. THIS PROJECT REQUIRES THE INSTALLATION OF THREE (3) PUBLIC FIRE HYDRANTS TO BE LOCATED ON THE SOUTH SIDE OF COLIMA ROAD.



1 SITE PLAN
SCALE: 1:20

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Stamp:

LICENSED ARCHITECT — YU-WU CHEN — No. C-25837 — REV. 07-31-13 — STATE OF CALIFORNIA

Drawing Title:
PROPOSED SITE PLAN, PROJECT DATA

CDA Project No. 1357
Date: OCT 30, 2014
Phase: PLANNING SUBMITTAL
Checked By: CDA
Drawn By: CDA
Project No.: .
Reference:
Revisions:

RECEIVED MAR 16 2016 BY:

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