

**PARCEL MAP NO. 10606  
PHASE 1 LOT 32**

PARKING TABULATION			
BUILDING	AREA S.F.	STALL REQUIREMENT	STALLS
OFFICE	1562	1 / 300 S.F.	6
WAREHOUSE	2119	1 / 1000 S.F.	3
REQUIRED PARKING STALLS			9
REGULAR PARKING STALLS PROVIDED			6
HANDICAPPED STALLS PROVIDED			1
STREET PARKING PROVIDED			2
SHORT TERM BICYCLE PARKING PROVIDED			**3
TOTAL PARKING STALLS PROVIDED			9

\*\*BICYCLE PARKING DOES NOT COUNT TOWARD TOTAL PARKING STALLS PROVIDED

### BUILDING SUMMARY

OFFICE WAREHOUSE BUILDING 3695 SQ. FT.  
BUILDING COVERAGE 2919 SQ. FT. / 9773 SQ. FT. = 30%  
LANDSCAPING = 818 SQ. FT. / TOTAL SQ. FT. 9773 8% > 5%  
PARKING LOT SHADE COVERAGE = 1799 SQ. FT. / 2868 SQ. FT. 62% > 40%  
METHOD OF SEWAGE DISPOSAL = CONNECT TO SANITARY SEWER  
WATER SUPPLY = C.O.B.  
DRAINAGE TO STREET

**NOTE**  
ALL TREES, SHRUBS AND SOD TO BE INDIGENOUS TO THE SOUTH SAN JOAQUIN VALLEY AND SHALL BE ON THE ACCEPTABLE PLANT LIST FOR NEW DEVELOPMENT PER THE CITY OF BAKERSFIELD AND APPROVED BY THE OWNER.

### IRRIGATION

ADEQUATE IRRIGATION SHALL BE PROVIDED BY AN APPROVED TIMER ACTIVATED IRRIGATION SYSTEM PER CITY OF BAKERSFIELD. INSTALL IRRIGATION CONTROLLERS AND SENSORS PER MFG. RECOMMENDATIONS FOR NEW LANDSCAPED AREAS BETWEEN 1000 AND 2500 SQ. FT. PROVIDE CONTROLLERS THAT ARE MOISTURE CONTROLLED OR WEATHER.

