

PROPERTY INFORMATION

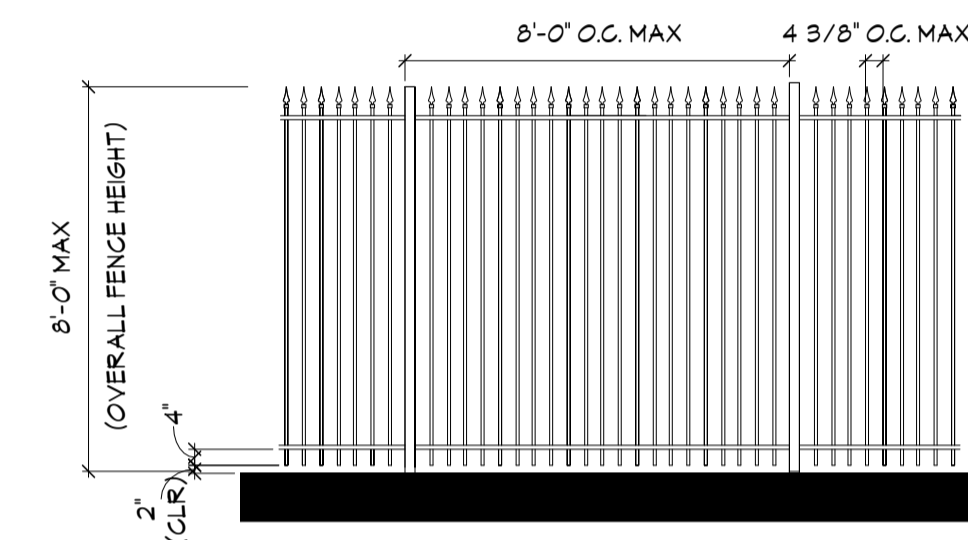
ADDRESS: 4600 FERMI PL, DAVIS, CA 95618
 APN: 011-425-001-000
 OVERALL PARCEL AREA: +/- 1.2582 ACRES +/- 54,808 SF
 GROSS FLOOR AREA:
 W/HOUSE: 2,400 SF
 OFFICE & MANU: 12,000 SF
 TOTAL: 14,400 SF
 FAR: 14,400/54,808 = 0.26

PARKING INFORMATION

PARKING PROVIDED:
 AUTO:
 REGULAR: 32 SPACES
 COMPACT: 1 SPACE
 ACCESSIBLE: 2 SPACES (1 STANDARD, 1 VAN)
 TOTAL: 35 SPACES
 BICYCLE:
 2 SHORT TERM BIKE RACKS
 4 LONG TERM BIKE LOCKERS

