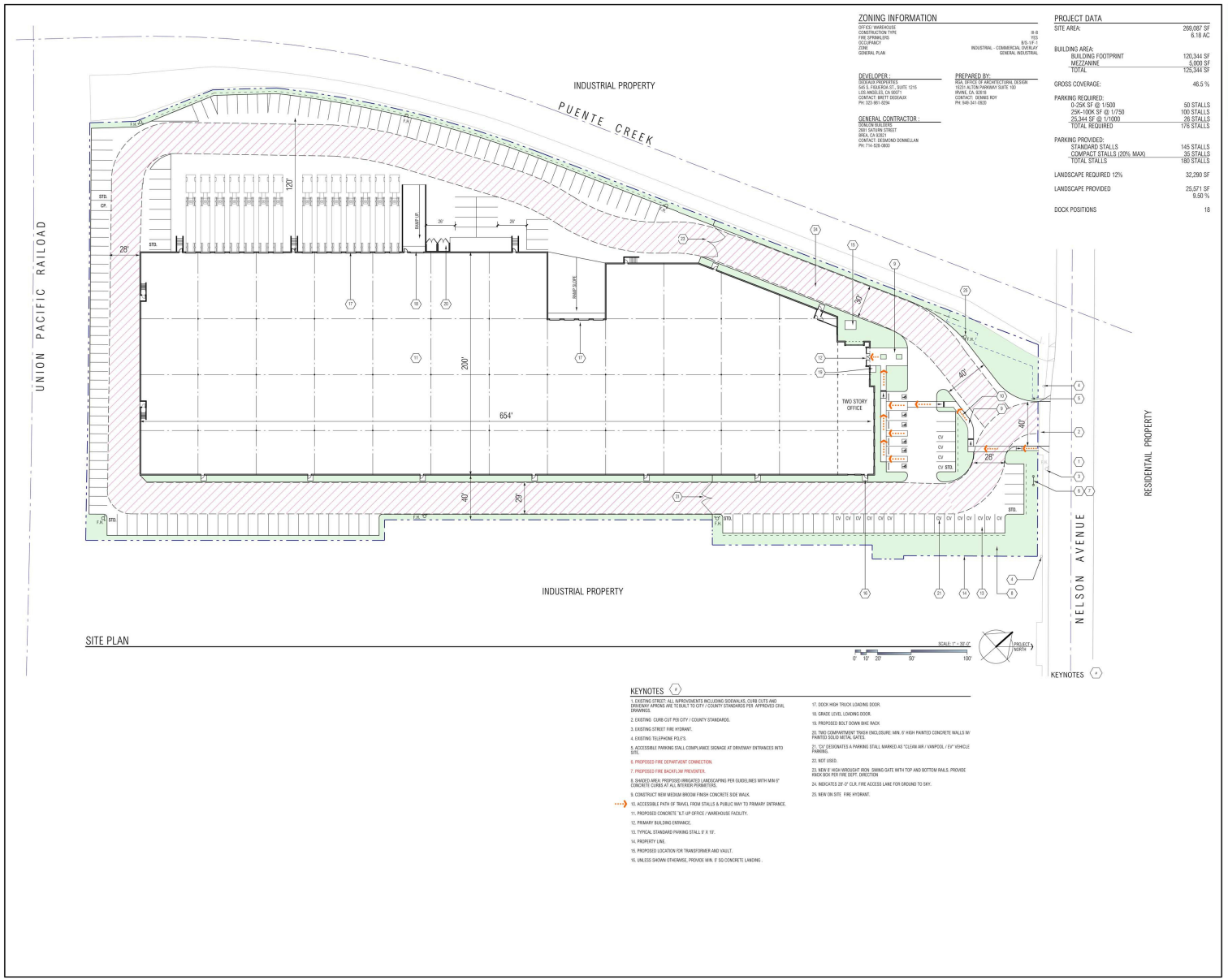

SITE PLAN

SCALE: 1" = 30'-0"

0' 10' 20' 50' 100'

PROJECT NORTH

ZONING INFORMATION

OFFICE/ WAREHOUSE	
CONSTRUCTION TYPE	III-B
FIRE SPRINKLERS	YES
OCCUPANCY	B/S-1/F-1
ZONE	INDUSTRIAL - COMMERCIAL OVERLAY
GENERAL PLAN	GENERAL INDUSTRIAL