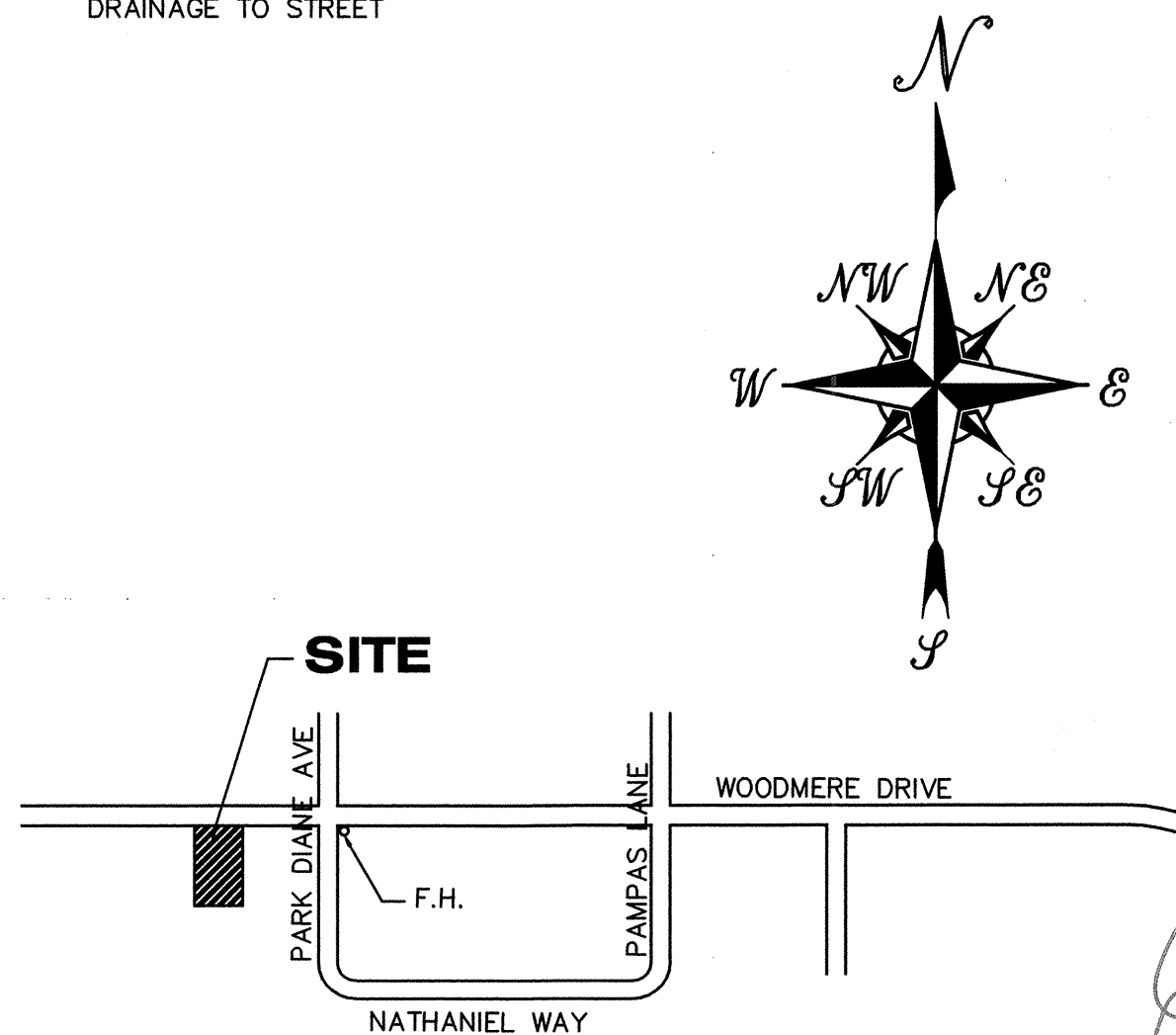
### PLANTS

15 GAL TULIP TREE (LIRIODENDRON TULIPIFERA)

15 GAL SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA)

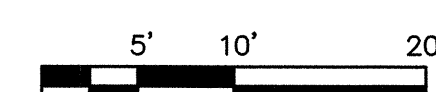
3' TALL BUXUS SEMPERVIRENS (CONTINUOUS)

BERMUDA GRASS



**VICINITY MAP**

SCALE: NTS



**SCALE: 1" = 10'**

**SITE PLAN/ LANDSCAPE PLAN**

**LEGAL DESCRIPTION**  
APN: 499-582-24  
LOT 32, PARCEL  
MAP 10606-1

**PROJECT ACREAGE**  
0.22 ACRES

### BENCH MARK

CHISELED "O" ON THE TOP OF CURB ON THE WEST END OF THE SOUTHWEST CORNER RETURN OF THE INTERSECTION OF ASHE RD. AND DISTRICT BLVD.  
USGS ELEVATION = 365.310 FEET

AN OPEN STREET PERMIT SHALL BE OBTAINED FROM THE CITY OF BAKERSFIELD PUBLIC WORKS DEPARTMENT FOR ANY WORK PERFORMED WITHIN EXISTING ACCEPTED STREET RIGHT OF WAY, UNLESS SECURED BY A SUBDIVISION AGREEMENT, SECURITY, BASED ON AN APPROVED ENGINEER'S ESTIMATE FOR THE WORK PERFORMED WITHIN RIGHT OF WAY AND INSURANCE AS REQUIRED SHALL BE PROVIDED PRIOR TO ISSUANCE OF A PERMIT.

THE LANDSCAPED AREAS ARE TO BE DESIGNED AND GRADED TO MINIMIZE EXCESS LANDSCAPE DRAINAGE ACROSS THE SIDEWALK FOR THOSE AREAS OVER 2%.

CONNECT TO SEWER  
PROVIDE SEPTIC SYSTEM PER GOVERNING AGENCY STANDARDS VERIFY SOIL TYPE

PROVIDE BLDG PAD ADEQUATELY PREPARED FOR ITS INTENDED USE

**NOTE:**  
ALL SETBACKS SHALL MEET CC&R, PLANNING & CODE REQUIREMENTS OWNER/CONTRACTOR TO VERIFY COMPLIANCE PRIOR TO CONSTRUCTION

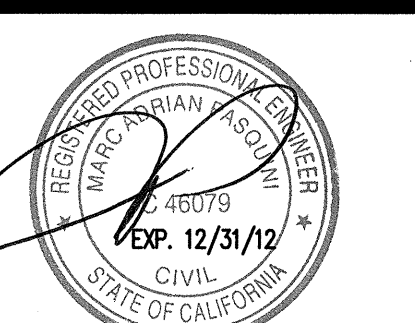
**PASQUINI ENGINEERING INCORPORATED**  
903 H Street Suite 300  
Bakersfield, CA 93304  
Telephone: (661) 328-9600  
Fax: (661) 328-9030

NO.	DATE

**DIANE MIROWSKI**  
OFFICE/ WAREHOUSE  
6107 WOODMERE DR.  
BAKERSFIELD, CA.

THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS A "WET STAMP & SIGNATURE" FROM BOTH THE ENGINEER OF RECORD AND A APPROVAL STAMP WITH A "WET STAMP & SIGNATURE" FROM THE LOCAL GOVERNING AGENCY ARE PRESENT.

DWG. BY	L.H.
CHK'D BY	
DATE	2-13-12
JOB NO.	6510
FILE NO.	651022



**SHEET**  
**A-1**  
OF SHEET