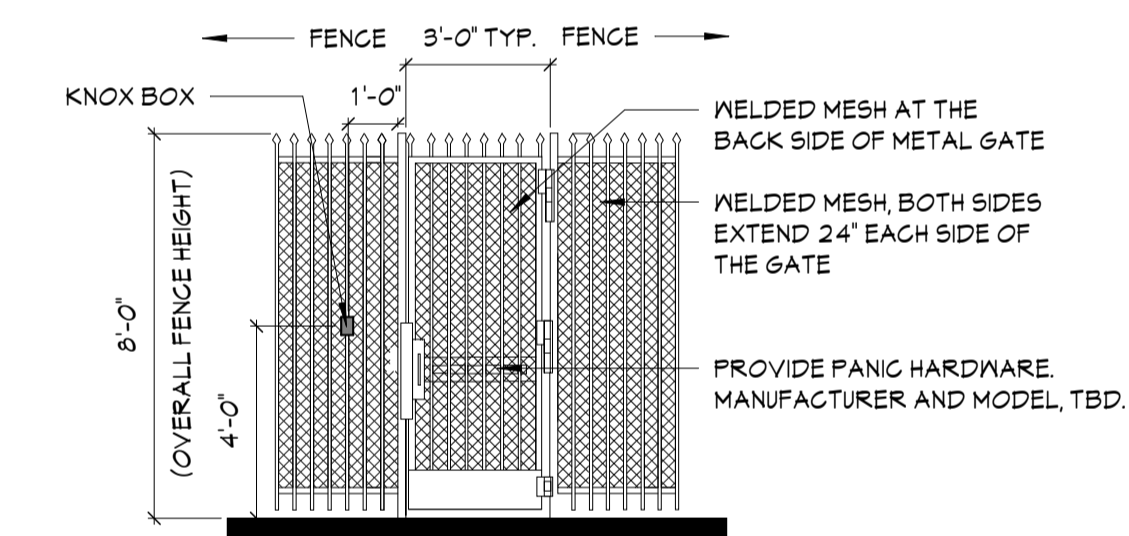
SITE PLAN NOTES

- CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS. ALL FIELD CHANGES MUST BE APPROVED BY THE ARCHITECT.
- PROVIDE FOR POSITIVE DRAINAGE WHEN REPAIRING AND/OR REPOURING, OR PROVIDING NEW PAVING. SEE CIVIL.
- FIELD VERIFY EXISTING CONDITIONS AND PROVIDE MODIFICATIONS AS REQUIRED TO ENSURE ACCESSIBLE PATHS OF TRAVEL (POT) SHALL CONFORM TO THE FOLLOWING:
 A. A COMMON BARRIER FREE ACCESSIBLE ROUTE AT LEAST 48" WIDE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:12 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL.
 B. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH.
 C. PASSING SPACES AT LEAST 60" X 60" CLEAR ARE NOT LOCATED MORE THAN 200' APART.
 D. CONTINUOUS GRADIENTS HAVE 60" LEVEL AREAS NOT MORE THAN 400' APART.
 E. CROSS SLOPE DOES NOT EXCEED 2%.
 F. SLOPE IN DIRECTION OF TRAVEL DOES NOT EXCEED 5% UNLESS OTHERWISE INDICATED BY A RAMP.
 G. MAINTAIN POT FREE OF OVERHANG OBSTRUCTIONS TO 80" MINIMUM. PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL OR EDGE AND 2" ABOVE FINISH GRADE.
 H. ALL WALKWAYS CONNECTED DIRECTLY TO PUBLIC WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL ARE CONTINUOUSLY ACCESSIBLE.
- PROVIDE PAINTED STRIPING MIN 48" WIDE AT ALL LOCATIONS WHERE ACCESSIBLE PATH OF TRAVEL CROSSES TRAFFIC AISLES.
- NEW PARKING STALLS TO BE STRIPED PER NEW SITE LAYOUT AS SHOWN. STALLS SHALL CONFORM TO LOCAL JURISDICTION STANDARDS. NOTE WHERE ALLOWED BY THE LOCAL JURISDICTION PARKING STALLS INCLUDE A 2' (TWO FOOT) VEHICLE OVERHANG. REUSE (E) WHEEL STOPS THAT ARE IN GOOD CONDITION, OTHERWISE PROVIDE NEW. ACCESSIBLE PARKING SHALL COMPLY WITH CBC.
- PROVIDE MIN 60"X60" CLEAR AND LEVEL LANDING AT ALL EXTERIOR ENTRY/EXIT DOORS.
- PROVIDE MIN 24" CLR. AT STRIKE SIDE OF EACH EXTERIOR DOOR.
- MAINTAIN REQUIRED EGRESS PATHS. PROVIDE CONTINUOUS FIRM FOOTING, 1:20 SLOPE MAX W/ 2% MAX CROSS SLOPES.



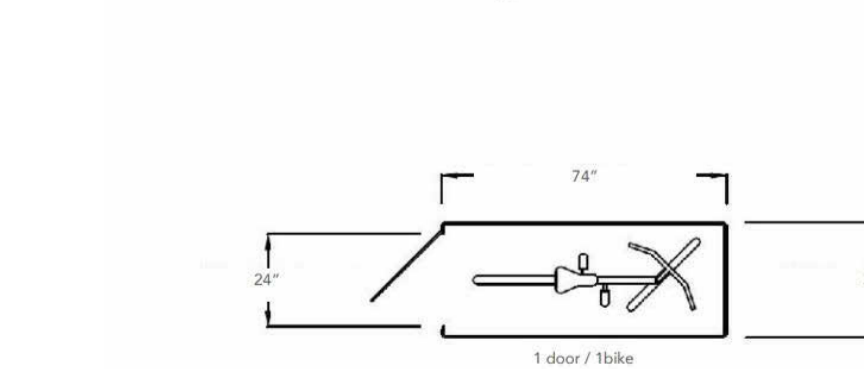
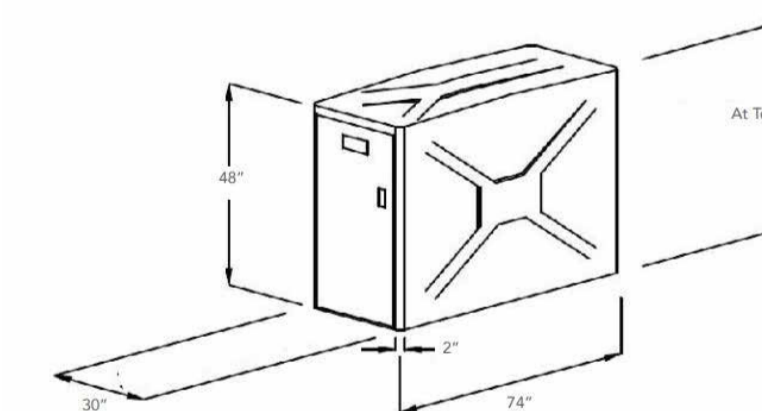
WROUGHT IRON FENCE, TYP.

