

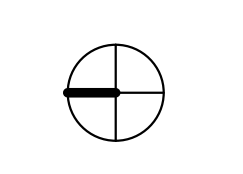
1 PROPOSED SITE PLAN
1" = 30'-0"

DEVELOPER/OWNER	SITE PLAN GENERAL NOTES	SHEET INDEX	KEYNOTES																																			
<p>ADDRESS: INVESTING BUILDING GROUP CONTACT: BRIAN BARGEMANN PHONE: 949.263.1111 EMAIL: BRIANB@IBG-USA.COM</p> <p>APPLICANT'S REPRESENTATIVE/ARCHITECT HERDMAN ARCHITECTURE & DESIGN, INC. 100 BAYVIEW CIRCLE, SUITE 100 NEWPORT BEACH, CA 92660 CONTACT: BRIDGET HERDMAN PHONE: 714.389.2800 EMAIL: BRIDGET@HERDMAN-AD.COM</p> <p>SCOPE OF WORK CONSTRUCT TWO NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITIES WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS, FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT</p> <p>LEGAL DESCRIPTION & ZONING LEGAL DESCRIPTION: SEE CIVIL PLAN ASSESSOR'S PARCEL NO: 0132-204-04, 0132-182-08 & 09 SPECIFIC PLAN LEGEND: GATEWAY SPECIFIC PLAN ZONING: F-C (FREEWAY COMMERCIAL)</p>	<p>1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.</p> <p>2. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.</p> <p>3. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION, GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.</p> <p>4. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.</p> <p>5. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING: a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%. b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN. c) CHANGES IN LEVEL UP TO 1/2" COMPLY W/ 11A02.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS. d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 8'-0" MIN.</p> <p>6. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.</p> <p>7. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/A1.1</p> <p>8. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/A1.1</p> <p>9. ALL EXPOSED BIOTENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN.</p> <p>10. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 19/A1.1</p>	<p>A0 TITLE SHEET A1 SITE PLAN A1.1 ENLARGED SITE PLANS A1.2 ENLARGED SITE PLANS A1.3 SCREEN WALL PLAN & ELEVATIONS A1.4 AERIAL IMAGE A1.5 SITE PHOTOS A2.1 GROUND LEVEL FLOOR PLAN BUILDING 1 A2.2 GROUND LEVEL FLOOR PLAN BUILDING 2 A3.1 ROOF PLAN BUILDING 1 A3.2 ROOF PLAN BUILDING 2 A4.1 EXTERIOR ELEVATIONS BUILDING 1 A4.2 EXTERIOR ELEVATIONS BUILDING 2 A4.3 MATERIAL BOARD A4.4 AERIAL VIEW A4.5 AERIAL VIEW C1 TITLE SHEET C2 DEMOLITION PLANS C3 PRECISE GRADING PLANS C4 PRECISE GRADING PLANS C5 SECTIONS AND DETAILS C6 TRUCK TURNING TEMPLATE C7 TRUCK TURNING TEMPLATE L1 CONCEPTUAL LANDSCAPE PLAN L2 CONCEPTUAL LANDSCAPE PLAN E1 PHOTOMETRIC PLAN</p>	<p>102 PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS. 104 ASPHALT PAVING. 105 CONCRETE PAVING. 109 (N) TRANSFORMER LOCATION. 111 TYP U.O.N., STANDARD PARKING STALL, 9'-0" WIDE x 20'-0" DEEP. 112 EV (ELECTRIC VEHICLE) CAPABLE PARKING STALL, PROVIDE FOR FUTURE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT), MATCH STANDARD STALL SIZE. 113 EVCS (ELECTRIC VEHICLE CHARGING STATION), PROVIDE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT), MATCH STANDARD STALL SIZE. 114 ACCESSIBLE SITE ENTRANCE SIGN. 115 STANDARD ACCESSIBLE PARKING STALL, 9'-0" WIDE x DEPTH OF STANDARD STALL. 