DEVELOPER :
DEDEAUX PROPERTIES
545 S. FIGUEROA ST., SUITE 1215
LOS ANGELES, CA 90071
CONTACT: BRETT DEDEAUX
PH. 323-901-0294

PREPARED BY:
RGA, OFFICE OF ARCHITECTURAL DESIGN
15231 ALTON PARKWAY SUITE 100
IRVINE, CA. 92618
CONTACT: DENNIS ROY
PH. 949-341-0920

GENERAL CONTRACTOR :
DONLON BUILDERS
2681 SATURN STREET
BREA, CA 92821
CONTACT: DESMOND DONNELLAN
PH: 714-528-0800

PROJECT DATA

SITE AREA:	269,087 SF
	6.18 AC
BUILDING AREA:	
BUILDING FOOTPRINT	120,344 SF
MEZZANINE	5,000 SF
TOTAL	125,344 SF
GROSS COVERAGE:	46.5 %
PARKING REQUIRED:	
0-25K SF @ 1/500	50 STALLS
25K-100K SF @ 1/750	100 STALLS
25,344 SF @ 1/1000	26 STALLS
TOTAL REQUIRED	176 STALLS
PARKING PROVIDED:	
STANDARD STALLS	145 STALLS
COMPACT STALLS (20% MAX)	35 STALLS
TOTAL STALLS	180 STALLS
LANDSCAPE REQUIRED 12%	32,290 SF
LANDSCAPE PROVIDED	25,571 SF
	9.50 %
DOCK POSITIONS	18

KEYNOTES

1. EXISTING STREET: ALL IMPROVEMENTS INCLUDING SIDEWALKS, CURB CUTS AND DRIVEWAY APRONS ARE TO BUILT TO CITY / COUNTY STANDARDS PER APPROVED CIVIL DRAWINGS.
2. EXISTING CURB CUT PER CITY / COUNTY STANDARDS.
3. EXISTING STREET FIRE HYDRANT.
4. EXISTING TELEPHONE POLE'S.
5. ACCESSIBLE PARKING STALL COMPLIANCE SIGNAGE AT DRIVEWAY ENTRANCES INTO SITE.
6. PROPOSED FIRE DEPARTMENT CONNECTION.
7. PROPOSED FIRE BACKFLOW PREVENTER.
8. SHADED AREA: PROPOSED IRRIGATED LANDSCAPING PER GUIDELINES WITH MIN 6" CONCRETE CURBS AT ALL INTERIOR PERIMETERS.
9. CONSTRUCT NEW MEDIUM BROOM FINISH CONCRETE SIDE WALK.
10. ACCESSIBLE PATH OF TRAVEL FROM STALLS & PUBLIC WAY TO PRIMARY ENTRANCE.
11. PROPOSED CONCRETE TILT-UP OFFICE / WAREHOUSE FACILITY.
12. PRIMARY BUILDING ENTRANCE.
13. TYPICAL STANDARD PARKING STALL 9' X 19'.
14. PROPERTY LINE.
15. PROPOSED LOCATION FOR TRANSFORMER AND VAULT.
16. UNLESS SHOWN OTHERWISE, PROVIDE MIN. 5' SQ CONCRETE LANDING .
17. DOCK HIGH TRUCK LOADING DOOR.
18. GRADE LEVEL LOADING DOOR.
19. PROPOSED BOLT DOWN BIKE RACK.
20. TWO COMPARTMENT TRASH ENCLOSURE; MIN. 6' HIGH PAINTED CONCRETE WALLS W/ PAINTED SOLID METAL GATES.
21. "CV" DESIGNATES A PARKING STALL MARKED AS "CLEAN AIR / VANPOOL / EV" VEHICLE PARKING.
22. NOT USED.
23. NEW 8' HIGH WROUGHT IRON SWING GATE WITH TOP AND BOTTOM RAILS. PROVIDE KNOX BOX PER FIRE DEPT. DIRECTION
24. INDICATES 28'-0" CLR. FIRE ACCESS LANE FOR GROUND TO SKY.
25. NEW ON SITE FIRE HYDRANT.

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PROFESSIONAL SEALS

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BREA, CA 92821
714-528-0800

MARK	DATE	DESCRIPTION
CD		
BID		
PC		
DD		
SD		

RGA PROJECT NO:	14108.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	14108-00 A1-1P
DRAWN BY:	CF
CHK'D BY:	DR

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SHEET TITLE
SITE PLAN

SHEET: A1-1P