SCALE: 1/4" = 1'-0"



WROUGHT IRON MAN GATE

SCALE: 1/4" = 1'-0"



BIKE LOCKER

SCALE: NOT TO SCALE

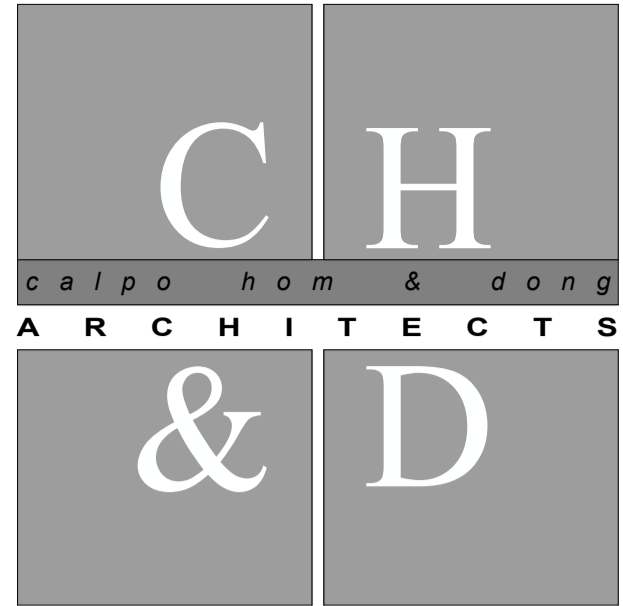
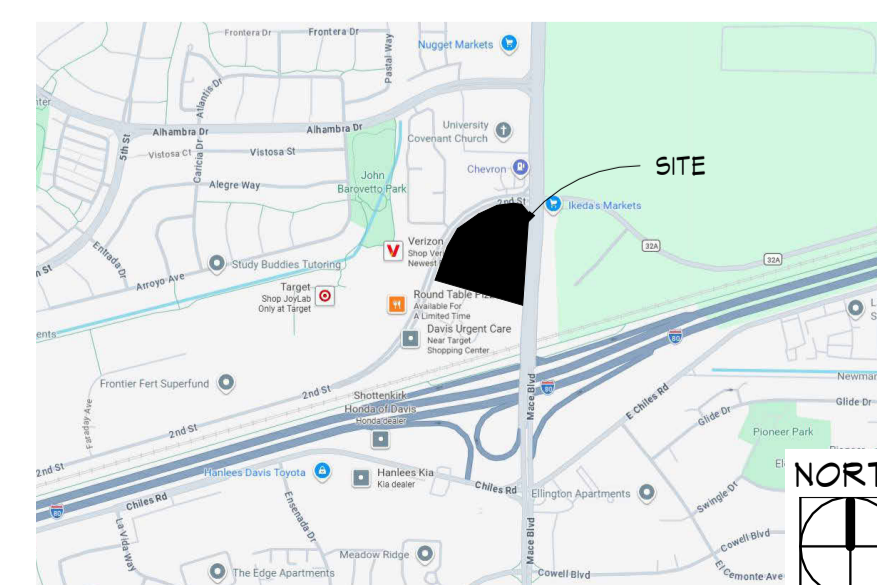
SITE KEYNOTES

- VEHICULAR CONCRETE PAVING. SEE CIVIL
- CONCRETE CURB. SEE CIVIL
- CURB RAMP. SEE CIVIL
- 8 FT WROUGHT IRON FENCE
- AUTOMATIC GATE
- BIO RETENTION PLANTER. SEE CIVIL
- TRASH ENCLOSURE W/ ROOF
- LIQUID OXYGEN ENCLOSURE
- MAIN SWITCH BOARD ON HOUSEKEEPING PAD
- OUTDOOR PATIO
- RETAINING WALL. SEE CIVIL
- BIKE RACKS
- BIKE LOCKERS
- KNOX BOX
- KNOX SWITCH
- GATE OPENER
- MAN GATE

LEGEND

- PROPOSED LANDSCAPE
- PROPOSED CONCRETE WALK
- PROPERTY LINE
- WROUGHT IRON FENCE

VICINITY MAP



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Sheet Title
SITE PLAN

The undersigned architect does not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The architect disclaims responsibility for these plans and specifications if they are used in whole or in part at any other site.

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

These drawings are not final or to be used for construction until signed by the architect and owner.

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without written consent of the Architect.

Architect: ANDY KWONG

Drawn By: HTA

Revisions:

NO.	Date	Description
03/18/26		DESIGN REVIEW RESUBMITTAL
01/30/26		DESIGN REVIEW

Job No.: 25125

Date: 01/30/26

A1.1

SITE PLAN

SCALE: 1" = 20'-0"