116 VAN ACCESSIBLE PARKING STALL, 12'-0" WIDE x DEPTH OF STANDARD STALL. 117 STANDARD ACCESSIBLE EVCS (ELECTRIC VEHICLE CHARGING STATION), 9'-0" WIDE x DEPTH OF STANDARD STALL, PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT. 118 VAN ACCESSIBLE EVCS (ELECTRIC VEHICLE CHARGING STATION), 12'-0" WIDE x DEPTH OF STANDARD STALL, PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT. 124 EXTERIOR CONCRETE LANDING. 139 RETAINING WALL. 140 TRASH ENCLOSURE w/ ROOF COVERING. 173 EXISTING SCREEN WALL TO REMAIN. 174 EXISTING CHAIN LINK FENCE TO REMAIN. 175 CONCRETE TILT-UP SCREEN WALL, MIN HEIGHT 5'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE, PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.</p>																																			
<p>PROJECT INFORMATION</p> <table border="1"> <thead> <tr> <th>PROJECT INFORMATION - SCH 13</th> <th>11.26.2024 BUILDING 1</th> <th>BUILDING 2</th> </tr> </thead> <tbody> <tr> <td>NET SITE AREA</td> <td>262,157 SF 6.02 AC</td> <td></td> </tr> <tr> <td>NET FAR</td> <td>45.8%</td> <td></td> </tr> <tr> <td>MAX FAR</td> <td>N/A</td> <td></td> </tr> <tr> <td>SPECIFIC PLAN</td> <td>GATEWAY SPECIFIC PLAN</td> <td></td> </tr> <tr> <td>ZONE</td> <td>F-C (FREEWAY COMMERCIAL)</td> <td></td> </tr> <tr> <td>STREET SETBACK</td> <td>25' +</td> <td></td> </tr> <tr> <td>INT/REAR SETBACK</td> <td>WAREHOUSE @ 1/2,000 >10K SF WAREHOUSE @ 1/2,000 >10K SF GROUND FLOOR OFFICE @ 1/250 NON-GROUND FLOOR OFFICE @ 1/500</td> <td>PARKING REQUIRED WAREHOUSE @ 1/1,000 >10K SF OFFICE @ 1/2,000 >10K SF MEZZANINE OFFICE @ 1/250 OFFICE @ 1/500</td> </tr> <tr> <td>CONSTRUCTION TYPE</td> <td>III-B</td> <td></td> </tr> <tr> <td>ALLOWED MAX HEIGHT</td> <td>55'</td> <td></td> </tr> <tr> <td>LANDSCAPE REQUIRED</td> <td>10% 26,216 SF</td> <td></td> </tr> <tr> <td>LANDSCAPE PROVIDED</td> <td>19.6% 51,477 SF</td> <td></td> </tr> </tbody> </table>	PROJECT INFORMATION - SCH 13	11.26.2024 BUILDING 1	BUILDING 2	NET SITE AREA	262,157 SF 6.02 AC		NET FAR	45.8%		MAX FAR	N/A		SPECIFIC PLAN	GATEWAY SPECIFIC PLAN		ZONE	F-C (FREEWAY COMMERCIAL)		STREET SETBACK	25' +		INT/REAR SETBACK	WAREHOUSE @ 1/2,000 >10K SF WAREHOUSE @ 1/2,000 >10K SF GROUND FLOOR OFFICE @ 1/250 NON-GROUND FLOOR OFFICE @ 1/500	PARKING REQUIRED WAREHOUSE @ 1/1,000 >10K SF OFFICE @ 1/2,000 >10K SF MEZZANINE OFFICE @ 1/250 OFFICE @ 1/500	CONSTRUCTION TYPE	III-B		ALLOWED MAX HEIGHT	55'		LANDSCAPE REQUIRED	10% 26,216 SF		LANDSCAPE PROVIDED	19.6% 51,477 SF		<p>VICINITY MAP</p>	<p>SITE LEGEND</p> <ul style="list-style-type: none"> LANDSCAPE AREA CONCRETE PAVING, SEE CIVIL DRAWINGS FOR PAVING SECTIONS FIRE HYDRANT, PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED. SEE 3/A1.1 STREET LIGHT INDICATES AN ACCESSIBLE ROUTE, MUST COMPLY W/ SITE PLAN GENERAL NOTE #6 PROPERTY LINE DOCK HIGH DOOR DRIVE THRU. DOOR
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HERDMAN
ARCHITECTURE + DESIGN
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01.28.2025

SITE PLAN



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